

and west streets of a given width were limited on the principle that the sun's rays would shine for just one moment at the curb level on the opposite side of the street.

The orientation of streets counts for quite as much as the latitude of the locality and the height of buildings in planning a sunlight town.

Minimum Standards of Sunlight: In a sunlight plan minimum standards of sunlight will be established for the interior of rooms and for the curb level of every street and yard as on the shortest day of the year.

The height of building, or its reciprocal, the width of streets and yards, will at any given latitude be made to vary according to its orientation in order to meet the requirements of this standard.

In the winter season no sunlight can, of course, be obtained on the south side of an east and west street.

Arrangement of Buildings: Buildings should generally be arranged in such a manner that the narrow dimension is oriented east and west and the long dimension north and south.

Compliance with this rule would favor streets of a north and south orientation for attached houses.

perior to a north and south street. For a private house district an east and west street has this decided advantage:—the narrow dimension of the lot may front the street; on a north and south street the length of the lot would have to front the street.

The undesirability of fronting attached buildings on east and west streets can scarcely be over-emphasized. The south side of such streets receives no sunlight whatever during the winter and very little during the summer.

The street system of Manhattan (40° 45' N. Lat.) is an excellent illustration of what a sunlight plan should not be. The blocks, in brief, are 200 feet wide and as much as 920 feet long.

shortest day in the year. In other words, the tenement houses fronting on the streets embracing 82 per cent. of the total block frontage receive no sunlight at the ground except near the ends of the block due to the avenues.

The number of days that an east and west street is shaded at the street level depends upon the latitude and the height of the buildings.

The accompanying table (Table I) shows the number of days in the year that the curb level of east and west streets situated at different latitudes and improved with buildings of different heights receives absolutely no sunlight.

TABLE I.—Number of days in a year on which an east and west street at different latitudes with buildings of different heights will not receive any sunlight at the curb level on the north side of the street.

TABLE III. MAXIMUM HEIGHT LIMITS FOR DIFFERENT PERIODS OF SUNSHINE AT THE WINTER SOLSTICE.

(The figures in the table give the approximate height of building allowable on the side of the street indicated at top of the column to permit the stipulated amount of sunshine at the curb level on the opposite side of the street.)

Table with columns for Orientation of Street (25° North Latitude), Minutes of Sun (15 to 120), and various Street Orientations (15° W., 30° W., 45° W., 60° W., 75° W., 90° W.).

Attached houses should, therefore, as a general rule front on streets oriented north and south. This arrangement not only provides them with the maximum amount of sunlight but it also secures the most intensive utilization of the land. Such buildings situated on streets oriented at an angle east or west of south, assuming a uniform height limit on both sides of the street, obtain a very uneven amount of sunlight, one side enjoying a superabundance at the expense of the other. No matter what the latitude, the height of building, or the street orientation, one side always receives less sunlight than would be the case on a north and south street. With buildings of an excessive height and particularly at high latitudes, this would not only be true of one side, but of both sides.

To limit the height of buildings differently on the two sides of the street in proportion to the sunlight coefficient of each side would result in entirely different types of development on the two opposite sides of the street. To apply the sunlight coefficient, on the other hand, to the street width so that buildings of the same height could be erected on either side of the street and each side enjoy its minimum standard of sunlight would have the result in many instances of giving the street an absurd width. Either of these expedients is obviously not so satisfactory as a north and south orientation of streets with a uniform building height on both sides of the street.

There must be economy in the utilization of land as well as in sunlight. Where there is a conflict between the two there is little doubt as to the side the owner of land ripe for urban development will champion. Fortunately in this case the interests of the owners harmonize with those of sunlight planning. A north and south orientation of streets for this type of building not only results in the fullest utilization of land, but it also secures the best distribution of sunlight. Blocks improved with houses in rows or with apartment houses, then, should have their length parallel to north and south streets, and their breadth parallel to east and west streets. In such developments the distance separating east and west streets is of no particular consequence to the sunlight of apartments. The location of such streets in these sections of the city may, therefore, be left entirely to considerations affecting the convenience of traffic. Blocks of which the length parallels east and west streets should be re-subdivided into lots fronting on minor north and south streets laid out across the narrow dimension of the block before they are improved with attached houses.

The amount of sunlight obtained on the east and west streets in private house districts may be effectively increased by staggering the buildings in such a manner that no house is directly back of one in front on the same block.

Front and Rear Building Lines: Every attached house should preferably not only front on a north and south street, but it should also back on a rear yard running parallel to such a street. This yard should be open at either end so that each building backing on it may derive full benefit of the sunlight purchased by its vacant space. Uniform building lines are highly desirable both in front and in back. They not only conserve the supply of sunlight, but they also economize space. Buildings "pocketed" at either end between deeper buildings receive much less sunlight than those conforming to a common building line unless they are equipped with a side yard of sufficient width on the south to insure their own sunlight. The provision of such a side yard is usually so expensive a proceeding that it can be afforded only in private house districts.

Inner and Outer Courts: Deep block buildings are quite generally a misfit in a sunlight plan. They necessitate inner and outer courts and open spaces, the economic use of which does not ordinarily conform to the height standards of sunlight. Inner courts should not be used at all; outer courts, except those open-

ing to the south, should be used very sparingly. The justifiable use of outer courts depends almost entirely upon the direction of their open end. Outer courts opening either to the east or to the west are subject to the same criticism as east and west streets—one side receives no sunlight at all on the shortest day in the year. Outer courts opening to the north are still worse—unless extremely long only a triangular segment of either side wall near the top of the building receives any sunlight. These objections, however, do not apply to an outer court opening to the south, either side of which possesses the same advantages enjoyed by buildings on north and south streets, while the end, if the court is not too long, has many of the advantages of a building on the north side of an east and west street. An inner court possesses none of the advantages of an outer court open to the south while it has all the disadvantages of courts open toward the east, west and north in an exaggerated way. Buildings on the south side of east and west streets should have their outer courts opening into the rear yard; those on the north side into the street.

The type of building which most readily avoids the use of courts is one not more than two rooms deep measured from east to west, every room deriving its sunlight directly either from the street or the rear yard in the case of attached houses or from the side yards in addition to the southerly exposure in the case of detached houses. Such buildings enjoy the maximum possible sunlight.

The Lot Unit: The size of the lot unit is, of course, always conditioned by the character of the building and the amount of space demanded for lawns, gardens and accessory buildings. For sunlight purposes it should also be conditioned by its latitude and its orientation. The minimum practicable depth of cheap workmen's dwellings built in rows is probably about 25 feet. How deep at different latitudes would the lot unit have to be for such buildings oriented on north and south streets with a yard in the rear to obtain at least two hours sunlight on either side at the street and yard level, assuming the height to be 25 feet and ignoring any demand for extra space on account of gardens and accessory buildings?

Utilizing our sunlight coefficients we find the width of the yard on each lot provided in back of the houses at each of these latitudes respectively would have to be equal to half the street width in front. The required street width at each latitude would be 19.2 feet at 25° latitude; 23.4 feet at 30° latitude; 27.2 feet at 35° latitude; 32.4 feet at 40° latitude; 41 feet at 45° latitude; and 64.1 feet at 50° latitude. The minimum depth allowable for the lot unit under these limitations would be 34.6 feet at 25° latitude; 36.7 feet at 30° latitude; 38.6 feet at 35° latitude; 41.2 feet at 40° latitude; 45.5 feet at 45° latitude; and 57.1 feet at 50° latitude.

The depth of lot and width of streets required for any type of development with a minimum sunlight standard can easily be ascertained by using the proper sunlight coefficient. A sunlight plan does not concern itself with the width of lots except where side yards are utilized to obtain sunlight. The width of such yards and the height of the adjacent buildings must, of course, stand in the same relation as their sunlight coefficients.

Setbacks and Cornices: Setbacks to maintain the minimum standard of sunlight at the curb level must be in the same ratio as their sunlight coefficients. If not they are to be considered as an increased height of building, the amount of such increase depending upon the setback angle. Cornices are in most cases to be regarded as diminishing the street width by the amount of their projection.

The accompanying table (Table II.) shows in hours and minutes the sunshine period obtained by the entire facade at different latitudes on either side of streets oriented in different directions and improved with buildings of different heights. The data has been worked out for every five degrees from

25° north latitude to 50° north latitude inclusive. These latitudes include all of the United States and a large portion of Canada. Cities near or at the different latitudes are: 25° Key West; 30° New Orleans and Houston; 35° Memphis and Albuquerque; 40° Philadelphia, Indianapolis and Denver; 45° Minneapolis and Portland, Ore., and 50° Winnipeg. The streets used include those oriented north and south and those oriented every 15° west of south to and including east and west streets. Data for streets oriented east of south is identically the same as that for streets oriented west of south. The height used was in each instance a multiple of the street width, this multiple varying from one-half times the street width to six times the street width. The higher multiples were worked out primarily for alleys and rear yards. Both streets and alleys were assumed to be open at either end for an indefinite distance.

The sunshine period given in this table is that received by the entire street facade. The amount entering a window at any particular height is, of course, less than that falling on the facade. The number of minutes of sunshine received by the street wall cut off from entering a standard window set in an eight-inch wall is indicated in the last line of the table for each latitude. The standard window considered is one with a pane 32 inches wide and 60 inches long, the opening between the stop beads being 36x66 inches. For a wall thicker than eight inches the amount of sunshine cut off from the window would be greater than that stated in the table, No. II.

A table (Table III) has been prepared showing the uniform height to which buildings fronting on streets of different orientations may be erected at different latitudes in order to obtain given periods of sunlight at the curb level on the opposite side of the street on the shortest day in the year. This height limit has been calculated by fifteen minute periods from a quarter of an hour to two hours of sunlight. The maximum height to which buildings may be erected, so as to allow a given minimum period of sunlight at the ground on the opposite side of the street, is really represented as a coefficient of the street width. To ascertain the height limit permitting the desired amount of sunlight it is, therefore, only necessary to multiply the street width by the coefficient in the table. The height of building in this table is in each case given to the nearest tenth of the street width. This fact explains the discrepancies between Table II. and Table III.

Complying With Orders.

The efforts of Commissioner Murphy of the Tenement House Department to obtain better sanitary conditions in tenement houses by co-operation with the tenants, have been attended with success. The Commissioner has stated that 80 per cent. of the tenants upon whom orders have been served for unsanitary premises were complying with the rules of his department. In most of these instances, similar orders served upon the landlord would have produced little or no result, because the individual situations were beyond the control of the owner. The appeal to the tenant for co-operation has evidently been generously received, and property owners may well congratulate the most recent of the constructive reforms initiated by the Commissioner during his term of office.

Brooklyn Marginal Railroad Project.

Most of the land necessary for the proposed marginal railroad along the waterfront and for transfer yards at the Erie Basin has been acquired by the city. In connection with this improvement the city will also make use of the site at 39th street, originally acquired for the 8th Ward Market. This railroad will cost the city approximately \$3,800,000. It is proposed that it shall be operated by the railroads, the city to receive a sum sufficient to pay the interest on its investment and to establish a sinking fund to retire at maturity the bonds issued for the improvement.

LEGAL NOTES AFFECTING REALTY

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

Adequacy of Consideration.

ADEQUACY of price does not mean equality of price. An adequate consideration does not mean a consideration measuring to the fullest extent up to the value of the property. Each case must rest for determination upon its own facts, and equity will find adequacy or inadequacy after considering all the circumstances appearing in each particular case. In a transaction involving the exchange of property to the value of \$20,000 the disparity was \$1,000. This was found by the court after considering a mass of conflicting evidence as to values not to involve inadequacy of consideration. *Schrader v. White*, 160 Pas. 557 (Supreme Court, California).

Verbal Agreement.

Where a mortgagor is bound either by covenants in the mortgage or otherwise—for example, by a valid verbal agreement—to keep the property insured as a further security for the payment of the mortgage debt, then the mortgagee is entitled to an equitable lien upon the money due on the insurance policy, even though the policy is made payable to the mortgagor; and the proceeds when collected by such mortgagor are held in trust for the benefit of the mortgagee. Where no amount of insurance is fixed by the agreement, it would ordinarily be understood by such a promise that the usual and proper amount of a policy upon the building was intended by the parties. They may not have known at the time the proper figures. *Butson v. Misz*, Oregon Supreme Court, 160 Pac. 530.

Eviction.

In order to constitute a constructive eviction, the Kansas Supreme Court holds, *Eagle v. Matthews*, 160 Pac. 211, that the acts complained of must be those of the landlord, or acts for which he is responsible and acts of third persons, impairing the usefulness and enjoyment of the premises, do not amount to an eviction by the landlord unless committed under his direction or at his instance or with his consent. The acts complained of in this case were that the landlord permitted a group of young men who frequented his adjoining store to stand and loiter in front of the tenant's show window, destroying its usefulness as an advertising medium. A verdict for the tenant was set aside.

Adverse Possession.

A claim of title to land by adverse possession is good, even though the deed under which the claimant holds actually conveyed nothing, if possession continued a sufficient length of time to ripen into an adverse possession. Under Code Civ. Proc. §§ 371, 372, relative to adverse possession, where a narrow strip of land, in a village, affording the only way for defendant and her predecessor in title to reach her lands in the rear from a public street, was used for nearly 40 years to reach the dwelling house of defendant and her predecessors, and for purposes connected with the business they conducted on their lands in the rear, the strip being walled on the east and having its western line marked by a row of stones, it is held, in an action of ejectment by the village, that defendant, holding under color and claim of title, established a good title by adverse possession. *Village of Manchester v. Post*, 161 N. Y. Supp. 371.

Sales on Installment.

A bond was given to convey land for \$3,000, \$300 of which should be payable annually and it provided for a conveyance when the vendor received full payment at any time within six months after the last payment fell due, and there was nothing to hasten the maturity of such payment. The North Carolina Supreme Court holds, *Walker v. Burrell*, 90 S. E. 425, that the vendor had no right to foreclose for the entire debt, or for any part of it, until the termination of the

designated period of ten years and six months. The vendor might have judgment for the part of the debt which had matured at the time his action was commenced, and might sue from time to time as other installments became due, to be enforced out of the property of the purchaser, and if reasonably required for his protection and the enforcement of his claim, would be entitled to the possession of the property and to protect and preserve it by appropriate remedies.

Competition at Judicial Sales.

The fact that a competitive bidder at a judicial sale would have bid more than the land brought, but that he was told that if he became the purchaser he might get into a lawsuit is not ground for vacation of the sale, the Kentucky Court of Appeal holds, *Caulder v. Elmore*, 188 S. W. 666, is the absence of any showing as to who so advised or that it was any one connected with the parties to the proceeding.

Recovery of Rent.

The New York Appellate Division holds, *Sirico v. R. W. Realty Co.*, 161 N. Y. Supp. 259, that where a clause of a lease of a restaurant for one year at a monthly rental provided that, if the tenants duly performed all the terms of the lease and surrendered peaceable possession on or before its termination, they might recover back all the rents which they had paid, and, after seven months' occupation, they abandoned the premises, judgment in their favor for the rent previously paid by them could not stand, as they had not performed the principal covenant of their undertaking, to pay the full rental for a year, a condition precedent to their recovering it back.

Commissions on Exchange.

An agent who negotiated a contract for the exchange of realty which provided that his commission should be payable when the deal was closed, the contract providing for its consummation by exchange of warranty deeds January 1, 1916, and who could show that the party whom he procured was ready, willing, and able to close the deal at any time before the date fixed, or could show that but for the action of his principal in refusing to consummate the deal the other party could and would have complied with the contract before such time, could recover his commission. *Grant v. Dunlap*, Texas Court of Civil Appeals, 188 S. W. 1020.

Rate Reduction.

The Public Service Commission has obtained a reduction from a maximum of eleven cents to eight cents per kilowatt hour in the electric lighting rates of the Edison Electric Illuminating Company of Brooklyn, with corresponding reductions in other rates, to take effect January 1, 1917. The Commission, on October 27, issued an order directing the company to reduce its rates beginning January 1 to a maximum of eight cents per kilowatt hour to take effect for a period of one year as a test.

The company objected to several points in the finding of the Commission and applied for a re-hearing. Conferences followed between the officials of the company and the Commission, as a result of which on December 22 the Commission granted the company a re-hearing at which the various objections which the company had to the Commission's order were voiced.

Increased cost of materials and operating expenses were set forth as reasons why it should be practically impossible to accept the order as originally issued. The Commission thereupon agreed to make certain changes in the order. These changes, however, have no effect upon the rates of the smaller consumers who will obtain the full benefit of the reduction from eleven to eight cents.

Unofficially, the Commission was informed that the company would in all

probability accept the order as altered and put the new rates into effect at the beginning of 1917, thus obviating a period of litigation which would follow upon the non-acceptance of the order and which might continue for a period of at least two years. The altered order will be submitted to the company's Board of Directors on Tuesday next, and it is expected that it will then be rectified. The Commission began its investigation into the rates of the Brooklyn Edison company in 1912. A lengthy appraisal was made of the company's property, resulting in the Commission's decision of last October.

Advertising for Bids.

The Public Service Commission is advertising for bids for the construction of the Livonia avenue extension of the Eastern Parkway subway in Brooklyn. The bids are to be opened on January 10. The contract is being advertised for construction of the line by two different methods. Under one form of contract bidders will be called upon to build the line furnishing all the steel, as well as doing all the necessary construction work. The commission is also asking for bids upon the steel needed—some 15,700 tons—and also for the contract for the erection of the steel. The Livonia avenue extension is a two track elevated line for operation by the Interborough extending from President street and 98th street to Livonia avenue and Ashford street, a distance of about two miles. The commission early last summer received bids for the construction of the line, but these bids, which covered construction of the line, and also a separate contract for the furnishing of steel, were rejected, the commission having the hope that by advertising at a later date lower prices for structural steel might be obtained.

Petitions Received.

Two petitions have been addressed to Chairman Oscar S. Straus, of the Public Service Commission, by business men and realty owners representing the lower Fulton street district in Brooklyn in reference to various phases of the question of the disposition of the elevated tracks on that thoroughfare. One petition signed by various realty organizations requested that the Commission at once approve the contract for the third-tracking of the Fulton street line west, from Cumberland street to Adams street, and thence to the Brooklyn Bridge without delay. The second petition urged the continuation and completion of the third tracking on Fulton street and at the same time stated the opposition of the several signers to the proposal to divert the tracks of the elevated railroad on lower Fulton street into the Fourth avenue subway, at Lafayette avenue and Ashland place.

East River Tunnel.

The final blast "holing" through the headings of the south tube of the Old Slip-Clark street tunnel beneath the East River was "fired" on December 19. The north headings were connected on November 28. The Old Slip-Clark street tunnel, which is being constructed by the Public Service Commission, is for operation by the Interborough as a part of the Park place, Beekman and William street branch of the Seventh avenue subway, and will connect the Seventh avenue line with the first subway in Brooklyn. The north headings met on November 28, almost underneath the center of the river, with a deviation of less than an-inch from true lines and the meeting of the south headings was even more accurate. The tunnel is being built at the contract price of \$6,469,916.25. It is 17.6 feet in diameter and at its greatest depth is 88 feet below the surface of the river.

—New York City in 1916 entertained 663 conventions, averaging more than twelve a week. The Merchants' Association has estimated that convention visitors spent about \$20,000,000 at these gatherings.

RECORD OF PROGRESS IN THE BRONX DURING 1916

Community Ranks Fifth Among Cities in the Country— Industrial Growth Satisfactory—Need for More Homes

By EUGENE H. ROSENQUEST, President, Bronx Board of Trade

THE progress made during the year just passing, by the Bronx, was well in accord with the general growth since 1880, which placed the community, in 1915, fifth in rank among the cities of the United States (if considered as a separate and distinct municipality), out-ranking Cleveland, which had 636,975 inhabitants, and being outranked in turn by Chicago, with 2,447,045; by Philadelphia, with 1,683,664; by St. Louis, with 745,988; and by Boston, with 745,139. (New York is not included in this comparison.) According to the official figures of the New York State Census enumeration of 1915, the Bronx had a population of 649,726, an increase of 50.7 per cent over 1910, when the figures were 430,980. Of this 1915 number, the citizen population made up 493,194.

Since there is no reason to believe that this steady growth of 10 per cent a year has not been maintained, the population of the Bronx at the present time is estimated to be well over 700,000. When one takes into consideration the fact that there were over 100,000 who qualified as voters at the Presidential election in the Bronx in 1916, and that the ratio of the voter to the non-voter in this state is about one to seven, these figures have a stronger substantiation.

Moreover, since the added transit facilities to be afforded to the Bronx in 1917 will tend to increase the percentage of population growth, there is no slight foundation for the prediction that 1920 will find at least 927,000 of the city's inhabitants north of the Harlem River.

And the Bronx can amply take care of all of these, and the hundreds of thousands to come in future years.

The only mainland of the Greater City, with her 28,800 acres for the most part as yet sparsely settled (and so situated as to be able readily to absorb more territory), it will be many decades before the point of saturation is reached. A population of a million Bronxites will mean only thirty-seven to the acre!

The question naturally arises: What is being done to house these thousands of people who are to come? Robert J. Moorehead superintendent of the Bureau of Buildings of the Bronx, in the report of his office for the period from January 1 to December 16, 1916, inclusive, gives some interesting data.

The Bronx is logically the borough best fitted to receive the overflow of population from the other insular areas that form part of the City of New York, and, during the year 1916, despite the most adverse conditions, Bronx builders continued their activities toward preparing for the great influx of population that will come, especially with the operation of the lines of the Dual Rapid Transit system, most of which is promised for 1917.

True, the number of structures erected from January 1 to December 16 is considerably less than the total for 1915, (there being 640, as against 962 for all of 1915, the estimated costs of the buildings being \$16,660,082, as against \$28,119,100), but it must be borne in mind, that, during the first six months of 1916 the figures were well ahead of those for the same period in 1915, the falling off having been confined to the latter part of the year, when the Bronx, in common with other parts of the city, or country, for that matter, felt the effects of the various labor troubles, freight embargoes, etc., that came as a blight not alone on the building industry, but upon business progress as a whole.

When the final annual figures for the Bronx and the other boroughs of the municipality are forthcoming, there is no reason to doubt but that the Bronx will be found to have maintained her comparative progressive place.

While 1915 cost figures are not equaled, those for 1914 (when plans for buildings to cost \$16,347,382 were filed), were exceeded, and that, two weeks before the close of the year.

The following table, showing the number of buildings erected yearly in the Bronx since 1899 and their value, is of interest to those to whom appeals the statistical trend of the community's development:

Year	Buildings	Cost
1899-1901	4,509	\$40,006,576
1902	882	6,503,979
1903	795	6,792,884
1904	1,684	23,068,185
1905	2,278	38,313,495
1906	2,246	27,662,730
1907	1,967	20,784,699
1908	1,912	21,415,160
1909	2,402	40,748,610
1910	2,026	44,034,405
1911	1,357	22,837,060
1912	1,310	36,644,400
1913	846	20,072,489
1914	735	16,347,382
1915	962	28,119,100
1916x	640	16,660,082

xJanuary 1 to December 16, 1916.

Nor were the building operations for 1916 confined to any one section. They were rather evenly distributed over the forty-four-odd square miles of territory making up the Great North Side, with the possible exception of the East Bronx, along the line of the Pelham Bay Park extension of the new subway system.

Now that the actual work of construction of this line has actually begun, it is expected that there will be renewed activity in that section beginning early in 1917.

Another healthy sign is the fact that

there was renewed activity in the High Bridge section, and other parts of the extreme West Bronx.

Building activity along the Grand Boulevard and Concourse and contiguous territory was marked. The attractiveness of the Concourse had much to do with this; while the promised early completion of the Jerome avenue subway line has been another factor. The operations throughout this section have been uniformly high-grade.

The assessed valuation of the taxable realty in the Bronx for 1916 was, in round figures, \$699,000,000, an increase of \$21,000,000 over the figures for 1915.

For comparisons, the following tabulations of assessed valuations for the Bronx is of interest:

In 1880, \$23,000,000; In 1890, \$45,000,000; in 1900, \$138,500,000; in 1910, \$494,000,000; in 1912, \$616,486,898; in 1915, \$678,000,000; in 1916, \$699,000,000.

It is most worthy of note that, while fewer buildings of all types were erected in the Bronx in 1916, the number of industrial buildings for which plans were filed up to November 30, 1916, was 40, the same as in 1915, but the estimated costs were nearly three times as much. The costs in 1915 were given as \$395,000; in 1916, \$954,160.

While the actual present demand for space has not been satisfied, there is every indication that 1917 will see a further awakening to a realization of the great future of the Bronx as an industrial center.

As matters stand now, a campaign among Bronx land owners, builders and investors, urging the necessity for the building of more industrial buildings in 1917, to meet the overwhelming demands for space that have been received, is now being carried on by the Industrial Bureau of the Bronx Board of Trade.

NEW STUDIOS IN WAVERLY PLACE TO MEET FAST GROWING DEMAND

WORK is progressing on an interesting Washington Square project, which will result in the addition of another artistic structure to the growing colony of artists studio buildings. The improvement is in line with the marked tendency within recent months for the

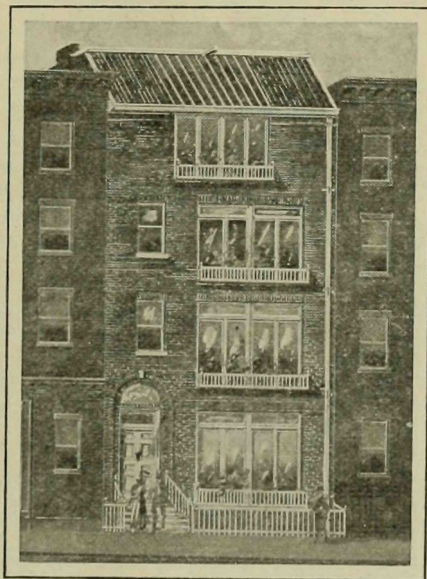
ly place is being remodeled from plans by Adolph E. Nast, 546 Fifth avenue, for Madam Catherine D'Anglemont of Paris, France, represented by the Douglas Robinson, Charles S. Brown Company, as agents, and will present many novel features uniting the requirements of both a studio building as well as that of a home. The general contract for the project has been awarded to Charles Money, 52 Vanderbilt avenue.

Each studio apartment will occupy an entire floor, and will be arranged into a studio, chamber and bathroom. The studio rooms have been provided with large north windows, parquet floors, and will be equipped with various details designed for the convenience and special needs of artists. The chambers will be of unusually large size, and will contain ample closet space. The bathrooms will also represent the most modern details of plumbing, and will contain tile floors and medicine cabinets. In order to meet the individual needs of tenants, the apartments will be decorated to suit.

The exterior of the building will be of both pleasing and attractive design, and will be typical of the character of the occupancy. The facade will be of Colonial design, and built of red brick made in Flemish bond. Flower balconies are planned for each floor, and the roof will be of tile construction.

The one-story building at present in the rear of the property is also being remodeled for the same purposes, but is being arranged to meet the requirement of one tenant. It will open upon an Italian garden and will have also the benefit of good north studio light.

Most of the activity in the Washington Square section has centered upon projects of a similar character and many of the old dwellings have been altered to meet the new demand for studios.



A. E. Nast, Arch't.
Charles Money, Gen'l Cont'r.
STUDIOS FOR ARTISTS.

alteration and remodeling of a number of old-fashioned private houses to meet the demands of the rapidly expanding center for artists, painters, sculptors and writers.

The four-story dwelling at 112 Waver-

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APPELLATE DIVISION OF THE SUPREME COURT.

At a term of the Appellate Division of the Supreme Court held in and for the First Judicial Department, in the County of New York, on the 19th day of December, 1916.

Present: Hons. John Proctor Clarke, P. J.; Chester B. McLaughlin, Frank C. Laughlin, Francis M. Scott, Victor J. Dowling, Walter Lloyd Smith, Alfred R. Page and Vernon M. Davis, J.J.

In the matter of the designation of newspapers required by Rule 86 of the General Rules of Practice.

The Appellate Division of the Supreme Court in the First Department hereby designates the following newspaper as having a circulation calculated to give public notice of legal publications as required by the provisions of Rule 86 of the General Rules of Practice as amended, to take effect December 19, 1916.

RECORD AND GUIDE, published in the County of New York.

A copy.

ALFRED WAGSTAFF, Clerk.

I, ALFRED WAGSTAFF, Clerk of the Appellate Division of the Supreme Court in the First Judicial Department, do hereby certify that the foregoing is a copy of the order made by said court upon the appeal in the above entitled action or proceeding, and entered in my office on the 19th day of December, 1916, and that the original case or papers upon which said appeal was heard are hereunto annexed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of said Court, in the County of New York, this 19th day of December, 1916.
(Signed) ALFRED WAGSTAFF, Clerk.

Record and Guide Designated.

The attention of our readers is directed to a letter printed on the opposite page signed "An Auctioneer." The letter refers to a notice printed in last week's issue advising our subscribers that the Appellate Division of the Supreme Court (Part 1) designated, on December 19 last, the Record and Guide as a newspaper to print legal notices.

During the almost half century of continuous publication of the Record and Guide as a weekly newspaper, serving the people of the City of New York through their appointed real estate agents, brokers, builders, banks, trust companies, money loaning institutions and courts, it has always been the policy of the publishers to maintain inviolate the accuracy and integrity of its published records.

Many times we have been approached by private parties, politicians and principals financially affected, to alter, amend or change the record. Many times we have been intimidated by threats of violence, loss of business, etc., if we dared to print the true record of an official document.

To each and all of these threats we have advised the parties approaching or threatening us "that our employes in the office of the Register, County Clerk, Building Department, and other departments of the State, county, city and courts, have instructions to copy all official documents truthfully and accurately. When the copy reaches this office it is searched and verified on the official map of the city for possible error either on the part of our men or of the attorneys who drew the papers. The record is then printed as it stands, after verification. We are simply publishers of records. We neither edit, amend, add to or take away from the record. If this policy does not satisfy you, we are sorry. You have the courts to appeal to for redress."

In the almost half century of continuous publication of this paper no one has deemed it advisable to make good their threat to carry this case to court. The reason is obvious.

We have an abiding faith in the power of publicity to cure most of our civic and political evils. There is no legal entanglement affecting realty or building but will be the better for the publication in the Record and Guide of all legal notices affecting it. Publicity is the safest form of insurance against all of the evils which creep into our every day political, legal and business life. In serving its readers in this respect, the matter of revenue to the Record and Guide is a matter of secondary importance to the publisher.

Building Operations.

During the past eight or nine years the amount of building has not been enough to meet the normal demand incident to the growth of the United States, and at the beginning of 1916 the country was considerably under-built. An analysis of accumulated data indicates that the aggregate amount of construction during 1916, estimated in actual cubic feet or in square feet of floor space, has not been exceptional, despite the abnormally large amount of money invested in new building and engineering operations. The new construction of the year 1916 has not fully supplied the demand, and high prices will probably continue to hold the supply of buildings below the demand for them several years to come.

Many large plants have been erected at a speed not before known in the construction field, and money has been expended freely in overcoming obstacles to their timely completion. This has contributed to the high cost figures of 1916—"time has been part of the price."

Another, and far more important, factor in the abnormal monetary building figures for the year, which are without precedent, is increased cost of labor and materials, due directly and indirectly to the European war. The flow of emigration which has contributed largely to the

laboring classes has been checked by the war; reservists from our laboring classes have been called back home to the belligerent countries; skilled and unskilled labor has been called from building enterprises by the unusual inducements offered by munition plants and other industries rushed with war orders. This shortage of labor has increased both the cost of construction of buildings and the cost of production of building materials. At the same time, the increased demand for materials ordinarily used in domestic building, but recently used for war munitions and for export, has further increased the price of these materials.

Finally, the failure of the transportation systems to keep pace with the industrial development of the United States is a vital factor in the augmented building cost. Indeed, shortage of cars has perhaps been as instrumental in increasing the cost of building as any one factor. The nine years prior to 1907 comprised a period of great prosperity for the railroads; at that time we rarely, if ever (perhaps excepting for crop moving), heard of a car shortage or freight embargo. For eight years after 1907, or until 1915, railway development was far below normal. Railway equipment was maintained only to a sufficient extent to meet the needs of restricted traffic, so that when the war came in 1914 the equipment was entirely inadequate. As many of the railroad equipment manufacturing plants soon began to produce war munitions, and as railway financing was difficult it was impossible for the railroads promptly to replenish their depleted rolling stock. Consequently difficulty arose in moving raw material quickly, followed by freight embargoes on building materials. In many lumber districts the shippers have been receiving not to exceed fifteen per cent. of their car requirements.

The shortage of railway and water facilities has increased the cost of coal, which in turn has increased the cost of many lines of building materials, such as brick, terra cotta and cement. It would appear that, war or no war, the present under-development of transportation facilities is going to hamper industrial development, with a tendency to maintain the present high price of building materials, for some time to come, even should peace be declared.

Industrial building has been exceptionally active, while residential and investment building has probably been below normal during the past year; but we may anticipate a gradual falling off in industrial construction and an increase in the amount of residential construction during the coming year, followed, if the cost of building recedes toward normal, by investment building during the succeeding year.

Foodstuffs Problem.

One of the big projects now on foot to lessen the cost of living, and one which is of intimate interest to all living in the city, is the campaign, which is assuming nation-wide importance, of establishing a terminal market, or union food station, in New York City. It has long been realized, and more so today than ever before, that New York is the one big market, not alone because of its large population but also because it is a port which acts as an outlet for food products and other commodities to be purchased by those living in other countries.

Next April there will be held in this city a national conference of growers, shippers and producers of the country, at which time will be discussed the production, shipping and transportation of foodstuffs. This conference should do much toward finding a solution of the problem, but in the meantime it is wise for all interested to get together and see where this market should be located so that all will derive the maximum amount of benefit. Private interests must be subjugated and the welfare of all considered. A few years ago this would have been impossible, but of late, especially during the past year, there has been a disposition on the part of the

various property owners' associations to work more in harmony, and it is only in this way that real good can be accomplished.

Joseph Hartigan, Commissioner of Weights and Measures, at a meeting held during the week, said: "The food supply situation in New York has been seriously neglected for more than fifty years. The city has grown so rapidly and spread out in all directions to such an extent that, while we have attended to the matter of passenger transportation, we have given little or no actual attention to remedying the congested conditions in the receipts and distribution of all character of food commodities."

Mr. Hartigan touches on a vital point. It is true that passenger transportation has received serious consideration and millions of dollars have been expended to make travelling comfortable and easy. Two striking examples of this can be found in the new Grand Central Terminal and the Pennsylvania station, both the last word in modern railroad terminal construction. The handling of foodstuffs has been given secondary consideration, though some of the railroad companies have awakened to the necessity of doing something, if pace is to be kept with the times.

If unnecessary handling of food products could be eliminated and convenient stations established, real estate as a whole should be benefited, and the present chaotic conditions would be a thing of the past.

Favors Designation.

Editor of the RECORD AND GUIDE:

It is doubtful whether your publication or the real estate public is the more entitled to congratulation on the news that the Appellate Division of the Supreme Court has appointed your medium as one in which legal publications may appear.

Legal sales at auction have resulted, almost without exception, that the parcel was either bought, or bid upon, by some real estate man, one to whom the Record and Guide is indispensable as a guide for coming events (as well as for history).

It is quite evident, therefore, that a concentration of these sales advertised, duly, in your paper, should be an aid to the market. AN AUCTIONEER.

Snow Removal.

Editor of the RECORD AND GUIDE:

I notice that Commissioner Fetherston of the Department of Street Cleaning has introduced to the Boards of Aldermen and Estimate an ordinance to compel house owners to have the roadway in front of the house cleared of snow and piled up into the center of the roadway.

It is becoming a hardship to own property in the City of New York. I have been in the real estate business for many years and the burdens which have lately been placed upon the shoulders of property owners are such that I cannot conscientiously advise clients to buy real estate. The instance mentioned is only one of the many hardships being heaped upon real estate holders. There are, in addition, the Departments of Labor, Health, Tenement and Buildings, all of which have tended to make the lot of the property owner an unhappy and burdensome one. Add to this the constant increase in the tax rate, and you will find that there is no investment which pays so little considering the trouble and worry entailed.

Mr. Fetherston is not satisfied with burdening owners of the larger properties, such as business buildings, large apartment houses, etc., by forcing them to remove their own ashes and dirt at a considerable expense to themselves, still further diminishing meager incomes, but he now feels it is his duty to get after the small property owner. According to his ordinance, as I understand it, he can force the man who owns a small private house or the man who owns a block front of vacant property to clean the roadway in addition to the walk, thereby making the problem of street cleaning for his department quite easy. Mr. Fetherston, in what was stated to be an

interview, asked that the property owner be not unduly alarmed, that he is afraid the proposed ordinance is misunderstood, as it is only an emergency law to safeguard him in the event of an unusually hard winter and a great number of storms. In that event, he is afraid he could not get the required help or labor to expeditiously clean the streets and therefore would be forced to call upon the property owners for aid.

How can the property owner aid him? The very admission the Commissioner makes is sufficient reason why the property owner is not the one to help him. If it is hard for the commissioner to employ additional help to clean away snow, how much harder would it be for an individual to employ help for an hour to perhaps a day? In other words, the Commissioner could promise work to men for two to three months during the winter, whereas the individual property owner could only promise work by the hour. Would it not be much better to get men on the promise of steady work for two or three months than temporary work for an hour to a day, or does he expect that the business houses, hotels, office and apartment buildings should disturb their entire organizations to do this work, which is the duty of the Commissioner and his Department to have done? Why does not the Commissioner go back to the old principle of letting out the cleaning of the streets to some large contractor or set of contractors, who put up a bond that they will do the work expeditiously, and that they will fulfil their contract? Then it would be unnecessary for him to fear the scarcity of labor, because it would be up to the contractors to furnish the help. This would help out the property owners by having their ashes and garbage removed daily, which was not the case during the recent snow storm. I know of instances where ashes have not been collected from Friday, December 15, to Sunday, December 24, ten full days. Is this service?

Why do property owners pay taxes, if it is not for service? We are paying 90 per cent. of the budget today, and get it going and coming—increased tax rates and less service. I know of a case where the owner of a piece of property pays close to \$50,000 per annum in taxes. It is business property. He pays water meter charges to boot. Yet in addition he is compelled to pay from \$80 to \$100 per month to have ashes and rubbish removed by private contractors, and even then does not get prompt service, because the contractors cannot get permission to use the city dumps, due to the hold-up of the city's contractor, who trims the scows for a profit, and who has obtained an injunction restraining the use of city dumps for waste materials from office and apartment buildings. He is penalizing the property owner for the lack of foresight on the part of our city officials in not having made the proper contract originally with this contractor who trims the scows for a profit. MARTIN F. HUBERTH.

Three-Family House Legislation.

Editor of the RECORD AND GUIDE:

The Evening Sun in the issue of December 13, in an editorial, calls attention to how the builders in providing living accommodations have overlooked the needs of the man of moderate income. It points out that there are "plenty of living accommodations of the most desirable and expensive sort and plenty of the least desirable sort, but too few offering bearable living conditions at medium prices, thereby condemning him to unendurably long and crowded travel to and from his work."

For generations Brooklyn met this requirement of the man of moderate means with its hundreds of moderate priced one-family dwellings. Then conditions changed. Many of the former occupants of the three-story and basement house were forced to become flat dwellers.

It is not that the builders have overlooked the needs of the man of moderate income, but that they have been forced to work under the regulation of the Tenement House Law, the tendency of which, not unforeseen but ignored by its sponsors, has been toward congested

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. 176.—I have just purchased a private house in a block occupied exclusively by one-family houses. Will you please advise me with respect to existing ordinances regarding snow removal from the sidewalk in front of the house? I would appreciate it very much if you would tell me just what my obligations toward the city are in this respect. P. M.

Answer No. 176.—Section 534 of the Charter provides that "the commissioner of street cleaning shall have cognizance and control . . . of the framing of regulations controlling the use of sidewalks and gutters by abutting owners and occupants for the disposition of sweepings, refuse, garbage, or light rubbish, within such boroughs which, when so framed, and approved by the board of aldermen, shall be published in like manner as city ordinances, and shall be enforced by the police department in the same manner and to the same extent as such ordinances."

Chapter 23, article 3 of the Code of Ordinances, section 21, provides that property owners must clear sidewalks, that "every owner, lessee, tenant, occupant or other person having charge of any building or lot of ground in the city abutting upon any street or public place where the sidewalk is paved, shall within four hours after the snow ceases to fall or after the deposits of any dirt or other material upon said sidewalk remove the snow and ice, dirt or other material from the sidewalk and gutter. . . ." The time between 9 p. m. and 7 a. m. is not included in the four hour period, but removal must be made before the removal of snow and ice from the roadway by the commissioner of street cleaning in Manhattan, The Bronx and Brooklyn, or by the borough president in Queens and Richmond, or subject to regulations made by them. In the boroughs of Queens and Richmond the ordinance gives certain latitude where an owner has 500 or more linear feet of frontage. The borough president may proceed to remove snow, ice, etc., where the owner, lessee, tenant, occupant, or other person having charge of any building or lot of ground, etc., fails to do the work. He shall pay the cost out of a suitable fund and certify the cost to the corporation counsel. Corporation counsel is authorized to sue for and recover the cost together with \$3 penalty for each offence. The amount recovered is credited to the general fund for the reduction of taxation.

tion; until the average density of tenements erected in Brooklyn in 1915 was 724 persons per acre, the maximum density was over 1,600 per acre. The greatest density of population in London is 365 persons per acre.

Of the 150,000 families housed in new buildings in Brooklyn from 1906 to 1915, 88-10 per cent. were accommodated in one-family dwellings and 60 per cent. in tenements. This in Brooklyn, formerly known throughout the land as the "City of Homes" and still having within its borders an inexhaustible number of vacant lots.

The trend of housing in Brooklyn toward greater and greater congestion under the operation of the Tenement House Law should be checked. The sponsors of the existing law should either bring forward remedial legislation or withdraw their opposition to that proposed by others.

CLIFFORD S. KELSEY.

REAL ESTATE NEWS OF THE WEEK

Important Deals Closed Bringing to a Climax a Market Which, During 1916, Has Been Mixed in Character

CLOSING days of the year brought with them a continuation of the activity which has characterized the business of recent weeks. In spite of the fact that it was one of the most important holiday weeks of the year, two of the biggest investment transactions of the entire year were closed, involving respectively a \$5,000,000 lower Broadway skyscraper and a \$1,200,000 midtown office building.

The twenty-one story office building at 42 Broadway was bought for a price reported to be almost \$5,000,000, by a firm of English bankers, for the purpose of permanently investing surplus wealth. The building is near the banking and shipping center of the city, and is stated to be very desirable from the investment point of view.

The other big transaction concerned a new twenty-story office building at 18-20 East 41st street, together with adjoining property, the deal involving more than \$1,000,000. The purchasers are also reported to be investors.

Other deals of varying importance concerned the acquisition of a building site in West 137th street, on which a branch of the Y. W. C. A. is to be erected, and the five-story building at 620 Fifth avenue, one of the last remaining dwellings on this thoroughfare below Central Park, which has finally been taken over for business alteration and occupancy.

There were many rumors current of costly real estate Christmas gifts, although only a few were reported. Among them was the four-story residence held at about \$75,000, which was bought by a New York architect as a gift to his wife; a similar property in East 83rd street, held at \$250,000, which was presented last week by a well known business man to his wife. It was also reported last week that the former residence of Herbert L. Pratt, which was bought by J. Stuart Blackton, was to be turned over to Mrs. Blackton as a Christmas offering.

The leasing branch of the market was fairly active and a number of important trade removals were forecasted. The development of 23rd street as a wholesale center continued, as a result of the acquisition of an entire building in 23rd street near Fifth avenue by a large rug and carpet concern. Other leases involving large rentals included space in new buildings in West 33rd street and in the new loft building being erected in West 36th street, and large area in a lower Fifth avenue loft building, taken by a dealer in cotton and piece goods. An entire building on Broadway at Times Square was also taken for a long term at a big rental for restaurant purposes.

The auction market was quiet, most of the properties being bid in by parties in the interest in foreclosure proceedings. Among the plaintiffs who took over properties in the auction rooms this week were W. J. Vreeland, who bid \$250,000 for the twelve-story store and loft building at 598 Broadway, through to Crosby street, on which \$276,000 is due. The four-story factory at 236 West 30th street was bid in by A. V. C. Sherwood for \$21,000, or about \$500 less than existing encumbrances.

Properties of the usual type offered at foreclosure are scheduled for sale next week as the result of the institution of foreclosure proceedings. Holdings of miscellaneous description in various sections of the city will be offered, and although one whole day will be taken out of the market, the first week of the new year will offer an opportunity for the acquisition of a number of desirable properties. Among them are 20 East 17th street, on which \$88,601 is due; the northeast corner of Avenue A and 10th street; the northeast corner of Pearl and Whitehall streets; 16 Ludlow street; 19 West 95th street, and the northeast corner of Seventh avenue and 127th street,

The last piece of property is being sold as the result of an action commenced by the New York Life Insurance Company to recover a judgment amounting to \$107,021. Taxes due amount to \$2,856.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 21, as against 23 last week and 22 a year ago.

The number of sales south of 59th street was 14, as compared with 12 last week and 9 a year ago.

The sales north of 59th street aggregated 7, as compared with 11 last week and 13 a year ago.

From the Bronx 9 sales at private contract were reported, as against 7 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 906 of this issue.

Mr. Heckscher Adds to Holdings.

August Heckscher purchased from Dr. David R. Todd and J. N. Todd the twenty-story office building at 52 Vanderbilt avenue, on plot 100x120, at the southwest corner of 45th street. The property adjoins the Yale Club on the north.

Buy \$5,000,000 Office Building.

Kennedy, Mitchell & Company, English bankers, have purchased through Horace S. Ely & Company for a price reported to be close to \$5,000,000, the twenty-one-story office building at 42 Broadway, extending through to New street. The property is assessed at \$4,200,000 by the city, and is said to produce an income of about \$600,000 a year. The property occupies a plot fronting 116 feet on Broadway and 115 feet in New street, with an extreme depth of 197 feet. It was sold by the Nyres Real Estate Corporation, G. M. P. Murphy, president, representing bondholders of the New York Real Estate & Security Company, which went into the hands of receivers some years ago and whose property was subsequently sold for auction. Details regarding the transaction were not disclosed. The buying firm will occupy the seventeenth floor in the building for the office force of its various departments, which also includes exporting and general trade transactions, in addition to a banking business. Its present quarters at 35 Wall street will continue to be occupied as executive offices for some time. The building was purchased in January, 1911, by the New York Real Estate & Security Company at a price then reported to be \$7,500,000. The failure of this company, which was one of the best known of its kind in the country and which owned a large number of desirable investment properties in many sections of the city, created a sensation. The sale of its numerous holdings at auction on the steps of the County Court House on April 17, 1915, was one of the largest public sales of improved Manhattan holdings ever held in the city. All the properties were knocked down on a bid of \$255,000 above existing encumbrances amounting to about \$12,000,000, to Arthur B. Thatcher, representing the Bondholders' Committee. The sale was later confirmed by Stanley W. Dexter, referee, upon the application of Wechsler & Kohn, attorneys for James N. Rosenberg, the trustee in bankruptcy. Besides the property at 42 Broadway, other large holdings included in the sale were the seven-story apartment house at 4 West 93rd street, and the eleven-story apartment house at 468 Riverside Drive.

\$1,200,000 Transaction.

The Rivoli Realty Company, Judson S. Todd, president, sold the twenty-story office building at 18 and 20 East 41st street, together with a leasehold property at 22 and 24 adjoining, to the

Thomas J. O'Reilly

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Gives Your Building Increased Sale and Rental Value

BECAUSE of the growing and now almost universal use of Gas in every avenue of industrial endeavor, Owners, Architects, Builders and Real Estate operators admit that

EVERY BUILDING SHOULD BE PIPED FOR GAS

The cost is infinitesimal for the piping when a building is under construction. A building piped for Gas assures the comfort and convenience of the tenants. It is false economy to omit this Twentieth Century requirement.

With Hundreds of Others, the following believe in providing Gas Pipes in New Buildings:

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No. 245 West 55th St.

Montross & Clarke Co.
Printers and Stationers
No. 30 Ferry St. and
No. 12 Cliff St.

Cross & Cross
Architects
No. 10 East 47th St.

Otto L. Spannhake
Architect
Nos. 13-21 Park Row

Edward L. Larkin
Architect and Engineer
No. 259 West 34th St.

Wallis & Goodwillie
Architects
No. 56 West 45th St.

Benjamin W. Levitan
Architect
No. 20 West 31st St.

George H. Chivvis
Real Estate
No. 101 Park Ave.

READ the following letters from two prominent realty companies and profit by their experience:

Brunswick Realty Company
35-37 West 39th Street

New York, October 28, 1916.

Oscar H. Fogg, Esq.,
Consolidated Gas Co.,
Dept. of Utilization, 130 East 15th Street, New York City.

Dear Sir:

We wish to notify you that we have followed the recommendations made by your Architectural Service Bureau and piped for gas our new twelve-story loft building erected on the northwest corner of 29th Street and Madison Avenue.

Judging by past results, we were prompted to accept these recommendations as your Bureau has for several years past advantageously advised us on the gas piping layouts in our various light and heavy manufacturing loft buildings.

Particularly illustrative of the value of your work is our No. 3-5-7 West 35th Street building. At the time we planned this building, we anticipated no heavy demand for gas and accordingly had made no extra provision for same. Your representative was urgent in his arguments upon the advisability of our making ample provisions for gas, and we finally acceded to his suggestions. Since the completion of this building, the demand for gas supply for numerous uses demonstrated beyond all doubt the value of your Bureau's advice.

Yours very truly,

BRUNSWICK REALTY CO.

by *Robert D. Stobel*
President

The Forty-Fifth Street Realty Company
53 West 45th Street

November 17, 1916.

Consolidated Gas Company,
Dept. of Utilization, 130 East 15th St., N. Y. City.

Gentlemen:

Before the erection of my No. 7-9-11 West 45th Street Building, the representative of your Architectural Service Bureau called upon me, and brought to my attention the various demands for gas in this type of building, and further pointed out the advisability of installing a gas piping system to adequately meet this demand.

You will recall that I was persuaded to follow out your suggestion in this connection, though frankly the question of gas had been a minor one with me up to that time. Subsequent developments prompt me to write you that your claims are well founded, as a number of the floors in this building are occupied by tenants who are using gas extensively in their various manufacturing work.

Very truly yours,

Joseph Kee

"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

18 East 41st Street Company, recently, incorporated with William R. Peters, S. W. White and W. H. Nichols as the directors. The building occupies a plot 50x99.11 feet and is reported fully rented at an annual rental of \$125,000. Mr. Todd acquired the site in 1910 from the Martin Realty Company, and the building was erected from plans by George and Edward Blum, who estimated the cost at \$450,000. Subsequently Mr. Todd, acquired, on a 63-year lease, the adjoining site at 22 and 24, measuring 25x99.11, from Maud Adams Kiskadden, for protective purposes. On this lot a four-story building costing \$25,000 is erected. Just east of the property is the twelve-story Johns-Manville Company structure at the corner of Madison avenue, and abutting are the Anderson Galleries in 40th street.

Columbia College Leasehold Sold.

Charles Frederick Hoffman sold, through Frank B. Taylor, his residence

at 620 Fifth avenue. The property is on land owned by Columbia College, situated on the west side of the avenue between 49th and 50th streets. It is a five-story building on a lot 25x100 feet. The adjoining house at No. 622 is the one-time home of August Heckscher, who last year decided to convert the building for purposes of trade. The new owner of No. 620 will alter the building for business purposes, the London Feather Company occupying the store floor.

Hotel Reported Buyer.

Miss Miriam Fisher sold the four-story dwelling on lot 20x100.5 feet at 9 West 58th street, 40 feet west of the Hotel Plaza. The building has been untenanted for about two years and has been held at \$100,000. The city values it for tax purposes at \$74,000. It is understood that the buyer is the Plaza Operating Company, controlled by the hotel, which is assembling property west

of the hotel in 58th street for ultimate improvement with an addition. The operating company now holds title to 5, 7, 13 and 19 West 58th street.

Sale on the Concourse.

Frederick Brown bought from the Concourse Estates Corporation, Lewine, Kempner & Judis, through Arnold, Byrne & Baumann, and Phelps & De Maine, the four five-story houses, each on a plot 50x100 feet at 2516 to 2530 Grand Boulevard and Concourse, located 158 feet north of Fordham road. The site of these buildings at one time comprised part of the old Thompson home-stead, and was acquired by the sellers about a year ago together with the Fordham road corner.

Lido Hall in Deal.

Negotiations have practically been concluded for the sale of Lido Hall apartment house, a nine-story structure at 1800 to 1806 Seventh avenue, northwest corner of Cathedral Parkway, by Jacob H. Schiff, the banker. The property, which was held at \$300,000, measures 70.11 feet on the avenue, and 100 feet on the Parkway.

Deal in Hardware District.

Ruland & Whiting Company sold the northeast corner of Lafayette and Howard streets for the Alliance Realty Company to William G. Ihrig. The property, which is held at \$140,000, is improved with a five-story loft building with store, which was renovated by the selling company. The plot measures 31x112 feet. Other corners at this plot are occupied by "Bradstreet's," the Whiting Paper Company, and the American Brass & Copper Company buildings, all modern eleven-story structures. The new owner takes the property with a lease for a term of years recently made by the same brokers to the Keystone Type Foundry, of Philadelphia.

House as Christmas Gift.

Edward P. Mellon, the architect, has presented to his wife as a Christmas gift, the deed to the house at 120 East 65th street, which he purchased recently from I. Chauncey McKeever, of the banking house of F. B. Keech & Company. The building is four stories high, and measures 25x100 feet. Douglas L. Elliman & Company negotiated the sale.

Y. W. C. A. Buys in Harlem.

The Cruikshank Company sold for the Union Trust Company of New York, as executor of the Estate of Curtis D. Pierce, to the Young Women's Christian Association of New York, the plot 50x100 feet, in the north side of 137th street, 100 feet east of Seventh avenue. On the site will be erected a new building for the occupancy of the association.

Manhattan.

South—of 59th Street.

MADISON AV.—Goodale, Perry & Dwight have sold for the New York Trust Co. 64 Madison av, formerly known as the Mott Memorial, and for the Mott estate the two adjoining pieces, 66 and 68 Madison av. The buyer is the Prince George Hotel Co., which will erect immediately a 12-sty addition to the present hotel. Details regarding the purchase of Nos. 66-68 were published in the Record and Guide last week. With the latest acquisition, a 4-sty loft building, on lot 25x100, the buyer now controls a site 74x100.

MORTON ST.—Bryan L. Kennelly sold the 5-sty brick double tenement at 45 Morton st, on a plot 27.2x93.4x irreg.

WEST ST.—Cruikshank Co. purchased for a client from H. Barnard Leckler and Mary L. Brodie the property at 192 West st, through to No. 5 Caroline st, a 4-sty building, on lot 18x82.

9TH ST.—The 4-sty dwelling, 17 East 9th st, on lot 25x93.4, which was purchased last week by Richard S. Elliott, has been resold through Robert M. Bush & Co., to Henry M. Hoyt, Jr., for investment. Mr. Hoyt is a portrait painter and will remodel the building into studio apartments. Bush & Co. will act as agents for the property.

39TH ST.—Frank D. Veiller and E. S. Willard & Co. have sold for William D. Guthrie 142 East 39th st, a 3-sty private garage.

56TH ST.—Pease & Elliman have sold for Howard Borden and others, the modern private garage at 154 West 56th st, on a lot 25x100.5, to Frederick E. Bright of Chicago, president of the Hess Bright Manufacturing Co., who will use it for his private garage.

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There is no possibility of anyone opening a shaftway door from the outside and falling through to his death (as has occurred in a number of prominent buildings in New York City this year).

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SHUR-LOC ELEVATOR SAFETY CO., INC.

706 Pulitzer Building

North—of 59th Street.

65TH ST.—Herbert A. Sherman has sold for Mrs. Douglas P. Birnie and Mrs. Oliver S. Lyford, 16 East 65th st, a 4-sty house with a butler's pantry extension, to a client who will sell it in its present condition or after altering it into an American basement house. This dwelling is directly opposite the new residence of J. J. Van Alen and within one door of the 43-foot house belonging to the J. J. Hill estate. In the rear Orme Wilson, Jr., has just built a handsome American basement house.

146TH ST.—The State Banking Department sold through D. C. Cornell to Joseph Shenk 514 to 524 West 146th st, three 6-sty apartment houses, each 40x99.11, held at \$180,000.

LENOX AV.—Edgar J. Lauer sold 422 Lenox av, a 3-sty dwelling, 16.8x85, near 131st st, to Rev. L. Butler. J. B. Wood was the broker.

WEST END AV.—Ennis & Sinnott bought from the Emma Toth estate 322 West End av, a dwelling, 25x75, adjoining the northeast corner of 75th st. The buyers resold the property to Walter J. M. Donovan, who owns 324 and 326, adjoining, and now controls a frontage of 60 ft. Slawson & Hobbs, as brokers, arranged the deals. The 75th st corner, 30x65, is owned by W. E. D. Stokes.

2D AV.—The Maseba Realty Co., represented by Myers & Sherwin, attorneys, bought from the Lawyers' Mortgage Co., 1152 2d av, a 4-sty flat on lot 20x75. The building will be remodeled.

Bronx.

EAST KINGSBRIDGE RD.—N. Brigham Hall & Wm. D. Bloodgood, Inc., sold for Edwin LeCato the 3-sty dwelling at 20 East Kingsbridge rd.

SIMPSON ST.—The Lawyers' Mortgage Co. sold 1004 Simpson st, a 5-sty flat, on plot 40x100, about 400 ft. south of Westchester av; also 1020 Simpson st, a similar house, 40x100, 241.9 ft. south of Westchester av, both of which were taken over last July in foreclosure. They have been bought by different buyers, represented by M. A. Broderick as broker.

BROOK AV.—Frederick Brown bought 365 Brook av, a 5-sty flat, 25x90, from Susanna J. Cowan. He gave in exchange, 555-557 South 5th av, Mt. Vernon. Heller & Sussman were the brokers.

DALY AV.—Frederick Brown bought from John L. Thomas the southwest corner of Daly av and 181st st, a 5-sty apartment, on plot 65x75. Richard H. Scobie was the broker. The house is arranged for 25 families, and was held at \$75,000.

DECATUR AV.—The Benenson Realty Co. sold through John F. Fetzner 2661 and 2667 Decatur av, two 5-sty flats, each on a plot 50x152, between 194th and 195th sts.

FOREST AV.—Frederick Brown sold to Sigmond Ernst 1045 Forest av, a 2-sty residence, on plot 37.5x100, which he recently took in exchange from Martin F. Huberth.

GRAND BOULEVARD.—Irving Judis sold, through A. D. Phelps & Damiane and Arnold, Byrne & Baumann, the 1-sty taxpayer, recently built, at the northwest corner of Grand Boulevard and Concourse and 188th st, 79x75, to Harold R. Thompson.

Brooklyn.

CARROLL ST.—Nicolson-Johnson Co. sold for H. V. McDonald the 3-sty dwelling at 1302 Carroll st.

42D ST.—Tutino & Cerny have sold for the Armstrong estate the 2-sty dwelling on plot 20x100, at 739 42d st.

73D ST.—Frank A. Seaver & Co. have sold the house and plot, 40x100, at 265 73d st for V. C. Beck.

GARDNER AV.—Corwith Bros. sold for the Waterbury Estates and also for Leopold Michel, the entire block bounded by Gardner av, Meserole st, Scott av and Montrose av to the Montrose Improvement Co. This block adjoins the Long Island Railroad tracks, and the purchasers intend constructing a 2-sty structure for manufacturing purposes.

SOUTH LAFAYETTE AV.—Henry P. Cain sold 880 South Lafayette av, a 3-sty dwelling, for William A. Quigley of Boston.

VAN DERBILT AV, ETC.—H. W. Rozell & Son report the following sales for the past month: 93 Vanderbilt av, a 3-fam. apartment; 100 North Portland av, a 3-fam. apartment; 220 Adelphi st, private residence; 506 Myrtle av, store property, and 144 Washington av, 3-fam. apartment.

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\$40,000 investments are yielding profits \$35,000 per annum. I know owners, grantees, and best properties on market in Talladega, Clay and Coosa counties. Phone 303. **ROLAND G. SPEARMAN, Talladega, Ala.**

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Plot 50x106, irregular, faces on two streets, downtown section, five minutes' drive to Lackawanna ferries and freight yard; also to Erie R. R.; price \$16,000; reasonable terms; brokers invited.

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Hasbrouck Heights, N. J.; 9-room house; all improvements; plot 50x145; room for chickens; good train service; easy terms. Write for particulars.

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city block, 200x350, for manufacturing purposes, mostly vacant, in Greenpoint, Brooklyn; convenient to docks and R. R.; 30 minutes' trucking distance to center of N. Y. C.; will sell or exchange, part or whole. **Box 269, Record and Guide.**

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and small stores. Renting \$12,300 per year. Price \$100,000. Mortgage \$35,000. Pays \$7,000 net. Want free and clear farm. Will consider one or two family houses if cash added or good free and clear lots.

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for 888 acres woodland on Deer River and 485 acres farm land near Duane and Mountain View, 12 miles from Malone, N. Y. Price, \$18,000, free and clear.

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1,270 acres coal land in Central Texas; adjoins good producing mine and railroad. Engineer reports three veins, one 7½-foot vein at 50-foot depth, lignite of poor quality; one 12-foot vein at 80-foot depth, very fine lignite; one 8-foot vein at 152-foot depth, semi-hard coal, which is free from smoke, soot and clinkers. Will run 25,000 tons to the acre, eliminating the poor vein. This is a forced sale. It will go at \$12.50 per acre, \$3,000 cash, balance 8 equal annual payments, commencing May 1, 1917.

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THREE CHOICE BRONX PROPERTIES MUST BE SOLD TO CLOSE ESTATE. Jerome Av., west side, 100 ft. north 183d St., foot of subway station, 50x100; vacant; free and clear.

Webster Av., Nos. 3073, 3075 3077, near 205th St., few feet from proposed "L" station; three story and cellar frame attached one-family dwellings on lot 50x120; six rooms and bath; well rented; free and clear.

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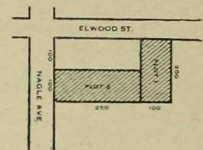
FOR SALE—AT SARATOGA SPRINGS, a Country Place, 88 acres; one mile from village; brick house, 13 rooms, well shaded; dining room, 16x20; two kitchens; toilets, bathroom; open plumbing; good water supply; large hot air furnace; two tenant houses; large barns, carriage house; team work horses, harness, wagons, sleights, farm implements, cows, golf links, polo field; Woodlawn Park adjoining. Address **B. F. BLOOMFIELD, Saratoga Springs, N. Y.**

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Queens.

WHITESTONE, L. I.—Bryan L. Kennelly re-sold the northwest corner of 11th av and 19th st. This parcel was among the group sold by Mr. Kennelly at auction on November 28 for the Consumers' Brewing Co.

Richmond.

WESTERLEIGH, S. I.—J. Sterling Drake sold for James H. McGill two lots, on plot 50x 105, on the east side of Virginia pl, on which Mr. Fischer will erect a residence.

Nearby Cities.

STAMFORD, CONN.—Pease & Elliman have sold for Dr. S. M. Evans, his beautiful water front residence, at Wallack's Point, to Edward F. Sanderson, of Brooklyn, the new head of the People's Institute. The property consists of about 3 acres, with a large residence and garage, and is considered one of the nicest shore front properties of the Stamford section.

Rural and Suburban.

HARRISON, N. J.—Feist & Feist, Newark, N. J., have sold the 3-story building at 100 Harrison av for the Franklin Investment Co., represented by Frank Eichhorn to Amie C. Kirkpatrick.

LARCHMONT, N. Y.—George Howe sold the Alexander S. Clarke residence to Maurice C. Hull, of the Bankers' Trust Co. Mr. Clarke, who is an architect, designed the house for his own occupancy, but sold it to Mr. Hull before its completion. It is on a knoll overlooking the sound.

MORRISTOWN, N. J.—Edward T. Condon sold to Max Dovell his property, 66x155, on Maple av, and took as part payment two properties in Morris Plains. The Maple av property will be used as a garage by the new owner. The exchange involved about \$20,000. Eugene V. Welsh, of Morristown, was the broker.

MONTCLAIR, N. J.—Nelson G. Palmer has sold to Alpederick S. Ames and James W. Ames the stucco and stone residence at 10 Melrose pl, on about half an acre of land. It was held at \$16,500. The Frank Hughes-Taylor Co. negotiated the deal.

RYE, N. Y.—Philip W. Boardman of O'Brien, Boardman, Harper & Fox, has exercised his option and purchased the house from the Zealand Realty Co., which he rented at Manursing Island, just beyond the Beach Club. Mr. Boardman rented this house two years ago through Heckscher & de Saulles, and now takes up the option through the same brokers. The price was stated to be in the neighborhood of \$40,000. The property consists of about an acre. He has also purchased an additional piece of land, enlarging his holdings.

SCARSDALE, N. Y.—Scarsdale estates, Robert E. Farley, pres., has sold a large plot consisting of several acres, to a New York city business man, who desires his name withheld. It is his intention to start in the early spring a large residence costing about \$40,000. This property adjoins upon the east the estate of John T. Kelly and has a total frontage of 400 ft. on

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Murray Hill rd, in the Murray Hill section of Scarsdale.

STAMFORD, CONN.—Dr. S. M. Evans sold his water front residence, at Wallack's Point, to Edward F. Sanderson, of Brooklyn, the new head of the People's Institute. The property consists of about three acres, with a large residence and garage. Pease & Elliman negotiated the sale.

SUFFERN, N. Y.—Allabough & Son sold the Robert C. Beatty estate, consisting of 54 acres and held at \$65,000, to George A. Galliver, who will make improvements for his own occupancy.

LEASES.

Another Longacre Square Theatre.

Barney Estate Company leased to the No. 1620 Broadway Company, the plot 100x149 feet at 1614 to 1620 Broadway, extending through to Seventh avenue, adjoining the north corner of 49th street. The east half of the plot is vacant and the north half contains the building of the Palmer and Singer Manufacturing Company. The entire site will be improved with a theatre to be known as the Triumph, devoted to motion pictures. Russell B. Smith, supervising engineer, who erected the Rialto Theatre, will construct the new building. Notices have been served upon the tenants of the premises to vacate, and the work of construction will be started about April 1. G. Maurice Heckcher is reported to be interested in the leasing company.

Theatre for the East Side.

As the result of negotiations just closed, a moving picture theatre, costing about \$200,000, and having a seating capacity of 1,600, is to be erected at 135 and 145 East Houston street, between Forsyth and Eldridge streets. The property is now improved with two tenements, and an old church, which was converted into a moving picture place a few years ago, but which has been closed for some time. Max D. Steuer has leased the property to Charles Steiner for a period of forty-two years. Mr. Steiner now conducts the theater in East 3rd street. The rental will be \$8,500 a year, the total operation calling for an outlay of more than \$500,000. Lorenz F. J. Weiher has prepared plans for the new structure, which will occupy a plot having a 100-foot frontage.

Lease of Schuyler Arms.

Frank N. Case, Francis L. Kohlman, and Chauncey D. Steele, owners of the Algonquin Hotel in West 44th street, has taken over the Schuyler Arms at 305 to 311 West 98th street, adjoining the northwest corner of West End avenue. The property has been taken over under the name of the Case Hotel Corporation, a \$5,000 concern, recently formed. Mr. Case and his associates have taken over the lease on the place, which has about twelve years to run. About \$10,000 will be spent in installing a kitchen and restaurant. The building is eight stories high, measures 120 feet front, and was erected in 1902. The late Robert Hoe bought the house as an investment the following year for \$450,000. Three years ago his estate sold the property. The gross rental from the hotel at that time was \$55,000 a year.

Furniture Concern Leases.

Thonet Brothers leased from the plans the store, basement and first loft in the twelve-story building now being erected by Michael Coleman at 43 to 47 West 36th street. The lease is for ten years from October 1, 1917, and the rental aggregates almost \$200,000.

Lease of Loft and Pent House.

M. & L. Hess, Inc., have leased for Cassidy's Ltd., Inc., a corporation of Canada, to Leo D. Greenfield & Company, the twelfth floor and pent house, to be erected on the roof at 20 to 28 West 33rd street, for a term of years at a reported rental of about \$100,000.

Restaurateur Leases.

J. Arthur Fisher leased to Frank D. Thompson the building, 1849 Broadway, for a term of twenty-one years, at an

aggregate rental of about \$150,000. Mr. Thompson, after making extensive alterations, will use the property for restaurant purposes.

Estate Leases' Space.

M. & L. Hess, Inc., leased for the Estate of Eugene Hoffman, Inc., the store and second floor at 122 and 124 Fifth avenue, through to 2 West 18th street, and 3 to 7 West 17th street, comprising about 25,000 square feet, to Max Schwarz. The lease is for a term of years and the rental aggregates about \$120,000.

Demand for Lofts.

M. & L. Hess Inc. leased for Louis Stern, Benjamin Stern and the Estate of Isaac Stern, the building at 12 West 23rd street, through to 1 West 22nd street, to Robbins Brothers, dealers in rugs, carpets and linoleums. The building comprises about 40,000 square feet.

Manhattan.

DANIEL BIRDSALL & CO. rented the 2d floor at 425 5th av to the Nurses' Outfitting Association at an aggregate rental of about \$45,000, with Frederick Fox & Co.; also the 1st loft at 446 Broadway to Joseph Friedman; the 2d loft at 542 Broadway to A. S. Kronstada; the 6th loft at 62 Grand st to the World's Fair Waist Co.; the store and basement at 297 Church st to J. Lewis; the 5th loft at 32 West 20th st to Joseph Bernstein, and the 5th loft

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WM. D. BLOODGOOD & CO. leased for the Oceanic Investing Co. space in the Astor Trust Building, southeast corner of 5th av and 42d st, to Moyses & Holmes.

BRETT & GOODE CO. leased at 62-64 West 14th st through to 65-67 West 13th st, entire floors, containing about 13,000 sq. ft. each to the following: The Standard Tailoring Co., represented by Frederick Fox & Co.; George H. Krieger, represented by L. Tanenbaum, Strauss & Co., and to the Viola Doll Co. and the Century Doll Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the 4th loft at 46 West 21st st, to Jaffe & Block; the 3d loft to S. Semmelman, manufacturers of cloaks and suits, now at 50 Newark av Jersey City. This completes the renting of the building; also leased the store at 197 East 76th st to John Gregoria; an apartment at 1842 Madison av to J. Nagar, and for Mrs. Celesta M. Bozeman the dwelling at 67 West 49th st to L. W. W. Downs.

BRETT & GOODE CO. leased in the Aberdeen building at 150-56 Lafayette st, about 4,500 sq. ft. of additional space to the Atlas Publishing Co., completing the renting of the building.

CARSTEIN & LINNEKIN (INC.) have leased for Ewing, Bacon & Henry, agents for the new Haskell Building, near completion, at the northwest corner of 28th st and 4th av, space on the 14th floor to Grossman & Goldenstein; on the 13th floor to McMahon & Crimmins, and on the 12th floor to Brustein & Butler.

CROSS & BROWN CO. has leased the building at 3 Laight st to A. Bortoluzzi; 5,000 ft. of space on the 3d loft at 343 Broadway to Clark & Gibby; space at 729 7th av to F. E. Backer & Mammoth Film Corp.; space at 1926 Broadway for Robert Goelet to Louis Blau and George Spiegler; 4th loft at 37 Warren st (which completes the renting of the lofts of this newly-remodeled building) to the American Gas Machine Co.

CROSS & BROWN CO. has leased 11,000 ft. on the 7th floor of the Caxton Building, 229-239 West 28th st to D. T. Bennett Co. for a long term; space at 220 5th av to Zimbar & Tonner; at 1133 Broadway to Dr. O. S. Marden, E. E. Howe, Arthur Stewart; at 1416 Broadway to A. Cinato; at 514 5th av to Charles Matthew, F. E. Benham and F. F. Byers, and at 149 West 36th st to Distefano Bros.

CROSS & BROWN CO. has leased 5,000 ft. of space on the 5th floor of the building under construction at 15-17 West 36th st to M. J. Frank & Co.; also at 22-24 West 38th st the 4th loft, containing about 5,000 ft., to E. A. Edelstein for Arthur Frankenstein; the 8th floor at northwest corner East End av and 79th st to Telescope Cot Bed Co.; and space at 2 West 47th st to A. D. Cooper.

CROSS & BROWN CO. has leased the entire building at 522 West 37th st to A. Schweit; for William Waldorf Astor, at 93-95 Prince st, the 1st floor, basement and sub-basement to Wisser Box Board & Lining Co., for a long term; at 55-57 White st, 11,000 ft. of space on the 2d and 4th lofts to I. L. Marrow & Co.

CUTNER & LIPSET have leased at 53-57 West 23d st, through to 24th st, 15,000 sq. ft., to Jerome Frank & Co.; and lofts at 244 5th av to H. M. Kutner & Co.; 127-133 West 26th st to H. B. Schwartz; 22-24 West 26th st to Strachstein & Nadel; 45-47 West 27th st to Aronow Bros.; 49-51 West 23d st to S. Khoury & Co. and Chas. A. Kupferman Co.; 150-4 West 22d st to Louis Turoff; 12 West 17th st to J. Sternstein & Sons; 18 West 27th st to Bloom & Kenzer; 8-10 West 19th st to Daily Waist Co.; 16 East 17th st to Franz & Bendien; 105 West 47th st to E. R. Jesson; 141-4 West 24th st to J. Goodman.

DUROSS CO. leased the 3-sty house at 257 West 4th st for the estate of H. Maibrum to the Congregation Darech Amuno, M. Morrison, pres.; also the store at 307 7th av to Chas. Boatti.

DOUGLAS L. ELLIMAN & CO. have leased, furnished, for the season, for General James L. Carter his residence at 22 East 11th st, a 3-sty dwelling, to Mrs. George Rublee.

J. ARTHUR FISCHER has leased to John Kerwin the store at 327 West 38th st for a restaurant; for Laura Cregan to J. Wesley Smith the dwelling at 204 West 28th st.

FREDERICK FOX & CO. have leased for the O. B. Potter Properties, Inc., 10,000 sq. ft., being the 4th loft at 740-44 Broadway, to the L. & M. Clothes System, Inc.; the 2d loft, containing 10,000 sq. ft., at 739-41 Broadway to Quinto, Cohen & Levin; large space at 906 Broadway to the Encore Hosiery Co., in addition to space now occupied by them in that building; the 8th loft at 810 Broadway to William Goldstein & Co.; the 2d loft at 814 Broadway to the Favorite Waist & Dress Co., and two floors at 818 Broadway, the parlor floor store to the Trimble Hat Co. and the 2d loft to Esther S. Reinus.

FREDERICK FOX & CO. have leased the 4th floor, containing 11,000 sq. ft., at 192½-196 Greene st to Henry P. Adams Co.; the 5th loft at 148-50 Greene st to Wallenstein, Goodstein & Plostock; the 4th loft at 204-6 Greene st to Faber Mfg. Co.; the 4th loft at 133-5 Greene st to Aronowitz Bros. & Kaplan; the 2d loft at 225 Greene st to Cohen & Grujucky; the 2d loft at 97-9 Bleecker st to L. Lang's Son; the 2d loft at 20 Bond st to William Berkwitz; and the 4th loft at 24 Bond st to Meadow & Lippman.

WILLIAM F. FUERST (INC.) has leased lofts at 12-14 West 18th st to William Goldman, Julius Berlin and Emil Deutsch.

WILLIAM F. FUERST (INC.) leased lofts at 12 and 14 West 18th st to William Goldman, Julius Berlin and Emil Duetsch.

GOODWIN & GOODWIN leased for M. & L. Hess, the 5th floor loft at 16 West 23d st to the Farrah Studios (Inc.) of 220 5th av, who will occupy their new quarters after February 1.

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N. BRIGHAM HALL & WM. D. BLOODGOOD (Inc.) leased for Philip Rhineland the 1st loft at 46 West 21st st to Posner Bros; also for Otto J. Maurer, a studio at 72 South Washington sq to Louisa J. Hancock.

M. & L. HESS (INC.) have leased for the 16th St. Realty Co., Wm. A. White & Sons, agent, the 9th floor at 114-16 East 16th st to I. Sekine & Co.; for the Franklin Savings Bank the 8th floor at 16 East 17th st to David Marks, and in conjunction with Cutner & Lipset the 3d floor to Franz & Bendien; at 16 East 23d st, in conjunction with Goodwin & Goodwin, the top floor to the Farrah Studios; in conjunction with Pease & Elliman the 3d floor at 34-8 West 27th st to May Manufacturing Co.; in conjunction with Fredk. Southack & Alwyn Ball, Jr., 2d floor at 17-21 East 22d st to L. & E. Levy; for the 406 West 31st St. Corp., Brett & Good, agents, 10,000 sq. ft. of space on the 10th floor at 406-26 West 31st st to the Chelsea Lithographing Co. for a term of years, at an aggregate rental of about \$50,000.

M. & L. HESS (INC.) leased for Weil & Mayer, the store, basement and sub-basement containing 30,000 sq. ft., at 584-6 Broadway to Bacharach Sons & Co.; for the Broad St Holding Corp., the store and basement at 71-7 Grand st, including 22-6 Wooster st, to R. A. Bonime; for the same owners at 71-3 Grand st the 2d floor to the Realty Comb Mfg. Co.; the 4th floor to Grundfast & Goldman at 75-7 Grand st; the 2d floor at 75-7 Grand st to Uffner Album Co. the 5th floor at 75-7 Grand st to John J. Schwartz & Co., and the 6th floor to Neuer & Hoffman.

HUBERTH & HUBERTH have rented office space in the American-Circle Building to the Phianna Motors Co., Lescina Motor Car Co., American Automobile Association and to the Auto-Matic Signal and Accessory Co.

HUBERTH & HUBERTH have rented large offices in the American-Circle Building to Charles F. U. Kelly, formerly of the Kelly-Field Co., agents for the Lee Tire Co.

HUBERTH & HUBERTH have rented the parlor floor store at 67 East 59th st to Joseph Deutsch.

A. KANE CO. leased for William H. Schmolz the 3-sty dwelling at 238 West 123d st to Mary Palmer.

KNICKERBOCKER REALTY CO. has closed a 3-year lease with the New York Packing Co. of a store and basement at 141 West 20th st, for a general shipping and packing business.

MANNING & TRUNK have leased for Edward Jacobs the store and basement at the southeast corner of 72d st and 3d av to the Corn Exchange Bank for its 72d st branch pending the completion of its permanent quarters in the new building at the northwest corner of Lexington av and 72d st; also for Lucien Bilquez to Tafel (Inc.) the store at 158 West 46th st; the store at 31 West 13th st to James A. Hearn & Son, and in conjunction with McDowell & McMahon additional space on the ground floor at the northwest corner of St. Nicholas av and 181st st for a twelve year term to the Corn Exchange Bank.

SAMUEL H. MARTIN has leased for the Farmers' Loan & Trust Co., as executors of the estate of Norma H. Barrett, the 3-sty dwelling, 157 West 64th st to Michael Stronghilos.

WILLIAM B. MAY & CO. with Douglas Robinson, Charles S. Brown Co., leased, for a long term, the 5-sty modern residence of the Countess de Jumilhac, at 15 East 84th st. The property extends through and includes the garage in 85th st. The tenant is Charles F. Hoffman, who recently sold his property at 620 5th av for business purposes. Mr. Hoffman will take possession of the 84th st house at once.

McCUE BROTHERS & DRUMMOND, hatters, conducting a chain of stores in the Broadway district, leased from Captain John Jacob Astor a store in the Exchange Court, at 52 Broadway, as an additional branch establishment.

NEHRING CO. has leased store No. 1 at 605-609 West 181st st to Long's Hat Stores (Inc.) for 5 years.

CHARLES F. NOYES CO. has leased the 5th floor at 1587-1589 Broadway for Silk Realty Co. to the Adler Costume Co. at about \$8,000 per annum for a long term; for trustees of Sailors' Snug Harbor the 1st floor at 753-755 Broadway to Martin & M. Y. Blumenfeld; a loft at 307 Pearl st for Abram M. Clonney to George W. Lane; space at 124 Front st for Max Marx to Albert Doyle Brockett; and a portion of the 7th floor of Masonic Bldg., at 23d st and 6th av, to Schlossberg & Goldstein.

CHARLES F. NOYES CO. has leased for A. C. Bliss the building 61-63 Varick st, to the Moxie Co. for a term of years at an aggregate rental of about \$50,000; 214 Franklin st for J. H. Meyer to the Manufacturers Supply Co.; and 261 Pearl st for Ottinger Bros. to the Hale Desk Co.

CHARLES F. NOYES CO. has leased one of the stores in 78-80 Cortlandt st to the Elk Sporting Goods Co.; a store at 20 Fulton st to Perfect Window Regulator Co.; a store at 167 Front st for James Arthur to Frederick H. Cone; and store and basement at 49 Fulton st for Frederick Van Wyck to Frank M. Miglis.

OGDEN & CLARKSON CORPORATION leased to Jacob Rosenbaum, Casino Jewelry Shop, the store and basement at the southeast corner of 5th av and 46th st for Thomas F. Galvin (Inc.).

PEASE & ELLIMAN have rented, furnished, for W. W. Hunt his apartment at 146 East 45th st to C. H. Ewing; leased for George Backer an apartment in the house he is to build on land of the New York Central Railroad, running through from 48th to 49th sts, between Madison and Park avs, to C. P. Emons, who is moving from the Hotel Renaissance, at the southwest corner of 43d st and 5th av, which will probably be torn down as soon as present leases expire to make way for a commercial building; also, furnished, for Mrs. M. Bidlake her apartment at 411 West End av to Bruce K. Conover; for the Gresham

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Realty Co., Bing & Bing, an apartment at 417 Park av, a new house at the southeast corner of 55th st, which is to be built for occupancy in the fall of 1917, to Dr. Norman E. Titus; and for Albert B. Ashforth, as agent, offices at 665 5th av to George Tabbagh, of Paris.

PEASE & ELLIMAN have leased an apartment of 18 rooms and 5 baths at 630 Park av, being built by J. E. R. Carpenter and associates at the southwest corner of 66th st, for occupancy in the fall of 1917, to Joseph Fish, of Chicago, who is president of the Brunswick-Balke-Callender Co.; also for 907 Fifth Av., incorporated, at the south corner of 5th av and 72d st, the ground floor suite on the 72d st front, of 8 rooms and 3 baths to H. S. Parker and for the Gresham Realty Co. an apartment at 417 Park av the house which they are building at the southeast corner of 55th st for occupancy in the fall of 1917, to Mrs. Marks Arnheim.

PORTER & CO. have leased for Chas. Weisbecker, Inc., to William Lee, of Stockton, Cal., the 3-sty garage at 246-248 West 124th st for ten years.

PORTER & CO. have leased for the Wells Holding Co. to Laurence J. Byrne the 3-sty dwelling at 235 West 127th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented offices at 40 Wall st to the War Relief Clearing House for France and Her Allies and to Davis & Co., Ltd.; at 79 Wall st to Duncan, Jackson & Duncan, and at 140 Liberty st to Jacob Weill.

PREVILLE & ROSENBERG leased to Bernard Dress Co. the top loft at 107-11 West 25th st; to Samuel Leifer top loft at 113-17 West 31st st; to Bernstein & Freezer 4th loft at 545 Broadway through to 116 Mercer st; to Pressler & Schneiderman 2d loft at 149 West 27th st; to Salan, Rosenfeld & Co. 6th loft at 13-15 East 22d st; and to Steuer Fur Co. 2d loft in building 31 West 26th st; also parlor floor at 126 West 31st st to Leon Urbach & Co.

REAL ESTATE MANAGEMENT CO. have rented for Dr. W. E. Cuff his private dwelling at 239 West 100th st to Mrs. Grace Merkelein and Mrs. M. A. Clark.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented the store at 67 West Broadway to Alexander I. Bischoff.

WILLIAM J. ROOME & CO. leased for John Gellatly the 4-sty dwelling, on a lot 25x100, at 175 Madison av to the Marie Louise Tea Room, who also have an establishment at 22 East 45th st; also rented for Henry L. Bogert, trustee, the 3-sty dwelling at 241 West 19th st to Bernard Berges.

RULAND & WHITING CO. has leased at the northeast corner of Lafayette and Howard sts the store and basement to the Keystone Type Foundry of Philadelphia.

LOUIS SCHRAG leased for Marie S. Simpson, the first loft in the building 206 West 23d st to DuBuys & Beales; for Pauline Ruger, the 1st loft at 116 West 22d st to Jacob Klotz; for Silas Schwartz, the top loft at 139-41 West 19th st to M. L. Keller; for Nason Realty Co., the 4th loft at 110-112 West 26th st to Zeitlin & Salkini.

SLAWSON & HOBBS have rented an apartment at 805 Madison av to Mrs. Anna L. Jordan; a loft at 16 West 56th st to Casola Bros., Inc., and an office at 461 5th av to the Neva-Slip Shirtwaist Grip Co.

SPEAR & CO. have rented for the Rockton Construction Co. the 3d loft at 122-130 West 27th st to Harry Gelfond; for G. Knoche the 9th loft at 119-125 West 25th st to Montgomery, Ward & Co.; for N. Brigham Hall & Win. D. Bloodgood the 9th loft at 48-50 West 21st st to Erlanger & Goldstein; for William S. Denison the store and basement at 106-112 Spring st to Samuel Green.

WM. A. WHITE & SONS and Pease & Elliman have rented for Mrs. James Thorne Harper and Mrs. Frederick W. Tappenbeck, the 4-sty dwelling at 40 West 54th st, to John W. Brett.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed the agent of 255 West 36th st by the Richard Scommoda estate.

JOSEPH T. MULLIGAN has moved his office to 55 Liberty st, where he will continue to transact a real estate and mortgage loan business.

BRYAN L. KENNELLY represented the owner in the sale of 138 Summit av, Mount Vernon, a 3-sty dwelling, purchased recently by the Anderson Realty Co. for a client.

WM. D. BLOODGOOD & CO. have been appointed managing agents for the apartment houses now being completed in the Norwood section of Long Island City, at 590-596 4th av.

THE FIRM OF GLENDENNING & MARTIN, John R. Glendenning and William M. Martin, announces that the partnership has been dissolved. They will continue in the real estate business at the present address, 150 Broadway.

UNITED REAL ESTATE OWNERS' ASSOCIATION will hold its annual vaudeville performance and reception on Saturday evening, February, 10, 1917, at the Arion Society club house, Park av and 59th st. J. J. Eichner is chairman of the Arrangement Committee.

CHARLES S. LYONS, of L. J. Phillips & Co., has been appointed by Justice Samuel Greenbaum receiver in the action, U. S. Trust Co. vs. Solomon G. Salomon, affecting 76 to 80 West 55th st and 968 to 976 6th av, on lot 100.5x95.

SCHULTE REALTY CO. announces the election of Samuel J. Tankoos, now connected with Pease & Elliman, as a director and as manager of their office at 55 Liberty st, as vice-president, director and general manager of the properties controlled by the Schulte Realty Co., D. A. Schulte, Inc., and the Schulte Cigar Co. The

addition of Mr. Tankoos to the Real Estate Department of the Schulte Co., is in line with the Schulte Co. policy of expansion and development of their business.

PEASE & ELLIMAN in conjunction with Charles C. Nichols, Jr., of the Chain Store Leasing Co., have leased to the Schulte Cigar Co., for a long term of years, in the principal business district of Rochester, N. Y., the entire ground floor and basement in the property at 104 East Main st, and upon completion of extensive alterations to be commenced May 1, 1917, the Schulte Co. will open its first branch in Rochester. Negotiations are pending for other locations in Rochester and neighboring cities.

NICOLSON-JOHNSON CO. has been appointed managing agent for the eight apartment houses at 711-725 Eastern Parkway; also for 1161 President st and 1317 Union st, Brooklyn. The properties are in the section along the new Eastern Parkway subway route and, although the subway is not yet in operation, the brokers report renting conditions have experienced such an improvement that at the present time vacant apartments are few and far between and apartment houses are in a much better condition than during previous years.

OBITUARY.

JOHN PULLMAN, old time real estate broker in the Park Slope and South Brooklyn sections of the city, died an Sunday morning, aged seventy-seven. Mr. Pullman was born in Ireland and came to America when he was about twelve years of age. When the Civil War broke out he joined the Eighth New York Regiment. He was one of the first to organize Grant Post, G. A. R. He had been a regular attendant at the meetings of the post and took an active interest in its affairs. For nearly forty years Mr. Pullman was in the real estate business at 741 Union st. He was the first president of the Board of Real Estate Brokers of Brooklyn, and served for two terms. He was also chaplain of the Pacific Lodge, No. 233, F. and A. M., and had been a member of the order for fifty-four years. When a younger man, Mr. Pullman was a member of many of Brooklyn's clubs. Of late years he had retained his membership in only a few organizations, including the Montauk, the Thousand Island Gunning Club of Florida, the Freeport Gun Club of Freeport and the Tenth Assembly District Republican Club.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 21 to 30). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (Dec. 23 to 29) and 1915 (Dec. 26 to 31). Rows include New Buildings, Cost, and Alterations.

Summary table for Jan. 1 to Dec. 29 and Jan. 1 to Dec. 31. Rows include New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BROOKLYN. Conveyances.

Table with columns for 1916 (Dec. 21 to 27) and 1915 (Dec. 23 to 29). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1916 (Dec. 21 to 27) and 1915 (Dec. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include New Buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include New Buildings, Cost, and Alterations.

RICHMOND. Building Permits.

Table with columns for 1916 (Dec. 22 to 28) and 1915 (Dec. 24 to 30). Rows include New Buildings, Cost, and Alterations.

Building Permits.

Table with columns for 1916 (Dec. 23 to 29) and 1915 (Dec. 26 to 31). Rows include New Buildings, Cost, and Alterations.

BUILDING MANAGEMENT

HANDLING OFFICE BUILDING "CRANKS"

By GUY H. WRIGHT

DURING the recent convention, a question was asked of me by one of the delegates that set me thinking; thinking in two ways; of the question itself and that you wanted news for your paper. The question asked of me was:

"Mr. Wright, would you mind telling me how you handle the cranks you come in contact with in your buildings?"

The question startled me for a minute, but in reply asked him to explain just what he meant, which he did in these words, or about these words:

"We all have tenants who ask for more than they are entitled to and complain of everything if same is not granted; in other words, what would you do?"

My answer was:

"I have no cranks; in fact, there are no cranks, although there may be particular people."

When I rent to a party I always tell him to ask for everything he can think of, but at the same time remind him there is going to be a line drawn, one side of which is to be his and the other mine. All on my side is not only a promise, but is done just as soon as possible. Will admit most of the items that I will tell him are on his side are found to be unnecessary and very seldom done.

Now, let us look at same as I do and see the result. No cranks, but particular people and good buyers.

The ordinary man spends more time in his office than his home; the result, the office should be at least as pleasant for him as his home. If your tenant is particular he has a pride in his office; that would mean you also take a pride in it, as it will surely be one of your show points in your building to prospective tenants. You will also find said office will have a tendency to spruce up some of your other tenants and this will make you want to keep up the balance of the building to the same tone.

I have always contended a manager who regards his tenant or any of his tenants as cranks cannot be a good man to place in charge of a building from either the standpoint of the building or the tenants, as he will sooner or later regard any suggestion as a kick; in fact become a crank himself. I have had people that were a bit unreasonable, but that means study them and find out what you can do to please them.

Just a little instance: A stenographer with a certain tenant could not be pleased by anything that was done by the former manager and his assistants. I was told of same and insisted on meeting her at once. She immediately asked me to please look over the condition of the suite. I noted she continued to look at the floor, so took it for granted the order of the floor was what did not suit her, so I told her it did not look very nice and had two janitors on hands and knees cleaning same at once. The next day was the same; in fact this kept up all week. The following Monday called again. The young lady said the suite was much better and besides she could not give up the space any longer, but I told her it did not suit me and would have to be cleaned again. I sent for the janitors, which I did for another two days, after which she was more than pleased, but could see she was looking for further petty thoughts of the world being all wrong. At this time she asked me to look at the ladies' toilet, as the bowls were anything but clean. I did so and found the condition was as she stated.

It was then an idea struck me which has solved the whole question. This might be a good idea for every manager

who has a central toilet system. I asked her if she wouldn't favor me and be monitor of the place. She thanked me and accepted. Since then she is not looking for little things to complain of, but instead feels that she is a part of the management of the building. So now the toilet is always in good condition and she feels that the building company is noticing her and doing all it can to please her, and, in fact, showing her more courtesies than the others. I might here add it is always well to notice the ladies in a building; let them see that you know them, as a woman can think of more petty annoyances than any man you will ever meet. A few pleasant words, if only "good morning," makes her a friend and she will not try to be unfair.

Another instance, I was told the owners of a building would make trouble for me on complaints of heat. On inquiring how, I found conflicting orders had been coming in. Some wanted heat and others wanted heat off. How easy it was for one to go down and explain conditions and at the same time find out just who I was to take orders from. Since then there is no trouble from that source.

It is well for a manager to remember that anything a man takes a pride in becomes a hobby, and a man with a hobby is continually talking about same; the

result, if it's the office, he boosts your game and thereby is worth considerably more to you than the few dollars he leaves with you in person. On the other hand, a man who is suited with anything you show him and don't care how it looks, is worth only what he leaves with you, as he never mentions your building to anyone.

Another little point while I am on the subject of managers and tenants is to those who have a central toilet in their building. I have been told on several occasions that the number of seats are inadequate. That during the rush hours there are so many people that there is standing room only. In almost every instance I found the reason was the fault of the management, and in that fault they had been robbing their tenants of their office help. The toilet should be reasonably well lighted, but not so light that the boys will want to sit down and read the paper and smoke cigarettes for half an hour. If this does not settle the question, then watch the windows. In the summer time keep them so it is not too cool and in the winter don't have it too warm. With the above condition looked after I feel sure almost any manager will find he has plenty of room for all and have all satisfied, especially the heads of the firms.

DUTIES OF THE BUILDING MANAGER

Should be a "Jack of All Trades" and a Past Master of Them All

By L. W. MacNEIL

BUILDING managers should know something of the theory and philosophy of plumbing, electricity, mechanics and science of chemistry and principles of bookkeeping, salesmanship, diplomacy, law, and have executive ability, and knowledge of many other things. The anathema of "jack of all trades and good at none" does not apply in his case. It is not necessary for him to do all, or many of these things, but should know sufficient of each of these many things that he may be able to see if those whom he employs for these different lines are masters of their several vocations.

Plumbers are generally sent out two by two, like Noah filled the ark, master plumber and helper. If, when a piece of plumbing breaks, the manager (though not being able to wipe a joint) knows what is needed and the material required to do the work, he can order it over the phone and no time will be used in trips from the shop to building for each screw, nut, bolt or elbow, where it takes ten minutes to do the work and two hours to get a pocketful of material.

A man may be an electrician, good at house wiring, and know nothing of an electric elevator. A manager should know what kind of an electrician to obtain for the particular work in hand. An elevator electrician may be perfectly qualified and still separate two wires that will put everything out of business, while he monkeys with some non-essentials to get in sufficient time, then hook up the wires and everything move off quickly and in order, but the manager should also know whether he has been hooked.

It is not necessary for him to be able to compound prescriptions, but he should know the action of the soaps and which to buy for wood and which for the other uses around an office building.

He should know the theory of debits and credits and be able to formulate a system of bookkeeping applicable to the

accounts he must keep, and be able to either keep or audit the books.

The qualities of salesmanship are necessary to keep the building filled with good tenants.

Diplomacy has many different meanings, one of which is to "smile" when some are too hot with the windows down and some are too cold with windows up, and everybody tinkering with the radiators.

Legal knowledge is a good asset in any business. A manager should be able to write his own leases, give his own notices for non-payment of rent, distress for rent, attachments, replevin and many other things that come up too often to run to some lawyer in the general practice, where it would not only require the payment of fees, but would lose too much time of the manager in securing interviews with the lawyer.

Sometimes a lawyer in the general practice is necessary; then if the manager knows something of the law he can select one qualified for the case in hand. The best criminal lawyer in the country is often of little value to defend a personal injury case. The manager, if a lawyer, can prevent personal injury cases without merit being started in many instances.

People are given to exaggeration, and if some of the employees faint, even if it is from some chronic stomach trouble, there is always someone to start a report that he fell down a hatchway and broke all his bones, and there are many who would rather believe an unreasonable falsehood, if against a corporation or the public, than the truth.

An executive officer, like diplomacy, has many definitions, but one who can decide readily and be correct at least in 51 per cent. of his decisions is a very good executive. If, in addition to this information, he knows some one subject as well as his tenants know their chosen professions or businesses, he is chosen an ideal manager and deserves respect.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WITH one exception, no developments of any consequence were noted in the building trade during the past week, the period being one of the most quiet of the year. The holiday season and the inclement weather combined to put a damper on what little building activity might otherwise have been noticeable, and the week, as well as the year, closed with no outstanding event to mark its passing. The year 1916 will go down in history, however, as one of the important periods in building activity and has witnessed the erection of noteworthy improvements in all boroughs of the city. The records of the Building Department show that Manhattan operations increased both in number and value and the other boroughs are well up to the average of recent good building years. The high prices of building materials that have maintained throughout the year have no doubt been responsible for the fact that the activity of the period has not been even better as the demand for space in both residential and commercial structures has held firmly and in particular instances has exceeded the supply. This applies especially to loft and light manufacturing buildings in Manhattan and to apartment houses for moderate rentals in various parts of the Greater City. Activity in the construction of high class multi-family houses has marked the continued development of Park avenue between 50th and 90th streets with other notable examples of this character of construction on Fifth avenue and the upper West Side.

Building material prices are still ranging in high altitudes and there seems to be little hope that they will drop back to normal for some time to come. The increase in prices is traceable directly to the high labor cost which, with the advanced cost of coal, has greatly increased operating expenses to the manufacturer. The intolerable freight situation has also contributed much to the price advancement, both by the embargoes on certain lines of building materials and by the fact that deliveries were retarded and operations held up. About two weeks ago there seemed to be a possibility that the congestion in freight handling was being straightened out, but the car shortage and general freight condition has become worse instead of better and has now become a serious menace to the building business as well as to other commercial activities.

Financial interests in various parts of this country feel quite certain that no

serious business depression will follow a declaration of peace and this bodes well for the building trade generally, which is always affected by the financial condition of the country at large. No matter if an early peace is declared and activity in munitions should cease, the reconstruction in Europe that must follow will necessitate the use of millions of dollars worth of building materials and metals, a large part of which will be purchased from American interests. These requirements will continue as a stimulant to American industry for many years to come and although it will have a tendency to keep prices at a high level, the prosperity of the country will be advanced. The prediction has been made that as soon as the war ceases a larger quantity of building materials and supplies will be exported than ever before in history and that these shipments will continue for a long time seems certain on account of the time required to place European plants in full operation or even in a position to keep abreast of the local demand.

There has been no important change in the common brick situation during the past week. The market has been exceptionally quiet with prices practically unchanged. The stormy weather during the period made active building impossible and decreased the demand. While the price of structural steel is slightly firmer, the demand during the week has fallen off somewhat. There were not many large tonnage orders placed, although there are many important operations pending that will require a substantial amount of this material. Prospects for early delivery, however, are not of the best and there seems to be no immediate outlook for improvement. The markets for copper and lead were quiet with a decreased demand and easier prices. Tin was somewhat firmer than it has been for some time.

From all quarters of the building industry comes the prediction that the year 1917 should be a prosperous one for the trade. The country at large will witness continued prosperity and present conditions indicate that the building industry will come in for a fair share of the good times. According to present outlook there should be a large increase in the number of building projects consummated during the coming year, particularly in apartment houses, suburban dwellings and high class country houses. The past year has been a noteworthy one from this standpoint and the new one gives every promise at this time that it will equal if not surpass 1916.

Brick.—The week in the common brick market has been an exceptionally dull period, with only scattered sales and inquiries few and far between. The bad weather conditions and the holidays, however, are blamed, and it is expected that the market will pick up early next month. The price of Hudson river commons has not advanced over the figures of last week, but there are indications that the existing prices will not maintain for any great length of time. There have been a few arrivals from up-river during the week, but there is no great probability that others will make port in important numbers till next spring. There is not a large quantity of brick now under cover, and if the weather suddenly improves and the predicted building boom arrives in these parts the price of common brick is going to soar rapidly and the builders that are holding off for a price recession are bound to be caught.

At the present time there are no Raritan brick to be had. The product of these yards was taken as it was manufactured. The metropolitan district is absolutely dependent now upon the

Hudson river product available and when this is exhausted the market is sure to be in a bad way until the up-river yards are again placed in operation and the river open to navigation. From the plans now on the boards in the offices of a number of important architects in all boroughs of the city it seems as though there would be no shortage of excellent building projects for some time. These operations are practically all dependent on financial conditions, however, and will be started as soon as the existing financial flurry is settled.

SUMMARY—Transactions in the North River brick market for the week ending Friday, December 29, 1916:

Condition of market: Demand, fair, prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 51; arrived, 24; sales, 23; covered, 0.

Distribution: Manhattan, 12; Bronx, 2; Brooklyn, 2; New Jersey points, 3; Connecticut, 2; New Rochelle, 1; Flushing, 1. Left over Friday, December 29, 52.

Face Brick.—The market for this commodity has been firm, with prices normal for this time of the year. Manufacturers report that there has recently been a strong demand for the

Colonial style of face brick in preference to the regular styles.

Structural Steel.—While the demand for fabricated steel is still strong the market is somewhat easier than it was one week ago. This condition is no doubt due to the fact that the railroads have practically all arranged for their 1918 tonnage in rails and structural steel and the local building field is suffering from the effects of the holiday season and the stormy weather that retarded building operations. The prices of structural material have advanced somewhat during the week past, finished shaped now being quoted at 3.619c tide-water. Fabricators declare that the outlook for the coming year is particularly bright and they are looking for a largely increased business early in 1917. The freight situation is still a troublesome matter to the steel trade and is making deliveries uncertain. The majority of the mills have orders booked for from three to six months in advance, with a good prospect of additional business at paying prices. Prominent among the tonnage orders of the week are included the following: Milliken Bros., order for 130 tons for the addition to the Lin-crusta factory at Elm Park, S. I., Hay Foundry and Iron Works, 100 tons for improvements to the Prudential Building at Newark, N. J.; Hinkel Iron Works, 600 tons for the apartment at 139 East 66th street for the Brixton Construction Co. The new Allerton Hotel, in East 39th street, will require approximately 1,300 tons of structural steel and the addition to the office building at 1097 Broadway will take about 800 tons.

Cement.—Dull market conditions with stationary prices marked the last week of 1916 as far as the cement industry was concerned. The apparent lull in the building field has decreased the demand for this commodity for the present time, but the outlook for the coming year is a favorable one for the trade as a whole. The business of the last year has been satisfactory from practically every standpoint, with excellent market conditions throughout the entire period and prices well sustained. While the industry as a whole has not made a fortune on account of the high cost of labor and the other necessary elements of production the year has been a prosperous one for the majority of plants. Mills are reporting that the production for the coming year will be in excess of last and if the freight embargo is lifted and traffic conditions approach normal the coming year will no doubt become epochal in the history of the industry.

Copper.—The copper market has experienced a quiet week with little demand and prices for spot metal somewhat lower than they have been. The belief is general, however, that the market will come back to its former level. Spot electrolytic metal was quoted this week at 31c. and in some instances sales were made below that figure. Spot casting copper was quoted at 30 to 30½c.

Sand and Gravel.—The fact that the price schedule for these commodities has not yet been announced for the coming year has tended to aggravate the naturally dull condition of the market. This schedule is now in the process of arrangement and should be published at an early date. Scow shortage is still a thorn in the side of the sand and gravel dealers and it would seem as though the entire building material field is being handicapped by the wretched transportation facilities.

Lead.—The lead market has been dull all week with prices for spot and future metal slightly lower. The impression is strong that the coming year holds much for the trade and that business will shortly begin to boom.

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, at the wharf, to dealers only), per M.:

North River common.....\$9.00@ \$9.50
 Raritan common.....No quotation
 Second hand common, per load of 1,500.....4.00@ —
 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.....\$1.87@ \$1.92
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural, to dealers, wood or duck bags.....\$1.00@ —
 Rebate on bags returned, 10c. bag.

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

Trap rock, 1½ in. (nominal)...\$1.00@ —
 Trap rock, ¾ in. (nominal)... 1.20@ —
 Bluestone flagging, per sq. ft. .17@ 0.18
 Bluestone curbing, 5x16..... .40@ —

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

Exterior—
 4x12x12 in.....\$0.0825
 4x12x12 in..... .11
 8x12x12 in..... .14
 10x12x12 in..... .165
 12x12x12 in..... .206

Interior—
 2x12x12 in.....\$0.064
 3x12x12 in..... .064
 4x12x12 in..... .072
 6x12x12 in..... .096

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, boiled, 5 bbl. lots. —@ \$1.01
 Less than 5 bbls..... —@ 1.02

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

1½ in. (nominal).....\$1.10@ —
 ¾ in.No quotation
 Paving gravel (nominal)..... 1.25@ —
 P. S. C. gravel..... —@ 1.25
 Paving stone..... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.).
 8 to 12 in., 16 to 20 ft.....\$30.00@ \$36.00
 14 to 16 in..... 37.00@ 42.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.
 base price, per M..... —@ 25.00

Hemlock, W. Va., base price
 per M..... —@ 24.00

Hemlock, Eastern mixed
 cargoes..... 22.00@ —

(To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered)...\$26.00@ \$29.00

Wide cargoes..... 29.00@ 34.90
 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.....\$4.05@ \$4.15

Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in. \$49.00@ —

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..... 41.00@ 43.00
 Yellow pine, No. 1, common
 flat..... —@ 27.50

N. C. Pine, flooring, Norfolk. 15.50@ 25.00

PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb. bags, per ton..... —@ \$15.00

Dry Mortar, in bags, returnable at 10c. each, per ton. 6.75@ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.06¾

Block, 3 in. (hollow)..... 0.6¾

Block, 4 in. (hollow)..... .08

Boards, ¼ in. x 8 ft..... 12½

Boards, ¾ in. x 8 ft..... 15½

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale. \$0.50@ \$0.55

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.619@ —

Beams & channels over 14 in. 3.619@ —

Angles 3x2 up to 6x8..... 3.619@ —

Zees and tees..... 3.619@ —

Steel bars, half extras..... 3.619@ —

TURPENTINE:

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

WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets..... 87%

B grade, single strength, first three brackets..... 89%

Grades A and B, larger than the first three brackets, single thick... 86%

Double strength, A quality..... 87%

B quality..... 89%

APARTMENT HOUSE ON SINGLE LOT

Edward W. Browning is Erecting Thirteen Story Structure, Similar to Others Built by Him in Section

EDWARD W. BROWNING, who has built within the last two years three thirteen-story apartment houses on twenty-five foot lots, has undertaken a similar project, on the lot 25x100 feet, at 31 West 71st street, between Central Park West and Columbus avenue, on a block which has been occupied exclusively by private dwellings at all points except the corners.

On this property, which was acquired in November, 1914, from L. M. Stanton, he is erecting from plans by Robert T. Lyons, 52 Vanderbilt avenue, a thirteen

The new apartment hotel will represent the Gothic style of architecture, and the exterior will be built of marble, terra cotta and light brick. It will contain 156 rooms arranged into suites of one and two rooms with bath each, each floor to contain twelve rooms and eight baths.

The building will contain the most modern improvements to be found in buildings of this type in the city, and will offer the usual comforts and conveniences to which apartment house and hotel residents have become accustomed. The building will be thoroughly fire-proof, and will meet with all the requirements of the various city departments.

The outcome of the project is being awaited with interest by real estate men and builders who have been wondering whether or not buildings of such type may be erected profitably, in view of the generally prevailing opinion that a successful apartment house operation depends not only upon the building upon a larger site, but also upon the acquisition of additional property to insure permanent light and air.

Broad Street Telephone Exchange.

The Cauldwell-Wingate Company, 381 Fourth avenue, has been awarded the general contract for the new ten-story brick, limestone and terra cotta telephone exchange and office building, to measure about 111x75 feet, to be built by the New York Telephone Company at 102-108 Broad street, occupying the entire block front in the west side of the street, from Pearl to Water streets. The building has been designed by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. The site is now occupied by eight old five-story buildings, having a frontage of 111.2 feet in Broad street, 137.9 feet in Pearl street and 117.4 feet in Water street. The new building will face the famous landmark known as Fraunce's Tavern. Just south of the block is the twenty-story Centennial Building, and south of that structure is the block front owned by the Estate of Ogden Golet, which is also reported to be contemplating the erection of an eight-story building. The contract for the foundations has been awarded to the Foundation Company, 233 Broadway.

To Build Heights Apartments.

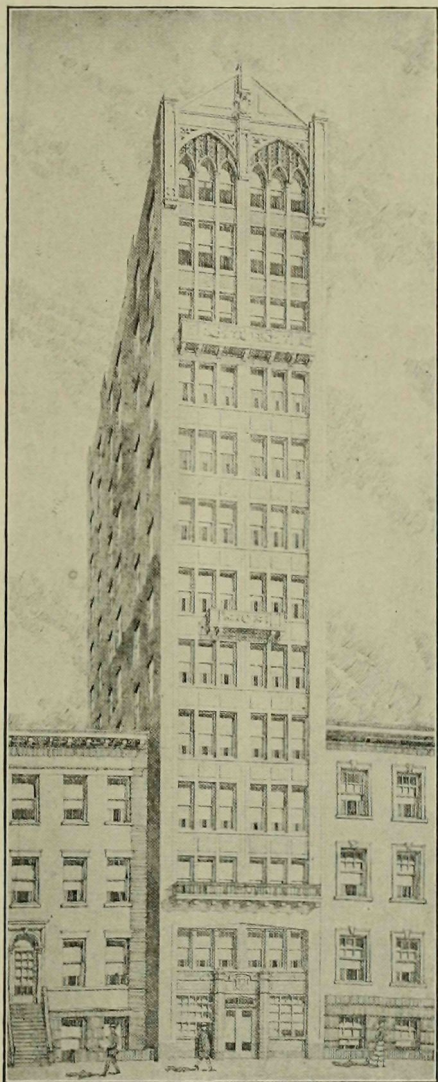
Samuel Katz, 405 Lexington avenue, has been selected architect to draw plans for the two six-story brick, limestone and terra cotta apartment houses to occupy the entire block front in the south side of 172d street from Fort Washington to Haven avenues. The estimated cost of the project has been placed at \$200,000. This property was acquired last week by the builder, the Regnis Construction Company. Gustave Schneider, president, represented by Gettner, Simon & Asher, as attorneys, from the Washington Heights Realty Company.

Tabernacle for "Billy" Sunday.

The William A. Sunday Evangelistic Incorporation, of which James M. Speers of James McCutcheon & Company is president, will build a one-story frame tabernacle, to measure 243 x 334 feet, at the southwest corner of Broadway and 168th street, on the old American League Baseball Park. The building will be designed by the Kendall, Taylor Company, 93 Federal street, Boston, Mass., architects, and will cost \$50,000. The property is owned by the City Real Estate Company, 176 Broadway.

\$600,000 Electric Plant.

The City of Oswego is having plans prepared for a one-story brick, steel and reinforced-concrete hydro electric plant, to measure 50x120 feet, and to be 40 feet high at Dam No. 6, on the Oswego River, to cost about \$600,000. John A. Bensel, 111 Broadway, Manhattan, has been retained as consulting engineer.



Robert T. Lyons, Arch't.
 NO. 31 WEST 71ST STREET.

story apartment hotel to measure 25x90 feet, that will involve an outlay of approximately \$125,000. The dwelling on the site has been demolished, and the project will go ahead. The building is expected to be completed and ready for occupancy about September 1, 1917. Robert E. Moss, 126 Liberty street, has been selected steel engineer, and the steel contract has been awarded to Milliken Brothers, 111 Broadway.

Mr. Browning began to build tall apartment houses on narrow lots in 1914, after he had acquired dwellings with 25-foot frontages at 42 West 72d street, 118 West 72d street and 126 West 73d street. The objects at that time aroused considerable interest and comment, on account of their unique character.

He will incorporate somewhat different ideas of construction in his latest project, and while the contemplated structure will also be thirteen stories in height, and will be built on a single lot, in an hitherto exclusive private house block, it will be unlike its predecessors in several architectural and structural details. The building will probably be the last one of its type in that block since under the new Zoning Law, structures of such height will not be permitted in 60 foot streets.

New Wall Street Bank Building.

M. Reid & Company, 116 West 39th street, have been awarded the general contract for the construction of the three-story brick, limestone and reinforced concrete banking building at 68 Wall street, for the Hochelaga Realty & Development Company, R. G. Hebden, president, from plans by McKim, Mead & White, 101 Park avenue. The Standard Bank of South America has taken under a long term lease the two upper stories, and the ground floor has been taken by the Bank of Montreal, in connection with its present quarters at 64-66 Wall street. Construction will begin about March 1, and the building is expected to be ready for occupancy about September 1, 1917.

Building Company for Gedney Farm.

The Day Syndicate, Inc., has recently been organized by residents and others interested in Gedney Farm to build houses to meet the rapidly increasing demand in that section. Willard B. Day, the vice-president of the Raritan Chemical Works, who has just completed a residence at Gedney Farm, is the president of the new building company; Robert E. Farley is vice-president; Harvey W. Craw, secretary, and C. H. Mitchell, treasurer. The syndicate has already started the construction of two houses—one in Littlejohn place and one in Seymour place—and will build several more houses in the spring.

PERSONAL AND TRADE NOTES.

R. B. Merchant, treasurer of J. G. White & Co., has been elected to the office of vice-president.

John B. Roberts & Co., general contractors, have moved their offices from 1 Madison avenue to 3 West 29th street.

Eli Benedict, architect, 1947 Broadway, delivered a lecture recently on "Miracles in Stone" at the Y. M. C. A., in Binghamton, N. Y.

Paul Chapman, 1482 Broadway, has been selected as consulting engineer for the new theatre to be erected in West 125th street, west of Seventh avenue, by Marcus Loew, from plans by Thomas W. Lamb, architect.

A. S. Blagden has been elected president of the American Malleables Co., at 30 Church street, and works at Bloomfield, N. J., and Lancaster, N. Y. He succeeds W. G. Pearce, who was elected chairman of the board.

Arthur H. Young, who for some years has been supervisor of labor and safety of the Illinois Steel Company, Chicago, will take up his new duties as director of the American Museum of Safety, New York, on January 1, 1917.

The Himoff Machine Co. and the Acme Gear Works have removed their main offices and plant to 45 Mills street, Astoria, Long Island, adjacent to the 92d Street ferry. The factory and equipment will be ready for inspection about February 1. The sales office is at 50 Church street.

Municipal Art Commission has tentatively approved plans for a statue of the late Samuel J. Tilden. Funds for the erection of the statue were provided for in his will and L. V. F. Randolph of Plainfield and George W. Smith of New York, his executors, carried out his wishes. The Tilden statue will be placed on Park avenue on the north side of Thirty-fourth street. It will be a life size figure in bronze, and is the work of William Ordway Partridge.

National Art Society is being incorporated "to promote intelligent interest in architecture, its arts and crafts; the drama, landscape architecture, music, painting, poetry and sculpture, unbiased by any person or persons interested in the art trade. Application has been made in the Supreme Court for approval of the articles of incorporation. Among those interested are F. W. Ruckstahl, Charles DeKay, Walter A. Johnson, Frank P. Crast, Jr., R. E. Booth and W. L. Reynolds.

The annual exhibition of the Architectural League of New York will be held at the building of the American Fine Arts Society, 215 West 57th street, Feb. 3 to 24, 1917, inclusive. The exhibition is illustrative of architecture and the allied fine arts. It will consist of drawings and models of proposed or executed work in structural, decorative and landscape architecture; sketches and finished examples of decorative and monumental sculpture. For detailed particulars regarding the exhibition address Charles W. Leavitt, 215 West 57th street.

OBITUARY.

George H. Gerard died on Sunday, December 17, at his residence, Cathedral avenue and 2d street, Garden City, L. I. He had been in robust health until a few days previous, when he contracted a cold which developed rapidly into pneumonia, from which he died. He was born in Brookhaven, L. I., and when a young man established himself in the lumber business which later became G. H. Gerard, Son & Company, manufacturers of interior woodwork at Brooklyn, N. Y. Later this concern consolidated with the Empire City Wood Working Company and formed the Empire City-Gerard Company, of which he became vice-president. Mr. Gerard resided for many years in Brooklyn, N. Y., and nine years ago moved to Garden City, L. I., where he built the beautiful residence on Cathedral avenue in which he died. He was a man of genial personality, and had a large circle of friends. He was a director of the Greenpoint Branch of the Corn Exchange Bank, and was the former president of the Home Savings Bank of Brooklyn, N. Y., and a trustee of this institution at the time of his death. He was also a member of several fishing clubs in Canada and Nova Scotia. He is survived by his widow and one son, Ernest D. Gerard. The funeral services were held from his late residence on Tuesday morning, December 19, at 11 o'clock. The interment was at Woodlawn.

NO ARCHITECTS SELECTED.

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

RICHMOND HILL, L. I.—William Chapelle, 500 Manor av, Brooklyn Manor, L. I., contemplates building two 3-sty brick dwellings with stores, 20x53 ft, on the east side of Liberty av, near Chestnut st, for which no architect has been selected. Cost, \$16,000.

OLEAN, N. Y.—O. W. Pierce, 3d and State sts, Olean, contemplates building a 1-sty brick business building in State st, for which no architect has been selected.

OLEAN, N. Y.—A company now being formed, c/o Dr. W. H. Hay and others, contemplates the erection of a sanitarium to cost about \$25,000. No architect has been selected and details will be available later.

SUMMIT, N. J.—Edward C. Gilson, 38 Wall st, Manhattan, contemplates building a residence, for which no architect has been selected.

CORNING, N. Y.—I. W. Wellington & Co., Market and Pine sts, Corning, N. Y., contemplate remodeling the property at the southeast cor of Market and Pine sts into a bank and office building. No architect selected.

SUMMIT, N. J.—Harry L. Marsh, 49 Wall st, Manhattan, contemplates building a residence at the cor of Oakridge st and Magnolia pl, for which no architect has been selected.

CANISTEO, N. Y.—A company now being formed in which J. B. Hargraves and others are interested, contemplates the erection of a 1-sty brick tile and concrete public garage, 60x120 ft. No architect selected.

NORTH OLEAN, N. Y.—The Union Methodist Episcopal Church, c/o Rev. W. W. Brunk, contemplates building a church. No architect has been selected and details are undecided.

ELMIRA, N. Y.—The Shining Light Mission, c/o Milton W. De Lhorbe, 125 Pennsylvania av, Elmira, is raising funds for

the construction of a mission. No architect has been selected.

TROY, N. Y.—The Board of Education of Troy, William L. Thompson, pres., has asked for an appropriation of \$100,000 for the erection of a grade school to contain 11 classrooms. The site has not yet been selected. No architect has been selected and details will be available later.

PATERSON, N. J.—The Board of Education, George S. O'Neil, pres., contemplates the erection of a high school at Market st and Park av, for which no architect has been selected.

PATERSON, N. J.—William Atherton, 91 Jasper st, Paterson, contemplates the erection of a 2-sty brick mill building, at the foot of Mill st, for which no architect has been selected, and details will be available later.

HUDSON FALLS, N. Y.—The Roman Catholic Church of Hudson Falls, c/o Father J. J. O'Brien, 20 Park pl, contemplates the erection of a 1½-sty church, with a seating capacity of 800, on a site not yet selected. No architect has been retained.

LONG BEACH, L. I.—The West End Seashore Bungalow Co., Lexington av and 4th st, Long Beach, contemplates building about 50 bungalows. No architect has been selected, and details will be available later.

BINGHAMTON, N. Y.—Edward M. Hanrahan Co., 154 State st, Binghamton, contemplates building a business block on Commercial av, for which no architect has been selected.

PLANS FIGURING.**DWELLINGS.**

MANHATTAN.—Delano & Aldrich, 126 East 38th st, architects, are taking bids on the general contract for the 5-sty brick and stone residence, 37x90 ft, at 686-688 Park av, for William Sloane, 5th av and 47th st, owner.

BRONX.—Charles F. Peck, 7 East 42d st, architect, is taking bids on the general contract to close Jan. 2 for the alteration of the 2-sty frame dwelling, with store, at 1349-1351 Macombs rd, for J. Romaine Brown, 299 Madison av, owner. Cost, \$5,000.

BREWSTER, N. Y.—Satterlee & Boyd, 3 West 29th st, Manhattan, architects, are taking bids on the general contract for alterations to the 2-sty frame residence, on the Tillie Foster Farm, for Miss Elizabeth Douglas, owner. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—American Can Co., 120 Broadway, Manhattan, is taking bids on the general contract to close Jan. 10 for a brick and reinforced concrete factory, 200x325 ft, and a 1-sty garage, 200x100 ft, adjoining the Bush Terminal Co., from privately prepared plans.

HARMON, N. Y.—The New York Central & Hudson River R. R. Co., 70 East 45th st, Manhattan, owners, is taking bids on the general contract to close 11 a. m., January 2, for a 4-sty brick and tile storage house, platform and canopy, 98x160 ft, from privately prepared plans.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., architects, and Alexander Merchant, 363 George st, New Brunswick, supervising architect, are taking bids on the general contract for the 4 and 1-sty brick, limestone and concrete Y. M. C. A. Bldg., at 9-11 Livingston av, for the Y. M. C. A., of New Brunswick, W. Reed, pres., 390 George st, owner. Cost, \$115,000.

HOSPITALS AND ASYLUMS.

RANDALL'S ISLAND, N. Y.—The City of New York, Dept. of Public Charities, Municipal Building, owner, is taking bids on the general contract to close 10.30 a. m., Jan. 5, for the group of institutional buildings, from plans by Donn Barber, 101 Park av, architect, and Charles E. Knox, 101 Park av, electrical engineer. Cost, \$800,000.

MUNICIPAL.

WATERLOO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., Jan. 26, for the 2-sty brick, stone and terra cotta post-office building for the U. S. Government.

SCHOOLS AND COLLEGES.

BOROUGH OF QUEENS.—The City of New York, Board of Education, Park av and 59th st, owner, is taking bids to close 11 a. m., January 8, for fire protection work at Public Schools Nos. 10, 27, 23 and 90, and the Jamaica High School.

ROCHELLE PARK, N. J.—The Board of Education of Saddle River Township, Robert Smith, clerk, Warrenpoint, N. J., is taking bids to close January 6, on the general contract, for the 1-sty brick public school, from plans by John F. Kelly, Post Office Bldg., Passaic, N. J. Cost, \$11,000.

BINGHAMTON, N. Y.—The City of Binghamton, Board of Education, is taking bids on the general contract for the alteration and addition to the Rossville School on Pennsylvania av, from plans by T. I. Lacey & Son, 1110 Press Bldg., Binghamton. Bids close 3 p. m., January 3.

STABLES AND GARAGES.

MANHATAN.—Emil Selig, owner, 238 West 54th st, is taking bids on the general contract for the alteration of the 4-sty stable, 50x95 ft, at 238-240 West 54th st, into a garage, from plans by Horenburger & Bardes, 122 Bowery. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Frederick Putnam Platt, 1123 Broadway, Manhattan, architect, is taking bids on the general contract to close January 8, for the 3-sty brick store and loft building, 300x31 ft, at the northeast cor of Van Alst av and Hunterspoint av, for the Anabel Ave. Factory Corp., 30 East 42nd st, Manhattan, owner. Cost, \$28,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

DWELLINGS.

9TH ST.—Patrick Brogan, 204 West 23d st, is preparing plans for the alteration to the 3-sty brick and stone residence, 22 x93 ft, at 6 West 9th st, for August Zinsser, 1511 3d av, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

EAST HOUSTON ST.—C. Matlock, 30 East 42d st, steam engineer, has engineer's plans in progress for alteration to the 7-sty brick factory, 64x103 ft, at 21-5 East Houston st, for the Gustavus Sidenburg Estate, 114 5th av, owner, from plans by Buchman & Fox, 30 East 42d st, architects, The Reid-Palmer Construction Co., 30 East 42d st, has the general contract.

3D AV.—William Higginson, 13 Park Row, is revising plans for the addition to the 6-sty brick, steel and reinforced concrete factory, at 289-291 3d av, and 205 East 22d st, for the Lehmaier-Schwartz & Co., 207 East 22d st, owners. Cost, \$100,000.

HOTELS.

MADISON AV.—The 28th St. Co., c/o Charles F. Rogers, 14 East 28th st, contemplates the erection of a 12-sty addition to the brick, limestone and terra cotta hotel, at 66-70 Madison av, from privately prepared plans. Cost, \$600,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Stuckert & Co., Crozer Building, Philadelphia, Pa., are preparing plans for the alteration to the basement of the office building at the southeast cor of 42d st and 5th av, for the Horn & Hardart Co., lessee, Harry Rust, 724 Ludlow st, Philadelphia, has the general contract.

THEATRES.

EAST HOUSTON ST.—L. F. J. Weiher, 271 West 125th st, will draw plans for a 2-sty brick, limestone and terra cotta moving picture theatre, 60x90 ft, with a seating capacity of 1,300, at 139-145 East Houston st, for Steiner, Wesiner & Schwartz, 235 East 14th st, owners. Cost, \$40,000.

MISCELLANEOUS.

1ST AV.—John J. Kenny, 435 73d st, Brooklyn, has completed plans for the alteration to the 3-sty brick and reinforced concrete laundry building on the east side of 1st av, 26th to 29th sts, for the City of New York, Bellevue and Allied Hospitals, owner. Cost, \$8,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

3D AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for the alteration to the 5-sty brick tenement at 3970 3d av, for Emanuel Glauber, 35 Nassau st, owner. Cost, \$2,500.

DWELLINGS.

EDISON AV.—H. J. Arnold, 429 North Vine st, Richmond Hill, L. I., has completed plans for a 2½-sty frame dwelling, 30x30 ft, on the east side of Edison av, 225 ft south of Schley av, for the Bronx Shore Park Development Co., 391 East 149th st, owner and builder. Cost, \$4,000.

STABLES AND GARAGES.

WEBSTER AV.—M. W. Del Gaudio, 401

East Tremont av, has plans in progress for a 1-sty brick garage, 100x100 ft, on the west side of Webster av, 100 ft south of 167th st, for the Kiesler Realty Corp., c/o Phillip Wattenberg, 1109 Forest av, owner. Cost, \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

88TH ST.—Cannella & Gallo, 60 Graham av, are preparing sketches for a 4-sty brick and limestone apartment, 30x88 ft, in the north side of 88th st, 375 ft west of 4th av, for Vincent Celano, 337 88th st, owner and builder. Cost, \$20,000.

STATE ST.—Slee & Bryson, 154 Montague st, are preparing plans for the alterations to the 4-sty brick bachelor apartment building, 25x40 ft, at 132 State st, for the Fortune Building Co., c/o P. Hellenback, pres., 177 Remsen st, owner and builder. Cost, \$5,000.

EASTERN PARKWAY.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty brick and limestone apartments, 50x100 ft, on Eastern Parkway, near Bedford av, for the S. & K. Building Corporation, c/o S. Kellner, 1538 Union st, owner and builder. Cost, \$50,000 each.

59TH ST.—Cantor & Dorfman, 371 Fulton st, are preparing plans for four 3-sty brick and limestone tenements, 25x80 ft, in the north side of 59th st, and in the south side of 58th st, west of 8th av, for the A. & S. Bldg. Co., c/o Simon Abels, 44 Court st, owner and builder. Total cost, \$40,000.

8TH AV.—Cantor & Dorfman, 371 Fulton st, are preparing plans for ten 3-sty brick and limestone tenements with stores, 25x60 ft, on the west side of 8th av, from 58th to 59th sts, for the A. S. Bldg. Co., Simon Abels, pres., 44 Court st, owner and builder. Cost, \$75,000.

DWELLINGS.

HOMECREST AV.—Slee & Bryson, 154 Montague st, have completed plans for six 2½-sty frame and stucco dwellings, 16x38 ft, at the northwest cor of Homecrest av and Av D, for the Montauk Mortgage Co., c/o H. Bratten, 350 Fulton st, owner and builder. Cost, \$5,000 each.

NEPTUNE AV.—A. W. Perla, 44 Court st, has completed plans for ten 2-sty frame dwellings, 14x46 ft, at the southeast cor of West 36th st and Neptune av; the

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southwest cor of West 35th st and Neptune av, and in the south side of Neptune av, 24 ft west of West 35th st, for the C. I. Building Co., 44 Court st, owner. Total cost, \$40,000.

AV M.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame dwelling, 18x36 ft, on the south side of Av M, 50 ft east of East 29th st, for the Midwood Associates, 805 Flatbush av, owners and builders. Cost, \$3,500.

AV N.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco dwelling, 20x42 ft, on the north side of Av N, 40 ft east of East 19th st, for the Midwood Associates, 805 Flatbush av, owners and builders. Cost, \$5,500.

AV N.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame dwelling, 20x40 ft, on the south side of Av N, 100 ft east of East 19th st, for George K. Morin, 366 East 25th st, Brooklyn, owner and builder. Cost, \$4,500.

EAST 29TH ST.—Robert T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty dwelling, 20x40 ft, at the southeast cor of East 29th st, and Av L, for H. Stolp, 2501 Clarendon rd, owner and builder. Cost, \$5,000.

EAST 46TH ST.—C. G. Wessel, 843 East 12th st, has completed plans for six 2½-sty frame dwellings, 16x32 ft, in the west side of East 46th st, 380 ft south of Av L, and in the east side of East 46th st, 400 ft south of Av L, for Edgar R. Bastress, 391 Fulton st, owner and builder. Total cost, \$12,000.

MYRTLE AV.—B. H. & C. N. Whinston, 3d av and 148th st, Bronx, are preparing plans for the alteration and extension to the 3-sty brick and stone residence, store and garage at Myrtle av and Fleet pl. Owner's name will be announced later. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

54TH ST.—George P. Post & Sons, 100 Park av, Manhattan, have completed plans for the alteration to the 2-sty brick factory at the southwest cor of 54th st and 1st av for Permutif Bros., 30 East 42d st, owners. Cost, \$5,000.

HALLS & CLUBS.

CONWAY ST.—Koch & Wagner, 26 Court st, have completed plans for the alterations to the cafe and dance hall at the southwest cor of Conway st and Bushwick av, for John F. Trommer, Evergreen Brewing Co., 1530 Bushwick av, owner and builder. Cost, \$10,000.

MUNICIPAL.

BROOKLYN, N. Y.—The City of New York, Dept. of Corrections, Municipal Bldg., N. Y., contemplates erecting a children's court house, on a site not yet selected. Name of architect and other details will be announced later. Cost, \$100,000.

SCHOOLS AND COLLEGES.

QUINCY ST.—H. M. Devoe has completed plans for alterations to the 3-sty brick and stone public school on the south side of Quincy st, 120 ft west of Ralph av, for the City of New York, Board of Education, owner. Cost, \$26,500.

STORES, OFFICES AND LOFTS.

OAKLAND ST.—Louis Schwartz, 4 Court Sq, is preparing plans for the extension to the 2-sty feed store, in the west side of Oakland st, 50 ft south of Dupont st, for P. F. Craddock, on premises, owner. Cost, \$10,000.

THEATRES.

SENECA ST.—Louis Berger & Co., 1652 Myrtle av, is preparing plans for a 1-sty brick and limestone moving picture theatre, 50x117x144 ft, in the west side of Seneca st, near Palmetto st, for the Lyric Ridgewood Heights Amusement Co., c/o J. Kull, 637 Palmetto st, owner and builder. Cost, \$25,000.

Queens.

CHURCHES.

FLUSHING, L. I.—The Reformed Dutch Church, Bowne av and Amity st, is having plans prepared privately for the alteration and addition to its 1-sty brick and stone edifice, 40x60 ft.

DWELLINGS.

KEW GARDENS, L. I.—Newman & Harris, 1123 Broadway, Manhattan, have had plans completed privately for four 2½-sty frame dwellings, 39x36 ft, in the north side of Audley st, 70 ft west of Beverly rd. Total cost, \$38,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 36x20 ft, at the southwest cor of Alsop st and Degraw av, for the Curtis Building Co., 2005 Ocean Parkway, Brooklyn, owner and builder. Cost, \$7,000.

ROCKAWAY PARK, L. I.—Phillip Caplan, 16 Court st, Brooklyn, is preparing plans for the alteration and extension to

the dwelling on 7th av for Isaac H. Lubin, on premises, owner. Cost \$10,000.

WHITESTONE, L. I.—Anton Hein, 95 16th st, Whitestone, has completed plans for two 2-sty frame dwellings, 40x42 ft, in the north side of 16th st, west of 6th av, for Henry Commerdinger, 16th st, Whitestone, owner. Cost, \$8,000.

MORRIS PARK, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 20x50 ft, on the west side of Cedar av, 175 ft north of Sutter av, for B. O. Olson, 4583 Kimball av, Morris Park, owner and builder. Cost, \$3,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 16x35 ft, in the west side of Wright st, 200 ft from Rigby st, for J. Brown, Pemberton st, Jamaica, owner and builder. Cost, \$3,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 16x36 ft, for H. Stanley, Pemberton st, Jamaica, owner and builder. Cost, \$3,000.

MISCELLANEOUS.

GLENDALE, L. I.—The Glendale Park Construction Co., Glendale, has private plans in progress for the installation of sewers and grading on its development in Bertha pl, Rye Harbor rd, Parkview av, Ford av, Rush, Deyo and Walton sts. Cost, \$20,000.

Richmond.

DWELLINGS.

MARINER'S HARBOR, S. I.—The Staten Island Shipbuilding Co., 1983 Richmond Terrace, Port Richmond, has had plans completed privately for a 2-sty brick dwelling, 54x20 ft, in the north side of Richmond Terrace. Cost, \$5,000.

Nassau.

DWELLINGS.

BROOKVILLE, L. I.—Alfred Bossom, 356 5th av, Manhattan, is preparing plans for alterations and additions to the 2½-sty residence of J. W. Harriman. The general contract has been awarded to Charles T. Wills Co., 286 5th av, Manhattan.

HOTELS.

LYNBROOK, L. I.—Michael O'Rourke, Roseville st, Lynbrook, has purchased the hotel on Rockland av, and contemplates making alterations. Name of architect and other details will be available later.

Suffolk.

MUNICIPAL.

AMITYVILLE, L. I.—The U. S. Coast Guard, 422 Custom House, Manhattan, is having plans prepared privately for a 1½-sty free life saving station, 50x40 ft, at Gilgo Beach.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—A. Weck, 133 Pentie st, Mt. Vernon, N. Y., has completed plans for a 2-sty frame and stucco apartment, 38x60 ft, in Vernon pl, for J. Hardie, 133 Pentie st, Mt. Vernon, owner and builder. Cost, \$8,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Hillcrest av, New Rochelle, has had plans completed privately for a 2½-sty frame and shingle dwelling, with garage, 41x25 ft, on Overlook rd, north of Paine av. Cost, \$8,500.

MT. VERNON, N. Y.—The Mt. Vernon Realty Corp., Lucas Building, Mt. Vernon, has had plans completed privately for a 2½-sty frame dwelling, 22x30 ft, at 429 Luber av. Cost, \$4,000.

SCARSDALE, N. Y.—Theodore Meyer, 114 East 28th st, Manhattan, is preparing plans for a 2½-sty hollow tile, stucco and timber residence, 90x40 ft, and a 2-sty hollow tile and stucco garage, 25x30 ft, on Cooper av, for Arthur Stewart, Scarsdale, N. Y., owner. Cost, \$35,000.

RYE, N. Y.—Harold Sherwin, Grace Church st, Rye, will draw plans for the residence on Hilltop pl and Highland rd for Mrs. Margaret M. Sherwin, owner.

YONKERS, N. Y.—The Monarch Bldg. Corp., Roberts av, Yonkers, will build a 2½-sty frame dwelling on Rossetter av, Nepperhan Heights, from privately prepared plans. Cost, \$6,000.

MISCELLANEOUS.

HARRISON, N. Y.—I. E. Ditmars, 111 5th av, is preparing plans for a 2-sty brick and limestone nurses' home, 46x90 ft, for the Sisters of Charity of Mt. St. Vincent, on the Hudson. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

IRVINGTON, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 3-sty frame and stucco flat, with

store, 25x65 ft, at 945 Clinton av, for Meyer Bornstein, 26 Coit st, Irvington, owner. Cost, \$7,500.

CLIFFSIDE PARK, N. J.—Phillip H. Diemer, 128 Humboldt st, Union Hill, N. J., has completed plans for a 3-sty brick flat with store, 25x67 ft, at the southeast cor of 2d st and Cliff st, for William Herr, Hudson Heights, N. J., owner and builder. Cost, \$15,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has new plans in progress for a 3-sty brick and limestone tenement, 50x72 ft, at 203-207 St. Pauls av, for J. Berkowitz, 95 Cottage st, Jersey City, owner and builder. Cost, \$25,000.

LEONIA, N. J.—Elliott R. Coe, Romaine Building, Paterson, has finished plans for two 2-sty apartments, with stores, 40x44 ft, for M. R. Terwilliger, Sylvan av, Leonia, owner and builder.

NEWARK, N. J.—E. R. Rizzolo, 238 Washington st, Newark, has completed plans for a 4-sty brick and limestone apartment house, 46x140 ft, at 449-451 Mt. Prospect av, for Vincenzo Altieri, 25 Park av, Newark, owner. Cost, \$40,000.

ELIZABETH, N. J.—Michael B. Silberstein, 123 Springfield av, Newark, has completed plans for a 3-sty frame flat, 22x66 ft, at the southwest cor of Bay Way and McKinley sts, for Morris Weinstein, 569 S. Park st, Elizabeth, owner. Cost, \$7,000.

NEWARK, N. J.—Nathan Harris, 21 South Orange av, Newark, has completed plans for a 4-sty brick and limestone apartment house, 56x94 ft, at 141-143 Bigelow st, for the Bigelow Construction Co., c/o Jacob Hainochowitz, 135 Johnson av, owner and builder. Cost, \$45,000.

JERSEY CITY, N. J.—William H. Bogart, 398 Jackson av, Jersey City, has completed plans for two 3-sty brick and limestone flats, 66x58 ft over all, at 91-93 Bergen av, for Patrick Kane, 143 Postwick av, Jersey City, owner and builder. Cost, \$28,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for a 3-sty brick and limestone apartment at the northwest cor of Lincoln av and May St, for S. H. Raphael, 74 Palm st, Newark, owner. Cost, \$35,000.

BANKS.

NEWARK, N. J.—The Fidelity Trust Co. of Newark, Prudential Bldg., contemplates the erection of a brick and stone bank building at 760 Broad st. Name of architect and details will be available later.

DWELLINGS.

ANNANDALE, N. J.—Louis Allmendinger, 20 Palmetto st, Brooklyn, is preparing plans for two 1½-sty frame dwellings, 18x46 ft, for Adolph Gobel, Morgan av, Brooklyn, owner. Cost, \$4,000 each.

WHIPPANY, N. J.—Arthur S. Pierson, Trust Co. Building, Morristown, N. J., has plans nearing completion for a 2½-sty brick dwelling, 34x40 ft, for James L. McEwan, Morris av, Whippany, owner. Cost, \$10,000.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, is preparing plans for a 2½-sty frame dwelling, 21x22 ft, on Ashland av, near Washington av, for Milton Unangst, owner. Cost, \$5,000.

ORANGE, N. J.—F. W. London, 247 West 36th st, Manhattan, has plans in progress for a 2½-sty frame and shingle residence, 28x55 ft, on Oakwood and East Highland av, for Mrs. F. E. Johnson, 242 Oakwood av, Orange, owner and builder. Cost, \$10,500.

SHORT HILLS, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, is preparing sketches for the alteration and addition to the 2½-sty frame and stucco residence on Hobart av for George A. Eyer, Hobart av, owner.

TOMS RIVER, N. J.—Harold E. Laubinger, 32 S. 7th av, Mt. Vernon, has revised plans in progress for a 2-sty terra cotta and stucco dwelling, 35x38 ft, with a 1-sty hollow tile and stucco garage, 14x16 ft, for Clifford A. Brant, Highland Parkway, Toms River, owner. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—A. E. Quaife, 64 Harrison av, Jersey City, has completed plans for a 3-sty brick warehouse, 40x100 ft, at 660 Grand st, for Israel Max, 480 Communipaw av, owner and builder. Cost, \$10,000.

NEWARK, N. J.—The Butterworth, Judson Co., is having plans prepared privately for a 1-sty sulphur contact house, and a covering for cooling coils 41x47 ft, and 40x94 ft, on Av R, near the Newark Transfer Station. Cost, \$8,000.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, engineers, have completed plans for the addition to

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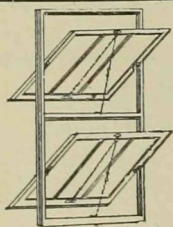
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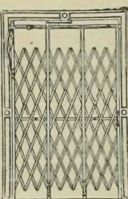
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the 1-sty steel and corrugated iron plant, 50x100 ft, at 203 Westside av, for Joseph T. Ryerson & Son, on premises, owner. Cost, \$12,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, Newark, has completed plans for the addition to the 2-sty brick warehouse, 46x72 ft, at 14-16 Highland st, for Henry Ricard & Co., 10 Magnolia st, Newark, owners. Cost, \$10,000.

ELIZABETHPORT, N. J.—The S. H. Ogden Co., Union Building, Newark, is preparing plans for a 1-sty brick manufacturing plant, 100x340 ft, along the Central Railroad tracks, between Butler st and 1st pl, for the Stamford Electric Fittings Co., Stamford, Conn., owner.

SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are preparing plans for a 2-sty brick and reinforced concrete public school, to contain 16 classrooms, auditorium and gymnasium, on Englewood av, for the Board of Education of Englewood, Miss Alice Cole, sec'y. Cost, \$125,000.

STABLES AND GARAGES.

LONG BRANCH, N. J.—H. Stein, 17 Academy Alley, Long Branch, has purchased property on Broadway near the City Hall, and is having plans prepared for the erection of a garage and salesroom. Details will be available later.

EAST ORANGE, N. J.—Bessman & Bessman, 20 Clinton st, Newark, owners and builders, have had plans completed privately for a 1-sty brick and concrete garage and auto salesroom, 100x150 ft, at 31-7 Main st. Cost, \$15,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, is preparing plans for the alteration to the 1-sty brick auto service station and showroom at Westfield and Union avs, for George Seeber, 301 West Jersey st, Elizabeth, owner, and the Paige Automobile Agency, 278 North Broad st, Elizabeth, lessee.

NEWARK, N. J.—Robert Sellick, 225 Jelliffe av, Newark, has completed plans for eight attached individual garages, 40 x51 ft, in the rear of 338-340 Sumner av, for John W. Hallas, on premises, owner. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Charles J. McCloskey, 351 Montgomery st, is having plans prepared privately for the interior alteration to the 5-sty brick store at 351 Montague st. Cost, \$3,000.

MORRISTOWN, N. J.—William A. Tilton, 52 Vanderbilt av, Manhattan, will draw plans for the rebuilding of the brick and stone lyceum building in South st for the Trustees of Morristown. Cost, \$50,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has plans nearing completion for a 2-sty brick and limestone loft and garage building, 70x100 ft, on Park av, for Charles Arnheim, 296 Park av, Newark, owner. Cost, \$16,000.

MISCELLANEOUS.

NEWARK, N. J.—The American Synthetic Dyes, Inc., owner and builder, has had plans completed privately for a 2-sty reinforced concrete, brick and hollow tile absorption tower, 22x33 ft, 58 ft high, and two 1-sty extensions, 22x22 ft, 12 ft high; also for three 1-sty auxiliary boiler houses, 20x31 ft each, on the Meadows between Av P and Av R, near the Newark Transfer Station. Cost, \$17,500.

NEWARK, N. J.—M. Mancusi Ungaro, 222 Washington st, Newark, is preparing plans for a 2-sty brick and limestone meat market and dwelling, 21x58 ft; also a 1-sty brick chicken slaughter house, 21x20 ft, and a 1-sty brick garage, 21x36 ft, at 130 Bank st, for Dominick Carrino, 110 Bank st, Newark, owner. Cost, \$7,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

TROY, N. Y.—Charles A. Heidrich, 423 State st, Schenectady, is preparing sketches for a 3-sty brick apartment house, 144x160 ft, in 15th st, for F. N. Stevens, Arkay Bldg., Albany, N. Y., owner. Cost, \$100,000.

BANKS.

LACKAWANNA, N. Y.—Neal Dunning, Builders' Exchange, Buffalo, is preparing plans for a 1-sty brick, steel and concrete bank, 40x110 ft, at Victory and Ridge roads, for the Lackawanna Trust Co., and the Lackawanna National Bank, owners. Cost, \$40,000.

CHURCHES.

ROCHESTER, N. Y.—Foote, Heady & Carpenter, Carter Bldg., Rochester, have plans nearing completion for the alteration and addition to the 1 and 2-sty brick and stone church in Ambrose st, near Jones st, for the Lake Av Baptist Church, owner. Cost, \$110,000.

NEWBURGH, N. Y.—James Hopkins, 95 Clark st, Brooklyn, is preparing sketches for the addition to the 2-sty frame church in Liberty st for the First Congregational Church, c/o Rev. Isaac Steenson, owner.

JOHNSON CITY, N. Y.—Jewell, Umbrecht & Hayes, 1108 Press Bldg., Binghamton, N. Y., have plans in progress for a 1 and 2-sty brick and stone church, with an auditorium, Sunday school, in Main st, cor Johnson av, for the First Baptist Church of Johnson City, c/o Rev. Lucius E. Ford, owner. Cost, \$45,000.

DWELLINGS.

STAMFORD, CONN.—Walter H. Jackson, 320 5th av, Manhattan, is preparing plans for a 2½-sty residence, with garage, 34x60 ft, for Mrs. Charles E. Fay, 20 Hoyt st, Stamford, owner. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

COHOES, N. Y.—The Fuld & Hatch Knitting Co., Hamilton and Liberty sts., Albany, N. Y., is having plans prepared privately for a 6-sty brick warehouse, 120 x52 ft, in Saratoga st. The general contract has been awarded to Thomas Neary, 80 Vliet st, Cohoes. Cost, \$50,000.

MUNICIPAL.

ALBANY, N. Y.—Charles G. Ogden and Joseph J. Gander, 61 State st, Albany, architects, and Arnold W. Brunner, 101 Park av, Manhattan, consulting architect have completed plans for the alteration to the 3½-sty stone city hall in Eagle st, for the City of Albany, owner. Cost, \$200,000.

CATSKILL, N. Y.—George Warner, Village Engineer, Main st, Catskill, and Henry W. Taylor, 100 State st, Albany, consulting engineer, have completed preliminary plans for a sewage disposal plant for the Village of Catskill, owner. Cost, \$100,000.

SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—The Board of Education of Rochester, c/o J. W. Castleman, pres., is considering sites for a new high school, to be built from plans by Gordon & Madden, and William G. Kaelber, 300 Sibley Bldg., Rochester, architects. Details will be available later.

STABLES AND GARAGES.

GENEVA, N. Y.—I. Edgar Hill, Geneva, is preparing plans for a 2-sty brick and steel automobile sales station, including a garage, storage and salesroom in Castle st, for the Geneva Auto Co., owner. Cost, \$40,000.

THEATRES.

SYRACUSE, N. Y.—A. E. Westover, Keith Bldg., Philadelphia, Pa., and Thomas W. Lamb, 644 8th av, Manhattan, have completed plans for an 8-sty brick, steel and concrete theatre and business building, at 410-412 South Salina st, for the United Booking Offices of America, 1564 Broadway, Manhattan, owner.

MISCELLANEOUS.

GLENS FALLS, N. Y.—Edward L. Tilton, 52 Vanderbilt av, Manhattan, has been selected to prepare plans for a library and park improvement in Glen st, for the Crandall Trust Co, c/o O. G. Smith, trustee, 178 Glen st, Glens Falls. Cost, \$50,000.

PORT HENRY, N. Y.—The Cheever Iron Ore Co., c/o A. E. Hodgkins, general manager, Port Henry, contemplates the erection of a reinforced concrete dock, from privately prepared plans. Cost, \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BRONX.—The Fried-Gissing Construction Co., 137 East 14th st, has the general contract for the alteration to the 4-sty brick and stone apartment at 915 Elmsmere pl, for the Edmund Francis Realty Co., 20 Nassau st, owner, from privately prepared plans.

SOUTH RIVER, N. J.—Kaplan & Eskin, 369 Elm st, Perth Amboy, have the general contract for the 1 and 2-sty apartment house and store building, 75x77 ft, in Ferry st, for B. Streiff, Brighton av, Perth Amboy, owner, from plans by J. F. Pierson & Son, Raritan Bldg., Perth Amboy. Cost, \$6,000.

AVENEL, N. J.—Samuel Levine, 220 Broadway, Manhattan, has the general contract for the two 2-sty brick apartments with stores, 35x58 ft, at Pennsylvania av and Avenel st, for the Maple Realty Co., 205 Smith st, Perth Amboy, owner, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy. Cost, \$10,000.

DWELLINGS.

MANHATTAN.—The I. Henry Glaser Construction Co., 7 East 42nd st has the general contract for the alteration of the

5-sty brick residence, 20x85 ft, at Park av and 80th st, for Eugene Levy, owner, from plans by S. L. Waller, 154 Nassau st. Cost, \$10,000.

SOUTH ORANGE, N. J.—John Sylvester & Son, 20 Eckert av, Newark, have the general contract for the 2½-sty frame dwelling, 26x50 ft, and a 1-sty frame garage, 20x20 ft, at 7 Montrose st, for Mrs. Lydia S. Rutan, 812 South 13th st, Newark, owner, from plans by H. E. Reeve, 763 Broad st, Newark, architect. Cost, \$75,000.

SADDLE RIVER, N. J.—The Hughes Decorating & Furnishing Co., 121 Broadway, Paterson, has the general contract for the 2½-sty terra cotta blocks and stucco residence, 80x80 ft, near Allendale, from plans by J. M. Felson, 1133 Broadway, Manhattan. Owner's name will be announced later. Cost, \$75,000.

PATERSON, N. J.—Peter Eiselman, 24 Tilt st, Paterson, has the general contract for the 2-sty frame dwelling, 24x50 ft, at 77 20th av, for Mrs. P. S. Simmons, 586 East 30th st, Paterson, owner, from privately prepared plans. Cost, \$4,000.

PATERSON, N. J.—Jacob A. Troast, 84 Prospect st, Passaic, has the general contract for the ten 2-sty frame dwellings, at 426-435 Sussex st, for the Pearl Realty & Construction Co., and Phillip Simon, 120 Lexington av, Passaic, owner, from plans by Abram Preiskel, Hobart Trust Bldg., Passaic. Cost, \$3,000 each.

CHAPPAQUA, N. Y.—The Schaefer Construction Co., 5 West 31st st, has the general contract for the 3½-sty hollow tile and stucco residence, 67x26 ft, for George K. Ginsburg, 725 Broadway, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$16,000.

LITTLE NECK, L. I.—G. Cooper, 75 Whitestone av, Flushing, has the general contract for the 2½-sty frame and shingle dwelling, 23x35 ft, for Hurst Beaumont, Long Beach, owner, from plans by Patterson & Dula, 527 5th av, Manhattan. Cost, \$8,000.

NORTH BERGEN, N. J.—August Kleinke, 383 Clinton av, West Hoboken, has the general contract for the 2-sty brick and stucco dwelling, at 34th st and the Boulevard, for Bruno F. Halleauer, 719 36th st, North Bergen, owner, from privately prepared plans. Cost, \$6,000.

NEW ROCHELLE, N. Y.—John Toomey, 70 Highland av, New Rochelle, has the general contract for the 2-sty frame and shingle dwelling, 17x25 ft, on Allard av, west of Main st, for Elizabeth Tierney, 144 Allard av, owner, from privately prepared plans. Cost, \$3,500.

PATERSON, N. J.—The John Vroom Bldg. Co., 23 22d av, Paterson, has the general contract for the 2-sty frame dwelling, 22x57 ft, at 827-829 East 24th st, for Cornelius Dross, Jr., 307 Clay st, owner, from privately prepared plans. Cost, \$5,000.

MT. KISCO, N. Y.—B. F. Dakin Co., 19 Kisco av, Mt. Kisco, has the general contract for the alteration and extension to the 2½-sty frame dwelling for Charles Hall, from plans by Rich & Mathesius, 320 5th av, Manhattan.

PERTH AMBOY, N. J.—Dressier & Bender, 385 Park av, Perth Amboy, have the general contract for the 2½-sty frame dwelling, 23x46 ft, and the 1-sty hollow tile and stucco garage, 15x20 ft, in Market st, between State st and Brighton av, for Thomas Evans, 224 Jefferson st, Perth Amboy, owner, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy, architect. Cost, \$9,500.

CAULDWELL, N. J.—Harry Williams and Thomas T. Benson, 110 Central av, Cauldwell, have the general contract for the 2½-sty frame and stucco dwelling, for Mrs. Sarah S. Shibley, 30 Campbell av, owner, from plans by Charles L. Calhoun, 560 West 163d st, Manhattan. Cost, \$6,000.

EAST ORANGE, N. J.—The Becker Construction Co., 361 Grove st, Newark, has the general contract for the 2½-sty frame and shingle dwelling, 69x25 ft, for Mrs. Eloise M. Burnet, 9 Hawthorne st, East Orange, owner, from plans by Warren & Clark, 108 East 29th st, Manhattan. Cost, \$15,000.

EASTHAMPTON, L. I.—Edward M. Gay, Newton lane, Easthampton, has the general contract for the 2½-sty frame and stucco residence, 120x30 ft, with two wings, 34x22 ft each, in Fourther lane, for George W. Schurman, 96 Broadway, Manhattan, owner, from plans by A. C. Jackson, 25 Madison av, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for the extension to the 1-sty shop in the west side of Taffee pl, 100 ft north of Myrtle av, for A. V. H. Ellis

and others, 82 Wall st, Manhattan, owners, from plans by Warren & Clark, 108 East 29th st, Manhattan. Cost, \$10,990.

RAHWAY, N. J.—The Flynt Bldg. & Const. Co., 30 Church st, Manhattan, has the general contract for the superstructure of the two 1-sty brick manufacturing buildings, 40x100 ft each, on Scott av, adjoining the Pennsylvania Railroad, for Mercy & Co., Lincoln av, Rahway, owner, from plans by W. F. Bower, 44 Harrison st, East Orange, architect. Cost, \$15,000.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—The Emerson Building Co., 103 Park av, Manhattan, has the general contract for the extension to the 4-sty Public School No. 66, on the west side of Watkins av, 100 ft south of Sutter av, for the City of New York, Board of Education, owner. Cost, \$22,000.

STABLES AND GARAGES.

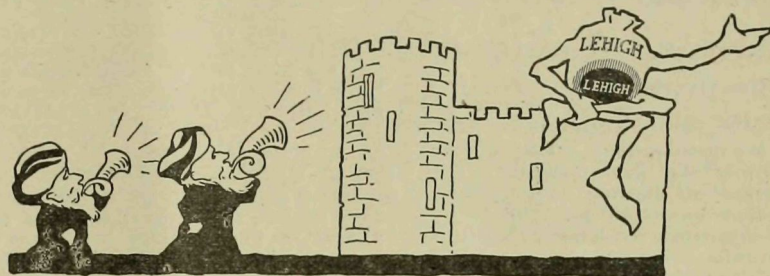
MANHATTAN.—The Miller-Reed Co., 103 Park av, have the general contract for the 5-sty concrete garage, 100x200 ft, at 222-228 West 65th st, for the Consolidated Gas Co., 130 East 15th st, owner, from privately prepared plans.

BROOKLYN, N. Y. (sub.)—W. R. Squire, 2 West 33d st, has been awarded the steel contract and not the general contract, as reported last week, for the 3½-sty brick garage, at 459-461 12th st, for the Arthur Ackerman Lighterage, 59 Pearl st, Manhattan, owner, from plans by Thodie & Harvie, 406 9th st, Brooklyn.

BROOKLYN, N. Y.—Shulman & Leral-sky, 178 Graham av, have the general contract for the 1-sty brick and limestone garage, 35x42 ft, at the southwest cor of Scholes and Lorimer sts, for Max Rosenberg, owner, from plans by Christopher Bauer, 801 Manhattan av. Cost, \$5,000.

WESTBURY, L. I.—Rogers & Blydenberg, Carli av, Babylon, L. I., have the general contract for the 1½-sty wood stable, 50x150 ft, and a wing 27x150 ft, for Thomas Hitchcock, owner, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan.

PORT RICHMOND, S. I.—Frank Sterner, 80 Lexington av, Port Richmond, has the general contract for the concrete block garage, in the north side of Schuyn st, 100 ft west of Richmond av, for Ruth Leo,



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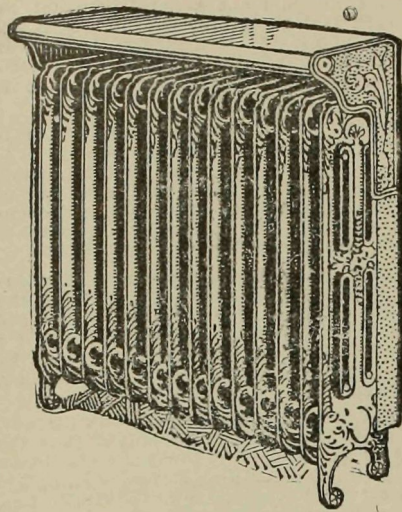
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Westerleigh, S. I., owner, from plans by James Whitford, Tompkinsville, S. I. Cost, \$12,000.

OYSTER BAY, L. I.—Smith & Leo, 103 Park av, Manhattan, have the general contract for the 1-sty brick garage and boat-house on East Main st, for I. S. Shonard, Oyster Bay, L. I., owner, from plans by Donn Barber, 101 Park av, Manhattan. Cost, \$10,000.

SYOSSET, L. I.—Bunce & Holmes, New York av, Huntington, L. I., have the general contract for the 2 1/2-sty garage and gardner's cottage, on the north side of the North Hempstead Turnpike, for Walter B. Devereaux, Jr., 120 Broadway, Manhattan, owner, from plans by Gordon S. Parker, 10 East 43d st.

LONG ISLAND CITY.—The E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has the general contract for the addition to the 1-sty brick garage in 11th and 12th sts, 100 ft west of East av, for Stuard Hirschman, 200 Broadway, Manhattan, owner, from plans by F. L. Parsons, 1133 Broadway, architect.

NEWARK, N. J.—The North Jersey Bldg. Co., 207 Market st, Newark, has the general contract for the twenty-two attached private garages, at 29-33 North 14th st, for John Berrier, 564 Orange st, Newark, owner, from plans by J. B. Warren, Essex Bldg., Newark. Cost, \$6,000.

STORES, OFFICES AND LOFTS. 17TH ST.—The Eastern Construction Co., 110 West 40th st, has the general contract for the alterations to the two 7-sty loft buildings, 50x100 ft, at 15-17 East 17th st, for Heilner & Wolf, 30 East 42d st, owners, from plans by Schwartz & Gross, 347 5th av. Cost, \$3,500.

MANHATTAN.—Hugh Getty, 359 West 26th st, has the general contract for the alteration to the 5-sty brick and stone loft building, at 31-5 Burling Slip, for the Columbia Rope Co., 62 South st, owner, from privately prepared plans. Cost, \$8,000.

MANHATTAN.—Carl Safr & Co., 59 St. Marks pl, have the general contract for the alteration to the 9-sty brick and stone store and loft building, at the northeast cor of 6th av and 30th st, for the Hageville Realty Co., 67 West 36th st, owner. Cost, \$3,000.

NEWARK, N. J.—Ferdinand Reinhard, 48 Ridgewood av, Newark, has the general contract for the alteration to the 3-sty frame stores at 322 18th av, for Herman Meyer, on premises, owner, from plans by Charles Knopf, 523 Springfield av, Newark, architect. Cost, \$3,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in Washington, D. C., May 8-10, 1917.

NATIONAL COMPLETE BUILDING SHOW will be held in the Grand Central Palace, New York City, March 5-11, 1917.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at the Hotel Sherman, Chicago, February 11-12, 1917.

HARDWOOD MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Sinton Hotel, Cincinnati, Ohio, January 30-31, 1917.

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

NEW YORK STATE ASSOCIATION OF MASTER HOUSE PAINTERS AND DECORATORS will hold its annual convention at Rochester, N. Y., on January 16-19, 1917.

NATIONAL BRICK MAKERS' ASSOCIATION will hold its next convention at the Hotel McAlpin, Broadway and 34th st, New York City, from March 4-11, 1917.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and Third av, the Bronx. Charles E. Reid, secretary.

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

CHICAGO CEMENT SHOW will be held in the Coliseum, Chicago, from Wednesday, February 7, to Thursday, February 15, 1917, inclusive.

RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK will hold its annual meeting at the Onondaga Hotel, Syracuse, N. Y., January 24-25, 1917.

DEPARTMENTAL RULINGS.

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

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

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

*NOTE—The symbols A—FE—FP—Spr—S—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 Dec. 23. MANHATTAN ORDERS SERVED. Amsterdam av, 340—Geoffrey Coman.

FA-ExS-TD Bowery, 185—Cohen Bros.....Rub Bowery, 46 (Thalia Thea)—Est Wm Kramer, 50 Bowery.....FP(R) Broadway, 736—Solomon & Schwartz.....Rec Broadway, 736—Nathan Bober.....Rec Broadway, 736—Ambrose & Co.....Rec Broadway, 736—Joseph Mintz.....Rec Broadway, 736—Pure Food Restaurant.....Rec-DC Broadway, 603—Fredk Ayer, 1004 Oliver Bldg, Boston, Mass.....Stp(R) Broadway, 532-4—Postal Life Ins Co, 35 Nassau.....A-FD Broadway, 2228-36—Henry E Coe, 69 Wall.....FP-WSS

Crosby st, 79-83—Clara J Keech, 7 Wall.....A Church st, 2-10—Nat'l Gas Governor Co.....Rec Church st, 2-10—Max Walker & Florio.....FA-FP(R)

Church st, 2-10—Adolph R Miller.....FA-FP(R) Church st, 2-10—Edyth Childs.....FA Church st, 2-10—Exchange Buffet Corp, 52 William.....FA

Eldridge st, 50-2—Witty Realty Co.....A-FD 10 st, 29 E—William Colgate, 5 E 82, Rub-FP(R)—WSS(R)

10 st, 29 E—I Hoberman.....Rec 10 st, 29 E—Max Winegren.....GE-Rec 10 st, 29 E—Warres & Oxman.....GE-El-Rec 10 st, 29 E—M Seidel.....Rec 10 st, 29 E—Roth & Hoffman.....GE-Rec 10 st, 29 E—Bemel & Cuttler.....GE-Rec 125 st, 29 E—Daniel Birdsall, 317 Bway.....Rub 12 st, 431 E—Ch of Mary Help of Christians.....ExS-FA-A-FE

23 st, 131-3 E—Fashion Neckwear Co.....FP(R) 23 st, 32 E—Baltimore Lunch, 110 W 40.....Rec 43 st, 204-10 E—Chas Frohman.....Rec-Ex(R)-O 48 st, 314-6 E—Isaac Untermeyer, 37 Wall.....A 52 st, 13-5 E—Mme L Thurn.....O-Rub-DL-ExS-Ex(R)

63 st, 423-5 E—W H Hankinson.....Rub 60 st, 423-5 E—W H Hankinson.....Rub 81 st, 522-4 E—Geo Quaranta.....FA-Rec 81 st, 522-4 E—Ernest Distelhorst.....GE-Rec 81 st, 522-4 E—R S Paolantonio Co.....Rec 111 st, 84 E—Mollie Kershner.....Ex(R) 112 st, 211 E—Victor Medica.....El 116 st, 349 E—Antonio Liverese.....FA 116 st, 121 E—Jas M Lalor, 99 E 116.....Ex(R) 117 st, 546 E—Frank Allegria.....FA 119 st, 32-4 E—Harlem Home.....FA(R)-ExS 124 st, 65 E—Annie Regan, 67 E 124.....DC 125 st, 107 E—Cornelia H Dean, Beach av, Larchmont, N. Y.....Rub 125 st, 24 E—Chas H Hart, 199 Lenox av, Rub-Ex(R)-DC

125 st, 24 E—Chas Chase.....L.....O 5 av, 507—John R Ford Est, c U S Rubber Co, Bway and 58.....FP-WSS(R)-FE(R)-Stp(R)-FA-Ex(R)-ExS 5 av, 142—Est Henry O Havemeyer, c H O, Jr, 129 Front.....Stp(R) 1 av, 1429—Chas Rosenberg.....WSS(R)-Ex(R) 1 av, 2249—Thos Paolicelli & Bro.....DC 4 av, 434-40—Irving S Brown, Pres, 440 4th Av Co, 49 Wall.....Stp(R) Fulton st, 141—Walker & Florio.....FA-FP(R)-Rec Fulton st, 161-5—United Premium Parlor.....FA-Rec

Georck st, 71-3—Riemer & Sons.....El-FP(R)-FA-Rec Georck st, 144—Mahler & Fligeman.....DC

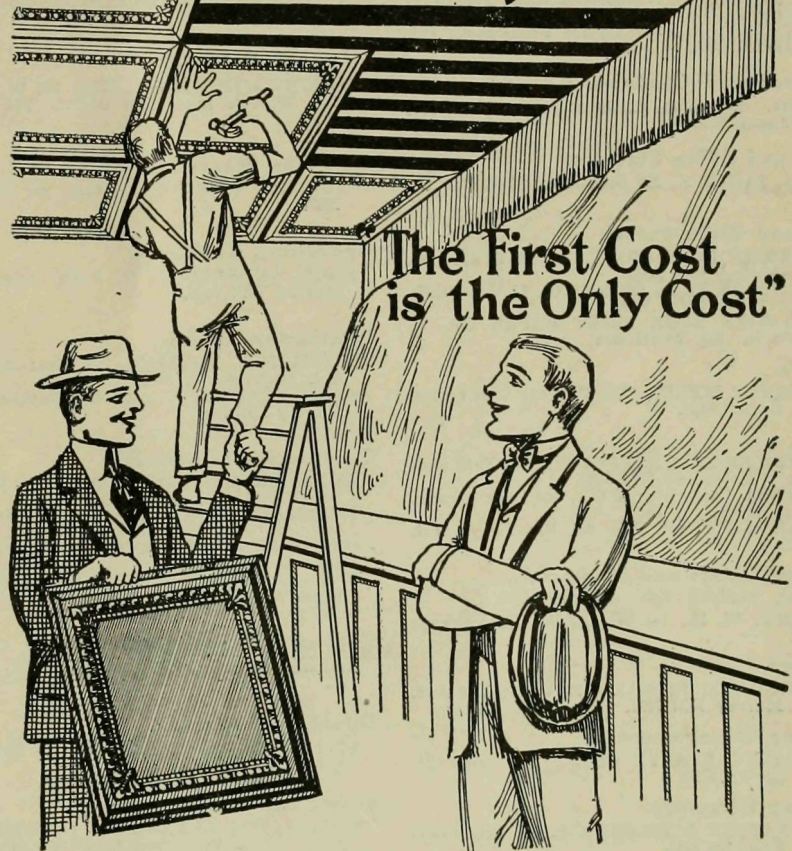
26 st, 38-44 W—Emily M Hinkle.....Stp(R)
 27 st, 22 W—Fit Well Waist Co.....El
 29 st, 252-8 W—N Y Life Ins Co, 346 Bway,
 FD-A
 37 st, 134-42 W—Alan Realty Co, 48 W 25,
 Stp(R)
 42 st, 201 W (Rialto Thea)—Rialto Theatre
 Corp.....O
 45 st, 245 W—Wm W Astor, 25 W 26.....DC
 47 st, 307 W—Francis Morris, 227 W Union
 av, Bound Brook, N J.....Rub
 47 st, 255 W—Margaret O'Connor, 230 W 49,
 FE(R)-WSS(R)-GE
 54 st, 203-7 W—West Side Hotel Co, c An-
 drew J Kerwin, Jr, 1133 Bway.....Stp(R)-
 Ex(R)-ExS-FP-FE
 57 st, 508 W—Agatha G Tynan..FP-St-Ex(R)-A
 57 st, 508 W—Mrs John W T Nichols.....Tel
 70 st, 104 W—H B Kirk Est.....WSS-FP(R)
 76 st, 201-3 W—Kalman Trauner.....FA-FP(R)
 90 st, 18 W—Dr Jonas Nilsen.....FA-O
 91 st, 165 W—James W McElhinney.....DC
 99 st, 19 W—Max Marx, 128 Bway,
 WSS(R)-Ex(R)-FE
 116 st, 200-12 W—St Nicholas-Seventh Av
 Theatre Co, 435 E 24.....St-A
 60 st, 17 E—Francis Speir, 52 Wall.....A
 125 st, 230-6 W—Louis M Blumstein.....FD-A
 Broad st, 54-6—S M Robineo Co,
 RefSys(R)-FD-CF-El
 Broadway, 47—Child's Co, 200 5 av,
 RefSys(R)-FD
 Broadway, 270—Chemical Nat'l Bank,
 RefSys(R)-El-FD
 Broadway, 141—Pittsburgh Life & Trust Co,
 1133 Bway.....RefSys(R)-El-FD-CF-FP(R)
 Broadway, 1554—Abern.....NoS-FA-Rub
 Cannon st, 31—J Goldberg...D&R-FA-Rec-NoS
 Cedar st, 134—Geisenheimer & Co..FA-NoS-WSS
 Crosby st, 163-5—Gactano de Luca, 75 Thomp-
 son ..Spr-FA(R)-Ex(R)-RQ-WSS(R)-FP(R)
 118 st, 133 E—Manhattan Roofing Co,
 D&R-Rub-FA-NoS
 71 st, 528 E—Alois Klein.....FA-NoS
 75 st, 420 E—Frank Lipsky.....FA-NoS-Rec
 112 st, 121 E—Paul Bunin,
 CF-NoS-FP-GE-Rec
 76 st, 423 E—Frank Schneider...O-Rec-El-NoS
 20 st, 7 E—Billy, The Oysterman,
 RefSys(R)-CF-FD
 116 st, 12 E—Mrs J Alpert.....FA-Rec
 19 st, 209 E—Henry Truberg Son.....FP-FA
 76 st, 420 E—Schamis & Grossman..Application
 74 st, 208 E—M Hahn...D&R-FA(R)-Rec-FP
 9 st, 342 E—Herman Davidson.....FP
 41 st, 144-8 E—Thos J McCahill, 58 W 59,
 FP(R)-StSys(R)-FA-Rec-NoS-WSS(R)
 34 st, 327 E—Electro Bleaching Co,
 FA-Rec-FP(R)-CF-FP-D&R
 8 av, 2325—D & J H Tonjes,
 A(R)-RefSys(R)-FD-CF
 Essex st, 37—Isaac Gellis...RefSys(R)-FD-CF
 1 av, 98—Geo Dorsch,
 RefSys(R)-FP(R)-FD-CF
 Fulton st, 67—F W Hearn & Bro,
 RefSys(R)-FD-FP(R)
 Barge Seminole—Platt & Washburn...El-FA
 Hague st, 4-6 (river)—Frank Vitarelli..GE-FA
 East Houston st, 173-5—E Ershowsky & Sons,
 FD-CF-RefSys(R)-FP
 Monroe st, 153—Division Storage,
 FP(R)-Rec-CF-El
 New Chambers st, 89—G C Wooley Co...StSys
 New st, 21—Hargus Cafe,
 RefSys(R)-FP(R)-FD-CF-O
 Pearl st, 458—Arrow Art & Engraving Co,
 FA-NoS-D&R-Rec-FA-Rub
 Pearl st, 386—Thos Mead.....FA
 64 st and West End av—Internat'l Motor Co..CF
 67 st, 64 E—Rockefeller Institute, Av A and
 66 st.....RefSys(R)-FP-FD-CF
 3 av, 295—Albert Neumeyer.....RQ
 Wall st, 23—Morgan Bldg Corp,
 RefSys(R)-CF-FP-FD
 Washington st, 217—Heineman Bros,
 RefSys(R)-El-FP-FD
 Water st, 310—J G Rouse.....D&R
 William st, 158—National Sponge Co..WSS(R)
 Wooster st, 10—Nathan Zimmerman..Rec-FA-NoS
 47 st, 232 W—Adams Express Co, 53 Bway,
 FP-WSS(R)-FE
 56 st, 230 W—Manhattan Motors Corp,
 FP-FA(R)-NoS-Rec-FA
 54 st, 256 W—Universal Rubber Co.....NoS
 127 st, 52 W—John Edward Clark.....CF-FP
 54 st, 110 W—De Dion Button Co.....FA
 142 st, 1-15 W—Baker R & L Co.....CF-El-Rec
 62 st, 19-21 W—Graesam Auto Co.....Rec
 55 st, 411 W—Diamond Apperson Co..El-FA-NoS
 46 st, 514 W—A B Brown Co.....FA-Rec
 West Broadway, 534—Pessagno & Montessor,
 RefSys(R)-FP-FD
 William st, 120—Lehn & Fink..Ex(R)-FP-Rec-El

Carroll st, 109S—J M Trask.....Rec
 Cooper st, 20-4—John Morrison.....CF
 Coney Island av, 444—H L Jones.....CF
 Church av, 1616—Premier Garage, Inc.....CF
 Cooper av, 1714—Julius Fritz.....FA-CF
 Carroll st, 1286—Louis Schaefer, M.D.,
 Rec-NoS-El(R)
 Carroll st, 1352—Wm Lintz.....NoS-FA-Rec
 DeKalb av, 1052—Ayylen H Brook,
 D&R-FP-El-SA
 Degraw st, 457—R J Williamson,
 NoS-FA-GE(R)
 Dean st, 190—Henry Moshel.....NoS-FA-Rec
 18 av, 6216—Harry A Tulman.....NoS-FA
 New York av, 1721 E—Martino Marino,
 NoS-FA-Rec
 S1 st, 259—Mrs M Dufault.....NoS-FA-Rec
 11 st, 478—Edw H Dilger.....CF
 Etna st, 94—H A Ganzemuller.....Rec
 Freeman st, 144—F Kaiser.....RQ-FA-NoS
 44 st, 324—Vincent J L Dalton.....Rec
 Front st, 112—Palmer Bros,
 FA-NoS-Rec-El-FP-SA
 Flushing av, 373—Est E J Armstrong.....FP
 Flatbush av, 1580—Fred W Brecht.....CF
 Fulton st, 3002—Mathilda Lehmann...NoS-Rec
 14 st, 5616—H Schaefer.....FA-Rec-NoS
 Flatbush av, 1004—C Bauer.....NoS-FA
 Waverly av, 316—Francis L Noble, 200 Hicks,
 NoS-FA-Rec
 Warwick st, 238—Joseph J Brielmann,
 NoS-FA-Rec
 Water st, 181—Hermann H Denef...Rec-El(R)
 Atlantic av, 649—Adolph Bonner.....D&R

QUEENS ORDERS SERVED.
 Boulevard, 1019 (L I C)—Weisberg-Baer Co..Rec
 Bleecker st, 1820 (Rdg'wd)—Jerry Kubelka..CF
 11 st (Col Pt)—Internat'l Oxygen Co.....CF
 Flushing av, 2101 (Maspeth)—Richey, Brown
 & Donald, Inc.....CF
 Flushing av, 315 (L I C)—W J Frahm,
 FA-Rec-NoS
 Forest av, 47 (Rdg'wd)—Geo A Bayer.....Rec
 Green av, 1867 (Rdg'wd)—Jacob Bartz...D&R
 Hunt st and Way av (Corona)—Edw Schmitt,
 NoS-Rec-FA
 Jackson av, 10-12 W (L I C)—Wm B Black,
 CF-NoS-FA-Rec-FP-El(R)
 Jamaica av, 1166 (Union Course)—Frank J
 GeehanCF-Rec
 Jackson av, 90 E (L I C)—Jackson Garage,
 Inc.....CF
 Rockaway rd, 2953 (Woodh'n)—Nicola Grego,
 NoS-FA
 Rockaway av, 3862—Carl E Densmore,
 D&R-NoS-FA-Rec-CF-FP-SA
 Vernon av, 295-303 (L I C)—Atlantic Maca-
 roni Co.NoS-FA-Ex-RQ
 Washington av, 100 (R Bch)—N Abraham &
 SonsD&R
 Whitestone Landing—Frank Drew, L I R R
 Marine Div Repair Shop.....D&R-StSys
 (R)-CF-DC

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 Richmond turnpike, 199—Abraham Singer,
 Pres.DC

Economical-Sanitary-Attractive



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 Freeman st, 891—Consol Gas Co, 130 E 15..GE
 Freeman st, 891—Orach Synagogue...FA-GE-O
 Sherman av, 1091—John Monaghan...FP(R)
 East Tremont av, 453-5—Avenue Amusement
 Co.A
 176 st, 634 E—Agnes Mulligan.....FP(R)
 Park av, 4185—D & W Mullens.....FP(R)
 Willis av, 531—Owner.....FP(R)-WSS-O-FP
 163 st, 431-7 E—H J Heinz & Co,
 Application-NoS-FA
 St Anns av, 156—Dutchen Bros.....D&R
 Park av, 4432—Walter Whewell.....FP(R)

BROOKLYN ORDERS SERVED.

Atlantic av, 649—Chas D Strang,
 D&R-FA-CF-FP'
 Atlantic av, 783-91—A Schrader's Sons, Inc..CF
 Bedford av, 1250—Hyman Rosen..FA-Rub-Rec
 Bergen st, 38—R W Kathan.....FA
 Bushwick av, 1632—John F Trommer Ever-
 green BreweryCF
 Bedford av and Lincoln rd—Chas Leffler..FA-Rec
 Blake av, 441—Colonial Mantle & Refrig Co,
 Rec-FA
 Bergen st, 123-5—James Connolly,
 GE(R)-FA-NoS-WSS(R)-FE
 Chester st, 110—Fred W Gimpel...FA-Rec-NoS
 Clermont av, 352-8—Bonner Development Corp
 NoS-FA-Rec
 Chester st, 1-3—Harry L Levy...Ex-FP-Rec-FA
 Cooper & Myrtle avs—Paul G Tilonius,
 NoS-Rec-FA-El(R)-CF-FP-WSS(R)

Classified Buyers' Guide

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

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

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CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
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