

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 18, 1916

RESULTS OF CITY BUDGET ANALYZED

Comparative Study of City's Appropriation, Chargeable Against Current Revenues for 1917, Compared With Other Years

By DR. FREDERICK A. CLEVELAND, Director, Bureau Municipal Research*

PART TWO

ON another occasion the fact was pointed to that 1908 marked the beginning of an effort on the part of officers to introduce more efficient methods in the conduct of the city's business. Concretely this effort has expressed itself in the following ways: in a more intelligent interest on the part of citizens; in more effective citizen support of officers who have tried to serve the public well; in the better organized opposition to those who have sought to use offices and resources for private and partisan ends; in an active propaganda for a budget which may be understood and through which expenditures may be controlled; in better methods of accounting and reporting; in more effective methods of auditing; in better protection of the city's trading credit through fair treatment of tradesmen and more prompt payment of bills; in central review and control of the city's contracting and purchasing relations in order to eliminate opportunities and inducements to "graft"; in the breaking down of bureaucracy with its obstructive methods of "red tape"; in better tests supplied for the determination of individual and group efficiency; in better opportunities to those in the service to make it an honorable career; in these and many other ways which signify a change in attitude on the part of persons both outside and inside the government.

What public officers have done when supported by better informed citizenship is evidenced not alone in increased and better service—a thing that cannot be so accurately recorded—but in ratios and percentages that may be understood. Continuing a comparison instituted two years ago and bringing it up to date we have before us these results.

Increases for Departmental Purposes.

From 1903 to 1908 the appropriations for city "departments" increased 38 per cent. From 1908 to 1913 they increased only 28 per cent. A third five-year period has not yet been completed, but reducing the increases to ratios they furnish the comparison shown by Table XII.

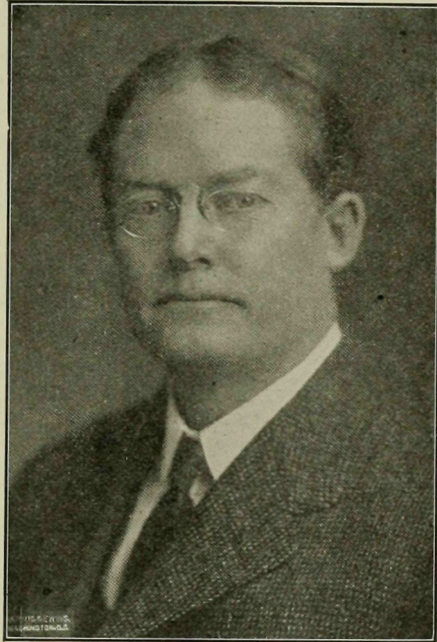
TABLE XII.—RATES PER CENT. OF INCREASE IN BUDGET APPROPRIATIONS FOR DEPARTMENTAL EXPENSES OF ADMINISTRATION, OPERATION AND MAINTENANCE.

Period.	Total.	Mayor's Group I.	Comptroller's Department.	Borough Department.
1903-1908, average annual increase.....	6.64	+6.70	+6.15	+6.95
1908-1913, " " " "	5.10	+4.71	+5.33	+4.01
1909-1914, " " " "	4.74	+3.85	+4.29	+0.82
1910-1915, " " " "	3.44	+1.64	+1.78	+0.77
1911-1916, " " " "	3.09	+1.22	+1.24	+0.69
1912-1917, " " " "	2.16	+0.64	+0.65	-2.45*
1913-1917, " " " "	1.61	-0.25*	-0.23*	-5.48*
1914-1917, " " " "	0.77	-1.01*	-0.91*	-3.36*
1915-1917, " " " "	1.23	-0.22*	-0.15*	-5.39*
1916-1917, " " " "	3.71	+1.87	+1.50	-0.27*

Appropriations to Elected Officers.

The percentages and averages for the total of all appropriations have not been taken for this comparison because they may be quite misleading, in that they include appropriations for State and County purposes as well as appropriations for a rapidly increasing debt service. Even the averages and percentages of increase of the total for departments

*The article published last week was chiefly a statement of fact—an analysis of increases in budget appropriations for the last fourteen years. This article is in the nature of an interpretation of the significance of these increases to taxpayers and citizens interested in improvement of the public service.—Editor.]



DR. FREDERICK A. CLEVELAND.

must be analyzed before drawing conclusions with respect to executive responsibility because they also include appropriations for activities not under the direct control of elected officers—such as the Board of Education, the City College, etc., the amounts of which appear as Groups II. and III. in Table VIII. (see issue of November 11). Eliminating these two groups, the percentages of increases for which elected officers are responsible are shown in Table XIII. From this it appears that: whereas the average ratio of increase in total appropriations for which elected executives were directly responsible for the five-year period, 1903-1908, was 6.64 per cent., this ratio of increase was reduced until for the average of the period 1914-1917 it came to be a minus figure.

TABLE XIII.—RATES PER CENT. OF INCREASE IN APPROPRIATIONS TO DEPARTMENTS, FOR WHICH ELECTED EXECUTIVES ARE RESPONSIBLE. [Eliminating Groups II. and III. of Mayor's Departments.]

Period.	Total.	Mayor's Group I.	Comptroller's Department.	Borough Department.
1903-1908, average annual increase.....	6.64	+6.70	+6.15	+6.95
1908-1913, " " " "	5.10	+4.71	+5.33	+4.01
1909-1914, " " " "	4.74	+3.85	+4.29	+0.82
1910-1915, " " " "	3.44	+1.64	+1.78	+0.77
1911-1916, " " " "	3.09	+1.22	+1.24	+0.69
1912-1917, " " " "	2.16	+0.64	+0.65	-2.45*
1913-1917, " " " "	1.61	-0.25*	-0.23*	-5.48*
1914-1917, " " " "	0.77	-1.01*	-0.91*	-3.36*
1915-1917, " " " "	1.23	-0.22*	-0.15*	-5.39*
1916-1917, " " " "	3.71	+1.87	+1.50	-0.27*

§Group I. Comprises departments whose executive heads are appointed by the Mayor and are removable at his pleasure.

*Figures marked with a star represent decreases.

Appropriations to Continuing Boards.

Attention has already been called to the continuing increases in appropriations to departments governed by boards appointed by the Mayor, but whose members cannot be removed except on preferment of charges. The ratios of these increases are separately shown in Table XIV. By reference to these it will be

seen that the average percentages of 1903-8 and of the other periods shown are on a higher level than are the percentages of increases for the departments directly responsible to elected executives. This is not to be taken as a reflection on these managements, as is pointed out later; it is the purpose only to introduce the figures at this point.

TABLE XIV.—RATES PER CENT. OF AVERAGE ANNUAL INCREASE IN APPROPRIATIONS FOR DEPARTMENTS UNDER CONTINUING BOARDS OF CONTROL.

Period.	Total.	Bellevue and Allied Hospitals.	Dept. of Education.	Normal College (Hunter's).	C. C. N. Y.
1903-1908, average annual increase.....	6.08	9.55	5.94	15.57	11.05
1908-1913, " " " "	5.94	8.02	5.81	9.82	6.35
1909-1914, " " " "	6.83	4.85	6.95*	6.38	3.25
1910-1915, " " " "	6.88	5.04	7.00*	8.61	2.44
1911-1916, " " " "	6.58	5.24	6.71*	7.59	1.65
1912-1917, " " " "	4.79	3.88	4.16	7.49	3.35
1913-1917, " " " "	4.90	3.40	4.19	3.52	3.32
1914-1917, " " " "	3.79	3.65	2.75	2.27	3.48
1915-1917, " " " "	3.58	3.37	1.99	0.97	4.68
1916-1917, " " " "	6.88	0.47	3.92	2.28	8.82

*These increased percentages are due to added appropriations on account of equal pay bill.

Interpretation of Facts as Told in Ratios.

In interpreting the significance of the ratios of increased appropriations shown above, these further facts are to be kept in mind, namely: that the average annual increase in population in the city during all of this time has been approximately 3½ per cent.; that the city through activities already established served an ever-increasing number of people without any falling off in the quality of service rendered—in fact it is the concensus of opinion that the quality has been perceptibly improved; that in addition to maintaining each year the services already established, new functions and activities have been appropriated for, a conservative estimate of which is not less than 2½ per cent. each year—in other words that the number of functions exercised by the government and the cost due to these added undertakings have more than doubled in number in the course of forty years.

For the purpose of interpreting ratios, therefore, we may assume that the quality of the service is as good now as it was fifteen years ago—that it has neither become better nor worse during the last ten years than it was on the average from 1903-1908. Accepting these conclusions that the average yearly increase in community demands is not less than 6 per cent. and that the quality of the services has been maintained, then the annual increase in appropriations for all city departments from 1903 to 1908 (6.64 per cent.) was just about what should have been expected with no changes in methods. In other words, business methods continuing what they were at the beginning, the appropriating body from 1903 to 1908 simply yielded to requests for increased service. The year 1908, however, marked the beginning of important changes in methods; and since 1908 the annual average percentage of increase has been growing less, as is shown above (Table XII.)—the increases in appropriations have been constantly below the increases in demand for service by the community. The extent of this difference between the annual increases of appropriations and the assumed requirements for increase in service is shown in Table XV.

TABLE XV.—COMPARISON OF AMOUNTS BY WHICH RATES PER CENT. OF ACTUAL INCREASES IN BUDGET APPROPRIATIONS WITH THE ASSUMED RATE (6%) OF INCREASE IN NEEDS FOR SERVICE.

Year.	Mayor's Depts. Group I.	Comptroller's Depts.	Borough Presidents' Depts.	Mayor's Depts. Group II.
1904..	-0.77	-6.00	+7.38	-1.97
1905..	-1.51	-3.01	+0.68	-0.93
1906..	-0.71	-0.41	+3.50	+0.24
1907..	-1.98	+10.28	+5.23	+1.35
1908..	+1.76	+3.90	+4.02	+1.76
1909..	+0.63	+8.28	-2.81	-2.22
1910..	+4.11	-5.22	-5.46	-1.98
1911..	-5.02	-16.11	-11.93	-4.26
1912..	-1.63	-0.60	+1.52	+9.79
1913..	-1.45	+3.70	-5.12	-1.73
1914..	-4.52	-7.85	+0.57	+2.19
1915..	-8.49	-5.31	-9.67	-1.77
1916..	-7.79	-16.50	-10.40	-5.72
1917..	-4.50	-6.27	-1.29	+0.89

The minus sign (—) means below 6% increase; the plus sign (+) means above 6% increase.

Ratios Converted Into Dollars and Cents.

The purpose of Table XV. is to show the percentage by which actual increases in appropriations for community service fell below a reasonable presumption of

and decreases. The taxpayers may therefore consider the advantages which have accrued to them through more careful attention to the details of doing the public business cumulatively. For this purpose let us consider what would have been the probable amounts appropriated if the obsolete and wasteful methods used in 1903-8 had not been gradually improved, assuming that the normal of community demand for increased services had continued to assert itself. Or, to put it in another way, let us ask ourselves the question, What would the appropriations have been each year if the average increase from 1903 to 1908 (6.64 per cent.) had been continued? This story is told on the basis of an even 6 per cent. increase in Table XVI.

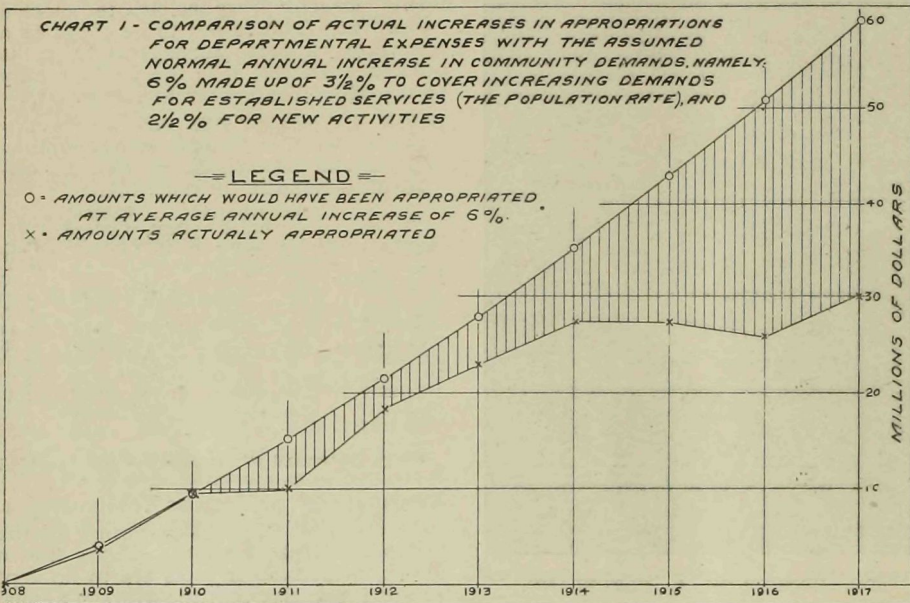
If we accept this as a fair conclusion, then either the taxpayers or the community are \$84,000,000 better off today than would be the case if the grossly wasteful methods of that period had been continued. Or if we consider the productive value of such a saving on an investment basis it means that the community

The fact that the reduction in average increases in the departments under boards of managers was smaller does not necessarily mean that they have been less regardful of the interests of the community. The increases in appropriations to the Board of Education, for example, is largely for teachers' salaries. From what is known of conditions the ratios record the fact that before 1903 the educational service of the city was much more efficiently and economically administered than were those directly under elected executives, so that there was vastly more room for improvement there. By careful handling, these executives have been eliminating the waste that was patent on every side. Neither is it to be assumed that there is no further room for improvement in the department managed by boards. With an expenditure of \$40,000,000 per annum, the Board of Education has done well to appoint an executive for next year.

From this analysis the question may fairly be asked: Why has the tax rate increased while the rate of increases in expenditures under executives has been reduced to a minus factor? This is another story, which will be told in the Record and Guide in a subsequent issue.

Tubes Under the River.

The Public Service Commission has been informed by its engineers that the headings of the north tube of the pair of twin tubes constituting the Old Slip-Clark street tunnel will be joined under the East River, unless unforeseen delays occur, about December 1, 1916. The two headings are now proceeding in solid rock underneath the East River 190 feet apart. Headings of the south tube of the same tunnel are approximately 300 feet apart. They will meet two or three months later than those of the north tube. The above mentioned headings will be the first to meet of any in the four under-river tunnels of two tubes each now being constructed beneath the East River under the dual system contracts by the Public Service Commission. The four-tube tunnel under the Harlem River, built as a part of the Lexington avenue line and vir-



increases in community demands. To make the meaning of this difference clear, percentages have been converted into dollars and cents in Table XVI., which shows the amount on the assumptions taken that the actual average increase in appropriations is below the average annual cost of meeting the normal increases in demand for service. To put it in another way, these show clearly that the careful attention given during the last eight or nine years to the improvement of methods of doing the public business in the city of New York has paid. The decreasing ratios are a result of better management. The amount of saving means services to the community, but for which the community could not have had increased services at all, or if it had them then they would have been obtainable only by raising this much more by exaction.

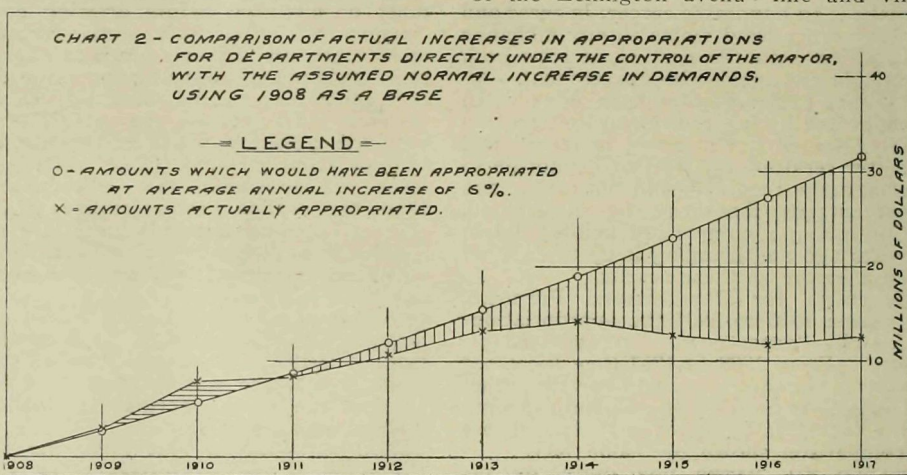


TABLE XVI.—Amounts by Which Actual Appropriations Have been Less Than Assumed Needs for increased service to the Community

Period.	Total.	—Mayor's Departments—		
		Group I.	Group II.	Comptroller's Dept.
1909.....	\$469,042	\$633,975	*\$286,870	*\$107,762
1910.....	378,906	1,256,219	*2,302,465	*36,433
1911.....	4,846,777	2,639,469	246,668	203,009
1912.....	2,839,078	*270,396	1,143,218	223,192
1913.....	4,843,649	337,969	2,035,647	183,742
1914.....	7,047,885	*465,180	4,821,729	317,370
1915.....	14,244,418	226,812	10,192,597	417,631
1916.....	23,257,059	2,674,113	15,350,600	697,197
1917.....	27,052,263	2,461,615	18,848,463	825,547
Total.....	\$84,221,265	\$9,494,596	\$50,049,587	\$2,723,493

*Amount of excess of actual appropriation over assumed normal.

Whether the amount taken as normal is to be accepted or some other figure, any results obtained through instituting such a comparison has a significance which neither taxpayers nor citizens who are the beneficiaries of these services rendered can afford to overlook. If the normal increase is higher or lower than is assumed the comparative ratios of actual increases must stand. They are established facts that can be reckoned with in terms of dollars and tax-rate increases

is more than \$100,000,000 better off for the improvement in the methods of doing the city's business. This advantage to the community is graphically shown by Chart I.—the shaded part indicating the saving due to the changed ratios of increases—or the reduction of the increased appropriations below the assumed 6 per cent. average increase in community demands. Chart II. gives a similar picture for the departments directly responsible to the mayor.

tually completed, was the only other new under-river tunnel provided for in the dual system contracts in addition to the East River tunnels. The Old Slip-Clark street tunnel will be operated by the Interborough. The other new downtown tunnel is that being constructed between Whitehall street, Manhattan, and Montague street, Brooklyn, for operation by the New York Municipal Railway Corporation. The headings of each tube of the tunnel last named must be advanced 1,000 feet more before they may be joined. It is expected that they will be united about May 1, 1917. Shafts are now being sunk for the tubes of the tunnel of the 14th street-Eastern line from East 14th street, Manhattan, to North 7th street, Brooklyn, and for the 60th street tunnel from 60th street, Manhattan, under Blackwell's Island to Queens. Thus, all of the four East River tunnels contemplated under the dual contracts are now under construction. The 14th street-Eastern line will be operated by the Brooklyn company, whose trains will also run through the 60th street tunnel.

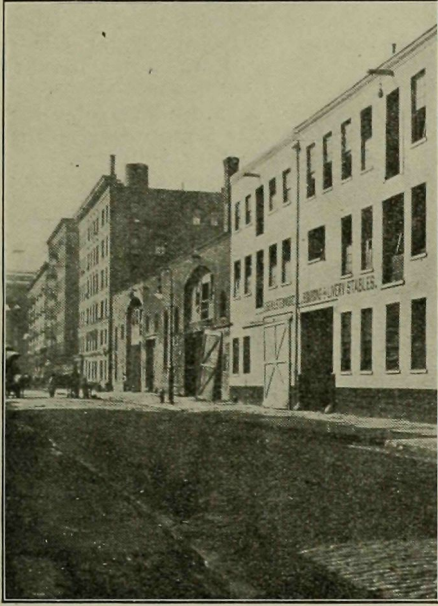
TYPICAL INSTANCES GIVEN WHERE GARAGES HAVE AFFECTED REAL ESTATE VALUES

By ROBERT H. WHITTEN

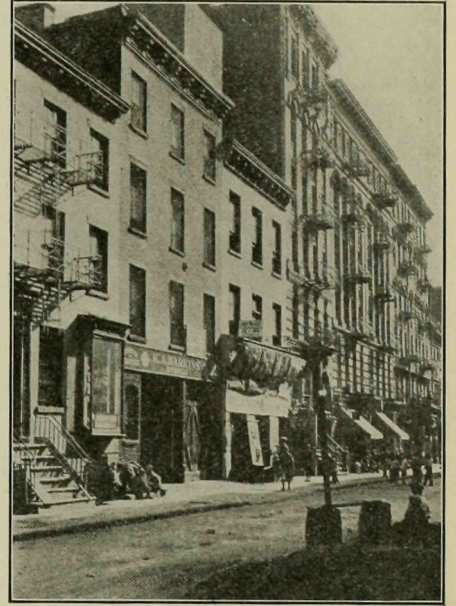
IN order that conditions, as they exist to-day in many sections of New York City, may be brought clearly to the attention of realty interests, the Commission on Building Districts and Restrictions has had a large number of photographs taken of various streets in which several different kinds of development are to be found. The photographs reproduced upon this page are only six out of hundreds taken, and in no instance show extreme cases, but rather typical cases of the chaos that was permitted under the old system of "Do as you please—let your neighbor look out for himself."

Many real estate people in this city realized that some regulation was necessary, but it was not until July 25, when the Board of Estimate approved the Zoning Resolution, that a curb was put on owners who simply improved their properties for the benefit of their pockets, regardless of any possible injury that might fall to the adjoining properties.

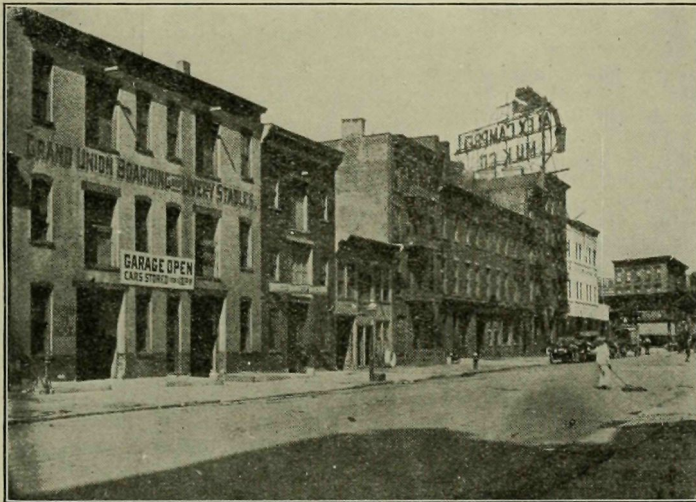
Conditions as shown in the accompanying pictures will be impossible as long as the present law is in force. New garages and stables will hereafter be kept in certain streets, which are indicated on the zone maps as being in the "unrestricted" sections.



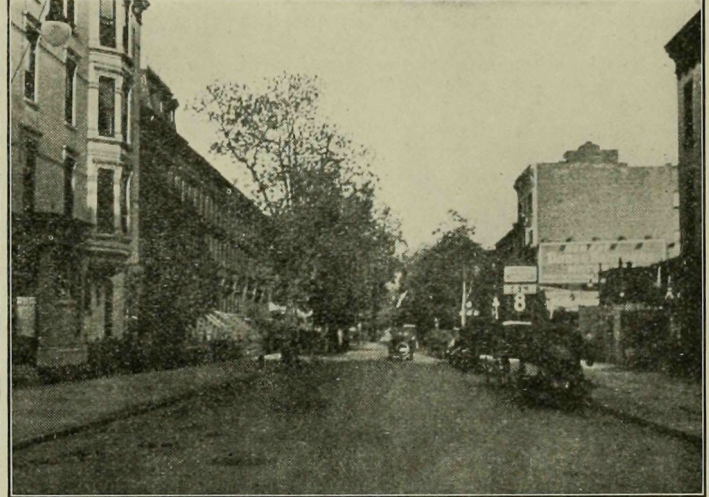
NO. 1.—ALTHOUGH THERE ARE TENEMENTS IN THIS MANGIN STREET BLOCK, IT IS ESSENTIALLY A STABLE STREET.



NO. 4.—THE FACT THAT THIS STABLE IS IN THOMPSON STREET ATTRACTS CHILDREN AND MAKES IT AN UNHEALTHY PLAYGROUND.



NO. 2.—THESE TENEMENT HOUSES, SURROUNDED BY A MILK STATION, STABLES AND GARAGES, CAN KNOW LITTLE QUIET.



NO. 6.—HALSEY STREET HAS BEEN INJURED AS A QUIET HOME STREET BY A GARAGE OCCUPYING EIGHT CITY LOTS.

Garages and stables now erected will not be disturbed, but, according to the law, cannot be enlarged. This restriction should reflect favorably on many business and residential streets, for there are many instances where garages and stables have worked havoc with living conditions and also with realty values.

The Zoning Resolution contains a provision, however, that where in a business street there was, on July 25, 1916, a public garage or a public stable, an owner has the right to appeal to the newly-constituted Board of Standards and Appeals for permission to build a public garage or stable on the same block.

Under the Zoning Resolution a public garage or stable would not be permitted in the heart of a tenement or private house district. It is held by many that even the best managed garage is a nuisance, as it constitutes a menace to the lives of all who use the sidewalks. In such a district the sidewalks should be a safe refuge for women and children, who should not be endangered by automobiles that leave the streets to cross the sidewalk.

Home-coming automobile chauffeurs have no hesitancy in using horns and (Continued on page 698.)



NO. 3.—WHILE THESE STABLES REMAIN, ALL ATTEMPTS TO IMPROVE THIS BLOCK IN LUDLOW STREET MUST PROVE ABORTIVE.



NO. 6.—THIS BLOCK IN 11TH STREET IS DEFILED AS A HOME FOR MEN BY THIS STABLE FOR HORSES.

INTERESTING PROBLEMS BROUGHT TO LIGHT AT MEETING OF BUILDING MANAGERS

THE regular monthly dinner meeting of the New York Building Managers' Association was held at the Hotel Breslin on Wednesday evening, November 8. B. E. Martin, the president of the association, read letters from Rudolph P. Miller, chairman of the Board of Standards and Appeals; Alfred R. Kirkus, sub-chairman of the Committee on Definition of a Factory Building, and other organizations, in response to the request for suggestions for a proposed bill to be introduced in the next Legislature modifying the definition of a factory building.

A. C. Bang, chairman of the Department Orders Committee, stated that he had had a talk with Tenement House Commissioner Murphy in an endeavor to get the Tenement House Department to force the tenants instead of the landlords to take care of certain violations. The commissioner stated that he expected, in the near future, to have his inspectors instruct the tenants in the house, to maintain their own toilets in a cleanly condition, and to direct certain violations for blocking exits and fire escapes against tenants instead of landlords. Mr. Bang also brought out the question of telephones in apartment houses, to see if there is not some way to prevail upon the telephone company to install individual slot machines in apartment houses. After a discussion on this matter the chairman announced that he would appoint a special committee to work in co-operation with the apartment house committee in taking this question up with the telephone company.

Mr. Class brought up the question of the new proposed city ordinance which would make it obligatory for the owner to maintain in the vestibule of each apartment house a list of the tenants in the house, and after discussion it was resolved that this ordinance be referred to the Apartment House Committee with a request that they consider the question and report their recommendations to the association.

The following names were presented for membership: Douglas Cruikshank, of the Cruikshank Company, 141 Broadway, and R. W. Murray, of Douglas L. Elliman & Company, 414 Madison avenue, and were unanimously elected to membership. The chairman announced the appointment of the following gentlemen as a nominating committee to select candidates for officers and vacancies occurring in the Executive Committee in 1917: M. D. Littlefield, chairman, 14 Wall street; W. E. Barton, 340 Madison avenue, and J. G. Young, 10 East 33rd street. In order that some of the newer members might be better posted as to the scope of the recent work of the association, the president read a comprehensive report showing the good work done during the past year, as follows: "We feel that possibly some of the newer members or those who have not been quite active may not be posted as to the scope of some of the recent important work. We think it would be well to mention that the nominating committee have certain work in mind when selecting the new candidates. The organization is now in its third year and we flatter ourselves on the fact that we are better known and perhaps more favorably known for our activities than many of the older and larger New York civic organizations. This is not mentioned in disparagement of our friends, many of whom we are pleased to co-operate with. We have now before the authorities six important amendments or changes in laws which we have inaugurated and will follow closely and we hope for a satisfactory conclusion. They are as follows:

"This is now undergoing a thorough investigation by the Federal Trade Commission. The following quotation is from a recent letter from the Federal Trade Commission, Washington, D. C.:

"We propose not only to answer

the questions contained in the Senate resolution, but we propose to say what we think ought to be done to deal with the situation in a practical way. It is not enough for us to say that the increases in wages at the coal mines does or does not justify the advance in prices which have been made to the consumer. We also intend to learn whether or not the anthracite area constitutes a natural monopoly and therefore justifies the policies of government regulations as well as conservation. Final report will not be made until Congress convenes. In the meantime the question of whether or not anthracite coal is a natural monopoly will be thoroughly canvassed and a positive conclusion reached, and it is believed that the next step will be to investigate the process and cost of production and fix a reasonable limit of profit and then fix a maximum price."

"In this work we have the co-operation of many New York organizations. Apparently, many thought that this matter was going to fade away without decisive action. However, when we started this investigation with the Washington authorities, which resulted in referring the matter to the Federal Trade Commission, we did not expect decision until the matter was investigated by this Commission and referred to Congress, who authorized this investigation, this as a result of pressure throughout the country started by the New York Building Managers' Association and the Real Estate Board of New York. Recently a few members have inquired regarding the sharp rise in coal prices; these conditions are also being investigated by the Federal Trade Commission. Believing that possibly we might secure prompt action on recent local high prices, I referred the matter to United States District Attorney Marshall's office. The District Attorney advised me that he was investigating conditions by request of the Washington authorities, and that if any of our members had proof of unjust rise in price, by local dealers, they would welcome such information. Therefore, I would be pleased to receive any specific charges which members have. Please remember, however, that they must be specific.

"The question of ash removal from office buildings by the authorities, in return for taxes paid, many are now supporting a unit on which they receive no return. This matter is now under consideration by the Board of Estimate, but we fear, owing to the excessive budget this year, that no good results will be obtained. However, by keeping behind this matter we hope to eventually arrive at some good result—or agitate a change in the present law. In this we also have the co-operation of many organizations and individuals representing office building property valued at about \$250,000,000. We have signed petitions on file for this amount.

"At our last meeting the question of insurance rates was taken up. Fire Commissioner Adamson stated that the fire insurance companies collected about \$30,000,000 in premiums in 1915 in the Metropolitan District, which comprises of Manhattan, Bronx and certain sections of Brooklyn. Their losses were estimated at about \$6,000,000. Notwithstanding the insurance companies' denials of excessive premiums, we believe that they are paying handsome premiums. It is possible, however, a portion of this excess charge may be accounted for by outside losses which New York should not pay for excessively, but we will continue to do so as long as people are submissive.

"We have accomplished betterments for employees in many respects. However, when we find that the authorities are not quite able to cope with the labor situation, we do not expect to accomplish very much at this time. However,

with a spirit of co-operation we believe that we can more justly act toward employer and employee and in the near future show good results.

"The following matters have been placed before committees of the Board of Standards and Appeals, at our request, on some of which we have the co-operation of other associations.

- a. Preparing or amending rules for fire escapes as a secondary means of exit on factory buildings.
- b. Fire alarm systems for factory buildings.
- c. To frame a proposed amendment to the Labor Law to define a factory and factory building.
- d. Amending hoistway law calling for a platform over sidewalk. Members of our association had a model hoistway installed in a building and invited the committee to inspect, the result of which we hope to hear at an early date.

"Occasionally I have heard rumors that some uptown members believe that our organization is of little value to any but downtown members. I believe this an error and possibly some of our friends are not posted in our work. We believe everyone will agree that to either uptown or downtown member, everyone of the questions outlined are of equal interest to all members. Of course, occasionally a specific point will come up that is of more interest to one section than the other, but all members are requested when they have anything of interest or are seeking information to please communicate with the office, and we will see to it that they receive a prompt and we hope satisfactory reply. The many who have benefited by this method will confirm this statement."

H. L. Eckersen advised the meeting that the following law was being enforced relating to factory buildings:

Section 79-c. No door leading into or out of any factory or any floor thereof shall be locked, bolted or fastened during working hours.

W. E. Barton spoke at some length on the apartment house situation in general, bringing up the problems that confront the apartment house managers today. Following is a synopsis of Mr. Barton's address to the members:

"The apartment house managers appreciate the splendid results accomplished by this association, and they have benefited quite as much as their downtown friends by the constructive legislation which has been enacted largely as the result of the association's activities and by the opportunity to meet the chiefs of the city, state and county departments more or less intimately. But I must confess that many of the discussions have lacked interest for the reason that they have centered around phases of the problems which only occasionally enter into my daily work. And I know that my impressions are shared by other apartment house men.

"The city's regulation applying to sidewalk hoists is among the least of my troubles, and the cost of painting by the square foot does not affect my calculations, but I am keenly interested in knowing, for instance, to what extent the Consolidated Gas Company is responsible for the maintenance of their rented gas ranges. Our unsolved problems have more to do with the service and less with the physical plant.

"The average apartment house basement is notably short of space, which means that complex high-pressure plants are going out of favor, and modern improvements have a tendency towards simplifying the physical problems. We have our heating troubles, our circulation problems and the same difficulties in keeping the old plants running that you downtown men have, but these problems can all be worked out along certain well defined lines and competent expert advice upon these subjects is ob-

(Continued on page 695.)

LEGAL NOTES AFFECTING REALTY

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

Locating Rights of Way.

WHEN a right of way is reserved over a tract of land without any designation of the location, if there be in fact at the time of the reservation a well-defined road over the land which is in actual use by the persons in whose favor the right is reserved, the way in use will be treated as the one which the parties contemplated. If there be no such road in existence at the time of the conveyance, the owner of the servient estate may fix the location, having due regard to the particular terms of the instrument. If, however, the location be not fixed by either of these methods, the owner of the right may adopt his own route, and a subsequent unequivocal acquiescence by the owner of the fee, even for a short time, will become binding upon him. When a way is once located it cannot be changed by either party without the consent of the other. And mere temporary deviations from the way on account of its condition will not affect the right of the party to whom it belongs.—*Eureka Land Co. v. Watts (Va.)*, 89 S. E., 968.

Right to Possession.

Action was brought by the lessee of the Brighton Beach Hotel to restore the hotel to his possession and to restrain interference therewith. Plaintiff had obtained a lease of the hotel. He had formed a partnership with a man named Ormes, to conduct the business. Plaintiff paid a portion of the rent and contributed that to the partnership. Ormes secured the defendant Webber as a surety, in the sum of \$8,000, for the faithful performance of the lease. This bond was exacted by the owner. Ormes' agreement with the defendant Webber, on securing him as surety, provided that the lease obtained by the plaintiff should be assigned to him or his nominee, and that upon default by plaintiff or Ormes in any of the terms of the lease, or upon their default in payment of salary of any of the employees of the hotel when the same became due, or upon default in payment of produce and merchandise to be delivered by the defendant Webber, when that payment became due, both plaintiff and Ormes should immediately give up possession of the hotel to Webber or his nominee, and that neither the plaintiff nor Ormes would thereafter in any way interfere with the possession of Webber or his representative. The plaintiff did assign the lease to Webber's nominee; the latter at the time signing a paper stating that he would return the assignment upon the plaintiff paying the bills owed by the hotel. The lease provided that the hotel should be open continually from June 15, 1916, to September 4, 1916, that the plaintiff should provide a competent band, and that the hotel should be run as a strictly first-class summer resort. The plaintiff was out of possession of the premises and they were in possession of the defendants. There was a conflict in the papers as to whether the plaintiff voluntarily abandoned the hotel, or whether he or his representatives were put out of possession by the defendants. The defendants claimed that the plaintiff failed to keep the hotel open, did not pay the help or the band, did not pay Webber for supplies furnished, and violated provisions of his lease which justified the owner in declaring it forfeited; and it appeared that the owner notified Webber that there had been default by the plaintiff. While there was some conflict in the papers, it seemed to be established that the plaintiff did not pay the help or the band, and did not pay Webber the amount due him. Webber claimed that he took possession of the hotel in order to protect himself from liability on the bond, acting under the assignment executed by the plaintiff to his nominee. Under these conditions, the New York Appellate Division held, *Reynolds v. Webber*, 160

N. Y. Supp. 177, that no mandatory injunction should be granted pending the trial of the action. The plaintiff being out of possession, cannot properly be put back in such a summary action, where the defendants are in possession under a claim of right.

Effect of Vendor's Mistake.

A town lot, as indicated in a town plot, like a farm or a tract of land, the West Virginia Supreme Court of Appeals holds, *Welch Pub. Co. v. Johnson Realty Co.*, 89 S. E. 707, is an entity in itself, and a description of it as the subject matter of a contract of sale is not restricted by further descriptive matter merely purporting to give its dimensions, without any intimation of intent to sell less than the entire lot. It is not a sale by the front foot or by fractional part, unless the terms of the contract make it so. A mistake on the part of the vendor of such a lot as to its area or dimensions, inducing a sale thereof at a less price than he would have asked had he been cognizant of its size, not in any way occasioned or concealed by conduct of the vendee, constitutes no ground for rescission of the contract, nor does his inadvertent failure to specify a portion of the lot as subject of sale at the price named. Nor, if he has permitted the vendee to take possession of the lot, partly perform the contract, and alter his position by improvement of the property and location of his business thereon, still such mistake justify refusal of a court of equity to compel specific performance of the contract.

Boundary Lines.

The West Virginia Supreme Court of Appeals holds, *Goff v. Goff*, 89 S. E. 9, that the descriptive clause in a deed, definitely locating all the lines save the last or closing one, and saying it shall run from one monument to another "so as to make" a definite quantity of land, expresses intention to limit the quantity of land conveyed by the deed to that so specified, and makes such quantity a controlling element in the location of the line, even though the result may be to make a curved or angular one, instead of a straight one, between the two points named, as it would be but for such limitation as to quantity. In the location of such a line, the parties are governed by considerations of reason, fairness and practicability, and, in the event of their inability to agree upon the location, either may resort to a court of equity for a decree establishing the line. Such a call in a deed is not void for uncertainty. The deed grants the quantity of land specified, and provides sufficiently certain means of identification thereof.

Revocation of Broker's Agency.

A contract was made, not under seal nor expressing a valuable consideration, whereby the owner of property agreed to sell it to any purchaser brought him by a certain broker, provided the land should net the owner \$25 per acre cash, and the sale should be made in thirty days from date. The owner in good faith revoked the agency within the thirty days, before the broker found a purchaser. The broker sued for commissions under the contract. The Virginia Supreme Court of Appeals, *Perrow v. Rixey*, 89 S. E. 101, held the owner was not liable, the agency not being on a valuable consideration or coupled with an interest, and the time limit in the contract not obligating the owner not to revoke within that time.

Private Right of Way.

A deed of a lot out of a tract which had been subdivided into lots and streets, situated on a corner, and running back on a street intersecting the front street, provided that the side street was "not to be used by the public." It was held by the Virginia Supreme Court of Appeals, *Hostetter v. Hitchings*, 89 S. E. 135, that the grantee was entitled to the use of the street as a private right of way.

MANAGERS' PROBLEMS.

(Continued from page 694.)

tainable. But if we expect to grow and broaden the scope of our usefulness we have got to cater to the apartment house managers and start some good live discussions of service problems at these meetings which will keep our minority men interested. And in this connection I believe that a certain percentage of meetings must be given up to the discussions of matters on interest peculiar to the apartment house men. We are not selfish; one meeting, say in four, would be all that is necessary at present to give the idea a good start, and I would like very much to hear a discussion on this subject a little later.

"Most of us have a general idea of how an apartment building should be run; these ideas have been developed by conditions existing in the houses in which we live as tenants. But conditions are changing. The city is becoming more crowded, competition is getting keener, the standards of living are becoming higher and what was right and proper five years ago is obsolete today. Roofs, originally designed to keep the elements outside and the heat within are now being requisitioned for airing spaces, and I doubt not that within the next few years there will be a development of some sort toward roof gardens and protected playgrounds for the children on the tops of high buildings.

"Night is being turned into day in some districts—the idea of banking fires at eleven o'clock or midnight is getting old-fashioned. Late supper parties and dancing parties are popular along the edges of the "Great White Way" and the question of a tenant's right to conduct himself in his own apartment according to his own standards of living is becoming one of the serious problems with which we are confronted. The limited space in the average basement brings up new storage problems and room must be found for the extra house paraphernalia and additional bunkers for an adequate supply of coal. These are new problems—the result of modern conditions—and these problems to my mind must be met and settled by discussion. And the best men I know of to straighten out and standardize these details are the men who are giving the greater part of their time to apartment house management.

"Other problems include decorations, the amount to which a tenant is entitled on a new lease and on a renewal; is a tenant entitled to decorations during the term of the lease?

"At what hour should heat be shut down and the question of fuel supply as well as fuel shortage.

"So far as labor problems concern house help as well as the outside contracts.

"Hours of duty and the regular reliefs, also house rules for the servants or tenants.

"Is it cheaper to rent or purchase gas ranges outright, and if rented to what extent is the gas company responsible for maintenance?

"The resale of electric current in apartment houses—a totally different problem from the resale of current in business buildings.

"The extermination of vermin—can this work be handled successfully without the regular visits of contract exterminators?

"To what extent can a tenant be held responsible for damage to owners' property?

"Hall service, garbage collections, extra porter service at extra charge, storage of household effects other than trunks and the owners' responsibility as to tenants' property publicly stored, ice deliveries and the deliveries of food-stuffs, the use of dumbwaiters and the restriction upon the service elevators, telephone supervision; the rules for roof lines and the use of laundry dryers and so on, ad. infinitum.

"Then there are department orders from the nineteen very active city and state departments, all of these orders as troublesome as those that keep the business building managers in a constant condition of unrest."

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With Queensboro tunnel trains now running into the new Bridge Plaza station of the subway, real estate in the borough of Queens is a step nearer the realization of its hopes for a complete system of rapid transit, with a 5-cent fare, to the central borough. It is expected that trains will be operated to Astoria and Corona next January.

George W. Perkins, as the chairman of Mayor Mitchel's Market Commission, makes a timely appeal to the Governor for a legislative commission to further study the food distribution problem, both in the city and the State. To effectively solve the city problem conditions among the producers throughout the State should also be studied and co-ordinated.

The West End Association, in keeping up its fight in defence of Riverside Park, will conduct a mass meeting next Tuesday evening at Leslie Hall, to protest against the New York Central's plans for cutting through the park. The Federation of Women's Clubs is working for the same end. Rumor says the railroad company's plans are being revised so as to avoid the landscape destruction complained of.

It will be interesting to note the success as income producers of the two tall buildings that are to distinguish West 42d street between Broadway and Sixth avenue. The site for the skyscraper which the Bush Terminal interests are to erect is being cleared, and plans are being drawn to the order of the James McCreery Corporation for seven-story additions and alterations to the two six-story buildings at Nos. 110 to 114, one of which extends through to 41st street. As yet 42d street has only one tall building in the two long blocks between Fifth avenue and Broadway. The block opposite Bryant Park is not likely to see further change for years to come, but the other block has great rebuilding possibilities.

The Economic Outlook.

The great fundamental fact in current economic history is the wave of rising prices sweeping over the land. In the week succeeding the one in which the national elections were held, and while the general result is still officially in doubt, we have seen more evidence of the power of the uplifting factor than in any previous week, as if to further prove that the present business activity is based on something outside of the country itself; and that is the mighty conflict going on in Europe and the strain it has put upon many American industries for supplies.

The principal secondary cause of the rising valuations put upon commodities is the higher cost of production, into which enter the increased labor charge, the extraordinary prices asked for coal and the delays in, and higher rates for, transportation. Manufacturers feel compelled to increase the cost of their products to dealers in order to meet the greater cost of raw materials and labor. The higher prices now affect almost every commodity except money itself. For two years the building material markets, with the exception of steel and other metal products, resisted the upward pull, but within recent weeks most of them have had to yield something to the general trend.

The present week, having seen still higher quotations issued for various steel and iron products and masons' materials, capitalists and economists are not so positive that there will be no lessening of activities. Certainly operations to which contractors are already committed must proceed, and at the present hour these are engaging about all the mechanical forces of the city. Whether or not new business will be choked off in some degree by the latest advances seems to be the only question left. With both skilled and unskilled construction labor fully employed, as the Record and Guide is officially informed, and with some employers unable to obtain sufficient help of either sort, it would seem that business could stand a considerable check without any trouble ensuing.

The low interest rates now charged for loanable funds for commercial purposes is plain evidence of the scarcity of marketable paper, and the difficulty which all lending institutions are having in finding a use for their surplus cash. The stock of money seeking investment has become so plentiful that brokers have more applications for commercial paper containing sound names than they can fill. So low have the rates fallen that the American Bankers' Association has a committee investigating the competition among note brokers and its potency in reducing the loaning rate of the banks. A large amount of money is also going into building construction, especially into industrial plant extensions, but considerable into speculative residential construction also. In fact, money for approved realty loans may be said to be as plentiful, proportionately, as for commercial paper, especially since the new zoning laws went into effect. The estimated cost of all the buildings planned in Manhattan Borough alone, so far this year, exceeds \$100,000,000, or about double the value of those planned last year for the corresponding period. Allowance must be made, however, for the tentative plans filed in anticipation of the zoning law.

The tariff as a political issue and financial bugbear will be eliminated if the tariff commission favored by both of the dominant political parties fulfills the hopes set upon it. President Wilson is expected to name the members of the commission within a week or two, and to select men of the highest type, men of independent minds, in whom the business public will have confidence. Immediately upon their appointment they will organize and begin their inspection of the tariff schedule with a view to necessary changes, having in mind both the needs of the treasury and the industrial necessities of the country. Should danger to American commerce after the war be indicated by the revelations of their

investigation, the President stands committed to the policy of furthering the necessary protective legislation; and in view of this he is not expected to make any new recommendation of importance on this subject in his coming message to Congress.

A problem which he may call to the attention of Congress is the interstate distribution of food products and their extreme cost. It is reported that the Department of Justice has already been started on some investigations with the object of lessening the activities of a certain type of middle men, and that the inquiry will extend to the operations of coal companies and agents. In that event some of the high prices of materials depending on a reasonable coal market may be considerably modified before the winter is past.

Downtown Apartments.

The congestion on the city's transit lines must soon, if it has not already for many persons, reach the limit of endurance. That a large portion of the business people, especially heads of families, who now feel compelled to make long daily journeys between their homes and places of business in the most uncomfortable fashion, would be willing to leave the strap-hanging army if they could find apartments to their liking more accessible, is a matter of general testimony.

Why this desire has not been recognized and responded to more fully before now by real estate and building interests is being asked more and more frequently within, as well as without, realty circles. From all that is being said and done something tangible and remedial is going to result. Such opportunities as are offered for residential reconstruction in the Washington Square and Old Chelsea sections of the city will not be passed over always. It ought not to be necessary to organize boosting campaigns in order to give new life to such well settled neighborhoods, where the evidence of decay cannot dispel the air of gentility, and where a modicum of the attention which apartment house builders have bestowed upon distant parts of the city, would in all probability have been rewarded with richer financial returns, at least in late years.

The extension of transit lines to the far north and east has ever been and will continue to be a powerful magnet for speculative residential operations; and where the builders go the public in general follows, partly from economic compulsion and partly from force of habit. But for a great many people the limit of all kinds of street car travel has been reached, and they are only awaiting their opportunity to curtail it, so far as they are concerned.

The better parts of Old Chelsea are principally occupied by dwellings, but with some new apartments interspersed and a considerable number of old-law tenements on the western edges. A canvass recently made by the Tenement House Department of the vacant apartments in the Chelsea section showed an exceedingly small number in the newer houses—only 43 in 1,134 new-law apartments, or a percentage of 3.79. The rentals in the new houses average only \$30 monthly, but it is easily demonstrable that the district is susceptible of improvement in its choicer blocks with a much higher type of housing.

Lying between 14th and 34th streets, Seventh and Ninth avenues, the section was for many years preferred on account of its accessibility from the downtown business quarters by a choice residential population, and it is still inhabited by many old families. Business has not after many years invaded its central precincts. Its destiny, for the most part, is to continue as a residential community, and as such the Chelsea Neighborhood Association is trying to promote its interests. That the efforts of the association are likely to meet with abundant success before long seems to be assured by the prospective opening of the Seventh avenue subway and the professional favor with which invest-

ments in that part of the city are now regarded.

New York is in great need of living apartments of a choice description in neighborhoods easily accessible from the downtown business districts. Unquestionably much ground space, now very unsatisfactorily utilized for business purposes, if improved for residential habitations would be more profitable to its owners. At any rate, a very large number of business men are meanwhile resorting annually to the more comfortable lines of travel—the steam railroads—which means that New York loses them as permanent residents.

Brooklyn's Housing Problem.

Editor of the RECORD AND GUIDE:

Property interests in Greater New York are suffering because they are not allowed by law to alter a private house under reasonable requirements for three families, and owners of houses of this type feel this more keenly year after year. The city is also now feeling the consequences more than ever before, because the owners are getting impatient at paying high taxes on valuations from \$1,000 to \$2,000, and in some cases even more than the property could now be sold for.

In a public statement the Building Commissioner for Brooklyn, Mr. Carlin, said the owners in Brooklyn alone are losing \$50,000,000 annually because they are not allowed to use their properties as they should, and because the Tenement House Law restricts the use of the houses.

Most of these houses were built before the Tenement House Law was passed, and in a large number of cases are still owned by the same persons. The city and State should protect the interests of property owners and help them to get as large a revenue out of their property as possible, so that they can pay their taxes.

I do not think it would be unjust to the new-law apartment houses if these dwellings were to be altered under the present Building Code and Building Department. I have talked with many builders and owners and have never heard a builder engaged in the erection of new-law apartment houses make the first complaint of unjust or unfair competition. The question was once raised by the Tenement House Department and the Bureau of Charities, but they gave our committee no reason to think the change would be unfair.

The altering of these private houses into three-family houses would make healthy and sanitary small apartments, and in nearly all cases there would be outside rooms, fronting on either the street or the yard, and in no case on a court. There are only a few houses three rooms deep, with possibly one room between. I believe the percentage not more than 2 per cent of the total number of this class of houses; and in the plan which we are trying to get the Bureau of Charities, the Tenement House Committee and the tenement house officials to agree on, this room is to be lighted and ventilated by a reasonable size shaft, or a wide opening into one of the other rooms.

Instead of competing with high-class apartments the remodeled dwellings would give moderate priced apartments in a more private way than in large apartment houses, and, depending upon the location of the buildings, they could have nearly all improvements that these new-law apartments have at a considerably lower price.

If these properties could be altered, it would make a market for a large number, and would also gradually increase the value of these buildings. In this way this class of property would secure a greater advantage for both sale and rental.

It is not fair to the property owners in Greater New York, especially in Brooklyn, to enact a law under which property already built cannot be used to advantage, so that its owners lose millions of dollars by keeping such a law in force.

The Tenement House Department is

allowing people all over the city to keep house in a small way, in what are called furnished-room houses. In many cases light housekeeping is permitted in nearly every room in the house, but with no separate sets of improvements; and in most cases with only one bathroom and one toilet in the houses; whereas, we, in our plan, insist that there shall be in the poorer neighborhoods at least one separate toilet for each family, and also a separate bath in the better neighborhoods for each family.

Under our plan, in probably 90 to 95 per cent. of the houses, there would be less housekeeping, but separate facilities. Light housekeeping in furnished rooms is allowed all over the city, and it has obtained such a hold on the city that I don't believe it possible for the Tenement House Department to abolish it.

The Tenement House Department is now permitting two rooms in the rear of three-story store properties to be used for certain purposes. The party who occupies the store is allowed to cook his three meals, do washing, housekeeping and everything but sleep there. This is directly contrary to their views and ideas on the three-story and basement houses, where they say any number of people can sleep, but cannot keep house.

A. J. WALDRON,

Chairman of the Three-Family House Committee of the Brooklyn Board of Real Estate Brokers.

Safe School Houses.

C. B. J. Snyder, Supervising Architect for the Board of Education, in an address before the National Fire Protection Association, said that as the difference in cost between the fireproof and non-fireproof type is continually being lowered, due to improvements in methods and materials, the authorities in every community, whether large or small, should under normal market conditions refuse to authorize the construction of non-fireproof school buildings.

In this they would have the support of the people, if there be placed before them the fact that in the erection of a properly planned fireproof public school building there is not only a guarantee as to the safety of the investment, but also that which is of greater importance, the absolute peace of mind as to the security of their children in attendance.

Further, that the difference in cost would be largely offset by the reduction or elimination of fire insurance charges and an annual saving in the cost of repairs and maintenance.

"I am not in favor of constructing school buildings of more than four stories in height because of the stair-climbing involved. Height alone does not prevent their being planned for safety as to occupants and the practical elimination of the fire hazard. Careful planning will first of all take into consideration the number, location and width of stairways.

"The number will be fixed by the total capacity of the building which must use stairways for exits.

"Our practice has been to estimate stair requirements on the basis of fifteen square feet per pupil for all rooms or spaces used for academic or other instruction.

"We have found that the highest standard of service is obtained with a stair four feet in width for an elementary school and five feet in width in buildings used for high schools or other form of occupation.

"This width provides for not more than two lines abreast, each with a hand-rail.

"All stairs, except perhaps those forming the main entrance, which should not extend above the first story, should be enclosed with fire and smoke proof materials."

—Lexington avenue, south of 42d street, is becoming something of a thoroughfare for shops appealing to the art side of the community, resembling Fourth avenue before its transformation, and with many private houses already turned into stores.

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. 164.—To settle a controversy will you explain the difference between the city's bonded debt and its funded debt? B. S.

Answer No. 164—This matter was recently explained by the Comptroller as follows:

"The city debt consists of a number of different forms of indebtedness—revenue bonds, bills and notes, special revenue bonds, corporate stock notes, corporate stock, assessment bonds and general fund bonds.

"The city debt is divided into two classes—funded debt and temporary debt. The funded debt consists of that type of indebtedness which is put into permanent form or obligations running over a period of years. This indebtedness consists of corporate stock and assessment bonds. We include as part of the funded debt, however, corporate stock notes which are issued in a temporary form to finance permanent improvement, for the reason that they must be paid off from the proceeds of the sale of serial or long term bonds.

"The temporary debts consists of revenue bonds and bills and special revenue bonds, these temporary obligations being liquidated from budgetary charges and tax levies.

"The bonded debt represents the sum total of the funded and temporary debt. The bonded indebtedness of the City of New York on January 1, 1898, when the consolidation act took effect, was \$331,034,759.10. This consisted of

Funded debt	\$321,905,514.09
Special revenue bonds....	3,061,645.01
Temporary debt, old City of New York.....	2,007,600.00
Temporary debt, old City of Brooklyn	4,060,000.00

"On December 31, 1915, the total bonded indebtedness of the City of New York, as at present constituted, was \$1,413,850,896.62. This consisted of

Temporary debt.....	\$52,367,075.34
Funded debt.....	\$1,361,483,821.28

"The funded debt consists of two parts—that held by the public and that which was a part of our sinking funds. There was held by the public \$979,755,414.49, and by the sinking funds, \$381,728,406.79."

Notable American Architecture.

If one had been asked twenty-five years ago to name the finest of recent buildings in America at that time he might have enumerated, says Prof. A. D. F. Hamlin in the Architectural Record, Trinity Church and the nearby terracotta Fine Arts Museum at Boston (now demolished); the County Court House at Pittsburgh, the Albany City Hall, some of Richardson's libraries and his Harvard Law School, the Harvard Memorial Hall, the Connecticut Capitol at Hartford, the Chicago Auditorium, St. Patrick's Cathedral, the Madison Square Garden, the three Vanderbilt houses, the "Villard houses," and the Mills Building at New York, Link's St. Louis railway terminal, and the Ponce de Leon at St. Augustine. Not another church, railway terminal, or library (except Hunt's Lenox Library at New York), not a museum or theatre or town hall could be named of any importance that rose above absolute mediocrity; while in general our civic, Federal and ecclesiastical architecture was beneath contempt, and our railway stations were a disgrace.

REAL ESTATE NEWS OF THE WEEK

All Branches of Real Estate Field Claim
Attention—Auction Market Very Active

ALTHOUGH the auction rooms claimed attention this week on account of the large number of properties offered both at voluntary and foreclosure sale, considerable interest was manifested in well located Manhattan property. While big deals were few in number, they represented substantial transactions involving large outlays of capital.

A striking feature of the market was the continuation of the demand for building sites for high-class dwellings in the upper Fifth avenue district which has been witnessing a remarkable buying and building movement along this line within recent months. The entire block front on the east side of Fifth avenue, from 96th to 97th streets, which has been held at about \$1,000,000, was acquired for improvement with a costly dwelling. The plot has a frontage of 202 feet on Fifth avenue and 100 feet in each street, directly in the area which has been the scene of the extensive private house building movement already noted. Further south, a deal of similar character also involving a considerable expenditure, concerned two dwellings in 68th and 69th streets, occupying a plot running through the block, which will also be improved with an expensive residence.

Other interesting sales of the week concerned a Park avenue apartment house at 83d street, which was traded for West Side investment properties and parcels in the Newtown section of Brooklyn; an old residential landmark in West 14th street, which will furnish the site for a modern commercial structure more suitable to the present neighborhood, and a large tract of waterfront property in the Degnon Terminal in

Long Island City, which will be utilized for the construction of a large plant for a prominent Manhattan manufacturing concern.

An unusually large number of properties of diversified character were offered in the Vesey street Exchange Salesroom this week, which attracted a representative crowd of bidders to the salesroom, and several parcels passed into new ownerships. The four-story dwelling at 3 East 94th street near Fifth avenue was knocked down at executor's sale to Sain Van Leer for \$65,000, and the seven-story elevator apartment house known as Clement Court at the northwest corner of Madison avenue and 99th street was sold to David Kraus for \$250,000. The block front in the south side of 184th street, from Jerome to Walton avenues, was sold in a partition sale to Samuel Wacht and Samuel Golding. Other buyers included Ross Franklin, who paid \$41,000 for the apartment house at 957 Hoe avenue; Thomas Comba, who bid \$23,600 for the five-story flat at 67 West 113th street, and Thomas L. Green, who paid \$45,000 each for the five-story apartment houses at 4585-4607 Park avenue near 184th street, in the Bronx.

Among the conspicuous properties sold to parties in interest in foreclosure proceedings was the well-known Haymarket property at Broadway and 30th street extending to Sixth avenue, consisting of two and three-story buildings, sold to the Havens Relief Fund Society as plaintiffs for \$720,000. Liens against this property aggregated about \$735,525. The New York Life Insurance Company, as plaintiff, acquired the seven-story loft building at 252-258 West 29th street for \$120,000, about \$36,000 less than existing encumbrances.

GARAGES VS. VALUES.

(Continued from page 693.)

engine exhausts to rouse sleepy garage attendants in the small hours of the morning. The sad part is that the neighbors are usually lighter sleepers than the garage attendants.

Stables are recognized as a menace to health, no matter how rigidly the Board of Health regulations are enforced. If this were the only count against them they should be excluded from tenement and other residence districts, but they are nuisances in the odor and noise emitted from them and in the danger resulting to pedestrians.

A glance at the photographs should suffice to convince one that realty values of these streets have been depreciated, often by an amount greater than the value of the garage or stable which has caused the loss. The zone plan cannot reclaim these blighted blocks, but it can and will prevent the recurrence of this process of infection and decay.

In a residence district all kinds of business and industry are excluded. Dwellings, private clubs and most institutional buildings are permitted. The term "dwelling" includes an apartment house, tenement house, boarding house, or a hotel having thirty or more sleeping rooms. The usual accessory buildings, such as private garages, are permitted, but they must be located on the same plot with the building to which they serve as accessory. A private garage for more than five motor vehicles would, however, be excluded.

A private club that has as its chief activity a service customarily carried on as a business, such as a garage, would be excluded. While the regulations are not intended to interfere with a doctor or dentist who practices his profession in the usual inconspicuous way in his private dwelling, they would exclude any business such as a store in connection with a tenement, club or hotel. It is provided, however, that the Superintendent of Buildings may, after notice and hearing and with appropriate conditions and safeguards, permit in a resi-

dence district any building or use in keeping with its use for residence purposes.

Important Test.

Of real interest to the owners of real estate in New York City is a matter taken up by Albert Oliver & Son, Inc., and the Octagonal Reinforced Floor Company. The above companies have erected, under the supervision of Professor James S. Macgregor, of Columbia University, and the Departments of Buildings of the several boroughs of New York City, a cinder concrete flat slab on steel frame beams 20 feet by 20 feet center to center. The load test to comply with the regulations of the Building Code of New York City, will be conducted at a time to be named by the Superintendents of Buildings. It is proposed to have present at this test, representatives from many of the greater cities of the United States and Canada, and also representatives from all of the technical schools, engineering societies, builders associations, and cement and steel manufacturers.

In discussing the matter Mr. Oliver named the following reasons as governing the decision of the Octagonal Reinforced Floor Company for placing their new system of reinforcing on the market in conjunction with cinder concrete: High valuation of land, high cost of labor and material, high cost of upkeep and excessively high taxation.

With all of the above tending to reduce the returns on the investment, Mr. Oliver believes that the present is an opportune time to thoroughly demonstrate to owners, engineers, architects and investors, that a large saving can be affected in the cost of any building in which the floor is placed. The result of this test will be awaited with great interest by the building world. It will be conducted in the most scientific manner by Professor Macgregor at the Columbia University Testing Station, Norman avenue and Monitor street, Greenpoint, L. I. Mr. Oliver stated that he expects a large attendance.

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To Start Investigation.

The Public Service Commission, on Monday, November 13, will begin an investigation of a proposal of the South Brooklyn Railway Company which, if put in effect, would result in the cutting off of transfer privileges temporarily between the Norton's Point line and the Culver line in Brooklyn. The company claims that the temporary stoppage of the service is necessary during reconstruction of the new terminal facilities at Coney Island. The proposal to suspend service is covered by a new tariff schedule filed with the Commission by the company. Pending the investigation and hearing, this tariff schedule has been suspended to January 15, 1917, by the Commission. At the present time passengers from the Norton's Point section of Coney Island possess the privilege of purchasing commutation tickets which entitle them to a ride between Coney Island and New York for five cents each way during certain hours. This rate of fare is made available by using the Newton's Point line between Seagate and the West End or Culver terminal, where a transfer is given to the latter lines without extra charge. During the reconstruction it is proposed to stop the Norton's Point line service east of the West End terminal.

Bids for Station Work.

Another milestone marking progress toward the final completion of the dual system has been set by the Public Service Commission in asking for bids to be submitted on December 4 for the construction of station finish for nine stations on the Seventh avenue portion of the Seventh avenue-Lexington avenue line in Manhattan. The nine stations in question are those between the Battery and including the 14th street station. Station finish for the remaining five stations from 42nd street to and including that at 18th street is already contracted for. The nine stations for which station finish is sought are located at South Ferry, Rector street, Cortlandt street, Chambers street, Franklin street, Canal street, Houston street, Christopher street and 14th street.

Brooklyn Brokers' Election.

The Brooklyn Board of Real Estate Brokers will hold its annual meeting at the Clarendon Hotel, November 21, at 8 o'clock. Candidates of the nominating committee are: President, William P. Rae; vice-president, William J. T. Lynch; secretary, Isaac Cortelyou; treasurer, George H. Gray; for directors, terms ending 1919, George E. Lovett, William Raymond Burling, George H. Gray, Charles D. Behrens and Frank A. Seaver. The board has elected to membership John I. Van Iderstine, of Van Iderstine Brothers, and Benjamin T. Snyder.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27, as against 21 last week and 41 a year ago.

The number of sales south of 59th street was 8, as compared with 9 last week and 14 a year ago.

The sales north of 59th street aggregated 19, as compared with 12 last week and 27 a year ago.

From the Bronx 17 sales at private contract were reported, as against 8 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 706 of this issue.

Sales on Lenox Hill.

Douglas L. Elliman & Co. sold for the Wilson Estate 31 East 69th street, a four-story dwelling, on lot 25x100. This property, which has been held at \$130,000, adjoins the two houses built by J. Harper Poor and Charles L. Poor, which in time adjoin the Arthur Curtiss James house at Park avenue, forming an exceptional group, erected on the old sites of the General Theological Seminary. Douglas L. Elliman & Co. also

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sold for the Barhydt Estate 40 East 70th street, a four-story dwelling, 21.6x100, to the same purchaser. The property adjoins the splendid 50-foot house of Stephen Clark and the George Blumenthal residence on the corner of Park avenue, forming the other half of the general Theological Seminary site. The purchaser, whose name at this time cannot be disclosed, is going to erect a single house on the two lots running through, which will be the first of its kind in the city. The same brokers recently sold 48 East 69th street to Mr. O. F. Dommerich, to be added to his plot for a fine new house adjoining the home of Henry P. Davison at the Park avenue corner.

Fifth Avenue Block Front Sold.

Mrs. Judge Robert Worth Bingham, formerly Mrs. Mary Lilly Flagler, widow of the late Henry M. Flagler, has acquired a block front on Fifth avenue, which will probably be improved with

a fine residence. Mrs. Bingham now has homes at Palm Beach and at Mamaroneck, N. Y., but has no city house, her residence when in the city being at the Hotel Plaza. The property involved in the deal was a block front on Fifth avenue from 96th to 97th streets, valued at \$1,000,000. John Russell Pope, the well known architect, purchased the site in 1914, and at that time it was announced that he and an associate would improve it with two fine dwellings, but this venture never materialized. The property which was transferred this week is subject to a mortgage of \$707,000. The plot measures 202.4 feet on Fifth avenue, and 100 feet in each street. Mr. Pope retains from his original plot fifty feet in 96th street and 37 feet in 97th street. The city values the plot at about \$500,000, but real estate men say that this amount represents approximately one-half of its real value. Several fine dwellings have been built recently in that section of Fifth avenue. Until a few years

ago the Carnegie house at 90th street built about 18 years ago was considered the north end of the fashionable section, but of late many people of wealth have helped to create a new Fifth avenue which extends as far north as 99th street. Otto Kahn is now completing one of the city's finest homes at 91st street. Among others located in the section include Ambassador Gerard, Rene Sargeant, Willard D. Straight and Mrs. Fabbri.

One-Time de Peyster Home Sold.

As the result of the northward trend in trade, one of New York City's old landmarks is soon to be demolished, and on the site will be erected a commercial building. The one-time residence of James de Peyster in West 14th street, near Seventh avenue, a four-story dwelling on a lot 25x103.3 feet was sold to Phillip Aaronson by Robert L. Luce, through Louis Siegel, as broker. The new owner will improve the site with a nine-story loft building. Mr. de Peyster bought the house in 1846 from Samuel Longstreet, who was active in the up-building of this section seventy years ago. The premises was continuously occupied by the de Peyster family until 1907, when Mr. Luce bought the house for a home. Among the interesting features of the property is the well, from which the de Peysters obtained their water supply prior to the introduction of the Croton water system. In front of the house is an old chestnut tree planted more than a half a century ago by Mr. de Peyster, and which long ago adorned this one-time exclusive residential block now given over to business.

Deal on Park Avenue.

The Hanover apartment house, a nine-story structure at the northeast corner of 83d street, measuring 76.11 feet on the avenue, and 100.6 feet on the street, was sold by the Merida Realty Corporation, H. Seymour Eisman, treasurer, to the Blodden Corporation, Alfred Lockwood Brown, president, and John N. Blair, treasurer. The property was assessed by the city at \$375,000, and was held by the sellers at \$500,000. The buyer gave in payment the seven-story Quincy apartment house at 1629-1633 Amsterdam avenue, at the southeast corner of 181st street, on plot 99.11x35 feet also the five-story flat, 502-504 West 177th street, adjoining the southwest corner of Amsterdam avenue, 42.6x99.11 feet, also two parcels in the Newtown section of Brooklyn.

Acquires \$400,000 Block Front.

The Haven Construction Company, Charles Flaum, president, has sold through William S. Baker and Henry J. Kantowitz, the three five-story apartment houses occupying the entire block front on the east side of Northern avenue, from 177th to 178th streets, with a frontage of 255 feet on the avenue and 112 feet in each street, to Louis Israelson, who already owns several similar properties in the immediate neighborhood. The houses contain apartments for 105 families, and were recently built by the selling company on land acquired from the B. Altman Estate. They have been held at \$400,000. The seller was represented by Weschler & Kohn, as attorneys, and the buyer by Burnstine & Geist.

Company Buys at Long Island City.

The Degnon Realty and Improvement Company sold to the Manhattan Soap Company, of 426 West 38th street, Manhattan, 100,000 square feet of water front property at the Degnon Terminal, Hunterspoint avenue, running from Dutch Kills Canal to Orton street, Long Island City. The buying company will erect a plant for its own occupancy, plans for which are now being prepared. It is estimated that the new structure will cost about \$500,000. The Hunterspoint avenue station of the Queensboro Subway, which runs to the Grand Central Terminal, is about three blocks from the property. The Dutch Kills Canal is a deep waterway, connecting the terminal property with Newtown Creek and the East River. The

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plot will be served by the Degnon Terminal Railroad, connecting the property with the Pennsylvania-Long Island Railroad System.

Theatre for Greenwich Players.

Henry G. Wenzel, Jr., has sold through J. Irving Walsh the northwest corner of West 4th and Christopher streets, with a frontage of 33 feet on the new Seventh avenue extension, and the Congregation Derach Aumuna has sold, through the same broker, the adjoining property at 220 West 4th street on a plot 26.6x101, to M. H. Lewis. The purchaser will immediately demolish the present buildings and erect a theatre on the site to cost about \$100,000, for the Greenwich Village Players.

Upper Broadway Apartment in Trade.
 Max Blau and Charles W. Smith sold for the Marcy Realty Company, Francis M. Jencks, president, 3119-3131 Broadway, a six-story elevator apartment on plot 140.11x100 feet. The Dalfort Realty Company, John Bolz, president, gave in part payment a plot of 19 lots in Long Island City, bounded by Harrison avenue, 13th and 14th streets, near the Queensboro Bridge Plaza. The transaction involves about \$380,000.

Manhattan.

South—of 59th Street.

CANNON ST.—The Lawyers Mortgage Co. has sold 59 Cannon st, a 5-sty tenement, on lot 25x100. Schindler & Liebler were the brokers.

LEROY ST.—Henrietta A. Beam sold, through Van Vliet & Place, 115 Leroy st, a 3-sty tenement, on lot 20x100.

WAVERLY PL.—The Duross Co. has sold for the Lawyers Mortgage Co., 174 Waverly pl, a 3-sty tenement with store, on lot 21x85.

19TH ST.—Horace S. Ely & Co. sold to Warner & Co., manufacturing chemists, of Philadelphia, the vacant plot, 131.8x100, at 126 to 136 West 19th st. The Warner Company, which recently acquired the fee of the larger portion of the one-time B. Altman store, now controls a frontage of 325 ft. in 18th st and 232.6 ft. in 19th st, just west of the 6th av frontage of the block which is owned by Vincent Astor and the Tonnelle estate. The site will be improved with a 1-sty taxpayer pending the construction of a larger building.

45TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the East 45th St Corporation the 5-sty building, 25x100.5, at 10 East 45th st, to Arthur S. Vernay, dealer in antique furniture, who occupies space in the building.

49TH ST.—Joseph P. Day sold for the estate of Charles Soleliac, 44 East 49th st, a 4-sty brownstone front apartment house, 21.6x100.5. The property has been in the hands of this estate for a great number of years. It was scheduled to be sold at auction this week in order to distribute the proceeds among the heirs. The purchaser is Louise Jacob, who owns and occupies the adjoining property. Baldwin & Hutchins, as attorneys, represented the sellers, and James L. Claire, attorney, acted for the purchaser.

North—of 59th Street.

63D ST.—Douglas L. Elliman & Co. sold for Irving Raymond, president of A. A. Vantine & Co., 13 East 63d st, a 4-sty dwelling, on lot 20.6x100, to E. W. Harris, of the law firm of E. W. & Tracy Harris, for occupancy. This house was held at \$90,000.

68TH ST.—J. Clarence Davies & Gorsch Co. sold for Benenson Realty Co. to Philip W. Ross, 306 West 68th st, a 5-sty flat with store on lot 25x100. In part payment the purchaser gave the vacant plot, 70x100, at the northeast corner of Tiebout av and Ford st.

85TH ST.—William B. May & Co. have sold 107 East 85th st, a 5-sty apartment building, on plot 25.6x102.2. Richard H. Morrison, the seller, was represented by Duff & Conger.

88TH ST.—Madison M. Jones is reported to have sold 64-66 West 88th st, two 5-sty apartment houses, on plot 40x100.8.

111TH ST.—The New York Trust Co. sold to Isadore Montefiore Levy 20 East 111th st, a 5-sty flat, 26.11x100. The property was recently acquired by the trust company in foreclosure proceedings.

112TH ST.—Rosie Rehfield is reported to have sold 27 West 112th st, a 5-sty flat, on lot 24.6x109.11.

115TH ST.—Harrie S. Lines sold for A. D. Crane, executor, 217 East 115th st, a 3-sty dwelling, 18x100.

116TH ST.—Fred Oppenheimer sold for Thomas W. Murray the 5-sty apartment house at 129 West 116th st, on lot 25x100.

178TH ST.—Firm of Leonard J. Carpenter has sold for the estate of Howard Crosby the 2-sty dwelling at 229 West 178th st.

192D ST.—The Faiella Construction Co. sold to the Arthur Av. Realty & Construction Co. three lots in the north side of 192d st, 175 ft. east of St. Nicholas av, and three lots in the south side of 192d st, 100 ft. west of Audubon av, and resold the latter to the Audubon Building Corporation.

CENTRAL PARK WEST.—Gaines, Van Nostrand & Drennan (Inc.) have re-sold for Peter Breeze and Mrs. S. Potter, the 4-sty dwelling,

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11 lots, including one corner, Hollis Park, near Jamaica; price \$5,500; 60% can remain on mortgage to quick buyer.

P. MOLLENHAGEN, 290 6th Ave., Bklyn.

HOUSE FOR SALE.

Brooklyn, E. 5th St., Flatbush; 8-room cottage, lot 40x100; near 16th Ave. station; suitable for family of moderate means.

MRS. G. HOFF, Bronxville, N. Y.

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on Peconic Bay near Jamesport, L. I.; 11-room house and other building; price \$14,500. Inquire

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100 feet from subway station; values bound to increase; detached dwelling, 50 x110, 12 rooms, steam heat, electric light.

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Improved corner property, equity of \$7,000; will sell for half if bought immediately; owner going West. Address

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New 7-room house, bath, hot water heat; all improvements; good sized garage; plot 100x100; price \$3,500 if sold this week; easily worth \$1,000 more; quick action necessary.

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576 Fifth Ave., New York.

BARGAIN—WANT TO RETIRE.

Will sell Business established 10 years; three-story building; on main street; will give reasonable mortgage; price \$16,800.

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879 Broadway, Bayonne, N. J.

STATEN ISLAND.

large colonial residence, open fireplaces; 11½ acres; beautiful Marine views, worth over \$20,000; sell \$14,500; large macadam street front, best train service in Greater City. **COMMUTER, 45 Broadway, Room 137, Manhattan.**

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2-family house and three 1-family cottages; rent \$3,000 yearly; easy terms; sacrifice account sickness. **CHUTE, 1420 Boscobel Ave., Washington Bridge. Real Estate Brokers invited.**

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new eight-room house; all improvements; hot water, heat, ash chute; good schools, good streets; 12 minutes express station, six minutes trolley and local trains; 90 trains daily; price \$3,500. Call or write

OWNER, 216 Union Ave., Roselle Park.

FOR SALE.

Country Seat, 32 acres good land, abundant fruit, on State road, 2½ miles from Newburg; frame house, 20 rooms; all improvements; tenant house and outbuildings; first class condition; immediate occupancy.

H. C. GANONG, owner, Newburg, N. Y.

HIGH, HEALTHY LOCATION FOR HOME,
fruit or poultry farm; beautiful views surrounding hills; 14½ acres; mile Mountain Lakes station, D., L. & W.; hour New York; 20 miles from Newark; amasite road; no buildings. Address

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on North Shore, near Port Washington, 20 miles from New York, on main road; fine Residence, surrounded by large estates; splendid electric train service; price low; terms to suit.

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IN GREATER NEW YORK.

A large tract of land of 50 or more acres, with 2,000 or 3,000 feet of water frontage, 20 to 30 feet depth of water; ideal location, being in Greater New York; excellent labor conditions, transit and shipping facilities.

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containing 50,000 square feet, covers entire block, 16-foot ceiling, cement floor, two 250 H. P. boilers, electric light and power, steam heat, 8 dry kilns of large areas, suite of offices; trolley passes building, centrally located and in a fine labor section; everything a manufacturer desires.

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GEISER & PLUM

845 Broad St., NEWARK, N. J.

20x100, at 248 Central Park West, adjoining the south corner of 85th st, which was recently acquired in foreclosure proceedings. The buyer is Mary E. A. Wendel.

ST. NICHOLAS AV.—The Lawyers Mortgage Co. has sold 844 St. Nicholas av, a 5-sty dwelling, on lot 21.5xirreg.

Bronx.

BRIGGS AV.—H. A. Douglas & Co. have sold for Lee Farrington Realty Corporation the plot 30x100 on the east side of Briggs av, 210 ft. north of Coles la, running through to and fronting in Poe pl. The site will be improved with a 2-sty business building.

BRYANT AV.—The Lawyers Mortgage Co. has sold the two 2-fam. brick dwellings at 1445 and 1449 Bryant av.

CRESTON AV.—The Level Realty Co., Morris Miller president, has sold the 5-sty apartment at 2524 Creston av, just north of Fordham rd, on a plot 42x80. The brokers were Simon G. Katzen and Wolfsohn & August.

CRESTON AV.—Frederick Brown has bought from the Padula Construction Co. for cash 2755 Creston av, a 5-sty apartment house with stores, on plot 50x100.

FIELDSTON, N. Y.—Delafield Estate has sold to Jonathan J. Hamilton, of N. Y. City, a residence on Waldo av, near West 246th st, built from plans by Dwight J. Baum.

GRAND BOULEVARD.—H. A. Douglas & Co. have sold for the Winat Realty Co. the 2½-sty frame house at 2404 Grand Concourse, 47 ft. south of 187th st, to T. G. Holland, the occupant. The house covers a lot 25x55 ft.

INTERVALE AV.—Alexander Selkin and David Mintz sold for Absar Realty Co., A. Weissman, president, the 6-sty apartment, with stores, at the northwest corner of Intervale av and 165th st, extending to Rogers pl, 104x53x 133xirreg, held at \$100,000. The buyer is an out-of-town investor. This is one of four houses just completed by the selling company on land purchased a year ago.

JACKSON AV.—N. Morrison of Williamson & Bryan sold for Charles Richardson the two 3-fam. dwellings at 1058-1060 Jackson av.

LORING PL.—The West 183d St Building Co. has sold the plot 67.2x100.2, in the west side of Loring pl, 580 ft. south of Fordham rd.

SEDGWICK AV.—The Empire City Mortgage and Holding Co., Samuel Barkin president, sold the plot 50x140 in the east side of Sedgwick av, 115.9 ft. north of Washington Bridge. The buyer is Samuel T. Munson, who gave in part payment 1448 Bedford av, a 4-sty flat, 28.6x100, and similar house at 1441 Bedford av, 33x98, Brooklyn. Lebett & Strauss were the brokers.

SOUTHERN BOULEVARD.—Henry Morgen-thau Co. sold to Annie Moss the two 5-sty apartment houses at the northwest corner of Southern boulevard and Barretto st, and known as 907 Southern boulevard and 922 Barretto st, 77x105 and 47x105, respectively. They are fully tenanted and are one block from the station entrance of the new Broadway-Lexington av subway now nearing completion. In part payment the buyer gave a plot 125x100.11 in the north side of East 138th st. The transaction involves about \$325,000.

TREMONT AV.—Clement H. Smith has sold for F. & J. E. Ramsteck the store property at 718 and 718½ Tremont av. It is a plot 25.4x 99.8 covered with a 2-sty frame building, between Crotona and Clinton avs.

TRINITY AV.—Kurz & Uren have sold for the Delco Holding Co, 971 and 973 Trinity av, two 5-sty new law apartment houses, each on lot 36.5x100.

UNION AV.—The Lawyers Mortgage Co. has sold the 5-sty tenement, on plot 40.8x98x173, at 978 Union av.

VALENTINE AV.—Charles F. Deshler sold for the Ensign Improvement Co. the 5-sty apartment, 50x100, at 2361 Valentine av.

WEST FARMS RD.—N. Morrison of Williamson & Bryan sold for James Dowd the plot 50x91xirreg., on West Farms rd, about 75 ft north of Freeman st.

Brooklyn.

ELDERTS LA.—Edouard C. Panitz sold for Henry Rockmore a plot, 36x100, in the west side of Elderts la, 440 ft. north of Atlantic av. A dwelling is included in the sale, plans for which are being prepared.

HANCOCK ST.—Frank A. Seaver & Co. sold for the Peerless Land Co. 481 Hancock st, a 3-sty dwelling.

PROSPECT PL.—Charles Partridge has sold 644 Prospect pl, a semi-detached brick dwelling, to Anthony Blass.

48TH ST.—I. Salzberg sold for the Ellis Assets Corp. to T. Rubin, a plot 40x100, in the northeast side of 48th st, 400 ft. from 16th av.

51ST ST.—Realty Associates sold to Joseph A. Hamilton, the 2-sty dwelling, 1113 51st st, on lot 20x100. The house is one of a row of ten recently completed by the Realty Associates, nine of which have been sold.

67TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-family, semi-detached residence at 2121 67th st, on plot 24x100, at Mapleton Park, near the 22d av station of the Sea Beach subway, to W. J. Rothrock for occupancy.

99TH ST.—Charles J. Obermayer, of the Greater New York Savings Bank, who recently purchased the dwelling at the corner of 99th st and Shore rd, Fort Hamilton, has enlarged his holdings by purchasing the adjoining land, owned by the estate of Tom Johnson, of Cleveland, O. The purchase, which was made from Max Kurzrok, who bought the properties from the Johnson estate at an auction held by Joseph P. Day a few years ago, comprises a frontage of 585 ft. in 99th st, 294 ft. on 3d av, and 174 ft. on the Shore rd. An additional purchase

was made by Mr. Obermayer, comprising the triangular lot fronting 87 ft. on 3d av and 85 ft. on Shore rd.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for the L. & A. S. Building Co. the 3-sty business building, in course of construction on the east side of Flatbush av, 42 ft south of Clarendon rd, 22x100.

KINGS HIGHWAY.—Louis Gold sold the three 5-sty buildings on the south side of Kings Highway, between East 12th and East 13th sts.

MARCY AV.—R. A. Schlesinger sold for the Weaver Realty Co. the 4-sty tenement at 752 Marcy av, to the Island Holding Corporation, which later re-sold it through the same broker to Phillip Muller.

5TH AV.—Tutino & Cerny sold for William J. Wells, Jr., the 3-sty dwelling and store, at 5407 5th av, on lot 18x90.

Queens.

JAMAICA.—The Spader property in Fulton st, opposite Puntine st, has been bought by the Triangle Realty Co. The realty has a frontage of 116 ft on Fulton st and a depth of 200 ft, and will be the site of five 3-sty stores and apartment buildings.

Richmond.

SOUTH BEACH.—Meister Builders have sold to Marino Bros. a plot 100x92, fronting on Washington av, near Old Town rd. Three houses will be built on the plot.

Nearby Cities.

NEWARK, N. J.—Crist & Herrick have sold for Spencer S. Thomas of Detroit, the plot on the north side of Cross st, between Broad and Spring sts, containing 9,382 sq. ft., to Harry G. Cooper.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. Jane A. Clark, the 2-fam. dwelling, at 671 Summer av.

NEWARK, N. J.—Feist & Feist sold for Emanuel Ronzoni, the plot at 708-720 Freling-huysen av, to the John H. Meyer Tire-Duck Co., of New York, which will build a plant containing about 100,000 square feet of space; also sold for J. W. Greene, the plot, 22x135, at 130 Bank st, to S. P. Schechter, who will erect a 4-sty business building, and for Saul Cohn, the 1-fam. dwelling at 59 Hillside pl.

Rural and Suburban.

DIX HILLS, L. I.—Shields Brothers (Inc.) have sold to a client a tract of 35 acres. The property fronts on the Dix Hill rd and the Old Country rd, and adjoins a tract recently sold to the same buyer by the same brokers.

ESSEX, CONN.—Bishop White, of the American Chain Co. of Bridgeport, Conn., has bought Highmoors, Charles B. Bliss's country place at Essex, Conn. The estate contains 60 acres, a residence of 12 rooms, carriage house, barn and other outbuildings. Douglas Eskell, of Joseph P. Day's office, negotiated the sale.

FORT SALONGA, L. I.—Harry H. Howard has sold the property recently purchased from Venn Hughes at Fort Salonga, consisting of 10 acres and buildings, to John Shields. The property adjoins "Day Break," the country estate of Mr. Shields. Theodore S. Hall was the broker in the transaction.

HARTSDALE, N. Y.—Kenneth Ives & Co. have sold for H. W. Johns his country place on Landers rd, Hartsdale, containing 14 acres, residence and stable, to Thomas Evarts Adams of the Lancia Motors Co. The property was held at \$40,000.

HUNTINGTON, L. I.—Daniel M. Gerard sold for Joseph Geoghegan his home, at Huntington, to Charles O'Donohue. The property contains seven acres, on the east side of Huntington harbor, near the yacht club. There is a large modern dwelling on the property, and the grounds are developed.

LOCUST VALLEY, L. I.—Cocks & Willets sold to Philip A. S. Franklin, president of the International Mercantile Marine, Royston, the estate of William C. Pate, at Locust Valley, L. I. The property contains about 30 acres and commands an extended view of Long Island Sound.

RYE, N. Y.—Herbert A. Sherman has sold for Mrs. M. S. Wainwright three acres at Milton Point, with a large frontage on the water. The buyer will improve the land with a dwelling, from plans by Architect S. Edson Gage.

SCARBOROUGH, N. Y.—Fish & Marvin, in conjunction with Cocks & Willets and Wm. A. White & Sons have leased to Mrs. Samuel Hill, daughter of the late James J. Hill, a portion of William Rockefeller's property at Scarborough. There are about ten acres and a large Colonial house and outbuildings. The property is near the estates of Frank A. Vanderlip and Gustav Schwab and adjoins the Sleepy Hollow Country Club. It is one of the handsomest estates in the Hudson river section. The property is leased unfurnished, and the amount involved is said to be approximately \$50,000.

SUMMIT, N. J.—The Summit Developing Co. sold a plot 150x110, on Park and Summit avs, for the Summit Home Land Co.

TARRYTOWN, N. Y.—Henry Ollesheimer, president of the Metropolitan Bank, has enlarged his estate, known as Isalina Court, by 4½ acres, which he has purchased from the estate of George S. Scott. This property is on the east side of Broadway, opposite the estates of John D. Archbold and Colonel Jacob Ruppert. The brokers were Nichols & Hobbie.

WHEATLEY HILLS, L. I.—Henry A. Rogers of Worthington Whitehouse (Inc.) sold for Henry M. W. Eastman, a tract of woodland in Broad Hollow Woods, adjoining two tracts reported sold to the same purchaser last week by the same broker.

LEASES.

Excellent Brooklyn Conditions.

Charles Partridge, Brooklyn broker, reports an active renting and selling market for residential properties in the Bedford and Eastern Parkway sections. He said: "We are experiencing an excellent demand for apartments, returning about \$10 a room, and we have only four vacancies at present in all of the buildings of this type at present under our management. There is also an excellent demand for dwelling properties at rentals ranging from \$45 to \$55 for the two-story houses, and \$75 a month for the three-story buildings." Mr. Partridge has been appointed managing agent for eleven apartment houses, in Sterling place near Franklin avenue, Bergen street near Nostrand avenue, Macon street near Marcy avenue, Bergen street near Washington avenue, on Underhill avenue, and at Pacific street and Classon avenue.

Fifth Avenue Dwellings for Trade.

Cartier, the Fifth avenue jeweler, has leased the Morton F. Plant house at the southeast corner of Fifth avenue and 52d street, marking another step in the transition of this section of Fifth avenue, from the residential to the business stage. It was also rumored that

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the adjoining property owned by William K. Vanderbilt had passed into the hands of a large art dealer. Announcement was made in the Record and Guide, on October 7, that deals were pending for these properties, but at that time no definite information was available. The two dwellings which have been considered among the finest on the avenue will not lose their architectural beauty as a result of the new kind of occupancy, since it is announced that the alterations will largely consist of interior changes.

Odd Shape Corner Leased.

A. A. Hageman leased the building at the northeast corner of Sixth avenue and 30th street to the Hageville Realty Company. The building is irregular in shape having a frontage on Sixth avenue of only 9.6 feet. The 30th street frontage is 60 feet, and the width in the rear of the plot 18 feet. Since the removal of the encroachments in this vicinity by the Board of Estimate, the property has been vacant. The leasing companies will make an alteration, changing the ground floor into four small stores.

Lease Canceled and New One Made.

A. L. Mordecai & Son report that they have canceled the lease of the top floor of the building at 63 West 36th street which was with Charles Isaac, a manufacturer, and have re-rented the premises for seven years to the Current Literature Publishing Company, which will occupy the loft as an office and editorial room. John P. Kissling, of the White-Goodwin Company, was the broker. The shifting from a manufacturer to an office was largely due to the new Zoning Law.

Seven-Story Garage Leased.

Astor Garage Corporation leased the seven-story building at 267 West 87th street for twenty-one years at a reported aggregate rental of \$250,000. The lessee operates the Century Garage at 11 West 100th street. R. T. Groves and William M. McDonald were the brokers.

Manhattan.

BARNETT & CO. have leased for a client the store at 8 East 125th st to John Vaida, lace goods.

BLEIMAN & CO., in conjunction with Manheimer Bros., have leased to J. & A. Rosenberg, of 40 Bleecker st, the store and basement

at Broadway and Houston st through to Crosby st for a long term; Bleiman & Co. have sublet for Max A. Will & Co. the 3d floor at 23-4 West 38th st to Louis Steinberg, now at 633 Broadway, and leased for John R. McMurray the 3d loft at 12-14 West 37th st to Kurz Bros., now at 635 Broadway.

BRETT & GOODE CO. leased the store and basement, about 15,000 sq. ft., at 30-32 West 13th st to Rothholz, Inc., in conjunction with Frederick Fox & Co.

BRETT & GOODE CO. leased space at 461-79 Eighth av, to the Magazine & Book Co., the N. Y. Steel Etching Co. and additional penthouse space to the Trichromatic Engraving Co.

CROSS & BROWN CO. have completely leased the 18 apartments in the building recently purchased by Frederick Aylor of Boston, at 15-17-19 East 59th st, plot 75x100, which has been entirely remodeled. They consist of apartments and studios, and although the remodeling of the building was not begun until title was taken, September 1, the apartments were completely rented by October 5, and the building practically reconstructed. The opening of the Plaza Art Rooms in the old Park & Tilford building at 5-7 East 59th st, and the improvements made by Mr. Ayer to this block have radically changed the character of 59th st between 5th and Madison avs.

CROSS & BROWN CO. has leased the store and basement at 48 West 15th st, to Dragon Paper Mfg. Co.; ground floor at 573-7 11th av to Saxon Motor Co.; at 1765 Broadway, space to J. S. Josephs; at 12-14 West 37th st, third loft to Kurz Bros.; at 1764 Broadway, space to Freeman & Grady; at 16-24 West 61st st, space to Springfield Body Co.; at 245-9 West 55th st, 5th floor to Norman Lynn, also space to Longenecker & Saunders, E. E. Eagle, D. M. Sherman, and the 7th floor to King Car Corp. of N. Y., and at 527 Fifth av, space to Henry Clews & Co.

CROSS & BROWN CO. has leased the entire building at 211-213 West 19th st, containing 30,000 ft. of space, for Clement March, to the National Cash Register Co., for a long term; the building will be remodeled for the use of the National Cash Register Co., and will be occupied by them in connection with their main office; also for the National Cash Register Co. 10,000 ft. of space to the Royal Motor Body Co.

CROSS & BROWN CO. leased the store at 1744 Broadway to Saxon Motor Car Co. of N. Y., Inc.; the 6th, 7th and 8th floors at 549-551 West 52d st to Reo Motor Car Co., of New York; space at 245-9 West 55th st to Kerosine Motor Appliance Co., Henry Berlinghoff and George Strasser, and the 5th loft at 688 Broadway, to Noxall Shirt Co., Inc.

DOUGLAS L. ELLIMAN & CO. leased from October 1, 1917, a large corner apartment in the new building being erected by Bing & Bing at 417 Park av, to Louis M. Schwan; a duplex apartment of 13 rooms and 4 baths at 830 Park av, for the Johnson-Billings Syndicate, to Mrs. E. G. Lefferts, who recently married Dr. Charles F. Collins; an apartment at 3 West 56th st to C. W. Cady; at 123 East 53rd st, in conjunction with Douglas Robinson, Charles S. Brown, for Rudolph Ortmann to Edward P. Truett; at 108 East 82nd st to Dr. S. H. Geist, and for Henry Block, 50 East 82nd st, a 5-sty dwelling, to Eugene Klapp.

DUROSS CO. have leased the 4-sty building at 44 West 15th st for Isabel K. Sone and

Margaret A. Gaston to the Erie Transfer Co.; a store at 200 West 14th st for the estate of Patrick Smith to the Women's Congressional Union; the 1st loft at 152 West 14th st to Dumbroff & Hirschowitz; the 3-sty house at 65 Horatio st, for the Lamor Realty Co. to Eugene E. Dwyer for 5 years, and the 3-sty private house at 140 West 13th st for the Guarantee Trust Co. of N. Y., to Prince Jean Paleologue of Roumania.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment at 131 East 66th st for Malcolm E. Smith & Co., agents, to Robert J. Turnbull; apartments at 570 Park av for Robert J. Turnbull to Warren S. Crane; furnished, at 850 Park av for Mrs. D. S. Smith to E. S. Wolfus; and at 145 East 44th st for Bing & Bing to Wentworth Tucker.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment at 830 Park av for the Johnson Building Syndicate to Charles W. Waller; an apartment at 120 East 31st st for Douglas Robinson, Charles S. Brown Co. to E. G. Robinson, and space at 7 West 56th st for Charles P. Beiling to Maicelle Samya.

DOUGLAS L. ELLIMAN & CO. have leased for Julius Tishman & Sons, a large apartment at 125 East 72d st, the new building which they have just started to construct on the site of the old Hotel St. Lorenz, to be completed Oct. 1, 1917. The tenant is Joseph Schweizer.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Dr. Wilbur B. Marple, 46 West 53d st, a 4-sty dwelling, on lot 20x100, to Frederic Conde.

J. ARTHUR FISCHER has rented the 2d loft at 105 West 38th st, to the Mascot Talking Machine Co.

FREDERICK FOX & CO. have leased to Ginsburg & Charlop Bros. the 3d loft containing 15,000 sq. ft. at 151-63 West 26th st, for a long term; the 12th floor at 37-45 West 20th st to Bovio Bros.; the 11th floor at 12 West 31st st to Harris Bros.; the 10 loft at 29-31 East 22d st to Max Bauer, and in conjunction with Spear & Co., the 3d loft at 45-51 West 25th st to Niedelman & Hoffman.

FREDERICK FOX & CO. have leased to Seligman & Friedman the easterly store and basement at 122-126 West 26th st; the store and basement at 30-32 West 13th st to Rothholz, Inc., and the store and basement at 12 West 17th st to David Umanoff.

JULIUS FRIEND, EDWARD M. LEWI CO. has leased the 17th floor at 12-16 West 27th st for the Chas. Kaye Renting Co. to S. November (Inc.), manufacturer of cloaks and suits.

GAINES, VAN NOSTRAND & MORRISON (Inc.) have leased the 7th floor at 43-5 East 19th st, to Scheuer Bros.; for Eugene Higgins the store, basement and 1st loft at 440 Pearl st to O. C. Brunner Warehouse Co.; in conjunction with M. & L. Hess the 1st loft at 377 Fourth av, to Harry Altman & Co.; the 2d loft at 137 Fifth av to Triton Phonograph Co., and the 10th floor in conjunction with Heil & Stern to E. A. Gutman.

GOODWIN & GOODWIN leased the 4-sty dwelling at 108 West 123rd st, for E. H. Marson.

GOODALE, PERRY & DWIGHT (INC.) have leased the store at 12 West 19th st to Abraham Siegel; the 3d loft at 51 West 24th st to Siegel Ellner & Co.; 4th floor at 118 West 22d st, to Wolff & Schlossberg; 6th floor at 118 West 22d st, to David Stein; 7th floor at 36 East 23d st, to Tamblin & Gould; 3d floor at 7 West 24th st to A. L. Pollard, and 4th floor at 7 West 24th st, to John J. Firth.

GOODALE, PERRY & DWIGHT (INC.) have leased the 2d floor at 427 West 13th st to the Hellenic Chemical & Color Co.; 4th floor at 36 East 23d st to F. Schwartz; space at 43 West 27th st to Joseph Klein; 5th floor at 27-35 West 24th st to J. H. Welscher; 5th floor at 147 West 28th st to Krinsky & Schrieber Bros., and the top floor at 7 West 24th st to James H. Stryker.

GOODALE, PERRY & DWIGHT (INC.) have leased the 10th floor at 118 West 22d st to Ipp & Kwint, and the 6th floor to M. N. Arida; 1st floor at 2 West 16th st to Nicholas Damacas, the 2d floor to E. DeFour, part of the 3d floor to D. Clark, and space to W. M. Cane and A. Schultz.

GOODALE, PERRY & DWIGHT (INC.) have leased the store at 402 Sixth av to Henry Levine; 5th and 6th lofts at 51 West 24th st, to the Marion Dress Co.; the entire dwelling at 253 West 21st st to Elizabeth Doty; 4th loft at 35 West 21st st to Steinberg Bros., and the 2d floor at 22 East 21st st, to L. B. Puspian.

GOODWIN & GOODWIN have rented apartments to Arthur F. Wheatly at 565 West 144th st; to Joseph G. Dwyer at 501 West 138th st; to George M. Vail at 317 West 93d st, and to Richard D. Sutton at 55 East 76th st, and leased at 249 Lenox av, a 4-sty dwelling, for Benjamin Eichberg to Paul Shalet.

GOODWIN & GOODWIN rented for Franzisca Ritter to Alice Crossman the furnished 4-sty dwelling at 108 West 123d st, on lot 30x100.11.

ERNEST F. HAFNER has leased to the 5th Av. Auto School the store, basement and parlor floor at 419 Lexington av; also the store and basement at 10 West 60th st to the Dealers Used Auto Exchange.

A. A. HAGEMAN has leased the store and basement at 58 West 36th st to the Thorne Restaurant Co.

HERBERT HECHT & CO. have leased for the Madison Holding Co. 5,000 sq. ft. of space at 72-4 Madison av; also for the Hartford Lunch Co. the entire upper floors of the building at 40 East 23rd st to the Cloak & Skirt Makers' Union.

M. & L. HESS (INC.) have leased for Ira A. Kip, Jr., 15,000 sq. ft., consisting of store, basement and 2d floor at 45-7 East 20th st. The lessee is Henry Matier & Co., Ltd., a corporation of the Dominion of Great Britain, having its principal office in Belfast, Ireland, with a

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1680 Avenue "A"

(Between 88th and 89th Streets)

A 4-story and cellar brick and brownstone front tenement, with store. Size of lot 20x75.

301 Dyckman St.

(350 Feet West of Prescott Avenue)

A 2½-story frame dwelling and 1-story frame building used as store. Size of plot 140x150x irregular.

S. S. of Nagle Av.

(424.7¼ Feet East of Hillside Avenue)

A vacant plot, 50x200.

S. W. Cor. Eagle Av. and 156th St.

A 4-story brick tenement, with stores. Size of lot, 20x99.14.

706 to 710 Eagle Av.

(Adjoining Southeast Corner of 156th Street)

A vacant plot, 75x115.03.

EDWARD S. CLINCH, Esq., Attorney, 41 Park Row, N. Y. C.

715, 717 and 721 Eagle Av.

(Between 156th St. and Westchester Ave.)

To be sold separately.

Three 2-story and basement brick two-family houses. Size of each lot, 18x99.20x irregular.

1334 to 1336 Webster Av.

(Between 169th St. and Kindermann Place)

A vacant plot, 50x151.41x50.67x159.84.

South Side of 226th St.

(85 Feet East of Broadway)

A vacant plot, 40x100.

N. W. Cor. of Terrace View Av. and Leyden St.

A triangular vacant plot, 100.63x56.73x75.9.

Port Chester, N. Y. (Whittemore Park)

(Corner of Ridge Street, Hawthorne and Greenburgh Avenues)

A vacant plot, 167x168.4x154.26x186.27.

Write for booklet.

Edward S. Clinch

Auctioneer

31 Nassau St.
N. Y. City

New York office at 17-19 White st, where they have been for the past 35 years. They are one of the oldest established manufacturers of linens and handkerchiefs, having been in existence since 1861.

M. & L. HESS (INC.) and Tucker, Speyers & Co. have leased to Rosenschein Bros. the 14th floor, containing about 12,000 sq. ft., at 11-13 East 26th st, running through and including 6-8 East 27th st. M. & L. Hess (Inc.) also leased the 4th floor at 151-5 West 25th st to Hollow & Perlow; and the 4th floor at 134-40 West 29th st, containing 10,000 sq. ft., to Jacob Holtzman, manufacturer of dresses.

M. & L. HESS (INC.) have leased the 4th floor at 25-9 West 21st st to the Imperial Dress Co., 7th floor at 142 5th av to Feinberg & Kronenberg, and pent house at 119-25 West 25th st to Miles & Cohen.

HOUGHTON COMPANY has sub-leased the 4-sty dwelling at 107 West 76th st for Elizabeth Ripka to Catherine Guthridge.

HOUGHTON COMPANY leased for Joseph P. Howe the 3-sty dwelling, 178 West 88th st to Roger Casini.

HUBERTH & HUBERTH leased in the American-Circle Building the store at 1826 Broadway, running through to 2 Central Park West to the Ben Hur Motor Co., to be used for show room purposes.

HUBERTH & HUBERTH have leased in the American-Circle Bldg. to the Kline Motor Car Corp. the store at 1838 Broadway.

MARSTON & CO. have rented apartments at 9 West 46th st for Henry L. Maxwell to Inez Buck and George Sumner; at 16 East 87th st for William H. Turrell to Charles H. Courtney; at 645-647 Madison av, for the Blaskower estate to William C. Rice, H. Duncan Gillies, Henry N. Ransom and Helen Longworthy, and at 52 West 37th st for Joseph C. Levi et al to Carl O. A. Erickson.

MARSTON & CO. have leased for Charles M. Cohen & Co. the 12th floor now occupied by them at 31-33 East 28th st, to O'Donnell & Dipetri Co., manufacturers of women's dresses, and have also leased to the same company for the owner of the property, the Marconi Realty Co., the same floor for a long term, to become effective on the expiration of the Charles M. Cohen & Co.'s lease.

SAMUEL H. MARTIN has leased for Nathan Ottinger the store at 33 Columbus av to George W. Newcombe.

WILLIAM B. MAY & CO. report the rental of the following private houses: 41 East 74th st, for Florence M. Jameson to John H. Morice; 40 West 58th st, for H. B. Vanderhoef to Frederick H. Lancaster; 54 East 56th st, for Emma B. Richardson to Joseph B. Prairie; 50 East 72d st, for Clara Cahn to William B. Bristow; 75 East 80th, for the Edgar A. Levy Leasing Co. to Carl F. Boker, and an apartment at 148 West 56th st for E. C. Horton to Edward L. McCormick.

GEO. W. MERCER & SON have leased the following dwellings: 437 West 21st st, for Mrs. Thomas Alden to Thomas Cochran; 452 West 20th st, to Mrs. Marie Yennes; 330 West 19th st, to Jennie Campbell; for the estate of Edwin P. Smith, 327 West 19th st to Mrs. Trenkner, and 332 West 19th st to William J. and Catherine Lewis; 316 West 28th st, to Frank Stracker; 353 West 19th st, to Oscar Maas; 329 West 29th st, to Theresa Wolff; store and basement at 76 Hudson st, to A. F. Lopez & Co., exporters; the store and basement at 213 West 18th st, to the "Ad" Display Co.; the top loft at 442 West 46th st, to the Long Acre Express and Van Co.; the store and basement at 317 West 39th st, to the Mission of Simon of Cyrene.

MOORE, SCHUTTE & CO. have leased the private dwelling, 520 West 143d st to Ann Carlson for S. & M. Price, and 512 West 142d st, to Rose McGowan for M. H. Eagan.

MOORE & WYCKOFF have rented for Miss Annie Flint to Mrs. William Partridge the 1st floor apartment at 118 East 19th st.

NELSON, LEE & GREEN were associated as brokers in the recent lease reported of a floor in the building at 63-65 West 36th st taken by the Current Literature as their executive offices for six years from December 1, 1916.

CHARLES F. NOYES CO. has leased for Fred. S. Myers, at an aggregate rental of about \$50,000, 410-416 East 68th st, a 5-sty factory, on plot 100x50, to Waitt & Bond Co., manufacturers of the "Blackstone" cigar. Extensive improvements will be made to the building, including installation of two fireproof lines of stairs; new electric elevator; low pressure heat, steel ceilings; plumbing and a general overhauling. These improvements will cost approximately \$20,000, and after made the building will be occupied entirely by the lessees. The lease was for 10 years and Maxwell Davidson, attorney, represented Mr. Myers, and Goldsmith, Cohen, Cole & Weiss, the Waitt & Bond Co.

CHARLES F. NOYES CO. has leased for Phelps Stokes estates, a large space on the ground floor of the Woodbridge Building, 100 William st, to the New York Quinine & Chemical Co.; a floor at 32-34 Frankfort st to Reiter & Strauss, and space on the 12th floor of the Masonic Building, 23d st and 6th av, to S. Ashida.

CHARLES F. NOYES CO. has leased the store and basement at 450 Broadway for William H. Sage, attorney, to H. Goldstein & Bros.; store at 45 Lafayette st for Herman P. Suerken to James Vincent, and space at 102-104 Fulton st to Louis W. Girsdansky.

CHARLES F. NOYES CO. has leased for Charles J. Schlegel, the building 33 Frankfort st to Pasquale Gaccione, and in connection with A. H. Mathews, the store at 75 Fulton st to the Standard Asbestos Co.

PEASE & ELLIMAN have leased for a long term an apartment of the simplex type on the 6th floor of 907 5th av to Francis R. Mayer, Pres. of the France & Canada Steamship Co.; the apartment has 19 rooms and 6 baths, and is in a house just completed by 907 5th Av., Inc.,

of which Robert B. Knowles is Pres.; leased in conjunction with A. & L. Cackle, of Pelham, for W. Ward Damon his place on Boston rd, Pelham, to Mortimer Smith, of Connecticut; for the Tyson estate the 4-sty dwelling at 47 West 51st st to Mrs. B. Schneider; at 6 West 50th st for the Sixth Leasenhold Co. an apartment to Dr. M. L. Collins; and apartments as follows: at 13 Gramercy Park to Miss Ruth Chatterton, the actress; at 44 Gramercy Park to Dr. Herman Forber; at 112 East 17th st to S. Russell Bogue; at 127 Riverside Drive to Dana Kimball; at 202 West 81st st to Mrs. O. Day; and at 167 West 72d st to C. E. Weyand; and furnished for Robert Graves, Jr., his apartment at 200 West 58th st to Mrs. J. B. Vredenberg.

PEASE & ELLIMAN have leased, furnished, for L. Victor Froment, the 5-sty dwelling at 52 East 74th st to W. Butler Duncan; also, furnished, for Mrs. Lorena B. Davis, her apartment at 1000 Park av to Benjamin W. Appleton of Buffalo; and for Mrs. Mary C. Melvin at 1155 Park av to Edward Mamelsdorf; also the following leases of office space in the "Lords Court Building," 27 William st: to H. K. Holmes, H. W. Voss, Harry Hedrick, Phineas M. Bond and P. W. Sothman, and larger space to present tenants George Graham Rice and to the National Resuscitating Apparatus Co.; for Martin H. Goodkind an apartment at 1215 Madison av to Frank L. Warren, and rented, furnished, for D. Friedley of the Metropolitan Museum, his apartment at 114 East 84th st to John F. Adams.

PEASE & ELLIMAN have leased, furnished, for Mrs. Mildred Aron to John Tannor the 3-sty dwelling at 133 East 74th st; furnished, for Ormond G. Smith his 5-sty residence at 7 East 78th st, off 5th av, to George V. Coe; for the Borine Mfg. Co. a loft at 551 West 42d st to the Federal Rubber Co.; for La Petite Maison a studio at 44 West 57th st to Miss Camilla Morgan; furnished, for C. L. Scott his apartment at 1 Lexington av to Mrs. J. S. Bears; a floor at 18 West 47th st to E. J. Steichan; furnished, for Keturah Phelps his apartment at 15 East 58th st to Mrs. T. McSwasey; and apartments at 550 West 153d st to Mrs. D. Clark and Mrs. F. Roberts; at 145 East 49th st to Samuel A. Finley; and at 247 5th av to Harry L. Chatman.

PEASE & ELLIMAN have rented, furnished, for Mrs. Alice M. Fitch the home of the late playwright, Clyde Fitch, a 5-sty dwelling at 113 East 40th st, to Landon K. Thorne; for W. M. Sperry of Sperry & Hutchinson, an apartment at 157 West 79th st, to Madame Fremstad Brainard; furnished, for Spencer H. Gale his apartment in the Hendrik Hudson, at 110th st and Riverside dr, to Maurice W. Bacon; furnished, for Mrs. C. R. Robinson her apartment at 200 West 59th st, to J. A. Mathot; for the Marcaro Corporation an apartment at 152 West 58th st, to Mrs. Lillian B. Mallory, and for the Jatison Construction Co. (Julius Tishman & Sons) at 30 West 70th st to Arthur W. Linn, Jr.

PEASE & ELLIMAN have leased for the Gene Realty Co. an apartment at 203 West 98th st to John Fitzmaurice, whose apartment at 200 West 58th st the same brokers rented furnished to Jacques Urlus of the Metropolitan Opera Co; also, furnished, for John K. Pearce his apartment in the "Chatsworth," at 72d st and Riverside dr, to Henry Kase; furnished, for Mrs. I. Meinhard her apartment at 875 Park av, to Thomas McCarthy and a studio at 561 Madison av for Mrs. Rebecca Wall to Miss Frances Newton.

PEASE & ELLIMAN and Clark T. Chambers have leased the 3d floor in the newly completed building at the southwest corner of Madison av and 38th st for August Heckscher, to the J. K. Rishel Furniture Co., manufacturers and wholesalers of fine furniture and phonographs, with factories at Williamsport, Pa.

PEASE & ELLIMAN and Nelson, Lee & Green leased for the Schulte Cigar Co. the 43d st store adjoining the corner, being altered for occupancy by the Schulte Co. at the northwest corner of Broadway and 43d st to the Times Square Florist Shop.

PEPE & BROTHER leased the garage at 106 West 3d st to the West 3d St Garage, at a yearly rental of \$1,800.

PEPE & BROTHER have leased for John J. Halloran, two apartments at 102 Waverly pl to Mrs. M. Smith and Mr. J. S. Emerman.

L. J. PHILLIPS & CO. have leased the store and basement at 70 Cortlandt st to the Universal Phonograph Co.

PORTER & CO. have leased for the Sound Realty Co. to Elizabeth Fitzgerald 3-sty dwelling at 38 West 126th st.

PORTER & CO. have leased for Oscar H. Vaupel to Julia A. Doyle, the 3-sty dwelling at 225 West 138th st.

PORTER & CO. have leased for Marie Thain to Ida Rudiger, the 3-sty dwelling at 144 West 129th st.

PREVILLE & ROSENBERG leased for A. Quint & Bro. the 4th loft at 32-34 East 31st st to Hurwitz & Ederich; the 3d loft at 124-128 West 24th st to Levy & Immerman, 10,000 sq. ft. at 580 Broadway, to Tarnower Bros. for Weil & Mayer.

RIVERSIDE THEATRE at Broadway and 96th st, which has been operated by William Fox since its erection in 1911, has been leased by the B. F. Keith Enterprises. The lease is for five years, with the privilege of five years renewal. The stage is to be enlarged and several other changes made to the playhouse and it will be opened next month.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased, furnished, for the winter for Miss Mabel Green, her apartment at 1038 5th av to Dudley N. Hart, of Casenovia; also an apartment at 120 East 31st st, in connection with Douglas L. Elliman & Co., to Miss Elsie G. Robinson and an apartment at 145 East 49th st, in connection with Pease & Elliman, to S. A. Finley.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and DOUGLAS L. ELLIMAN & CO. have rented for Rudolph Ortmann an apartment at 123 East 53d st to Edward P. Truett.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for William A. Street 43 Park av, furnished, for the season to Rudolph H. Kissel.

JOSEPH F. SEITZ has leased the southeast corner of 64th st and Lexington av for Lillie Cohn to H. B. Kear.

LOTON H. SLAWSON CO. have leased to the National Silk Dyeing Co., with main offices at Paterson, N. J., and mills in several cities throughout the eastern part of the country, the corner store in the building now being erected at the northwest corner of Madison av and 29th st. The leasing company has had an office in New York at 60 University pl for a number of years. The store in question is a part of the premises leased to the Exchange Buffet Corporation, who are opening in the basement an addition to their chain of restaurants.

UNITED CIGAR STORES CO. have leased the following stores: the southeast corner of Broadway and 46th st; at 121 Delancey st; at the southwest corner of 6th av and 32d st, and at the northeast corner of 111th st and Lenox av. As soon as alterations are completed in the above properties these stores will be opened.

E. K. VAN WINKLE has rented for Mrs. L. B. Goddard her furnished apartment at 220 West 98th st, to Franz E. Habicht; the corner store at 341 Columbus av to Klein & Schmidt

Non-Resident Owners

When altering, renovating or redecorating old properties, a most important consideration—frequently the most important—is the installation of electric wiring.

No matter what other improvements you offer, your property will not be really modern unless it is wired, and you will find electric light the best renting factor you have.

Are you familiar with our Easy Payment House Wiring Plan? Booklet with prices sent on request.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE compelling influences now pressing most heavily against the building material markets are the ascending price of coal, the car shortage and the paucity and high cost of labor, all three being the direct consequence of the war in Europe and its extraordinary demands upon American industry.

As these adverse circumstances have not on the whole checked the demand for materials, though they have caused the postponement of speculative operations in numerous cases, their present effect is seen in the continued advance in the quotations of nearly all the materials entering into the composition of buildings. This has been a week of rising prices. The skyrocketing of coal, the latest economic phenomenon, has forced up the cost of various commodities, especially cement, which through all the excitement hitherto had adhered to a comparatively low valuation.

This is the serious aspect for the building trades of the coal crisis—the effect it is having upon the cost of those materials in the manufacture of which coal is largely required. With soft coal five and six times higher than normal for some grades, the manufacturers most affected have but one recourse, and that is to raise their quotations.

Apparently there is no height that the coal market may not scale before midwinter for consumers depending on the open market and not covered by contracts. Scarcity of cars and boats is responsible for part of the insufficient supply, but the principal difficulty which the coal companies allege they have to contend with is the shortage of labor at the mines. But the authorities who are investigating the market are not convinced that the causes of the panic are entirely natural. Hard coal prices were put back from as high as \$13 a ton to as low as \$8.75 at the close of last week, but the bituminous grades have since risen in some cases to \$7 a ton at the mines. Mills which formerly could buy culm coal at as low as 80 cents, and even 60 cents, a ton, and now have to pay \$6.00, have a formidable problem before them.

The car shortage which hinders prompt deliveries is the worst the country has seen in nine years. Fear of even a more serious situation and a desire to take measures to avert it brought together at a conference this week in this city one hundred railroad presidents and other officials. United with the car shortage is the inadequate supply of lightering boats and ocean-going vessels. Both barges and steamers command extraordinary charter fees, which have added to the cost of all materials com-

Brick.—With only one more trip probable for up-river brick barges to this city before navigation closes, under average weather conditions, city dealers are hastening to cover their winter requirements. The present week made the record of 53 cargoes of North River brick sold to dealers, the largest weekly number for the season thus far. The arrivals numbered 56. The shortage of labor at the works limits the number of barges that can be loaded, and prevents the market from being oversupplied.

Hudson River brick is being taken about as fast as it can be shipped. The Raritan brick manufacturers are out of the market entirely, and the Hudson River works are the only source of supply. Dealers are thus forced to fill their current and prospective requirements on a rising market. Prices advanced this week from a minimum of \$8.25 a thousand to \$8.50, with \$8.75 as the top price.

SUMMARY.—Transactions in the North River brick market for the week ending November 17, 1916:

ing to market by water. The labor difficulties complained of by manufacturers mostly relate to common labor, but the skilled mechanical trades are also well employed.

Furthermore, they have the promise of good employment during the winter. Secretary Tompkins of the Building Trades Council estimates the percentage of employment in the unions affiliated with that body at 90 per cent. Some contractors are short of mechanics, and other cities are applying to New York for journeymen. Even the steel erectors, who might be expected to lack work, owing to the delayed deliveries of material and postponed operations, are kept well employed by New York contractors, if not on city jobs then on outside work.

A noteworthy fact in connection with the current work that is keeping the steel erectors and some other trades very busy, is that it is largely outside the city limits—in the surrounding industrial towns and more distant places. Reports to the Record and Guide of contract lettings from week to week are more numerous from the adjacent territory than from the city proper. Still, city work is steadily growing in importance, numerically and otherwise.

Further price advances were announced this week in brick, cement, plaster, linseed oil, builders' hardware, pig iron, copper and its products, cast-iron pipe, tin plate and reinforcing bars. Recently spurts in prices have rather animated than deterred buyers. But some manufacturers of building materials are expressing the fear that the rising costs of production, or else inability to get their raw materials promptly, will cause them to shut down. The situation in New Jersey and Pennsylvania districts, where the cement, brick, tile and other manufacturers have to contend with the high wages paid by munition factories, is said to be a serious one.

Already the incidents of election week seem to have been forgotten by the buyers of structural steel, as a larger number of orders than is usual for a weekly quota is reported to have been booked by local fabricators.

In the case of many steel and iron products the mills are sold up as far ahead as they care to sell, and prices become less well defined as manufacturers become more conservative. The American Sheet and Tin Plate Co. has withdrawn from the tin plate market on account of being well sold up. Pig iron is advancing on an average of \$1.50 to \$2 a ton each week. The steel market is not likely to be any different on account of the national election verdict, so long as the war continues in Europe at least.

Condition of market: Demand good, prices higher. Quotations: Hudson Rivers, \$8.50 to \$8.75, to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 3; arrived, 56; sold, 53. Distribution: Manhattan, 19; Brooklyn, 21; Bronx, 1; New Jersey points, 8; Astoria, 1; Portchester, 1; Bridgeport, Ct., 2. Left over Friday, November 17, 6.

Cement.—Under the compulsion of the rising costs of manufacturing, and especially the extraordinary advance in coal prices, the open market quotations on Portland cement were raised ten cents a barrel more on Monday in the wholesale market. The present quotations from manufacturers to dealers and contractors are \$1.87 and \$1.92, in 500-barrel lots, alongside the wharf. This is an advance of 20 cents a barrel within the past month.

Trade reports state that, as most dealers are now covered by term contracts, they will not be affected by the higher prices. Some firms are said to have contracted for sufficient supplies to last them well into the coming year. Manufacturers state that the coal and

labor situations have reached a serious point, and that the restricted transportation facilities are still another problem. Rumors of possible shut-downs cannot be verified. Demand is gradually expanding, but production is restricted by the labor shortage. The quotations for Rosendale are unchanged at 90 cents a barrel, wholesale, with the usual rebates for bags returned. Pacific Coast cement manufacturers are now allowing only 7½ cents each for bags returned, instead of 10 cents, as formerly. The local rebate for bags returned continues to be 10 cents.

Gypsum Products.—Increased manufacturing costs have forced further advances in the quotations to dealers for plaster, plaster boards and blocks. Masons' finishing plaster is bringing \$15 a ton in bags, with the usual rebates for bags returned. Dry mortar in bags is bringing \$6.75 to \$7.25 a ton, or 25 cents more than the previous quotation.

Nearly all the constituent elements entering into the cost of manufacturing gypsum products have been in the ascending scale of late—including labor, coal, ocean transportation for the primary material and even the paper used in making plaster boards. Demand has increased to normal proportions, but production is restricted by the insufficiency of labor and deliveries hampered by car shortages.

Iron and Steel.—The week following election has brought out a larger number of contracts for structural steel construction than any week has seen in a long period. But, while the lettings are more numerous, the new inquiries have been fewer this week. By far the larger share of the new contracts is for industrial plants in the surrounding towns and cities. The fear of still higher prices is evidently bringing out orders from general building contractors obligated to go ahead.

A few of the more important local contracts are here indicated.

The American Bridge Company has booked an order for 900 tons of steel for a Loew theatre in 125th street. The Hinkle Iron Works has booked a contract for 850 tons of steel work for the Rodin Studios apartment house at 57th street and Seventh avenue, and 800 tons for the Mayer apartment house at West End avenue and 92d street. George A. Just Co. will fabricate 100 tons of steel for the Pine Hill Crystal Water Company garage at 544 West 38th street. The Passaic Structural Steel Company has taken the contract for the McLaughlin apartment house at Broadway and 105th street, requiring 900 tons of steel shapes. The McClintic-Marshall Company has been awarded 1,200 tons for the Joseph Dixon Crucible plant in Jersey City. The Phoenix Bridge Company is to furnish the 1,200 tons for the Jersey Central station at Newark.

Other awards embrace 2,200 tons for the Broad No. 2 telephone exchange to Eidlitz & Ross; 600 tons for the Kenyon pier, Brooklyn, to Post & McCord; 400 tons for the Kings County Court House to the Guerber Engineering Company.

Cast iron pipe makers have advanced their quotations \$5 a ton, six, eight and ten-inch pipe being quoted at \$36 a ton, foundry, while twelve-inch pipe has been put to \$35 a ton. Four-inch pipe has been moved up to \$39. Gas pipe and Class A pipe still command \$1 over the prices given for the various sizes.

Electrical Supplies.—The manufacturers of electrical equipment are reported to be so over-supplied with orders and deliveries so much delayed that jobbers see little use in soliciting new business until the congestion is reduced. Prices for all kinds of supplies are above normal.

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.....\$8.50 @ \$8.75
 Raritan common.....@ —
 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......90 @ —
 Rebate on bags returned, 10c. bag.

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

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

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

Exterior—
 4x12x12 in.....\$0.07
 6x12x12 in......098
 8x12x12 in......119
 10x12x12 in......114
 12x12x12 in......175

Interior—
 2x12x12 in.....\$0.048
 3x12x12 in......048
 4x12x12 in......054
 6x12x12 in......072

LIME (standard 300-lb. bbls., wholesale):
 Eastern common.....\$1.50 @ \$1.55
 Eastern finishing.....1.60 @ 1.70
 Hydrated common (per ton)....@ 9.50
 Hydrated finishing (per ton)..@ 12.68

LINSEED OIL—
 City brands raw, 5 bbl. lots....@ \$0.99
 Less than 5 bbls.....@ 1.00

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in.....\$1.00 @ —
 Trap rock, ¾ in.....1.15 @ 1.25
 Bluestone flagging, per sq. ft.. .17 @ 0.18
 Bluestone curbing, 5x16......40 @ —

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.....@ 24.00
Hemlock, W. Va., base price
 per M.....@ 23.50

Hemlock, Eastern mixed
 cargoes.....22.00 @ —
 (To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-
 goes, narrow (delivered)...\$26.00 @ \$29.00
 Wide cargoes.....29.00 @ 34.00
 Add \$1.00 per M. for each inch in width
 over 12 ins. Add \$1.00 per M. for every 2
 ft. over 20 ft. in length. Add \$1.00 per M.
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$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.....@ 27.00
 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, return-
 able 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, 4in. (hollow)......08
Boards, ¾ 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 @ —

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

Beams & channels up to 14 in. 2.969 @ 3.169
 Beams & channels over 14 in.. 2.969 @ 3.169
 Angles 3x2 up to 6x8.....2.969 @ 3.169
 Zees and tees.....2.969 @ 3.169
 Steel bars, half extras.....2.969 @ 3.169

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%
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BROAD STREET HOSPITAL TO MEET DEMANDS OF LOWER MANHATTAN

Structure Will Involve Approximately \$150,000

MANY of the city's prominent bankers, brokers and business men are identified with the new hospital in course of construction at 129 Broad street, which, when completed, will represent one of the most interesting building projects of the year. The need for an institution of this kind has long been manifest, since there are about 1,500,000

be known as the Herbert Barber Memorial Building of the Broad Street Hospital.

The officers of the hospital are Edward M. Wemple, president; Charles E. Danforth, vice-president; H. E. Smolen, secretary; Harry H. Martin, treasurer; James Barber, chairman of the Finance Committee, and George C. Luebbers, chairman of the Building Committee.



people employed in the downtown office district and about 20,000 others with permanent homes in the surrounding blocks who have heretofore had no hospital facilities for emergency and general work.

Wall street business men have spared neither expense nor effort toward the promotion of modern efficiency methods in the management of their offices, yet, strange to say, they have not until this year considered what is probably the most important element in efficiency, namely, health insurance. It was not surprising, therefore, that when the subject of a hospital was broached last April sufficient funds were soon pledged for the acquisition of a desirable building site and the erection and equipment of a modern hospital building. It will

Dr. A. J. Barker Savage is the superintendent of the hospital. Others who are interested are the Hon. Alton B. Parker, Harry S. Harkness, Thomas E. Rush, M. W. Dominick, Charles Strauss and James Rascovar.

The proposed building will involve an outlay of about \$150,000, exclusive of the cost of the land, and has been designed by William Neil Smith, 101 Park avenue, architect, who has incorporated in it the most modern details of hospital construction. The structure will be seven stories in height and will measure 60x47 feet, and it will be equipped with the most modern appliances of medical and surgical science. Two operating rooms have been provided for, to adequately meet even the most serious cases. Members of the medical board who will be

actively associated with the activities of the hospital include a number of the best known physicians and surgeons in the city.

The present improvement on the site is a four-story and mansard dwelling which has been used as a lodging house for Italian immigrants. This building will not be demolished, but will be so reconstructed and modernized that it will be practically new in every detail. The building will be entirely fireproofed, and those parts of the older building not of this character will be altered to meet modern requirements along this line.

The new hospital will not be a private institution, in spite of the fact that it will be largely supported by voluntary contributions from people in the financial district. Besides the private wards, there will be facilities for the treatment of the poorer residents who cannot afford to pay. A completely equipped dispensary will also be placed at the service of the needy.

The building will be designed in the style of the Italian Renaissance, and the exterior will present both an attractive and substantial appearance. The three upper stories will be of terra cotta construction; the lower four of brick, with stone trimmings. The first story will be used for general offices of the medical staff and for the dispensary, and the remainder of the building will be devoted to the various hospital purposes. The entire fifth story and part of one of the other floors will be taken up by the private wards. The roof will contain a solarium and an open-air garden for the use of patients.

The site is particularly desirable for hospital purposes on account of its proximity to the waterfront. The width of Broad street at this point and the character of the surrounding property practically assures the requisite amount of light and air, always important elements in the location of an institution of this kind. The plot is near enough to the financial district to insure an excellent ambulance service, and yet not

too near to make the price of the land prohibitive.

Negotiations are reported pending for the acquisition of adjoining properties to provide for expansion of the hospital's activities, the contemplated structure being intended to represent the first unit of a building to care for the needs of the district.

Trust Company Resources.

The fourteenth annual edition of "Trust Companies of the United States," issued by the United States Mortgage & Trust Company, New York, is being distributed. In the preface, President John W. Platten says:

"The trust companies of the United States during the year just closed have had exceptional opportunities for service to the financial and commercial interests of this country and to the foreign nations as well. The problems incident to the new position of the trust companies in world affairs have been met and solved with courage, while the business openings resulting therefrom have been availed of with enterprise and good judgment.

"A noteworthy increase in the business of acceptances, both foreign and domestic, the establishment of well equipped departments for the handling of foreign transactions, especially with Central and South America, and liberal participations in foreign loans, are all deserving of special mention. The work of unifying and improving existing laws for the safeguarding of the interests of these companies and their clients is progressing satisfactorily, while the administration of corporate and private trusts in ever increasing volume is continually evidenced.

"When it is considered that the aggregate of trust company resources reported during the year increased one billion, three hundred million dollars and now totals over seven billion six hundred million dollars, the vital and growing importance of the part played by trust companies in national and international

affairs will be fully realized and these institutions continue to receive a deservedly increasing measure of recognition."

Just five years ago the aggregate resources of these companies reported in this compilation were \$5,168,000,000, showing an increase of 47 per cent. for all trust companies in the United States. The showing of trust company growth in the following States is interesting: New York State increased \$531,000,000, or 25 per cent.; Pennsylvania increased \$139,000,000, or 15 per cent.; Illinois increased \$117,000,000, or 18 per cent.; Massachusetts increased \$110,000,000, or 26 per cent.; Ohio increased \$94,000,000, or 26 per cent.; New Jersey increased \$41,000,000, or 13 per cent.; Connecticut increased \$39,000,000, or 61 per cent.; California increased \$35,000,000, or 14 per cent., and Indiana increased \$20,000,000, or 18 per cent.

Food Distribution Problems.

At the luncheon given by the Bronx Board of Trade last Thursday John J. Dillon, State Commissioner of Foods and Markets, made an address in which he stated that the high cost of food was due to the obsolete methods of distribution. He stated that the present system has been in vogue for years and was inaugurated at a time when conditions were far different from those of the present time.

"In the matter of its food distribution," said Mr. Dillon, "this city has never grown up. In considering the high cost of living we must count in the expense of having foodstuffs shipped from the farms to the lower end of Manhattan and reshipped in wagons to other parts of the city. It would be much more logical to have the foodstuffs shipped to depots in different sections of the city.

"Business men in New York should get together and insist upon an up to date commission to investigate distributing conditions and put them on a scientific basis.

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Building in Queens.

The increase in the plans for new buildings filed during October in Queens was 50 per cent. greater than for the same month in 1915. The growth in population of Queens Borough is also shown by the large increase in the number of commuters on the Long Island Railroad, and the great number of passengers who are using the Queensboro subway, between Grand Central terminal and the Bridge Plaza, Long Island City. At the Queens Plaza station, which has been open less than two weeks, more than 50,000 tickets were sold in the first ten days to passengers riding to Manhattan.

The number of passengers using the Queensboro subway has already exceeded the estimate of the Public Service Commission, and the Transit Committee of the Chamber of Commerce of the Borough of Queens is now urging the Commission to install additional facilities at the Manhattan terminal for the handling of passengers who wish to transfer to the present subway system.

A committee composed of John Adikes, chairman of the Transit Committee; George J. Ryan, E. A. MacDougall, F. R. Howe and Walter I. Willis, secretary of the Chamber, held a conference on Thursday with D. E. Turner, Chief Engineer of the Public Service Commission, and presented a plan for the installation of escalators as well as additional elevators for facilitating the handling of passengers to the present Grand Central station platforms and the new Diagonal station of the Lexington avenue line, which will be completed during the coming year.

George J. Ryan, vice-president of the Queens Chamber of Commerce, stated yesterday:

"The travel into Grand Central terminal through the Queensboro Subway will exceed all estimates as soon as the extensions to Astoria and Corona are operated. Not only are the thousands of employees from the big new industries in Long Island City using this tunnel daily, but, with the connection with the Long Island Railroad at Hunterspoint avenue station now open and the connection at Woodside, which will be ready within a short time, the residents of the entire Borough of Queens will receive the benefit of the Dual Subway system.

"Passengers coming from any division of the Long Island Railroad, whether the North Shore, the main line, or the Rockaway Division, will be able to transfer directly at Woodside to the trains of the rapid transit system. In other words, all Long Island Railroad passengers will have at their disposal the whole of the city's comprehensive transit system for a 5-cent fare from this point. This will immediately result in diverting a large proportion of the traffic that now goes from Jamaica over the Atlantic avenue division to Brooklyn, to connect with the subway there, and makes it more imperative than ever that the Public Service Commission recognizes the necessity of providing increased facilities at the Grand Central terminal of the Queensboro Subway for handling this great future traffic."

Obtain Apartment Contract.

Julius Tishman & Sons, 18 East 41st street, will build the nine-story apartment house, 51x87 feet, at 103-107 East 84th street, for Alexander J., Felix and Anna Gross, 269 West street, owners, from plans prepared by Sommerfeld & Steckler, 31 Union Square, architects. The cost of the building has been placed at about \$150,000.

Car Barn Improvements.

J. B. Roberts & Company, 3 West 29th street, have been awarded the general contract for the alterations and addition to the four-story brick car barn, 153x126 feet, at 523 East 14th street, for the Dry Dock Battery Railroad Company, owner, and the New York Railway Company, lessee, 165 Broadway, from plans by Charles C. Corby, 50 Park place. The estimated cost of the improvement is \$100,000.

To Build 90th Street House.

The Architectural Contracting Company, 101 Park avenue, will build the new residence in the north side of East 90th street, 281 feet east of Fifth avenue, for Mrs. Robert L. Fowler, Jr., 28 East 75th street, on a plot 28x100 feet. Plans are being prepared by F. Burrall Hoffman, Jr., 17 East 40th street. Mrs. Fowler acquired the plot last May, through John J. Kavanagh.

Costly Suburban Dwelling.

Josephine Chapman, 46 Washington Square, Manhattan, is preparing plans for a two-and-a-half-story hollow tile and stucco or brick residence at Greenwich, Conn., for Clarence Wooley, to cost about \$100,000.

Complete Factory Plans.

Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a factory building to be erected on a plot of 130x200 feet at the southwest corner of Inghram street and Garden avenue, Brooklyn, for the Greenpoint Metal Covered Door Co., as owners. Other buildings, such as a garage, stable and lumber sheds are also planned for. The structure is so designed that freight cars will ride into the building for deliveries. The building will be equipped with freight elevators, sprinkler system and a power plant, designed to obtain the minimum rate of fire insurance. The structure when completed will be occupied for the manufacture of Fire Underwriter doors and windows.

Scarsdale Golf Club.

Henry G. Morse, 101 Park avenue, architect, has been selected to prepare plans for the erection of a clubhouse at Quaker Ridge, Scarsdale, N. Y., for the Quaker Ridge Golf Club, William R. Hochster, president, 87 Fifth avenue, Manhattan. Details regarding the proposed building will be available later.

Hotel on 25-Foot Lot.

Edward W. Browning, 110 West 40th street, intends to build another thirteen-story brick, limestone and terra cotta hotel, on a 25x100-foot lot, at 31 West 71st street. The hotel will contain 156 rooms. Preliminary plans are being prepared by Robert T. Lyons, 52 Vanderbilt avenue, architect. The steel engineer is Robert E. Moss, 126 Liberty street.

Builders Establish New Department.

The firm of Isaac A. Hopper's Sons (Inc.), 1451 Broadway, announce that they have established a new department for the estimating and handling of contracts for the development of country estates within a radius of twenty-five miles of New York City. The new department now has two large contracts in charge, one from George F. Pentecost, Jr., landscape architect, 15 East 40th street, for the erection of a concrete and stone bridge and dam on the estate of Conrad Hubert at White Plains, N. Y. The work also includes the erection of a tea house, pump house and rustic fieldstone steps. The other contract has been received from Mellen & Walker, architects, 25 Madison avenue, for the building of a macadam road, and general grading work, on the estate of Albert A. Cohen at Great Neck. The same firm has also completed several other large contracts within the last six months, among them work in the Waldheim section of Flushing for the Dime Savings Bank of Brooklyn, and similar work at Bayside, L. I., adjoining the grounds of the Oakland Golf Club for the Oakland Estates, Inc. George Y. Skinner, 101 Park avenue, was the engineer in charge of the Flushing project.

59th Street Renting Demand.

The property recently purchased by Frederick Ayer, of Boston, at 15-19 East 59th street, has been completely remodeled into apartments and studios. The Cross & Brown Company reports that although the alteration of the build-

ing was not begun until September 1, the eighteen apartments in the building were completely rented by October 5. The opening of the Plaza Art Rooms in the old Park & Tilford building at 5-7 East 59th street, and this improvement made by Mr. Ayer have been the important recent changes affecting the character of 59th street between Fifth and Madison avenues.

New Sound-Absorbent Stone.

An interesting announcement in the architectural field is a statement of the Johns-Manville Company, through C. M. Swann, of their general acoustical department, that they are now ready to furnish J-M Akoustolith, a new sound-absorbent stone. The progress of the science of acoustics and the demand for the structural material which should absorb sound have resulted in the production of this acoustical stone, which the manufacturer states has a degree of absorption comparable with hair felt of equal thickness. It is supplied in a variety of stone color, in buffs, browns and grays and has a weight but one-third that of ordinary stone.

PERSONAL AND TRADE NOTES.

Jacob Sachs, general contractor and builder, has moved his offices from 40 Bartlett street to 807 Park avenue, Brooklyn.

The Coastwise Lumber & Supply Co., wholesale and retail dealers in lumber and timber, has moved its local offices from 11 Broadway to 17 Battery place.

Marblette Company, 51 East 42d street, Manhattan, has obtained the contract for the floors of the Riker-Hegeman-Liggett Company's store at 225 South Salina street, Syracuse, N. Y.

Richardson & Boynton Co., New York, has opened a branch office in Rochester, N. Y. The new office is located in the Cutler Building, in charge of Willis J. Roys.

Edward S. Band, formerly of The Isko Company, has removed his office to Room 302, 47 West 42d street, and is now handling the McClellan Refrigerating Machine.

Adams-Bagnall Electric Co., of Cleveland, Ohio, is completing an addition to its factory with the installation of a complete vitreous or porcelain enameling plant. It is expected to be in full operation before January 1, 1917.

Albert Oliver & Son (Inc.), 101 Park avenue, have secured the order for the Clinton welded wire reinforcing to be used on the new terminals at Newark, N. J., being erected by F. D. Hyde & Co. for the Central Railroad of New Jersey.

The civil engineering department of the University of Pittsburgh has prepared plans for a testing laboratory where materials for concrete work and yards will be tested. The university has been called on to do a large amount of this work in the past few years, which accounts for this new department.

NO ARCHITECTS SELECTED.

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

ROCHESTER, N. Y.—The Lyell Av Baptist Church, c/o Rev. Joel R. Lunsford, 48 Cameron st, is receiving competitive sketches for a 1-sty brick Bible school at Cameron st and Lyell av. No architect selected.

GREAT NECK, L. I.—John F. Murray, 17 Battery pl, Manhattan, contemplates building a residence, for which no architect has been selected and details are undecided.

VESTAL, N. Y.—The Board of Education contemplates building a school, for which no architect has been selected, and details will be available later.

BRONXVILLE, N. Y.—Rudolph McCluskey, Bronxville, N. Y., contemplates building a residence at Rossmore and De Witt avs, for which no architect has been selected, and details will be announced later.

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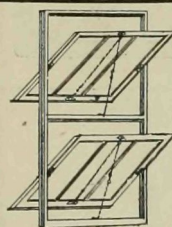
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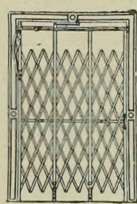
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dletown, N. Y., contemplates building an addition to the Oneonta Theatre, in Chestnut st. No architect selected. Project consists of building stage back 50 feet, remodeling the entrance and enlarging the seating capacity.

LYNDHURST, N. J.—H. Brudgeman Smith Co., 473 Kent av, Brooklyn, contemplates the erection of a 1-sty box factory, 400x100 ft, on the Lyndhurst Meadows, for which no architect or engineer has been selected.

CORTLAND, N. Y.—The Cortland Savings Bank has purchased property at the cor of Main and Clinton sts and contemplates erecting a bank building. No architect has been selected and details will be available later.

NORTH TONAWANDA, N. Y.—The Church of Our Lady of Cestochowa, c/o Father Bubez, Center st, is raising funds for the erection of a church at the cor of Oliver st and Center st, for which no architect has been selected, and details are undecided.

LOCUST VALLEY, L. I.—Edwin Than-houser, 46 Main st, New Rochelle, contemplates building a residence, for which no architect has been retained.

PLANS FIGURING.

DWELLINGS.

MANHATTAN.—W. J. Jennie & Co., 45 East 42d st, builders, are figuring the general contract for the alterations and addition to 35 West 43d st, from plans by W. E. Bloodgood, 681 5th av, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—William Higginson, 13 Park Row, architect, is taking bids on the general contract, to close November 27, for the addition to the 6-sty brick, steel and reinforced concrete factory, at 289-291 3d av, and 205 East 22d st, for Lehmaier, Schwartz & Co., 207 East 22d st, owner. Cost, \$100,000.

GLENDALE, L. I.—Henry Burkhardt, 246 St. Nicholas av, Brooklyn, owner, is taking bids on the general contract for the 1-sty brick ice manufacturing plant, 26x125 ft, at the southeast cor of Proctor st and Edsall av, from plans by Albert F. Thielman, 45 East 42d st, Manhattan, architect. Cost, \$30,000.

HOTELS.

PLAINFIELD, N. J.—Oakley & Sons, 280 Broad st, Elizabeth, are taking bids on separate contracts for the addition to the 4-sty brick hotel at the northwest cor of Park av and West 2d st, for the Queen City Hotel, on premises, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

CLIFTON, N. J.—The Board of Education of Acquackanonk Township, owner, is taking bids on separate contract to close Nov. 23, for the alterations and addition to the high school on Clifton av, from plans by H. G. Stephens, 152 Market st, Paterson, architect.

STABLES AND GARAGES.

MANHATTAN.—Herbert J. Krapp, 115 East 16th st, Manhattan, architects, is taking bids on the general contract for the alterations to the 6-sty brick garage at 148-150 West 90th st, for D. E. Dealy, Columbus av and 67th st, owner.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—J. H. & Wilson C. Ely, Firemen's Building, Newark, N. J., are taking bids on the general contract to close Nov. 20 for a 4-sty brick, limestone and reinforced concrete administration building at 5th and Sussex avs, for the General Electric Co., Bergen st, owner.

CONTEMPLATED CONSTRUCTION.

APARTMENTS, FLATS & TENEMENTS.

192D ST.—William A. Faiella, 391 East 149th st, has plans in progress for a 5-sty brick and limestone apartment house, 75 x100 ft, in the south side of 192d st, 192 ft east of St. Nicholas av, for the Audubon Building Co., c/o Joseph Faiella, 198 Audubon av, owner and builder. Cost, \$70,000.

74TH ST.—Robert T. Lyons, 52 Vanderbilt av, architect, and Robert E. Moss, 126 Liberty st, steel engineer, have preliminary plans in progress for a 9-sty brick, limestone and terra cotta apartment house at 112-118 East 74th st, for S. Morrill Banner, 505 5th av, Manhattan, owner and builder.

70TH ST.—Rouse & Goldstone, 40 West 32d st, architects, and Albert D. Hager, 251 -th av, steel engineer, have completed plans for the 9-sty brick, limestone and terra cotta apartment house, 93x85 ft, at 118-126 West 70th st, for the Brixton Op-

erating Co., Lexington av and 69th st, owner and builder.

DWELLINGS.

126TH ST.—Jobst Hoffman, 188 St. Nicholas av, has completed plans for the alteration of the 3-sty brick dwelling, 20x97 ft, at 263 West 126th st, for John J. Holleran, owner, on premises. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

74TH ST.—Godfrey Knoche, 560 East 77th st, has completed plans for the addition to the 4-sty factory, 50x100 ft, at 504 East 71st st, for the S. Anargyros Corporation, 555 Bergen av, Jersey City, owner. Cost, \$8,000.

64TH ST.—Ballinger & Perrot, 1328 Broadway, are revising plans for the 1-sty brick dry kilns, store and office building, 50x175 ft, at 328 East 64th st, for the Kalt Lumber Co., 312 East 64th st, owner. Cost, \$75,000.

HOTELS.

44TH ST.—J. H. Scheier, 25 West 42d st, has plans nearing completion for alterations to the Hotel Gerard, at 123 West 44th st, for John Rankin, on premises, owner.

STABLES AND GARAGES.

DYCKMAN ST.—Irving Margon, 370 East 149th st, has completed plans for a 1-sty brick garage, 100x200 ft, in the west side of Dyckman st, 150 ft north of Sherman av, for Catherine Miller, 48 Beach 119th st, Rockaway Park, L. I., owner. Cost, \$75,000.

3D AV.—Horenburger & Bardes, 122 Bowery, have plans in progress for a 4-sty brick and steel garage, 77x100 ft, at the northwest cor of 3d av and 11th st. Owner's name will be announced later. Cost, \$50,000.

BROADWAY.—Hurwitz, Landsman & Bartos, 230 Grand st, are preparing plans for a 1-sty public garage, on the east side of Broadway, 62 ft north of 185th st, for Anna W. Smith, c/o Jacobs & Simon, 4307 Broadway, owner. Cost, \$40,000.

101ST ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 1-sty brick and limestone garage, 75x90 ft, in the north side of 101st st, 470 ft east of 1st av, for George W. Grote, 207 West 137th st, owner. Cost, \$10,000.

125TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed revised plans for alterations to the 3-sty brick garage, 40x90 ft, at 327-329 East 125th st, for Gottlieb Walbaum, c/o Goodwin & Goodwin, 260 Lenox av, owner. Project consists of erecting new stairs, floors, beams and girders.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—William E. Austin, 46 West 24th st, is preparing plans for the alteration to the 17-sty brick loft bldg at 76-84 Lafayette st, for the Hungerford Realty Corp., on premises, owner. Cost, \$20,000.

54TH ST.—H. P. Knowles, 52 Vanderbilt av, has plans in progress for the addition to the 4-sty brick loft bldg at 351-353 West 54th st, for John W. Williams, on premises, owner. Cost, \$8,500.

MADISON AV.—Katz & Feiner, 505 5th av, are preparing plans for the alterations to showrooms in the Backer Building, at the northwest cor of Madison av and 31st st, for the George Backer Construction Co., owner, and Hanauer, Arnstein & Siegal, 121 West 17th st, lessees of the 1st loft.

Bronx.

DWELLINGS.

252D ST.—Dwight J. Baum, 246th st and Waldo av, has completed plans for a 1½-sty frame dwelling, 52x30 ft, at the northeast cor of 252d st and Independence av, for Mrs. Nash Rockwood, 525 West End av, Manhattan, owner. Cost, \$4,000.

EDISON AV.—Harry J. Arnold, 429 Vine st, Richmond Hill, L. I., has completed plans for a 2-sty frame dwelling, 30x25 ft, on the east side of Edison av, 376 ft south of Schley av, for the Bronx Shore Development Co., 3d av and 149th st, owner and builder. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

PARK AV.—Timmis & Chapman, 315 5th av, have plans in progress for the addition to the 2-sty reinforced concrete factory at Park av and 169th st, for the American Silk Label Mfg. Co., on premises, owner. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

JAMAICA AV.—E. M. Adelson, 1773 Pitkin av, is preparing plans for a 4-sty brick and limestone apartment house, with store, 50x100 ft, at the northwest cor of Jamaica av and Vermont st, for the Realty Construction Corp., 1422 Pitkin av, owner and builder. Cost, \$30,000.

BLAKE AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick and limestone apartment house, with store, 30x90 ft, at the northwest cor of Blake av and Herzel st, for Klein & Cooper, 234 Blake av, owners and builders. Cost, \$30,000.

58TH ST.—S. Millman & Son, 1780 Pitkin av, have finished plans for two 2-sty brick tenements, 20x80 ft, in the north side of 58th st, 80 ft west of 8th av, and in the south side of 57th st, 80 ft east of 8th av, for the March Realty Corp., 7915 5th av, owner and builder. Total cost, \$16,000.

UNION ST.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 38x91 ft, in the south side of Union st, 83 ft east of Franklin av, for the Jefferson Corp., 1538 Union st, owner and builder. Total cost, \$60,000.

18TH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement with stores, 40x85 ft, on the west side of 18th av, 40 ft north of 71st st, for the F. B. & W. Realty Co., 2027 Douglas st, owner and builder. Cost, \$20,000.

EASTERN PARKWAY.—Shampan & Shampan, 772 Broadway, will draw plans for two 6-sty brick and limestone apartment houses, to cost about \$50,000 each. Exact location and owner's name will be announced later.

BROOKLYN.—J. Caplan, 16 Court st, is preparing plans for a 4-sty brick and limestone apartment, with four stores, 50 x100 ft. Exact location and owner's name will be announced later. Cost, \$35,000.

30TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty brick tenements, 50x88 ft, in the north side of 30th st, 50 ft west of 5th av, for Sillier Bldg Corp., 309 Broadway, owner and builder. Total cost, \$50,000.

ROEBLING ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick and limestone apartment house with stores, at the northwest cor of Roebling and South 2d sts, for L. Pomerantz, 492 Kosciusko st, owner. Cost, \$60,000.

DWELLINGS.

EAST 24TH ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame dwelling, 20x40 ft, in the east side of East 24th st, near Avenue N, for I. Bergs, 1199 Flatbush av, owner and builder. Cost, \$4,000.

EAST 3D ST.—Benjamin Hudson, 319 9th st, Brooklyn, is preparing plans for a 2½-sty frame dwelling, 22x40 ft, in the east side of East 3d st, 110 ft south of Albermarle road, for August Wuest, 324 East 7th st, owner and builder. Cost, \$3,500.

ORIENTAL BLVD.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 2½-sty brick and frame dwelling, 31x42 ft, at the southeast cor of Oriental Blvd and Amherst st, for the Asplenard Construction Co., 230 Amherst st, owner and builder. Cost, \$9,000.

BEAUMONT ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 2½-sty brick and frame dwelling, 31x42 ft, at the southeast cor of Beaumont st and Hampton av, for the Asplenard Construction Co., 230 Amherst st, owner and builder. Cost, \$9,000.

MELROSE ST.—Shampan & Shampan, 772 Broadway, have completed plans for the alterations and extension of the 3-sty brick dwelling at 115 Melrose st, for Andrew Adams, on premises, owner. Cost, \$5,000.

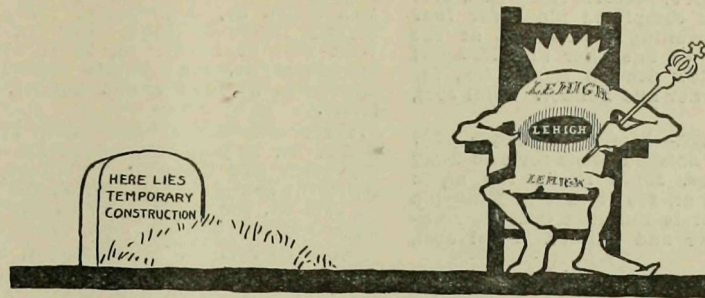
VOORHIES AV.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for twenty-six 1½-sty frame bungalows, 16x26 ft, at Voorhies and Leonard av, for the Germania Real Estate & Improvement Co., 1566 Flatbush av, owner and builder. Total cost, \$15,000.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, are preparing plans for four 3-sty brick and limestone dwellings, 17x 38 ft, in the Flatbush section, for Paul Ohnewald, 936 Flatbush av, owner and builder. Cost, \$9,000 each.

76TH ST.—C. A. Olsen, 1533 68th st, has completed plans for ten 2-sty frame dwellings in the north side of 76th st, 100 ft east of 15th av, for John R. Pinover, 74th st and New Utrecht av, owner and builder. Total cost, \$35,000.

NEWPORT AV.—Morris Rothstein, 1776 Pitkin av, has completed plans for three 2-sty brick dwellings, 20x44 ft, in the north side of Newport av, 92 ft west of Snedeker av, for the New Section Realty Co., 638 Dumont av, owner and builder. Total cost, \$9,000.

VAN SICLEN ST.—Cantor & Dorfman, 373 Fulton st, have finished plans for two 2-sty frame dwellings, 16x42 ft, in the



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east side of Van Siclen st, 357 ft south of Kings Highway, for the Kraslow Construction Co., 188 Montague st, owner and builder. Total cost, \$10,000.

SNEDEKER AV.—Morris Rothstein, 1776 Pitkin av, has completed plans for four 2-sty brick dwellings, 20x54 ft, at the southwest cor of Snedeker and Newport avs, for the New Section Realty Co., 638 Dumont av, owner and builder. Total cost, \$16,000.

CARROLL ST.—James A. Boyle, 367 Fulton st, has finished plans for two 2-sty brick dwellings, 22x55 ft, in the north side of Carroll st, 220 ft east of Kingston av, for the Harris Building Co., 180 Montague st, owner and builder. Total cost, \$11,000.

WYONA ST.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for eight 2-sty brick and limestone dwellings, 20x65 ft, on the west side of Wyona st, 100 ft south of Livonia av, for Max Cohen, 600 Van Siclen av, owner and builder. Cost, \$4,500 each.

EAST 12TH ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for ten 2-sty brick dwellings, 17x50 ft, in the west

side of East 12th st, 425 ft north of Av N, for the East 12th St Building Co., 98 Bristol st, owner and builder. Total cost, \$40,000.

BARBEY ST.—William C. Winters, 101 Van Siclen av, is preparing plans for a 2½-sty frame dwelling, 20x40 ft, in the west side of Barbey st, 50 ft south of Sunnyside av, for Charles Lehman, 199 Sunnyside av, owner and builder. Cost, \$4,000.

80TH ST.—Louis Schillinger, 167 Van Siclen av, is preparing plans for two 2-sty brick and limestone dwellings, 20x55 ft, in the south side of 80th st, 430 ft east of 17th av, for Edward W. Lauer, 16 Hill st, owner and builder. Cost, \$5,000 each.

EUCLID AV.—L. Allmendinger, 20 Palmetto st, Brooklyn, has completed plans for four 2-sty brick and limestone dwellings, 18x36 ft, and two garages, 12x18 ft, at the northeast cor of Euclid and Glenmore avs, for William J. Martin, Myrtle av and Broadway, owner and builder. Total cost, \$11,000.

28TH AV.—S. Barclay McDonald, 2827 West 13th st, has completed plans for two 2-sty frame dwellings, 20x35 ft, on the north side of 28th st, 641 ft north of Mill road, for the Coney Island & Park Construction Co., Bay 50th st and Cropsey av, owner and builder. Total cost, \$6,000.

TEHAMA ST.—C. G. Wessell, 843 East 12th st, has completed plans for ten 2-sty brick dwellings, 20x34 ft, in the north side of Tehama st, 105 ft east of Chester av, for Isaac W. Welston, 1004 Fort Hamilton av, Brooklyn, owner and builder. Total cost, \$25,000.

57TH ST.—Irving B. Ellis, 47 West 34th st, Manhattan, has completed plans for four brick dwellings, 20x55 ft, in the south side of 57th st, 330 ft east of 8th av, for Flandreau & MacRoberts, 1199 Flatbush av, owners and builders. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Samuel Goldstein, 1163 45th st, has completed plans for a 2-sty brick factory, 25x64 ft, at the northwest cor of Atlantic av and Linwood st, for Isreal Aaronson, 1438 Park pl, owner and builder. Cost, \$5,000.

43D ST.—A. G. Carlson, 226 Henry st, has completed plans for the extension of the 1-sty brick factory in the south side of 53d st, 460 ft east of 17th av, for William Koenig, 226 Henry st, owner. Cost, \$3,500.

8TH ST.—J. A. Gorman, 5 Court st, Brooklyn, has completed plans for the extension to the 2-sty brick factory at 172-174 8th st, for J. J. Spinelli, 233 Broadway, Manhattan, owner. Cost, \$7,500.

FROST ST.—Laspia & Salvati, 525 Grand st, are preparing plans for a 1-sty brick and limestone shop, 50x100 ft, in the south side of Frost st, 125 ft west of Manhattan av, for the Safety Night Light Co., 147 Jackson av, owner and builder. Cost, \$8,000.

HOSPITALS AND ASYLUMS.

SUMNER AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for the addition to the 2-sty brick hospital at the southeast cor of Sumner and Lafayette avs for the Hebrew Ladies' Dispensary in Williamsburgh, 84 Cook st, owners. Cost, \$25,000.

SCHOOLS AND COLLEGES.

ELTON ST.—William H. Gompert, 171 Madison av, Manhattan, is preparing plans for a 2-sty brick and limestone Sunday school, 46x92 ft, to seat about 700, in the east side of Elton st, 100 ft south of Arlington av, for the Arlington Av Presbyterian Church, 268 Arlington av, owner. Cost, \$27,000.

HENRY ST.—C. B. J. Snyder, 26 Livingston pl, Brooklyn, architect, has plans in progress for a 4-sty brick and limestone public school, 200x300 ft, at Henry, Harrison and Baltic sts, for the City of New York, Board of Education, Park av and 59th st, Manhattan.

STABLES AND GARAGES.

JACKSON AV.—Christopher Bauer, 801 Manhattan av, has plans nearing completion for a 1-sty brick and limestone garage, 30x100 ft, on Jackson av, near Leon-

ard st, for P. Schwartz, owner. Cost, \$8,000.

KOSCIUSKO ST.—James A. Doyle, 367 Fulton st, has completed plans for a 1-sty brick garage, 25x100 ft, in the north side of Kosciusko st, 100 ft east of Nostrand av, for David Kasner, 239 Nostrand av, owner and builder. Cost, \$6,000.

STERLING PL.—P. Tillion & Son, 381 Fulton st, have finished plans for a 1-sty brick garage, 106x106 ft, in the south side of Sterling pl, 206 ft west of East New York av, for Benjamin and Phillip Tarshoff, 474 Warwick st, owners and builders. Cost, \$12,000.

PENN AV.—Cohn Bros., 363 Stone av, have plans in progress for a 1-sty brick and limestone public garage, 60x100 ft, on the east side of Penn av, 60 ft south of Broadway, for Rudolph Novek, owner and builder. Cost, \$20,000.

HAMILTON AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 1-sty brick garage, 66x80 ft, at 493 Hamilton av, for McKay Bros., owners and builders. Cost, \$10,000.

STERLING PL.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 1-sty brick garage, 60x95 ft, in the south side of Sterling pl, 35 ft east of Eastern Pkway, for Benjamin Waltman, 601 Howard av, owner. Cost, \$11,000.

ARLINGTON AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 1-sty garage, 50x100 ft, at the northwest cor of Arlington av and Dresden st, for David I. Keler, 208 Norwood av, owner and builder. Cost, \$8,000.

CHESTER ST.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 50x180 ft, in the east side of Chester st, 117 ft south of East New York av, for Harry Triebitz, 1734 Pitkin av, owner and builder. Cost, \$12,000.

BRISTOL ST.—Morris Whinston, 459 Stone av, is preparing plans for a 1 and 2-sty brick and limestone public garage, 60x100 ft, in the west side of Bristol st, 113.5 ft south of East New York av, for Hyman Rappaport, 1815 Prospect pl, owner. Cost, \$18,000.

CHESTER ST.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 65x100 ft, on the west side of Chester st, 75 ft north of Blake av, for Rebecca Goldman, 1492 Eastern Parkway, Brooklyn, owner and builder. Cost, \$15,000.

ALABAMA AV.—Abraham Fabre, 1715 Park st, has finished plans for a 1-sty brick garage and shop, 100x95 ft, at the northeast cor of Alabama and Belmont avs, for Dickey & Lemberg Co., Suffern, N. Y., owner and builder. Cost, \$7,500.

UNION ST.—Cohn Bros., 361 Stone av, have plans in progress for the alteration from stores and residences into a 1-sty brick garage, 75x100 ft, of 238 Union st, 150 ft south of Belmont av, for Sam Lax, 1990 Douglass st, owner and builder. Cost, \$10,000.

DE KALB AV.—Maximilian Zipkes and Herman Wolf, 405 Lexington av, Manhattan, have completed plans for a 2-sty brick garage and office bldg, 49x100 ft, on the south side of De Kalb av, 301 ft east of Tompkins, for Gussie Gruber, 14 Moore st, owner and builder. Cost, \$30,000.

ROEBLING ST.—Albert C. Kunzi, 65 Eliot av, Middle Village, L. I., has completed plans for a 2-sty brick garage, 40x80 ft, in the west side of Roebling st, 60 ft north of North 7th st, for Paul Longone, 352 Metropolitan av, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

SHEFFIELD AV.—A. G. Carlson, 226 Henry st, has completed plans for a 1-sty brick store, 24x100 ft, on the west side of Sheffield av, 66 ft north of Sutter av, for Isaac Miller, 1622 Eastern Parkway, owner and builder. Cost, \$3,000.

CARROLL ST.—John Clausnetzer, 285 Montague st, has completed plans for a 2-sty brick office building, 40x20 ft, on the south side of Carroll st, 176 ft east of Bond st, for the Pure Oil Co., Lafayette Building, Chestnut and 5th sts, Philadelphia, Pa., owner. Cost, \$4,000.

FOSTER AV.—William Debus, 85 Cedar st, is completing plans for nine 1-sty brick and limestone stores, each 25x8 ft, on the north side of Foster av, from Newkirk av station to East 16th st, for Joseph M. May, 189 Montague st, owner and builder. Total cost, \$15,000.

STEBEN ST.—Benjamin Driesler, 153 Remsen st, has plans in progress for a 3-sty brick and limestone office building, 30x70 ft, in the south side of Steuben st, east of De Kalb av, for the Julius Grossman Realty Co., owner.

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THEATRES.

DE KALB AV.—W. B. Wills, 1181 Myrtle av, has completed plans for a 1-sty brick moving picture theatre, 55x100 ft, in the south side of De Kalb av, 60 ft west of Sumner av, for the Em-Ze Realty Co., 14 Lewis st, owner. Cost, \$20,000.

Queens.

DWELLINGS.

NEPONSIT, L. I.—Arnold Johnson, Neponsit, has finished plans for the 1-sty frame dwelling, 40x62 ft, in the west side of Saratoga st, 262 ft south of Washington av, for Mrs. S. Crassons, owner. Cost, \$9,000.

DOUGLAS MANOR, L. I.—William L. Bottomley, 597 5th av, has completed plans for a 3-sty frame dwelling, 70x27 ft, at the southeast cor of Forest and Ardsley rds, for R. A. Weagant, Douglas Manor, L. I., owner. Cost, \$10,500.

JAMAICA, L. I.—Robert F. Kurz, 324 Fulton st, Jamaica, has finished plans for two 2-sty frame dwellings, 20x26 ft, in the north side of Lincoln av, 76 ft west of Baltic st, for George J. Wagner, Lincoln av and Baltic st, owner and builder. Cost, \$4,000.

BAYSIDE, L. I.—S. G. Ryder, Rockaway Beach, has completed plans for a 2-sty frame dwelling, 26x26 ft, on the east side of Princeton av, 140 ft north of Palace Blvd, for Joseph Walsh, 1st st, Bayside, owner and builder. Cost, \$4,500.

JAMAICA, L. I.—Martin Wohl, 226 New York av, Jamaica, has had plans completed privately for two 2½-sty frame dwellings, 18x34 ft, in the south side of Richburg st, 225 ft north of Cumberland st. Cost, \$4,000.

NEPONSIT, L. I.—Arnold Johnson, Neponsit, L. I., has finished plans for a 2-sty frame dwelling, 21x31 ft, in the east side of Huron st, south of Bayside Drive for Mrs. A. O. Burnham, owner. Cost \$3,500.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2-sty brick store and dwelling, 23x59 ft, in the north side of South st, 346 ft west of Brenton av, for L. Fianna, 460 South st, Jamaica, owner and builder. Cost, \$3,500.

JAMAICA, L. I.—Frank T. Cornell, Grand Central Terminal, Manhattan, has finished plans for a 2-sty frame residence, 45x33 ft, on the south side of Highland av, 75 ft west of Clinton st, for Harriet B. Leitch, 418 Fulton st, Jamaica, owner. Cost, \$11,000.

CORONA, L. I.—A. De Blasi, 34 East Jackson av, L. I. City, has completed plans for two 2-sty brick and limestone dwellings, 20x62 ft, in McKinley st and 193d st, for Wagner Bros., 16 French Pl, Corona, owners and builders. Cost, \$7,500.

JAMAICA, L. I.—H. Spinken, 1 Fulton st, Jamaica, has completed plans for two 2½-sty dwellings, 18x38 ft, in the north side of Horton st, 210 ft east of Campion av, for Anthony Brizinsky, Jamaica, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for two 2-sty frame dwellings, 16x39 ft, on the west side of Herald av, 47 ft north of Emerson st, for the Haufe Construction Co., 16 Park View av, Glendale, owner and builder. Cost, \$6,000.

CORONA, L. I.—Thomas Farrell, Corona, L. I., owner and builder, contemplates the erection of ten frame dwellings, on Burnside av, from privately prepared plans. Cost, \$4,500 each.

RICHMOND HILL, L. I.—Louis Berger & Co., 1652 Myrtle av, will draw plans for ten 2½-sty frame and clapboards dwellings, 16x35 ft, in the west side of Edisto st, north of Liberty av, for Henry Fleet, 1316 Herald av, Richmond Hill, owner. Cost, \$30,000.

JAMAICA, L. I.—P. Caplan, 16 Court st, Brooklyn, is drawing plans for thirty 2-sty frame dwellings, 20x35 ft, for a company now being formed. The exact location will be announced later. Cost, \$3,000 each.

FLUSHING, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has finished plans for seven 2-sty frame dwellings, 16x38 ft, at the southeast cor of Jasmine av and Burling st, for the Bar Beach Realty Co., 69 Main st, Port Washington, L. I., owner and builder. Cost, \$17,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Manhattan Soap Co., 422 West 38th st, Manhattan, contemplates the erection of a brick and steel soap factory on Hunterspoint av from Dutch Kills Canal to Orton st, from privately prepared plans.

LONG ISLAND CITY.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for alterations and additions to the 2-sty brick and limestone factory on the south side of Orchard av, 100 ft east of Jackson av, for Rosen & Wasser Bros., Inc., on premises, owners. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—J. Glasser, 1064 East 15th av, Brooklyn, has completed plans for two 1-sty brick stores, 37x60 ft, on the east side of Steinway av, 462 ft north of Jamaica av, for the Taxpayers Construction Co., 7 East 42d st, Manhattan, owner and builder. Cost, \$8,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. W. Kirst, Getty Square, Yonkers, has revised plans in progress for a 4-sty brick and limestone apartment house, 28x90 ft, and four private garages, at the cor of St. Andrews pl and Bettner pl, for Dr. Harry B. Watson, owner. Cost, \$24,000.

DWELLINGS.

MT. VERNON, N. Y.—The Milligan Company, 154 East 1st st, Mt. Vernon, is pre-

paring plans for a 2½-sty frame and stucco dwellings, 54x26 ft, at Fletcher av and Urban st, for Dr. Charles L. Kahler, 122 North 9th av, owner. Cost, \$9,000.

WHITE PLAINS, N. Y.—Melville G. Allen, Howard av, White Plains, owner and builder, has had plans completed privately for a 2½-sty frame and shingle dwelling, 24x30 ft, on Howard av, near Prospect av. Cost \$6,000.

NEW ROCHELLE, N. Y.—George H. Hirschoff, North av, New Rochelle, owner and builder, has had plans completely privately for a 2½-sty frame and shingle dwelling, 29x32 ft, with garage, on Wunjah terrace. Cost, \$7,000.

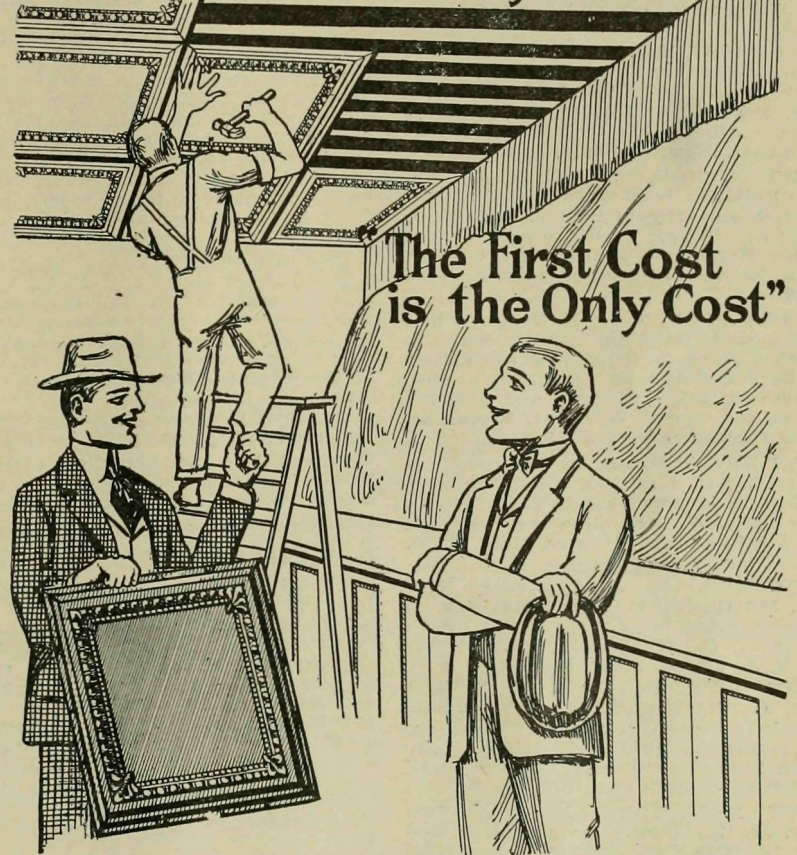
WHITE PLAINS, N. Y.—John S. Sundberg, owner and builder, has had plans completed privately for a 2-sty frame and shingle dwelling, 35x26 ft, on Gedney Way. Cost, \$6,500.

LARCHMONT, N. Y.—Phillip Risnyk, 40 West 32d st, Manhattan, is preparing plans for a 2½-sty frame and shingle dwelling on Wendt av. Owner's name will be announced later. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

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1 East 42d st, Manhattan, owner and builder, has had plans completed privately for a 2-sty brick and terra cotta mill building, 46x63 ft, at 49 Brookfield st.

STABLES AND GARAGES.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, Yonkers, is preparing plans for a 1-sty garage and a 1 and 2-sty store and loft building, 60x80 ft, of brick, steel and terra cotta construction, on South Broadway, for the First Reformed Church, c/o John Radcliffe, 9 Dock st, Yonkers, owner.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—Walter A. Stickles, Post Office Building, Mt. Vernon, has completed plans for the addition to the 3-sty building at North 2d and Prospect avs, for Charles A. Tier, 211 Primrose av. Mt. Vernon, owner.

NEW ROCHELLE, N. Y.—S. Calafato, McGovern Bldg, New Rochelle, is preparing plans for a 2-sty brick and limestone store bldg, 25x86 ft. Exact location and owner's name will be announced later. Cost, \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 4-sty brick apartment house, 29x84 ft, on Palisade av near Division st, for the National Bldg Co., 71 West st, West Hoboken, owner and builder. Cost, \$30,000.

LYNDHURST, N. J.—O. C. Gommelli, 800 Broad st, Newark, has finished plans for a 2-sty brick and limestone flat with stores, 39x56 ft, at 180-182 Cople av, for Filomeno Albano, 170 Orange st, Bloomfield, owner. Cost, \$6,000.

WEST ORANGE, N. J.—E. V. Warren, Essex Building, is preparing plans for a 3-sty frame apartment house, with stores, 25x74 ft, at the cor of Ridge and Watson avs, for Herman C. Schneider, 514 South 14th st, Newark, owner and builder. Cost, \$10,000.

ASBURY PARK, N. J.—K. MacM. Town-er, Kinmouth Building, Asbury Park, is preparing plans for two 2-sty brick, hollow tile and limestone apartment houses, with stores, 42x80 ft, at 1 and 5 South Main st, for George W. Treat, 3 Main st, Asbury Park, owner. Cost, \$20,000.

WEST NEW YORK, N. J.—George Willaredt, 411 23d st, West New York, has completed plans for two 2-sty brick flats, with stores, at 314 Bergenline av. Owner's name will be announced later. Cost, \$6,000.

DWELLINGS.

METUCHEN, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing plans for a 2-sty frame dwelling, 20x28 ft, for Holden Spear, Metuchen, N. J., owner. Cost, \$3,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, is preparing plans for a 2½-sty brick residence, 28x40 ft, in 18th st, near Hudson Blvd, for Oscar L. Auf der Heide, 443 16th st, owner. Cost, \$10,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, is preparing plans for two 2-sty brick dwellings, 21x30 ft, in Van Beuren pl, near 17th st, for John L. Rover, 425 15th st, owner and builder. Total cost, \$7,000.

FAIRVIEW, N. J.—Joseph Turck, 770 Bergenline av, West New York, has finished plans for alterations and addition to the 2-sty brick dwelling, 29x32 ft, in 6th st, for John Feulner, Cliffside Park, N. J., owner.

OCEANIC, N. J.—Arthur C. Jackson, 25 Madison av, Manhattan, has plans in progress for alterations and addition to the 1 and 2½-sty residence on Oceanic road, along the Shrewsbury River, for Bertram Borden, 90 Worth st, Manhattan, owner. General contract has been awarded to James C. Hoe's Sons, 305 East 43d st, Manhattan.

MONTCLAIR, N. J.—H. Messenger Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling in the west side of Park st, for the Elmquist-Anderson Co., Montclair, owner and builder. Cost, \$7,500.

SHREWSBURY, N. J.—Ernest A. Arend, Kinmouth Building, Asbury Park, has finished plans for the alteration and addition to the 2½-sty frame and shingle residence of J. Wright Brown. Cost, \$25,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for three 2½-sty frame dwellings, 24x52 ft each, on North Maple av, near Springdale av, for Charles A. Morell, 36 North 10th st, Newark, owner and builder. Cost, \$5,500 each.

MAPLEWOOD, N. J.—K. W. Dalzell, Burnet st, Maplewood, is preparing plans for a 2½-sty frame dwelling, 30x35 ft, for H. Herrmann. Exact location will be announced later. Cost, \$6,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has finished plans for a 2-sty frame dwelling, 21x50 ft, at 621 Garfield av, for Israelowitz & Golush, 127 West 19th st, Bayonne, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

EDGEWATER, N. J.—Alexander Mackintosh, Bible House, Manhattan, architect; Douglas Sprague, 39 Cortlandt st, Manhattan, steam and ventilating engineer, and Thomas E. Bird, 30 East 42d st, steel engineer, have been selected to prepare plans for the 5-sty brick and steel chemical laboratory and office bldg, 80x85 ft, for the General Chemical Co., 25 Broad st. The new building will adjoin their present plant. Cost, \$100,000.

Other Cities.

DWELLINGS.

GREENWICH, CONN.—Rowe & Smith, 1123 Broadway, Manhattan, are preparing plans for a 3 and 2½-sty residence, 40x125 ft, for Russell A. Cowles, 99 John st, Manhattan, owner. John Locke, Haver-meyer pl, Greenwich, has the general contract. Cost, \$125,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—A site at Ellicott st, near Genesee st, has been selected for the new Labor Temple, of brick, cut stone and terra cotta construction, to be built by the Labor Temple of Buffalo and Vicinity, 1035 Jefferson st, Buffalo, N. Y., owner, from plans by Esenwein & Johnson, 781 Ellicott Sq, Buffalo, architects and engineers. The building will cost about \$100,000, and will contain an auditorium, library, reading-room, gymnasium, lodge rooms, billiard-room, bowling alleys and offices.

HOTELS.

NEWBURGH, N. Y.—J. S. Shattuck Co., 2 North Pearl st, Albany, N. Y., has been selected architect for the proposed brick and terra cotta hotel, to contain 300 rooms, on Broadway, to be built by a syndicate now being formed, in which R. P. Murphy, of the Kenmore Hotel, Albany, N. Y., and others are interested.

FACTORIES AND WAREHOUSES.

JAMESTOWN, N. Y.—The Steelwhite Company has had plans completed privately for a 2-sty brick and steel factory, 105x163 ft, in River st. Cost, \$50,000.

CONTRACTS AWARDED

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub.)—The Passaic Structural Steel Co., 30 Church st, Manhattan, has been awarded the steel contract for the 12-sty apartment house, to be built at 690 West End av, northeast cor of 93d st, by the 690 West End Av Corp., 2875 Broadway, owner, from plans by Rouse & Goldstone, 40 West 32d st, architects, and A. D'Antona, 15 East 26th st, steel engineer.

MANHATTAN (sub.)—The A. E. Norton Co., 105 West 40th st, has the steel contract for the 12-sty apartment house, to be built at the southeast cor of Park av and 75th st, by the Trauts Realty Corp., c/o Samuel Borchardt, 220 West 98th st, owner, from plans by Rouse & Goldstone, 40 West 32d st, architects, and Albert B. Hager, 251 4th av, steel engineer.

EAST ORANGE, N. J.—Miller & Sons Co., 441 Main st, East Orange, has the general contract for a 4-sty brick and limestone apartment house, 60x94 ft, in Prospect st, for the Fairchild-Baldwin Co., Firemen's Building, Newark, owner, from plans by William E. Lehman, 733 Broad st, Newark. Cost, \$60,000.

CHURCHES.

BALDWIN, L. I.—Gunn-Van Dale Co., 13 Clinton st, Newark, has the general contract for the 1-sty brick and limestone church, 120x50 ft, at the cor of Merrick rd and Gale av, for the Roman Catholic Church, c/o Father John A. McGoldrick, Baldwin, L. I., owner, from plans by T. H. Poole & Co., 13 West 30th st, Manhattan, architect. Cost, \$35,000.

BROOKLYN, N. Y.—The Miller Reed Co., 103 Park av, Manhattan, has the general contract for the 2-sty brick church, 71x93 ft, in 67th st, between 3d and 4th avs, for the Second Church of Christ, Scientist, 426 75th st, Brooklyn, owner, from plans by B. E. Muller, 477 5th av, Manhattan, architect. Cost, \$45,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—E. J. Hines, 116 Main st, New Rochelle, has the general contract for the 2½-sty frame and shin-

gle residence, with garage, 30x65 ft, at Rochelle Heights, for Mrs. Helen H. O'Connor, from plans by Laurence L. Barnard, 46 Lawton st, New Rochelle, architect. Cost, \$18,000.

BLOOMFIELD, N. J.—John Young, Bloomfield, N. J., has the general contract for the 2½-sty brick and frame residence, 30x40 ft, on Range Terrace, for Lewis M. Dixon, 69 Wooster st, Manhattan, owner, from plans by Charles M. Davis, 28 East 49th st, Manhattan, architect. Cost, \$12,000.

FOREST HILLS, L. I.—Forrest & Muir, 262 Lincoln av, Brooklyn, have the general contract for the 2½-sty brick residence, 40x70 ft, with garage, for J. A. Kienle, owner, from plans by William L. Bottomley, 597 5th av, Manhattan. Cost, \$25,000.

WHITE PLAINS, N. Y.—Charles F. Richards, 26 Midland av, White Plains, has the general contract for the remodeling of the 2½-sty frame residence on Anderson av for M. Anderson, owner, from privately prepared plans.

SUMMIT, N. J.—W. A. J. Reeve, 54 Franklin pl, Summit, has the general contract for the 2½-sty brick dwelling, 36x60 ft, on Hobart av, for Charles L. Graham, owner, from plans by Benjamin V. White, 110 East 23d st, Manhattan. Cost, \$18,000.

NEW ROCHELLE, N. Y.—Frank Severins, 237 East 26th st, Manhattan, has the general contract for the 2½-sty terra cotta and brick veneer dwelling, with garage, at Lyncroft Park, for Edwin W. Rock, 35 Fletcher av, Mt. Vernon, owner, from plans by Hobart B. Upjohn, 456 4th av, architect.

BROOKLYN, N. Y.—H. Beskin, 100 Graham av, has the general contract for the 3-sty brick and limestone dwelling, with garage and factory, 50x100 ft, at the southwest cor of 6th av and 39th st, for Malaxas G. Malaxas, 536 44th st, owner, from plans by Feinberg & Ricca, 26 Court st. Cost, \$18,000.

NEWARK, N. J.—Richard Deeves & Son, 309 Broadway, have the general contract for the alterations and addition to the 2½-sty brick, frame and shingle dwelling on Mt. Prospect av, for F. W. Egner, owner, on premises, from plans by Dennison & Hiron, 475 5th av, Manhattan, architect. Cost, \$20,000.

CLIFTON, N. J.—John Strys, 663 Market st, Garfield, N. J., has the general contract for the 2½-sty frame hollow tile and stucco dwelling, at 54 Clinton av, for Franz Hoffman, Garfield, N. J., owner. Cost, \$5,000.

GLEN COVE, L. I.—John Thatcher & Sons, 60 Park av, Brooklyn, has the general contract for the alteration and addition to the 2½-sty hollow tile and stucco residence of Dr. James Ayer, from plans by Leeming & Upton, 20 Broad st, Manhattan. Cost, \$6,000.

NEW BRUNSWICK, N. J.—Denneberg Bros., Highland Park, N. J., have the general contract for the 2-sty frame and stucco dwelling, 32x35 ft, for M. Levin, 158 Neilson st, from plans by Harry G. Bach, Highland Park, N. J., architect. Cost, \$5,000.

BRONX.—W. G. Cohn, 251 West 51st st, has the general contract for the 2½-sty frame and shingle dwelling, 31x47 ft, on the west side of Wilder av, 375 ft south of Strang av, for Mrs. Jennie Bossie, owner, from plans by J. H. Scheier, 25 West 42d st, architect. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—M. Saritsky, 55 3d av, Manhattan, has the general contract for the alteration and addition to the 5-sty brick factory, 80x100 ft, at East New York av and Watkins st, for J. H. Rubin, 19 West 34th st, Manhattan, owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. Cost, \$20,000.

LONG ISLAND CITY.—G. M. Martin, 105 West 40th st, Manhattan, has the general contract for the 1-sty brick boiler house, 25x40 ft, at the foot of Blackwell st, for the Astoria Vener Mills & Dock Co., owner, from privately prepared plans.

BRONX.—The Andrew Brose Co., 1 Madison av, has the general contract for the 5-sty reinforced concrete ice storage plant, at 979 Brook av, for the Anheuser Busch Brewing Assoc., 425 11th av, owner, from privately prepared plans. Cost, \$27,000.

HALLS AND CLUBS.

BAYSIDE, L. I.—John Dayton Co., Bell av, Bayside, has the general contract for the addition to the 2-sty frame and shingle clubhouse for the Bayside Golf Club, from plans by Woodruff Leeming, 20 Broad st, Manhattan, architect. Cost, \$4,000.

STAMFORD, N. Y.—E. F. & W. F. Govern, Stamford, N. Y., have the general contract for the 2½-sty frame clubhouse, 135

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