

REAL ESTATE RECORD AND BUILDERS GUIDE.

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ANNUAL REPORT OF THE BUREAU OF BUILDINGS

Marked Increase Last Year as Compared With 1915
—Zoning Resolution One of the Influencing Factors

By HON. ALFRED LUDWIG, Superintendent of Buildings, Manhattan

PART TWO.

THE budget for 1916 cut the appropriation for executive service in the Bureau of Buildings \$34,080, which necessitated a reduction of fifteen clerks, four stenographers, two copyists and five messengers in the clerical force. The result has been that while the reduced force has been able to keep the work up to date there is danger of giving rather poorer service to the public, owing to the fact that there is no reserve force available for emergencies. In case of sickness on the part of any employee, or during the vacation period, the work falls rapidly behind or can be kept up only by overtime on the part of those on duty. This is not a healthy state of affairs and is anything but beneficial to efficiency.

Owing to a reduction in the stenographic force, it was found advisable to organize a central stenographic division, consisting of a chief stenographer, four stenographers and three copyists. Formerly each division of the Bureau had assigned to it either a stenographer or a copyist, who handled only the work of that division; under the present system, which went into effect on October 15, 1916, all routine work goes to the central division, regardless of where it emanates.

The many new laws and ordinances relating to building construction, which became effective during the year, have very materially increased the work of the Bureau. The Lockwood-Ellenbogen bill, which went into full effect on October 1, 1916, placed within the jurisdiction of the Superintendent of Buildings the enforcement of the Labor Law as to construction and extended his jurisdiction generally in matters relating to buildings. In addition, orders of the Labor Department against buildings, which have been turned over to the Fire Department, must now be investigated and inspected by the Bureau of Buildings, which means increased clerical work for it.

Several recent collapses of structures in this city have directed attention very forcibly to the question of proper supervision of buildings during the course of construction and alteration. The Bureau of Buildings, as at present organized, is in no position to give proper and efficient inspection, as the force of inspectors available is wholly inadequate for the purpose. A few figures will suffice to demonstrate this point; in an average month like November, the twenty-six inspectors assigned to new construction and alterations were carrying applications for 372 new buildings and 1,540 alterations, or a total of 1,912 applications, an average of about 72 for each inspector. Of these, about 39 were in progress and required the attention of the inspector; the remaining 33, while inactive, were liable to start up any day, and consequently necessitated frequent visits on the part of the inspector.

Inspectors are required to report for duty at the offices of the Bureau of Buildings at 8.30 a. m., and as soon as possible thereafter they are expected to leave for their districts. Usually, at least an hour is required for work in the

office, assignment of applications, writing reports, etc., and 10 a. m. may be considered as the average time of arrival of the inspectors in their districts. Building operations cease at 5 p. m., and the inspectors' tour of duty ends at the same time; deducting one hour for lunch, six hours remain as the actual time an inspector spends in the field, inspecting building construction and alteration. This time divided among thirty-nine active

plans and the issuance of the permit the architect's connection with the operation practically ceases and consequently the only inspection the building receives during its actual erection is that given by the city. A great improvement in conditions would undoubtedly follow if a law or ordinance were passed, holding the applicant, whose name is signed to the application and to whom the permit, upon approval, is issued responsible for

Elevator Accidents for 1916.

	Jan.	Feb.	Mar.	April	May	Jun.	Jly.	Aug.	Sept.	Oct.	Nov.	Dec.	Total
No. of accidents reported..	1	5	9	9	4	4	5	6	5	11	10	4	73
Passenger elevators:													
Persons killed.....	0	1	3	2	2	4	1	3	1	3	0	1	21
Persons injured.....	1	2	2	3	2	0	1	1	4	3	5	1	25
Freight elevators:													
Persons killed.....	0	1	2	0	0	0	1	0	1	2	3	0	10
Persons injured.....	0	0	4	1	0	0	2	0	2	1	1	0	11
Sidewalk elevators:													
Persons killed.....	0	1	0	1	0	0	0	1	1	1	2	1	8
Persons injured.....	0	0	0	1	0	0	0	1	1	1	1	1	6
Totals:													
Persons killed.....	0	3	5	3	2	4	2	4	3	6	5	2	39
Persons injured.....	1	2	6	5	2	0	3	2	7	5	7	2	42
Accidents due to defects in ropes:													
Persons killed.....	0	0	0	0	0	0	0	0	1	0	0	0	1
Persons injured.....	0	0	0	0	0	0	0	0	1	0	0	0	1
Defects in safety devices:													
Persons killed.....	0	0	0	0	0	0	0	0	1	0	0	0	1
Persons injured.....	0	0	0	0	0	0	0	0	4	0	0	0	4
Defects in machinery:													
Persons killed.....	0	0	0	0	0	0	0	0	0	0	0	0	0
Persons injured.....	1	0	3	1	1	0	0	1	1	0	1	1	10
Carelessness of passengers:													
Persons killed.....	0	1	2	1	0	3	1	3	0	1	1	1	14
Persons injured.....	0	0	1	2	0	0	2	0	1	2	5	1	14
Carelessness of operators:													
Persons killed.....	0	1	1	2	1	0	0	1	0	3	0	1	10
Persons injured.....	0	0	1	1	1	0	1	0	0	2	1	0	7
Cause unknown:													
Persons killed.....	0	1	1	0	0	0	1	0	1	1	3	0	8
Persons injured.....	0	0	1	0	0	0	0	1	0	1	0	0	3
Open door in shaft:													
Persons killed.....	0	0	1	0	1	1	0	0	0	1	1	0	5
Persons injured.....	0	1	0	1	0	0	0	0	0	0	0	0	2
Open gate on car:													
Persons killed.....	0	0	0	0	0	0	0	0	0	0	0	0	0
Persons injured.....	0	1	0	0	0	0	0	0	0	0	0	0	1

operations would allow only a little over nine minutes per job per day, including time going from job to job. The practice, however, is to visit an operation two or three times a week on an average; operations which appear to need particular attention being visited more frequently than those seemingly requiring less.

A large percentage of the building operations in this Borough are of such magnitude that if properly inspected by the Bureau would require a large part of the time of an inspector daily. Adequate inspection of buildings under construction or alteration, if done by the city, would require the services of at least 150 additional inspectors in the Borough of Manhattan alone. Any such increase in the force of inspectors is out of the question, as no appropriation to cover the cost could possibly be obtained, nor does it seem either proper or wise that the city should assume this extra burden. Building operations are in general undertaken by special interests, and it would seem that a large part of the cost of the inspection should be borne by these interests.

Many owners and builders contemplating erecting buildings engage the services of an architect merely to draw up plans and file the necessary applications with the Bureau of Buildings for the purpose of securing a permit to erect the building. Upon the approval of the

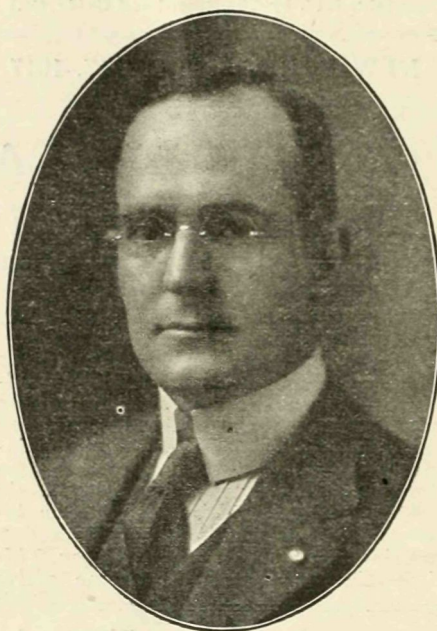
proper execution of the work from start to finish.

It has also been suggested that both architects and builders be licensed and required to register with the Bureau of Buildings, and while this suggestion, if enacted into law, would undoubtedly improve the situation and lead to better construction, it would nevertheless be in addition and supplementary to the strict responsibility of the applicant filing the application and plans, as hereinbefore mentioned. It is very necessary and essential that steps be taken without delay to remedy conditions or else some serious collapse or catastrophe, in connection with building construction, is liable to happen, accompanied by a loss of life greater than any recorded as yet.

Article 27 of the Revised Building Code, which went into effect March 14, 1916, has vastly increased the work in connection with the inspection and supervision of elevators in this Borough; formerly periodic inspections for passenger elevators only were required, but under the revised law not only must passenger elevators be inspected at least once in every three months, but freight elevators including sidewalk elevators and amusement devices at least twice each year; in addition, a docket containing complete data for each passenger elevator with its serial number, which is now required by law must be kept. When

WIDESPREAD USE OF REINFORCED CONCRETE IN CONSTRUCTION

By J. P. H. PERRY, of the Turner Construction Co.*



J. P. H. PERRY.

NEARLY every one knows what concrete is. Many know that reinforced concrete is a combination of steel and concrete which makes possible the use of concrete as a structural material. Fifteen years ago reinforced concrete buildings, bridges, dams, floors, walls, culverts, sewers, etc., were commercially unknown, but today reinforced concrete is an accepted material of construction with recognized merit and is provided for in practically all engineering and architectural specifications and plans and text books. It has found its place in nearly all city building ordinances, Government specifications and State requirements.

The general public, however, has not as yet come to appreciate that reinforced concrete may be regarded from the same point of view that structural steel is considered: Structural steel or structural concrete, within certain limits, the two terms and the two materials are interchangeable and equally acceptable; structural concrete usually being the cheaper of the two.

The great office, loft, hotel and apartment house buildings of the larger American cities, except in rare instances, must be built of structural steel, because of the dead weight of structural concrete, but on the other hand practically all industrial buildings, factories, warehouses, cold storage plants, machine shops, etc., are now being built of reinforced concrete and the predominance of

but by hard work succeeded in passing upon every plan within the required time.

For the first time in the history of the Bureau, the examining engineers have been required to keep a journal in which, it is stated, the amount of time spent by them in examining each application. By means of these journals, it is now possible to determine exactly the amount of time spent in examining the plans for each building operation. The interesting fact was brought out by these journals that the first examination of a set of plans accounts for not more than half of the time spent upon each job, as, owing to the many subsequent changes, the plans are frequently amended, requiring additional time for their examination. It has been found that more than half of the time of the examining engineers is taken up in examining amended plans.

A great improvement in the manner of keeping the records of the Bureau was made at the beginning of the year by the installation of a single, looseleaf, type-written docket, in lieu of the four or five large dockets written out in longhand by several high-salaried clerks.

this material increases year by year. There is an intermediate field, where, depending upon local conditions, structural concrete and structural steel compete on more or less equal footing.

The reason for the widespread usage of reinforced concrete or structural concrete is no more difficult to find than the underlying causes of the tremendous expansion and growth of the automobile industry, or of the electrical industry, or the moving picture business, or the talking machine business. Sheer merit consisting largely of strength, rigidity, cleanliness, economy and, above all, fire-proofness, has established concrete in the favor of the building world, and very largely so in the public's mind as well.

All this might be regarded as so much theory were it not for the great reinforced concrete or structural concrete buildings, to say nothing of our subways, aqueducts, dams, railroad structures, etc., which dot the country. Structural concrete, however, is usually thought of in connection with building work. One has only to look at such examples as the eighteen great model factories and warehouses of the Bush Terminal Company, the four enormous rentable lofts of the Hoboken Land & Improvement Company, the development of the Degnon Terminal Company in Long Island City, or to look at Gairville, as the ten big buildings of Robert Gair Company, in Brooklyn, are known today, or to pick out the nationally known industrial concerns who have adopted concrete almost as a standard for their new building work, such for example as the General Electric Company, American Can Company, Pierce-Arrow Motor Car Company, Thomas A. Edison Works, Standard Oil Company, Vacuum Oil Company, Eastman Kodak Company, Winchester Arms Company, Colt Arms Company, and the Studebaker Company, and in fact practically every progressive, wide-awake industrial concern in the country, to appreciate how well established reinforced concrete has become in the minds of the informed public.

If the man in the street, however, would just grasp clearly "structural concrete" instead of "structural steel" the use of concrete for building purposes from the little garage, small shop or factory to the bigger industrial buildings, and in country districts, for example, the hotel, small apartment, office building, will follow almost automatically. This would be especially true if the general public could once thoroughly appreciate the fact that reinforced concrete or structural concrete for buildings does not mean that the exterior of the buildings has necessarily to be of concrete. Structural concrete means that the carrying framework or skeleton can be of concrete the same as the structural steel skeleton of the big loft and hotel buildings, while the exterior may be brick, terra cotta, stucco, limestone, marble or any other material.

Above all, there is one fundamental underlying reason for the adoption of reinforced concrete or structural concrete where it is possible efficiently to use the material and that is the great and ever present menace of fire. Concrete buildings have given splendid account of themselves under fire conditions. The fire in the Edison Works, the San Francisco, Baltimore, Paris, Columbus and Salem conflagrations have from time to time demonstrated the permanence of concrete buildings—a greater permanence than is offered by any other form of construction. With a fire loss per capita in this country of nearly eight times that of the average European city, every thinking citizen of America owes it to himself to build fireproof and this means concrete when he can raise the price.

*Address on reinforced concrete construction under the auspices of the National Fire Protection Association at the Complete Building Exposition, delivered March 9, 1917.

it is understood that there are in actual use 11,430 passenger and approximately 5,300 freight and 5,000 sidewalk elevators in this Borough, some idea of the additional labor placed upon the Bureau can be surmised. During the year data for all passenger elevators has been completed and certificates of inspection posted. Work in connection with the freight and sidewalk elevators is now in progress. The budget for 1917 carries with it an appropriation for eight additional elevator inspectors, which will naturally expedite the work next year.

During the year 73 accidents in connection with elevator operation were reported to the Bureau and investigated by it, resulting in 39 deaths and injuries to 42 persons; 24 deaths were due to carelessness either on the part of the passenger or the operator and five deaths can be directly charged to open doors in elevator shafts. It is thus seen that of the total number of deaths 29 fall in a class aside from deaths due to accidents by reason of defects in the elevator's mechanism and in the main preventable; of the deaths due to accidents the causes of which are unknown, or could not be ascertained, it is fair to assume that these likewise were preventable or in a large part so, or to sum up, between 30 and 35 deaths were caused by preventable accidents in elevator operations. (For details of elevator accidents see Table.)

In the year just past an earnest effort has been made to compel operators of elevator cars to close the inside car gates, but comparatively little progress has been made, due largely to lack of co-operation on the part of the public generally and many managers of buildings. There have been some managers who have done everything possible to compel the operators to close the gates and have met with a fair degree of success; the percentage, however, is small. It would seem fairly conclusive that little or no reliance can be placed upon the average elevator operator to use every precaution to guard against accidents and, in consequence, other means should be provided to safeguard life. This can be accomplished in part by requiring all elevators to be equipped with some device making it impossible for the car to leave the floor landing until both car and shaft doors or gates are closed.

This question has been before the Board of Aldermen on several occasions, but owing to the opposition that has developed on the part of many owners of buildings on account of the large expense, no ordinance covering the matter has ever been enacted into law. The question has gradually resolved itself as to whether the possible saving of 25 or 30 human beings per annum in connection with elevator operation is worth the estimated expenditure of from two to three million dollars, which would be required to equip the passenger elevators in this Borough with some device that would make it practically impossible for the car to leave the floor landing until the car and shaft gates or doors are closed.

The work of the engineering division was greatly increased during 1916 by reason of several changes and amendments to the Building Code going into effect, and by taking over from the State Department of Labor the work of examining plans of factory buildings to see that they conformed to the requirements of the State Labor Law and the Industrial Code; also by enforcing the provisions of the Zoning Resolution of the Board of Estimate, effective July 25, and finally, the examining of plans formerly done by the Fire Prevention Bureau in relation to exits. The new laws and regulations going into effect made the examination of plans extremely difficult, owing to the necessity of the examining engineers familiarizing themselves with all the new laws, and the further fact that the meaning of some of the new laws is not entirely clear.

The engineering division was overwhelmed with new work during the period from June to October 25, owing to the limit of time fixed by the Building Zone Resolution for the filing and approval of plans, in order to escape the restrictions fixed by such said resolution,

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide)

ALBANY, March 16.—Rentable values of all property will be seriously menaced, according to a statement made by Mr. Walter Lindner, of the Title Guarantee & Trust Co., if the Local Option bill or any other of the Prohibition measures now before the Legislature should be enacted into law. Mr. Lindner appeared this week before the joint committees of the Senate and the Assembly opposing bills known as the Hill-Wheeler Local Option and the McNab Prohibition acts. He stated that not only property leased for hotel or saloon purposes would be affected, but neighboring property as well. The unsettled conditions which will be established by the Prohibition Remonstrance bill will imperil all real estate investments throughout the State.

"No moral issue is involved," he said. "It is the practical question which must be answered whether property values destroyed in one year can be restored and two years later can be destroyed again. The tax base of the city, the borrowing capacity is affected," he told the legislators, "and you will destroy all what little is left of it and make it impossible to carry on public improvements and to complete subway construction. The enactment of this bill will destroy \$100,000,000 in real estate and taxable values and decrease the borrowing capacity of the city by \$10,000,000. The city is not prepared for such enormous losses. And if you destroy the preeminence of the City of New York you also destroy the progress of the State. You injure property owners and every mortgage owner."

At the present writing the prohibition forces predict the passage of the Hill-Wheeler bill and Mr. Lindner's warning at the closing hour has come too late. He has not exaggerated the situation. The displacement of values has followed every no license vote in all other states. The brewers and the hotel men have sounded warnings in vain. Now the real estate owners of New York find themselves unexpectedly facing a situation which might mean ruin, or at least a heavy loss. A conservative estimate prepared by William H. Hirsch, counsel for the brewers of the State, places the immediate depreciation of real estate values of hotel and restaurant properties at \$91,000,000. In determining values he fixed a depreciation of ten per cent. in the case of hotel property and twenty per cent. in saloon real estate.

His statements were supported by the managers of the biggest hotels and some bankers who make a specialty of financing hotel construction work. John M. Bowen, of the Biltmore, the Manhattan and the Commodore, the latter in course of construction, was asked by a member of the Excise Committee of the Legislature whether he would have been able to finance the building loans on his new project if it were known that the Local Option bill was to be passed. He stated that under such conditions he would not have attempted to erect the Commodore for the sole reason that financiers would have refused to put up the capital needed.

F. Hill, of the Fuller Construction Co., was no less emphatic on this subject. He told the committee that money could not be borrowed for building purposes unless there is a certainty as to the income which the building can produce. The Local Option or the Prohibition Remonstrance bills would change conditions every second year and hotel investments would no longer be stable.

E. J. Beinecke, of the United States Realty and Improvement Co., expressed the belief that the proposed law would unsettle everything. The Zoning Law, he stated, has helped to make improvements permanent. An election every other year to decide whether licenses shall be granted or cancelled would be the straw

which breaks the camel's back. The burden of real estate owners is about as heavy, he concluded, as it can be made.

For the first time really representative men have made the trip to the Capitol in large numbers to advise legislators. Until this time one or the other officials of the Real Estate Board appeared before committees, but never before have they been seen within the legislative halls in forces as has been the case this week. The importance coupled with the knowledge that the bills are likely to pass has sent them here in haste. No one doubts that the Local Option bill will go through the Assembly and the anti-saloon advocates insist that the Governor will aid them to pass the bill in the upper house. Year after year the Prohibition people have worked for this legislation while the men who would suffer thereby looked on smilingly and with indulgence. At the last minute the property owners who would be the losers make an attempt to turn back the rising tide. It will be a miracle and not their efforts which will save them if the bills should fail of passage.

The fight against Local Option has put the Home Rule bill in the back ground for a while, but as there never was any chance to pass a genuine Home Rule bill it does not matter very much what happened to the attempts made by Senator Mills to have such a measure enacted. Nevertheless, as a matter of record it should be put down here that Home Rule legislation is dead. The Mills bill enumerating certain authorities to be conferred on cities, and the Foley measure, giving cities and counties larger autonomy through constitutional amendments, were sidetracked this week by Senator Elon R. Brown. Senator Brown has a so-called Home Rule bill of his own, which he wishes to pass as a substitute for the Mills bill. Democratic Leader Robert F. Wagner charged that the bill of Senator Brown was "a foolish proposal to submerge the Home Rule sentiment of the State and give New York City nothing."

Senator Henry W. Pollock, representing the Real Estate Owners' Protective Association of New York City appeared before the Assembly Cities Committee this week in opposition to the Shapiro bill, providing for the gradual halving on the tax on land in the City of New York. This bill has been introduced in every session of the Legislature since 1913 and has always been strenuously opposed by realty interests on the ground that the same would both unjustly discriminate against vacant land and because it would cause an undue amount of building in the vacant parts of the city, creating an excess of rentable property, resulting in vacancies and loss of rent. This would place an additional burden upon real estate owners in addition to the heavy tax rate now borne by them.

The bill introduced this year differs from those introduced in previous years by providing for a referendum at the next municipal election. This method of enacting a law, Mr. Pollock argued, is particularly objectionable in connection with tax legislation, since the popular, although fallacious, argument in support of the bill is that it will aid the rent payer at the expense of the landlord and naturally there being a majority of tenants the advocates of the bill are confident of the results of the referendum. The bill was considered by the Assembly Committee and rejected.

Senator George Cromwell, of Richmond, and Assemblyman Wilfred E. Youker, of Brooklyn, introduced a bill amending the public lands law by requiring that every grant of land under water hereafter made by the State or a municipality to a private individual shall contain a provision for recapture, when the property is required for a public purpose, upon payment of the cost to

the grantee. The measure was drafted by the Legislative Committee of the Citizens' Union, after a study of the history of certain waterfront grants, which have cost the city vast sums of money because of the absence of recapture clauses. Many of these grants having originally been made by the State, the conclusion was reached that there should be a statutory provision which would establish a principle for the State as well as for municipalities. The bill is of special interest in the light of recent public discussion of the policy of the State and city with respect to the proposed ceding of certain property at Rockaway Point to a realty corporation to facilitate a plan for the public defense. It will be pressed for passage during the present session.

S. L. S.

The following bills affecting real estate were introduced this week:

In the Assembly.

1232. By Flamman. Amending the Greater New York Charter (Secs. 242-a, 242-b and 718-d), by providing that the regulation by the Board of Estimate and Apportionment of the height and bulk of buildings shall be enforced by the Superintendent of Buildings of each Borough and the Tenement House Commissioner, under the rules and regulations of the Board of Standards and Appeals. The Board of Estimate may authorize the Board of Appeals to vary such regulations in harmony with their general purpose and intent. The same provision is made concerning the regulations of the Board of Estimate with respect to restrictions on the location of trades and industries.

1240. By Fertig. Authorizing the Board of Sinking Fund Commissioners of New York City to set aside and assign to the Board of Trustees of the College of the City of New York, certain real property in the Twelfth Ward of the Borough of Manhattan and to close that part of Convent avenue which lies between the northerly side of 136th street extended, and the northerly side of 138th street extended, and also all that part of 138th street extended which lies between the westerly side of Convent avenue and the westerly side of St. Nicholas Terrace.

1263. By Seesselberg. Amending the Greater New York Charter (Sec. 1028), by providing that no sale of a tax lien shall be held prior to the calendar year of 1922.

In the Senate.

943. By Daly. Amending the Tenement House Law (Subdiv. 1 of Sec. 16, Subdiv. 1 of Sec. 90 and Sec. 91), in relation to fire escapes in outer courts of tenement houses, and the disposition of liquid waste from plumbing fixtures.

948. By Emerson. (Introduced at the request of the State Tax Commission). Inserting in the Tax Law a new article (10-a), imposing a recording tax on every instrument recorded on and after July 1, 1917, according to schedules set out in the bill. One-half of this tax is to go to the State and the other half to the county. The State tax commission is given supervisory power over all recording officers with respect to the duties imposed by this article. To Taxation Committee.

951. By Dunnigan. Empowering the Park Department of the City of New York to assume jurisdiction over certain public places in Westchester and Bronx Counties, for use as a public park. The property in question is bounded by Lane avenue, Westchester avenue and Tremont avenue. The assessment heretofore levied in the proceedings known as "Acquiring title to Lane avenue, Public place and Westchester avenue," is revoked and is made a charge upon New York City. To City of New York Committee.

CONDITIONS IN EAST SEVENTY-SECOND STREET

Thoroughfare, Which for Years Has Remained Unchanged, is Feeling Influence of Real Estate Movement—Renting Situation Excellent

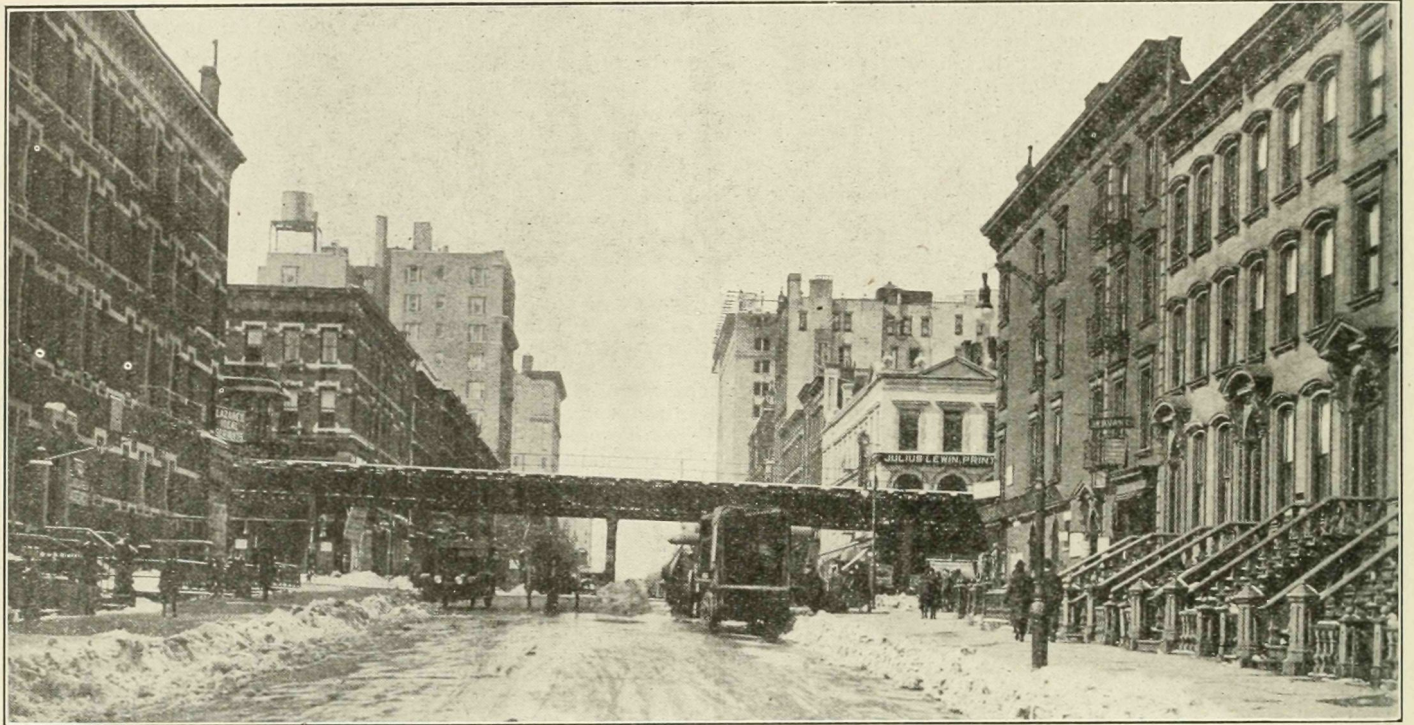
CONSIDERABLE interest centers in East 72d street, because it typifies the old and conservative New York thoroughfare, which for years has remained practically unchanged and is just beginning to feel the influence of the remarkable building and real estate movements that have revolutionized within the last decade similar territories. The street has, of course, been affected by the steady migration of residents into other boroughs as a result of the recent expansion of the city along the lines of new transit, but nevertheless in spite of this exodus no material decline has been noticed in the earning power of properties in the vicinity; houses have been and are well rented, and are continuing to maintain their popularity.

of Lexington avenue and 72d street, Edgar A. Levy completed some time ago the erection of a twelve-story multi-family house from plans by Schwartz & Gross, also representing the most recent ideas in buildings of this type.

Two other important projects of a similar character are now under way. At the northwest corner of Lexington avenue and 72d street Julius Tishman & Sons are erecting, from plans by Schwartz & Gross, a fourteen-story apartment house, on the site of the old Hotel St. Lorenz and Hotel Premier properties. Further east, at the northeast corner of Madison avenue and 72d street, the East 72d Street Company, Inc., representing Klein & Jackson, are building from plans by Rouse & Goldstone a high class thirteen-story struc-

elevated line at 72d street sold more tickets than any other station between 1st street and 125th street, with the exception of 80th street. The figures of the Interborough Rapid Transit Company for the year ending June 30, 1916, showed that a total of 2,693,722 tickets were sold at this station, indicating an increase of 63,476 as compared with 1915. On the 67th street station of the Third avenue line 2,334,244 tickets were sold, indicating an increase of 149,674, and at the 76th street station 3,141,709 tickets were sold, recording an increase of 82,281, as compared with the previous year.

Those in favor of the new station predict that eventually there will be a cross-town subway underneath 72d street that will connect both the East and West



LOOKING WEST IN 72D STREET, SHOWING DEVELOPMENT AROUND THIRD AVENUE.

Local brokers report that in the buildings which have been modernized excellent renting conditions prevail, and that the owners of the older types of structures, having become cognizant of the situation, are also taking steps toward placing their holdings on a basis where they might compete favorably with the more modern types. In 72d street and the surrounding territory there is an insistent demand for modern residential accommodations. In the section east of Third avenue this demand has manifested itself in a call for suites of the more moderate priced class; west of Third avenue the demand has been for apartments calling for more costly structures and larger rentals.

The extensive building of residential properties on Lenox Hill and Carnegie Hill which has resulted in the erection of a number of costly multi-family houses within recent years has also been felt in 72d street, and since this notable building movement was inaugurated four costly apartment houses, involving large outlays of capital and representing the most modern details of construction, have been built with frontages in this thoroughfare.

At the southeast corner of Fifth avenue and 72d street the 907 Fifth Avenue Company, of which Robert B. Knowles is president, has completed one of the finest apartment houses in New York City, a twelve-story structure, measuring 115x115 feet, which was designed by J. E. R. Carpenter, architect. The rentals in this building range as high as \$30,000 a year a suite. At the southeast corner

of the former Rhineland Waldo residence.

On account of its unusual width, 72d street offers unusual possibilities. The present high cost of land is making it unprofitable for the builder to erect other than multi-family houses within its confines. It is probable, therefore, that its future development will lie principally in the apartment house field, and the character of the present building operations in the street represents concrete examples of the trend. While recent building has confined itself principally to the section west of Third avenue, it is felt that eventually the block between Second and Third avenues will also feel the effects of the influences that are transforming the adjacent section, and that this block will also witness an apartment house building movement.

It is also felt that the continued and well maintained strength of renting conditions in the side streets which house a congested population will tend to revive store rentals along Third avenue, which not long since was considered one of the best retail centers in the city.

The question of transit has long been agitated by property owners in the vicinity along with other measures deemed necessary for stimulating interest in the section, and latterly sentiment is crystallizing in favor of an elevated station on the Third avenue system, at 72d street. It is felt that in a section which has maintained its steady growth there is a real necessity for a station between 67th and 76th streets.

The station on the Second avenue

Sides, now separated by Central Park, which necessitates a detour for all who wish to go from one district to another. It is stated that the new station at Third avenue, if built, will form an additional and necessary link to the chain of connections between the present and this new transit system, and would mean that a junction would be effected with each of the present north and south bound elevated and subway systems.

ANY NUMBER ON ANY AVENUE.

To find what street is nearest, take the number, cancel last figure, and divide by 2. add the key number found below. The result will be the nearest street.

	Key No.
Avenue A	3
Avenue B	3
Avenue C	3
Avenue D	3
First Avenue	3
Second Avenue	3
Third Avenue	10
Fourth Avenue	8
Fifth Avenue	17
Sixth Avenue	6
Seventh Avenue	12
Eighth Avenue	9
Ninth Avenue	13
Tenth Avenue	14
Eleventh Avenue	15
Lexington Avenue	22
Madison Avenue	26
Park Avenue	34
Columbus Avenue	59
Amsterdam Avenue	59
Broadway	(Deduct) 30

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Real Estate Board's Committee on Legislation, in opposing a number of bills affecting real estate, lays special emphasis on Assemblyman Marsh's bill, Int. No. 1066, providing for the vacating of tenement houses on the "certificate of an inspector" that the means of escape in case of fire are inadequate. The committee points to the adequacy of the present law in providing for such means of escape and considers it contrary to all ideas of liberty that the rights of tenants and property owners should be jeopardized by putting such tyrannical power in the hands of an inspector.

Senator Foley's bill, Int. 368, relating to the practice of law is opposed as being too wide an extension of the provisions of section 270 of the Penal Law. It might seriously hamper the work of civic and taxpayer bodies and deprive conveyancers and real estate agents of the right to draw deeds and leases.

Senator Lockwood's pension bill (Int. 712) and Assemblyman Fertig's pension bill (Int. 1101) are both opposed as entailing too great contributions by the City of New York and as introducing a pension system, the full cost of which cannot be determined, at a time when the city is not financially able to meet such contributions.

Senate Int. 368, Foley (Assembly Int. 690, Donahue), an act to amend the Penal Law in relation to practicing law.

In regard to this bill the opinion is freely held that it goes too far in its amplification of section 270 of the Penal Law. It is construed as designed to prohibit the practice of law or appearance before bodies having judicial functions by anyone except lawyers. Under this construction it is unfair to the large body of conveyancers never admitted to the bar who would be prevented from drawing leases, deeds, etc. It would also be unfair to real estate experts and brokers who might be debarred from appearance before Tax Commissioners, the Board of Standards and Appeals, the Board of Assessors, the Public Service Commission, and possibly the Board of Estimate, all of which bodies have certain judicial functions. The Real Estate Board feels that neither lawyers nor their clients need this protection.

Senate Int. 712, Lockwood (Assembly Int. 1038, Eidenbogen), an act to amend the Greater New York charter in relation to the teachers' retirement fund.

This bill provides an exceedingly complicated pension system which will involve heavy contributions by the city to a teachers' pension fund, including monthly a sum on account of each new entrant sufficient to provide during the prospective active service of such new entrant a death benefit and pension based on mortality tables, and a further sum of \$1,000,000 each year until the funds shall be sufficient to provide similar reserve for present teachers. The bill is disapproved by the Real Estate Board. The heavy drain which this measure would place upon the finances of the city makes it prohibitive.

Senate Int. 746, Dunnigan, an act amending section 1028 of the Greater New York Charter by providing that no sale of tax liens, pursuant to the chapter, shall be held prior to 1922.

This bill is opposed. The Real Estate Board believes it is unwise to suspend the sale of tax liens for a period of five years. The sale of tax liens is used frequently to clear titles and this would be prevented by the proposed measure.

Senate Int. 769, Marshall, an act amending subd. 7, section 188, Banking Law, providing that investments in bond and mortgage by a trust company as executor or in other fiduciary capacity may be made by apportioning to any estate or fund a part interest in a bond or mortgage held by the company individually or in a representative capacity and making other changes regulating the powers of trust companies in fiduciary capacities.

The Real Estate Board approves this

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

Robert E. Dowling, Chairman Legislation and Taxation Committee; Samuel P. Goldman, Chairman Real Estate Laws Committee; John P. Leo and David A. Clarkson, Vice-Chairmen Legislation and Taxation Committee; Carlisle Norwood, B. E. Martin, William J. Tully, George W. Olvany, Stanley M. Isaacs, Henry R. Chittick, William B. Ellison and Harry Percy David.

principle of permitting trust companies to invest in shares of bonds and mortgages, and endorses this bill.

Senate Int. 797, Knight, an act to amend the highway law generally.

This bill amends the highway law by providing, in addition to various minor changes, that the State may maintain roads constructed or improved under general or special law as a State or county highway and provides for enforcement by the State of the bonds guaranteeing its maintenance and repair. The bill is opposed. The Real Estate Board believes that the measure would indirectly saddle on the State the cost of maintaining such highways.

Senate Int. 807, Gilchrist, an act to provide for the construction of sewers in and the grading, paving and otherwise improving of Remsen Avenue in the Borough of Brooklyn.

This bill is opposed by the Real Estate Board. There is no necessity for the Legislature to pass a special act for this improvement. The local board and the city authorities have every right to proceed with improvements of this character, when they are deemed necessary.

Senate Int. 827, Townner (Assembly Int. 1159, Coffey), an act to amend the Insurance Law in relation to mutual companies writing liability and workmen's compensation insurance.

Under the present law, mutual companies have been organized and permitted to write this class of business without sufficient safeguards to guarantee their solvency. The bill is in the interest of sound insurance and is approved.

Senate Int. 846, Cullen, adding new 96-a to Greater New York charter, requiring the establishment in Brooklyn of branch offices of the Departments of Law, Police, Street Cleaning, Plants and Structures, Parks, Public Charities, Corrections, Fire, Taxes and Assessments, Health, Tenement House, Licenses, and Water Supply, Gas and Electricity, each to be in charge of a deputy and to be equipped so that as far as practicable the business of the department affecting Brooklyn or residents thereof may be transacted there without resort to the central office of the department.

The bill is opposed by the Real Estate Board. It is an unnecessary waste of public funds and will increase the burden of taxation.

Senate Int. 859, Ottinger (Assembly Int. 1162, Brennan), amending the Greater New York charter by authorizing the city to acquire real property for court yards abutting streets. The Board of Estimate at the time of adopting resolution instituting proceedings for such property is to determine whether fee or an easement is required and may prescribe such conditions upon the title as it deems proper. Land acquired for court yard purposes may be devoted to general street uses when the Board so determines, if not inconsistent with limitations as to title.

This bill proposes to give the city power to condemn courtyards abutting streets, in addition to the power it now has to condemn property for streets. It would apply to but few streets in the city and is undoubtedly special legislation. The Real Estate Board is opposed to the bill.

Assembly Int. 1066, Marsh, amending the Greater New York charter by including defects in means of escape in case of fire among the causes for which the Tenement House Department may order a tenement vacated.

This is an old enemy. The Real Estate Board last year reported against the principle underlying this bill. The Board has also opposed a somewhat similar bill this year. This bill retains the principal objection made to the other, that it provides that, in addition to the circumstances under existing law, "whenever it shall be certified by an inspector or officer of the Department" that a house within the jurisdiction of the Tenement House Department is dangerous to life or health by reason of defects in means of escape in case of fire, the Department may vacate it.

Chapter 551 of the Laws of 1913 provides for means of egress for every tenement house thereafter erected, in great detail, the provisions covering four pages of the Session Laws (Laws of 1913, pp. 1476, 1477, 1478 and 1479). This Act also (see subd. 3, p. 1477) makes applicable these provisions to all tenement houses erected prior to the original Tenement House Act of April 10, 1901.

The policy of the State has been, as the original statute shows and as the various amendments made as suggested by experience show, to fix by statute the requirements for fire escapes and not leave it to be determined by the opinion of an inspector or anyone else. It is contrary to all ideas of liberty that the rights of a property owner and the rights of tenants should be jeopardized by putting so tyrannical a power in the hands of an inspector as to make a certificate that in his opinion the means of escape in case of fire are insufficient, notwithstanding the fact that they comply, down to the slightest detail, with the provisions of the statute, and vacating the building in consequence.

It is no answer to this to say that in such a case the inspector would not issue a certificate. He ought not to be tempted with the power to do it. It opens the door to graft. It will provide work for inspectors who now do not have enough to do, and will perhaps create a demand for more.

If an order requiring an apartment house to be vacated was served on the tenants, it would produce the greatest alarm and uneasiness among them, even if they did not move out. It might absolutely ruin the owner of a tenement house who had all of his or her savings invested in the property.

That such a power would be abused has been demonstrated by a communication within the last few days made to the press by the Tenement House Commissioner, to the effect that in rooming houses where there were three or more families and the people in some of the rooms cooked an egg for breakfast and made a cup of coffee, unless the building complied with every detail of the Tenement House Law, the Department would order it vacated. In other words, this is a threat on the part of the Commissioner against the owners of all these rooming houses, of which there are thousands and thousands occupied by poor working girls who club together to maintain an apartment for economy's sake, and cook only their breakfast at home, taking no other meal there, that the apartment will be vacated unless the owner, to comply with the Tenement House Law, makes enormous expenditures, after which it would be impossible for him to rent the apartments at present rates. In a large number of cases, as the owner could not get tenants for some of the old houses that are used for this purpose at higher rates, it would mean the ruin of his property. This indicates how the power of the Tenement House Department may be abused, and is an argument against the proposed

(Continued on page 364)

LEGAL NOTES AFFECTING REALTY

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

Brokers' Commissions.

IN an action for broker's commission a defense was that the plaintiff and one R. conspired to make an apparent contract for exchange of lands with the defendant which R. did not intend to carry out, to make it appear that the defendant was indebted for services in securing the contract. The Kansas City Court of Appeals held, *Pratt v. Irwin*, 189 S. W. 398, that it was not error to admit in evidence the final contract between the defendant and R., whereby R. assumed the payment of the plaintiff's commission, which R. afterward refused to carry out, this being admissible as having a direct bearing on the pleaded issue of fraud and collusion between the plaintiff and R.

The rule that a broker is deemed to have earned his commission by securing a contract with a purchaser, although the latter afterward refuses to perform it, does not prevent a broker and his principal from stipulating that his commission shall not accrue until the sale or exchange is consummated.

Misconduct of Broker.

A broker who was engaged to sell property, without agreement as to commission, obtained a purchaser for \$750 and told his principal that he could get her the net price of \$500. The principal refused to consummate the sale when she ascertained the truth. In an action for broker's profit the Arkansas Supreme Court held, *Bennett v. Thompson*, 189 S. W. 363, that the broker's conduct in withholding information as to the amount of the purchase price precluded him from recovering either the difference, or the reasonable commission to which he would have been entitled if the sale had been consummated.

Lessee's Agreement to Pay.

The Minnesota Supreme Court holds, *Hamm Brewing Co. v. Northwestern Trust Co.*, 160 N. W. 792, that an agreement in a contract of lease that the lessee shall pay all taxes and assessments levied against the property subsequent to the date when the lease takes effect applies to a reassessment levied to raise a deficiency in an original assessment for street improvements.

Place of Payment.

The Iowa Supreme Court holds that where the owner of land gave written authority to an agent to sell it, the writing containing no words in regard to the place of payment, the agent had no authority to provide for payment at any other place than the residence of the owner, and a contract of sale, entered into by the agent, providing for payment at the agent's place of residence, was unauthorized and invalid.—*Mitchell v. Hagge*, 160 N. W. 287.

Brokers' Right to Commissions.

In an action for brokers' commissions the Connecticut Supreme Court of Errors holds that where it was agreed that realty brokers should not receive commissions unless the property was sold for more than \$79,000, the seller was bound to give the brokers, after they found a purchaser, a fair opportunity to sell to him for more than that sum.—*Harris v. Sissa*, 99 Atl. 580.

Right to Rescission of Contract

In an action to rescind a contract for the exchange of lands the Nebraska Supreme Court holds, *Crowell vs. Skillicorn*, 160 N. W. 747, that where the grantee in a deed assumes and agrees to pay a mortgage indebtedness on real estate covered by the deed, but fails to keep this stipulation of his contract, and suffers the land to be sold under the mortgage, and sheriff's deeds to a third party to be issued, and stands idly by for two years thereafter, he will not then be permitted to rescind, nor be heard

to assert in a court of equity that he was deceived as to the quality, quantity and character of the land, and that his grantor held no title thereto, and therefore conveyed no title to him, when his title to, and possession of the land has never been called in question (except only by the enforcement of the mortgage liens which he had assumed and agreed to pay), without putting, or offering to put, the other party in statu quo.

Damages for Injuries.

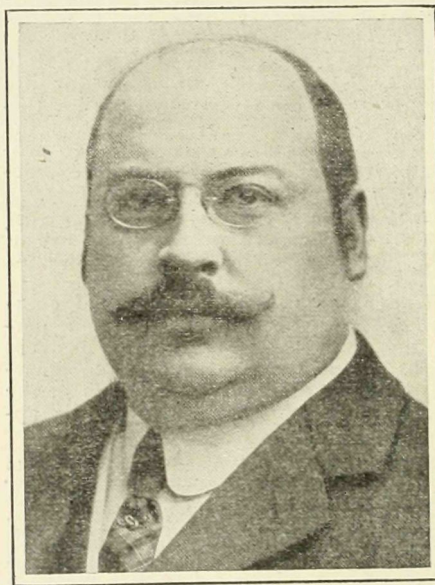
Action was brought against an electric light company for the flooding of a cellar caused by an excavation made by the defendant in the street near the curb, which diverted the surface water into the plaintiff's cellar. The court below dismissed the complaint, because the plaintiff had failed to show negligence on the part of the defendant. The New York Appellate Division has reversed the judgment for the following reason:

"The defendant's negligence or lack of negligence had nothing to do with the case. Its liability under the circumstances has been established by many cases in this State, of which *Mairs v. Manhattan Real Estate Ass'n*, 89 N. Y. 498, is typical, and is a leading case. It has been approved and followed in many others. The rule of liability is thus stated in the case cited:

"The general rule is well established that an unauthorized interference with or excavation in a highway or a street of a

Francis E. Ward

FRANCIS E. WARD, a prominent figure in the New York real estate world, died on Monday, at his home, 56 East 91st street, of heart disease. He



FRANCIS E. WARD.

was born in New York City, in 1860, a direct descendant of Richard Ward, Colonial governor of Rhode Island from 1740 to 1743, and was a cousin of Julia Ward Howe.

Mr. Ward was a graduate of the School of Mines of Columbia College, class of 1881. During his collegiate period he became noted for his unusual strength, for which he held many records. He entered the real estate business in January, 1898, forming a partnership with E. O. Holdridge, and established offices at 4 to 6 Warren street. In 1902 he was elected president of the Real Estate Board of Brokers, and served for three terms. Within recent years he has maintained offices at 656 Broadway. From 1912 to 1916 he was president of the Early Eighties Society of Columbia College, and he was also a member of the Columbia Club and the Delta Psi Fraternity. He is survived by his widow and two sons.

city for the private benefit of adjoining premises is wrongful, and the party responsible for it is liable to all persons injured thereby, irrespective of any question of negligence. * * * As to the traveling public it may be that the municipal authorities can license acts in reference to the streets, which they might lawfully perform themselves, and that a person acting under such a license is not chargeable with creating a nuisance, or unlawfully obstructing or injuring the public highway, if he exercises due care. But a different question arises where the wrong complained of consists in doing damage to neighboring property by collecting surface water, or diverting it from its accustomed channel without providing another, and thus throwing it upon the land of an adjacent owner. The rights of the parties in such a case do not depend upon the same principles as in cases where the wrong complained of consists of an interference with a public highway to the injury of the traveling public, but upon the principle of *Hay v. Cohoes Co.*, 2 N. Y. 159 [51 Am. Dec. 279], *St. Peter v. Denison*, 58 N. Y. 416 [17 Am. Dec. 258], and *Jutte v. Hughes*, 67 N. Y. 267, in which it is held that where one making improvements on his own premises, or without lawful right, trespasses upon or injures his neighbor's property by casting material thereon, he is liable absolutely for the damage, irrespective of any question of care or negligence. A license from the municipal authorities cannot affect the question of responsibility in such cases. A municipal corporation has itself been held liable for throwing water collected in the gutter of a street, upon the land of a private owner. *Byrnes v. City of Cohoes*, 67 N. Y. 204."—*May v. New York Edison Co.*, 161 N. Y. Supp. 888.

Cellar Openings.

The New York Appellate Division holds, *Sledzinska v. Piller*, 161 N. Y. Supp. 997, that a landlord could not be held for negligence resulting in injury to a tenant from falling into a cellar opening about one foot from the side of the house, the cover to which had been removed, in the absence of proof that justified a finding of notice to him, actual or imputable, of the defect.

New Broadway Paving.

Borough President Marks announced that contracts are about to be let to repave Broadway from Vesey to 14th streets with sheet asphalt, the track area to be improved with granite. In making the announcement he said:

"The matter of repaving Broadway has been carefully considered for several months by the Borough officials as well as the Broadway Paving Committee which I appointed, the merchants and tenants on Broadway and the Broadway Association. In view of past experience in repaving streets beneath which subways have been constructed, we have decided that the cheapest and best pavement to lay on Broadway at the present time, outside of the track area, which is on solid foundation, is sheet asphalt over the present granite blocks.

"This pavement will be low in cost and should last about five years. On subway streets previously repaved, we have found that the soil under the pavement has not settled permanently until at least five years have elapsed after construction work has been finished. The Borough authorities feel that at the end of this time a permanent pavement of improved type should be substituted for the asphalt.

"In connection with the consideration of the type of pavement to be laid, the horse and automobile trucking interests strongly advocated the laying of improved granite block on Broadway, while many of the merchants and tenants, who objected to the noise of granite, urged the laying of sheet asphalt. A temporary pavement of granite would be expensive, and on account of the soil settling in waves would soon become objectionably noisy."

NEW YORK BUILDING MANAGERS ELECT Wm. T. ROPES PRESIDENT

Ill Health Causes B. E. Martin to Resign

AT the regular monthly meeting of the New York Building Managers' Association, held in the Fifth Avenue Restaurant, Fifth Avenue Building, the resignation of B. E. Martin as president of the Association was announced. This action was taken by Mr. Martin on account of ill health. He was an indefatigable worker while occupying the chair and has done much toward the building up of the association, and bettering conditions, not only from the property owners, but also from the building managers' standpoint. The nominating committee presented the name of William T. Ropes, of Horace S. Ely & Company, as a candidate for president, and he was unanimously elected by the Association. The resignations of Mr. Ropes and A. O. Wallace from the executive committee of the Class of 1918 were received, and Mr. Martin and J. G. Young were unanimously elected to fill these vacancies.

As a mark of sincere appreciation of the Association, for the splendid work accomplished by Mr. Martin during his several terms as president, a committee was appointed to draw up suitable resolutions of regret and present them to Mr. Martin. The resolutions follow:

WHEREAS, At the regular meeting held on March 6, 1917, the undersigned committee was appointed under a resolution unanimously adopted, to convey to Mr. B. E. Martin the regrets of the Association at the action he was impelled to take, therefore be it

RESOLVED, That the entire membership through this committee conveys to Mr. Martin keen appreciation of his wholehearted, well-directed and untiring efforts for the upbuilding of the Association and the accomplishment of its aims, fully recognizing that the prominence enjoyed by the organization and its strong influence in civic affairs is due to his unselfish devotion to its interests; and be it further

RESOLVED, That this committee extends to Mr. Martin the earnest wish of the members that he may soon recover his usual good health and be enabled to again take active part in the work of the Association; and be it finally

RESOLVED, That these resolutions be spread on the records of the Association.

CHARLES B. BEST,
WILLIAM H. CLASS,
WILLIAM S. DENISON.

The meeting was addressed by General Nelson H. Henry, water register of New York City. The subject of the discussion was the new Catskill Water Supply of Greater New York. Unless present plans fail, this supply will be introduced in a large part of Manhattan, by April 1. After the address there followed a general discussion on this subject, during which the speaker answered questions from members of the association.

W. E. Barton, of Pease & Elliman, announced that he had a colored map made of the different districts in Manhattan, showing the amount of increased pressure that will result from this new supply in the different districts. This map was made from one used by the Water Department, and as this department is not supplying maps generally, Mr. Barton said that if any of the members of the association desired information on the subject, he would be glad to furnish them with the data.

On request of the Association, the Bureau of Buildings furnished the interpretation of the law defining the ground floor in a building where there is no floor on the street level. The construction of this law is that the ground floor is to be considered as the one nearest to the curb level; or in other words if the floor is more than 50 per cent. of the story height, below the curb, then the floor above is to be considered the ground floor, or vice versa.

Notice has been given when hereafter orders for violations of building laws served upon owners will be accompanied by the section of the Code under which the violation has been filed, and therefore owners can readily ascertain

from their attorneys whether the law cited is applicable to their particular case.

The Tenement House Commissioner has announced that the experimental campaign which he adopted to make tenants in tenement houses remedy unsanitary conditions where such conditions were due to acts or omissions on the part of the tenants, has proven successful. In some cases tenants have been brought to court and fined, and there seems to be a disposition on the part of the courts to uphold the Commissioner in this campaign.

The Tenement House Department has announced that it will enforce the law concerning cooking in rooming houses, studios and other houses tenanted by a number of people but now coming under the Tenement House Department. Inspectors have been assigned to enforce the order and it is expected that many summonses will be issued. At the suggestion of the association an ordinance will shortly be introduced into the Board of Alderman, by the Fire Department, making it a misdemeanor for any one to wilfully tamper with any of the fire equipment of a building.

It may be of interest to members to know that the Industrial Commission has submitted a report to the Legislature pointing out more than 300 violations of the State, Factory and Building Laws in the State, Capitol and in other buildings in Albany occupied by State Departments. The violations range from failure to safeguard machinery to poor sanitary conditions. The sanitary conditions in some of the buildings were reported as being extremely bad.

In a report on the recent elevator accident in a New York theatre the records of the Bureau of Buildings show that there were seventy-three elevator accidents in Manhattan in 1916, in which thirty-nine persons were killed and forty-two injured. Of these totals twenty-one were killed and twenty-five injured in passenger elevators, ten killed and eleven injured in freight elevators and eight killed and six injured in sidewalk elevators. There are 11,711 passenger elevators in the Borough of Manhattan, and all but about 200 are in use. The car which fell in the theatre was of an obsolete type and undoubtedly the accident was due to overloading.

The Naval Reserve, which is working hard to build up its enlistment, and is now located in the Havemeyer Building, has asked members of the Association to loan it any sort of office furniture which they might have on hand not being used. They are in need of chairs, typewriters and filing cabinets. If any of the building managers have any of these articles which they would be willing to loan the Reserve they are requested to communicate with the secretary.

The National Association of Building Owners and Managers has forwarded to the New York Building Managers' Association a classified schedule adopted at the St. Louis Convention of last year, with the suggestion that a number of members of the National Association would be glad to exchange records of 1916 receipts and expenditures in the different buildings.

During the month two new members have been elected to the association: R. Stearns, manager for T. Edwin Ward, 190 Riverside Drive, and F. Goldthwaite Sherrill, of the City Investing Co., No. 165 Broadway.

The following bills which have been introduced recently into the Legislature have been examined by the Legislative Committee and disapproved. The Association has voted to go on record as disapproving all of these bills.

Assembly 466, Int. No. 447: An Act to amend the Code of Civil Procedure in relation to Summary Proceedings to evict employees from premises owned by the employer as landlord.

Assembly 616, Int. No. 578: An Act to amend the Penal Law in relation to attorneys, and making it illegal for any but attorneys to draw leases and other papers for record.

Senate 606, Int. No. 549: An Act to amend the Public Health Law in relation to wall paper and kalsomine. Under this law all wall paper and all kalsomine must be removed from the walls and ceilings before the same can be done over.

Assembly 980, Int. 875: An Act to amend the Labor Law in relation to the hours of labor for minors and women.

Assembly 846, Int. No. 765: An Act to amend the Labor Law in relation to requirements for existing buildings.

Senate 617, Int. No. 554: An Act to amend the Labor Law in relation to the hours of labor constituting a day's work.

Committee Makes Recommendations.

The Committee on Nominations of the Chamber of Commerce of the Borough of Queens, ex-Judge John Anderson Leach chairman, will make the following report of nominations for officers and directors of the Chamber for the ensuing year, at the sixth annual meeting to be held on April 13: For president, George J. Ryan; for vice-presidents, H. Pushae Williams and John M. Demarest; for treasurer, William J. Hamilton; for members of the Board of Directors whose terms shall expire in 1920, Charles G. M. Thomas, John Adikes, S. B. Severson, Stuard Hirschman and William P. Myers.

George J. Ryan, the nominee for president is a life-long resident of Queens County, having been born in Long Island City. He has been active in the realty and insurance business of Queens for the past twenty-four years and is on the advisory board of the Corn Exchange Bank. He was formerly president of the Long Island City Business Men's Association, and has always been prominent in the work of promoting the welfare and development of Queens Borough.

H. Pushae Williams is president of the First Mortgage Guarantee Co.; John M. Demarest is manager of the Sage Foundation Homes Co. at Forest Hills, and William J. Hamilton is vice-president of the Bank of Long Island.

Charles G. M. Thomas, who has been president for the past two years, is re-nominated as a member of the Board of Directors. John Adikes, of Jamaica, is also renominated as a member of the Board. S. B. Severson is general manager of the Manhattan & Queens Traction Corporation, and William P. Myers is vice-president of the New York Couch Bed Co., located on the Degnon Terminal. Stuard Hirschman has large investments in all parts of the Borough of Queens.

"Turning Waste Into Dollars."

The trend of the present day is in the direction of the conservation of all products, as a result of which many new ideas are advanced for the utilization of waste, which means a saving in the manufactured product as well as opening up new avenues of industry. One of the interesting examples of this is found in the process of the Wagner Fire Brick Company, which is engaged in the manufacture of fire, building and paving brick from waste coal ashes by a patented process. Chemists have known for years that the best material for the manufacture of fire brick is coal ashes, because everything combustible has been burned out of the ashes, and also because the supply is unlimited.

The Universal Fire Brick Corporation have leased from the Wagner Fire Brick Corporation, the right to manufacture fire brick and fireproof building brick and all the coal ash products, granted in the rights of the Wagner patents in a district covering New York, New Jersey, and Connecticut. The company is at present remodeling one of these plants which is situated within a few miles of New York City on the Jersey side.

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TABLE OF CONTENTS

(Section One)

Annual Report of the Bureau of Buildings, Part Two; Alfred Ludwig.....	355
Widespread Use of Reinforced Concrete; J. P. H. Perry.....	356
Digest of Recent Legislation at Albany....	357
Conditions in East 72d Street.....	358
Measures Affecting Real Estate.....	359
Legal Notes Affecting Realty.....	360
New Broadway Paving.....	360
New York Building Managers Elect Wm. T. Ropes President.....	361
Committee Makes Recommendations.....	361
Editorials.....	362
Query Department.....	363
Real Estate Review.....	364
New Skyscraper for Brooklyn.....	376
Building on Long Island.....	377
Building Material Market.....	375
Classified Buyers' Guide.....	386
Current Building Operations.....	375
Departmental Rulings.....	385
Leases.....	367
Personal and Trade Notes.....	379
Private Sales of the Week.....	365
Real Estate Notes.....	374
Statistical Table of the Week.....	374
Trade and Technical Society Events.....	384
Wholesale Material Market.....	376

"A member of the Board of Estimate is subject to keener criticism and inspection than any official in the world," declared Borough President Lewis H. Pounds, at a public lecture on Tuesday night. President Pounds' words probably are re-echoed in the hearts of all his associates on the Board.

Operation of the first train over the New York Connecting Railroad which joins the great trunk lines of the New York, New Haven and Hartford and the Pennsylvania-Long Island Railroad systems inaugurates a through route by rail between New England and the West and South. The new railroad, which required four years of building, cost \$27,000,000.

Sentiment is growing in Brooklyn for united action towards its preservation as a "Home Borough." It is contended by many Brooklyn residents that the Borough is being overrun by too many large apartment houses, resulting in the crowding of hundreds of people into single buildings, with the destruction of the real home idea and the neglect of the community spirit. "We want more small homes here, and the control of the apartment raid to re-establish Brooklyn as a home community," said Frank Bailey recently.

The daily average of 29,420,000 telephone calls recorded in 1916 by the Bell system, is indicative of the remarkable growth of a public utility which has become one of the necessities of modern life, and one which has been termed the "nervous system of social and economic organization." It is doubtful whether even Bell, as he stood in the hall of the Centennial at the Exposition of 1876, with his crude instrument, dreamed that his simple device would revolutionize the entire business existence of the nation, and would within forty-one years amass a total annual gross income of \$79,353,000, representing a total capitalization of \$1,497,760,616.

Loans in Manhattan.

In spite of the caution which is being exercised with regard to loans on real estate in New York, the records of the Register's office, indicate a substantial improvement for the first two and one-half months of 1917 as compared with the corresponding period of 1916. The general uncertainty regarding the immediate political future has resulted in the natural timidity of capital and a desire upon practically all classes of business men and institutions to keep their assets liquid. Huge surpluses are being piled up to meet possible exigencies, and while temporarily this may react against real estate interests, it means that eventually vast sums will be available for investment in real estate mortgages, and in the financing of new building projects.

The unprecedented conditions which have prevailed within the last few years have created many unexplainable situations. It is not surprising therefore to note that from January 1, to March 10, 1917, there were 713 mortgages recorded in the Manhattan Register's office, involving \$29,699,463, an increase of more than \$7,000,000 as compared with filings from January 1 to March 9, 1916, during which period 723 mortgages were recorded. It is apparent that, while there are fewer mortgages being made, more money is being released into these channels.

The position of the banks and insurance companies as evidenced by an examination of the official records is also interesting. These lenders figure as mortgagees in only 143 instances, since January 1, but they loaned nearly half of the amount of capital placed. Similar conditions prevail with regard to mortgage extensions. From January 1 to March 2, 431 renewals aggregating \$27,772,050, were recorded, registering an advance of nearly \$8,500,000, as compared with 1916. Banks and insurance companies granted extensions in 210 of these instances, involving a total of \$20,937,925.

The Building Prospects.

Now that the spring season is close at hand, conjecture is heard on many sides as to the prospects for a resumption of activity in the building trades. There has been much argument, pro and con, regarding the outlook, with the seeming consensus of opinion to the effect that this country is now on the eve of a widespread building movement, destined to become apparent throughout the length and breadth of the land. Discounting the high material prices, freight embargoes and other factors that have adversely effected the building industry during the last few months, there are strong indications that the conditions are rapidly improving and that the trade as a unit will enjoy a prosperous period.

With the possible exception of the speculative building interests, which have felt the effects of the high prices more than any other branch of the industry, the renewal of activity is expected to become general. The prediction has been made that the coming season will witness the erection of many structures, for diversified usages; both in the cities and the rural districts, and that all branches of the building industry will profit by the increased activity.

The commencement of activity has been felt in the local territory during the past week when the contracts for the construction of a number of important building projects were awarded. Similar conditions have been reported from other sections of the country and it is fully expected that a steady improvement will follow. At this time there seems to be only one contingency that will be effective in stopping the movement, that being the actual opening of hostilities between this country and Germany. Even this would likely be only a temporary matter that would adjust itself in a short period of time.

Prospective builders are gradually coming to the conclusion that nothing

can be gained by waiting for a recession in the prices of building materials. For some time past there has been a feeling throughout the architectural and contracting fraternity, amounting almost to a conviction that there will be no reduction in building material prices for many years to come. The property owner and investor has been holding off, however, in the hope that some circumstance might arise to reduce the cost of construction. Their waiting has been of little avail, prices are steadily advancing and there is no indication that the limit even yet has been reached.

Discounting the fact that speculative building has been greatly curtailed, and in some localities practically stopped, on account of the excessive price levels, there are many other lines of building endeavor that, although affected by the high prices, nevertheless will proceed. According to the viewpoint of prominent architects in the Metropolitan district, and also those in other sections of the country, the current year will witness the erection of a large number of industrial and commercial structures, representing an immense total expenditure of money. This construction is necessary for the accommodation of the new industries recently developed and the expansion of those broadened by the general prosperity of the country. The erection of these structures has become an economic necessity and they will be built, notwithstanding the present high cost of materials.

Another line in which great activity is predicted is the construction of residences. This type of building will include both city and country homes for many individuals who have made large fortunes during the last few years through the manufacture of war munitions and supplies, and also numberless moderate priced dwellings for skilled workers and others who have participated in the country's prosperity. Many other types of building operations are in prospect and it appears that the building trades will have about all the business capable of being handled to advantage.

Richmond's Fire Apparatus.

Staten Island's Fire Department at the present time is equipped with only forty-five per cent. motor engine and truck service. It has demonstrated its superiority over the fifty-five per cent. of horse drawn apparatus, and the urgency for the complete motorization of the Department as soon as possible. Borough President Van Name has been urging Fire Commissioner Robert Adamson to replace the horse-drawn fire engines and trucks with modern fire fighting equipment. The necessity for it today in Richmond Borough, for rapid and speedy service in responding to fire alarm calls, and for the protection of life and property, is urgent.

The Borough President long ago realized the future increase in population, and expansion of home areas, business and industrial sections. He has continually kept before Commissioner Adamson the facts regarding the conditions of the Department on Staten Island, and the importance of not overlooking Richmond in his scheme for re-organization, and for the equipment of it with up-to-date motor engines and trucks.

High Cost of Living.

The appropriation by Congress of \$400,000 to investigate the causes of the present high cost of living is made in direct sympathy with the wishes of the President, and with the desire of every citizen in the United States, who is not allied with the interests which are capitalizing the present abnormal state of affairs. In the meantime, unrestrained and unhampered, the trend of commodity markets continues upward, and with few exceptions, the prices of foodstuffs constituting the necessities of life, continue to advance to unprecedented and unheard of heights.

The situation is one which concerns

every resident regardless of financial standing, it being obvious, of course, that the most pressure is being borne by the people who are least able to adequately withstand it. From both the economic and social standpoints, conditions have become critical.

Economists have estimated that in order for a proper standard of living to be maintained, only 20 per cent of the income of the householder should be devoted to rent; the balance being divided up among the various other items that comprise his living needs. The additional burdens placed upon the rent payer as a result of the enormous increase in the prices of the necessities of life, bear a direct relation to his capacity as a rent payer. Unusual demands placed upon his resources in connection with commodities necessary for the sustenance of life may weaken his rent-paying power. Property owners, therefore, aside from their status as consumers, laboring under the same enormous burden borne by their tenants, have the additional incentive to inspire them toward immediate and decisive remedial measures.

Cost of Cement.

Editor of the RECORD AND GUIDE:

In connection with the advance in the prices of building materials during the last two years, information reaches the public occasionally which indicates that the manufacturer in dealing with labor and raw materials has the vexing problem of high prices before him quite as well as the consumer. The cement manufacturer today is charging for cement from 20 to 50 cents a barrel more than three or four years ago.

As compared with 1915, cost results for January, 1917, show that coal for power and burning was 25 cents higher a barrel for finished cement. In other words, the amount we are obliged to pay for coal now has increased the cost of manufacturing a barrel of cement 25 cents as compared with the early part of 1915. We are paying 35 per cent. higher wages, which has increased the cost of manufacturing cement several cents per barrel. All repair and renewal material has increased in cost by percentages varying from 30 per cent. to 250 per cent. The increase in the cost of insurance due to the general adoption of compensation insurance and the increase in taxes have also added to our cost of doing business 1 cent per barrel. We have been compelled to pay higher salaries. Our operating costs are considerably higher than formerly by reason of frequent interruptions due to shortage of cars and delays in transportation. All of these factors and the general increase in the cost of all items entering into the problem of manufacturing cement have vexed the cement makers and have compelled them to charge more for their product, a situation which is not at all relished by them because of the fact that one of their most prominent arguments for the use of concrete is not only its economy and permanence, but its relative low cost as compared with other materials which for many purposes are rivals of concrete.

MANUFACTURER.

Lands Under Water.

Editor of the RECORD AND GUIDE:

The Citizens Union has sent to Albany for introduction in the Legislature this week a bill amending the Public Lands Law by requiring that every grant of land under water hereafter made by the State or a municipality to a private individual shall contain provision for recapture when the property is required for a public purpose upon payment of the cost to the grantee.

The measure was drafted by the Legislative Committee of the Citizens Union after a study of the history of certain waterfront grants which have cost the city vast sums of money because of the absence of recapture clauses. Many of these grants having originally been made by the State, the conclusion was reached that there should be a statutory provision which would establish a principle

for the State as well as for municipalities.

The bill is of special interest in the light of recent public discussion of the policy of the State and city with respect to the proposed ceding of certain property at Rockaway Point to a realty corporation to facilitate a plan for the public defense. It will be pressed for passage during the present session.

The first instance of the use of a recapture clause in this State was in 1902, when the late Mayor Seth Low prevailed upon the State Land Commission to insert it in all grants by the State. There were but two or three exceptions to this rule up to 1914, one of which at least proved exceedingly costly. This was the case of Seaside Park. In that instance the State Land Commission ceded 47 acres of land under water to a land company at \$200 per acre without any recapture provision. Four years later the city was forced to acquire this same land by condemnation at approximately \$4,500 per acre, the land company thereby profiting to the extent of \$200,000.

Another notable instance is the land at the foot of Joralemon street, Brooklyn, which was originally granted by the State to the upland owner at 1c. a foot. It was reacquired by the Public Service Commission for the purpose of the East River Tunnel at the rate of \$3.54 per square foot, or at a net loss of \$263,250. Similar situations exist in connection with the tunneling at Montague and Clark streets.

In the light of these and similar cases it is quite apparent that a suitable statutory safeguard is essential. The bill prepared by the Citizens Union provides for recapture upon payment of the original cost to the grantee, together with an allowance for improvements, which may also include interest upon the capital expenditure where a grantee has not received a reasonable return upon his investment. The provisions are carefully drawn and will in no way restrict the powers now vested under section 205 of the Greater New York Charter in the Dock Commissioner and Sinking Fund Commission, the exercise of which are essential to the orderly development of the city's waterfront.

R. E. MCGAHEN.

A Possible Solution.

Editor of the RECORD AND GUIDE:

Considerable interest centers on one of the recent suggestions toward relieving traffic congestion in this city. Its chief merits are that its estimated cost has been placed at only \$10,000,000; that no property would have to be taken under condemnation proceedings, and there would be no interference with the already congested conditions while the improvement is being made.

The new plan comes from John F. O'Rourke, engineer and contractor, and it was broached some time ago by Mayor Mitchel at the dinner of the Real Estate Board of New York. The Mayor has not come out in support of the plan, but has offered it to stimulate discussion, in the hope that it might perhaps offset the costlier plan which calls for the cutting through of a new thoroughfare between Fifth and Sixth avenues.

Mr. O'Rourke's plan calls for the building of an "underground thoroughfare" beneath Fifth avenue, from 24th to 60th streets, which will contain three roadways to be used by north bound and south bound local traffic, while the center road would be used by vehicles intending to go through from one end of the thoroughfare to the other without a stop. Two large entrances will be provided at either end of the avenue with an additional portal at 42nd street. The plan is stated to have other advantages including construction by the shield method that would permit construction work to be done without disturbing the encroaching streets or buildings.

Among the many solutions that have been offered in the general discussion of the traffic problem, the proposed plan merits recognition.

E. K. L.

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. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. 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. 200.—In the Zoning Law, article 2, Use Districts; section 3, Residence Districts; subdivision 1, "Hotels which have thirty or more sleeping rooms" are permitted in a Residence District. In subdivision 8 is this provision: "In a Residence District no building or premises shall be used for any use other than a use above specified for which buildings may be erected, and for accessory uses customarily incident thereto. The term accessory shall not include a business." Does not this latter prohibit the barroom, barber shop, billiard room, cigar stand, hat check piracy, and other "Business" of a hotel?

J. H. C.

Answer No. 200.—It would seem necessary to construe the Building Zone Resolution so as to permit a hotel to conduct its restaurant, dining-room, cafe, bar, or grill, and such conveniences as cigar stand, barber shop, billiard room, hat check room, etc., as part of its establishment. Such conveniences, however, should be conducted solely for the benefit of the guests of the hotel and should have no entrance directly on the street. Such activities should be proportioned to the needs of the hotel, exclusive of the public, and as the public have access only through the hotel, there would seem to be no reason for excluding it.

Question No. 201.—About six years ago, acting as broker, I leased a certain factory building in Brooklyn for a term of five years, with five years renewal privilege at a specified amount. The owner paid me my commission on the original five-year lease and verbally stated when I called his attention to the fact that if the tenant exercised his option to renew for a further term and that I would in such an event be entitled to a renewal commission, that he would pay the same if I was entitled to it in the event that the tenant would renew. The original five years has expired, and the tenant has exercised his option to renew as per the terms of the original lease; in the meantime, the owner of the property at the time the original lease was made has sold to other parties. Both parties, the present owner and the former owner, now claim that they are not either of them liable for the renewal commission. I am led to believe, by such inquiry as I have made, that the former owner is the one that is liable if anyone is. The commission amounts to \$400, at 1 per cent. on the five-year renewal.

H. R. L.

Answer No. 201.—The situation existing as above is now covered by special rule No. 2 of the Real Estate Board under "Leasing and Management of Property," but as the lease referred to was made some six years ago the rule cannot be applied. From statement of the broker it would seem that the former owner could be held to his promise to pay the commission on the renewal—the present owner is certainly not liable as he had no notice.

Question No. 202.—The following statement recently appeared in a New York newspaper: "Mr. Blank wanted to house his twelve cars, but the law does not even permit the erection of a garage for one car in a residential block unless one was located there before the passing of the law. Therefore, the Board of Standards and Appeals dismissed the application with the statement that it had no jurisdiction in the matter." My understanding is that an owner erecting a residence could erect a garage on his plot provided such garage did not house more than five cars. I think also a private garage could be added to the equipment of an existing residence if erected on the same lot. Will you kindly advise me on these two points?

O. A.

Answer No. 202.—There has been no change in the Zoning Resolution. A garage, if the accessory of a residence and on the same lot with a residence, may be erected anywhere in any district, without recourse to the Board of Appeals and irrespective of the pre-existence or location of other garages and stables. Such a garage, however, is limited to five cars.

REAL ESTATE NEWS OF THE WEEK

Prospect of War Has Had But Little Effect
On Market—Business Fairly Well Distributed

SEVERAL weeks ago, when diplomatic relations with Germany were severed, fear was expressed in many quarters that real estate would receive another setback, and that considerable time would have to elapse before conditions again would right themselves. But subsequent events have proven that these fears were unfounded. From the sales standpoint there has not been any material change. The usual number of large deals are closed weekly and, if anything, a somewhat larger number of small properties are changing hands. The total number reported by brokers do not indicate an active market, but this is not to be wondered at when the upset condition, in practically every country in the world, is taken into consideration.

Owners of properties are receiving, for the most part, better returns than for many years past, though, of course, there are instance where concessions in rentals were made. But when these are considered it must be remembered that before these allowances were agreed upon that many vacancies existed. Taken as a whole, real estate is in better shape, from an investment point, than for several years.

Vacancies are few and far between, and there is an urgent demand for new structures of practically every class. The high cost of building materials and the high price of labor are the really deterrent factors, and, added to this, the loaning companies have retrenched somewhat on their loans, but the ultimate result of "putting the house in order" will be beneficial to the market as a whole.

Legislation which has become operative during the past twelve months has, for the main part, been a help to realty, though the full effect has not been realized. Real estate organizations are more of a mind than for years past, and their influence is being felt at Albany. A start, however, has only been made, and if

really united efforts are made Legislators will, of necessity, follow the wishes of their constituents.

During the week two deeds were placed on record in the Register's office, New York County, one being 168 years old and the other 152 years old, covering ownership of the property at 108 Cliff street, which was sold on Friday, March 9, by Nicholas F. Walsh for the Evangelical Church of St. Matthew to Matthew Sullivan. Mr. Davidson, of the Title Guarantee & Trust Company put the papers on record. It is the first time in two centuries that any documents covering the ownership of this property has been placed in the hands of a public official. The deeds have been held by trustees of the Lutheran Church, first by the Protestant Reformed German Lutheran Church, and later by the Evangelical Lutheran Church of St. Matthew now on Convent avenue, the successor of the First Church, by which the property was conveyed in 1765. The deeds, yellowed with age and written in long hand, describe the property as being 32x67 feet in dimension. Philip, Jacob and Peter Grim and others, apparently trustees of the Protestant church, bought the property from Robert Benson for £250, which is about \$1,250. They bought the property on March 22, 1749. Sixteen years later, in 1765, a change was made in the church and the property was transferred by the Grims and others, to Baltus Springler and others in trust for a Lutheran church. Six shillings was the consideration in this case, according to the deed dated February 3, 1765. Later the adjoining plot, 32x71, was acquired as a burial ground. The property, which might be known also as 115 Cliff street, is at the north end of the street, which terminates just north of the Brooklyn Bridge. For a number of years the site has been covered by a three-story building used as a warehouse. A few years ago \$20,000 was offered for the property.

LEGISLATION.

(Continued from page 359.)

measure. It is extremely doubtful whether the Tenement House Commissioner would have the right to order vacated such rooming apartments as above mentioned, but his attempt to do so would be disastrous in many cases and would involve the owners in considerable litigation, as they could not afford to assert their rights. This latest pronouncement of the Tenement House Commissioner shows the unwisdom of giving the increased power here requested.

Today in Greater New York there are thousands of fire escapes that are entirely adequate for the purpose for which they were erected and which were supposed to be put up in accordance with the law. In many instances there are double fire escapes—that is, some on the front of the building and some at the rear—but where there could be found some inadvertent defect which would be made the basis of a claim that the fire escape was illegal and that therefore it did not furnish adequate means of escape in case of fire, the property could be ordered vacated.

Assembly Int. 1078, A. Taylor, amending the General Business Law, providing for the licensing and regulation of journeymen electricians by a Board of Examiners of three members appointed by the Governor for three-year terms at salaries of \$2,000 each and expenses.

The bill is disapproved by the Real Estate Board. The proposition to license journeymen electricians is simply the first step toward the licensing of all mechanics. No good can be obtained by such a measure and it is not a matter for State supervision.

Assembly Int. 717, Brennan, amending the Code of Civil Procedure, requiring title companies insuring real estate titles, when retained by the owner or mortgagee to examine title, to issue title insurance policy after such

examination upon payment of fees prescribed by law for searches and \$10 additional, and, if the title company refuses to insure title, giving an owner or mortgagee the right to apply to the Supreme Court to enforce this provision.

The applicant for title insurance signs a contract with a title company before the company takes his business. Such applicant then knows just what he has to expect. In a great many cases it is quite impossible to "issue . . . a complete abstract of title" and in a few instances only can an abstract of title be made at the cost of \$10. The title companies' "policy of insurance" does "set forth in concise language the condition of the title," but it is quite impossible, if the facts do not warrant it, that the policy "shall be free and clear from all encumbrances, conditions and exceptions." In many cases the company declines to insure for reasons which it cannot disclose without stirring up trouble. In this last mentioned case it simply declines to insure and it is justified in so doing. The time may come when the title companies will be further regulated, but it cannot be done in the manner proposed by this bill. It is also a serious question, if this bill is passed, whether the remedy proposed would not be unconstitutional. The Court can at best construe and enforce the contract between the applicant and the company.

Assembly Int. 1101, Fertig, amending the Greater New York Charter transferring jurisdiction over the school teachers' retirement fund from the Board of Education to a board of retirement, making numerous changes creating an expense fund, retirement fund number one, retirement fund number two, retirement fund number three, and regulating payments therefrom.

This bill involves very heavy expenditure by the city, namely, at least \$1,000,000 per year, in connection with retirement fund number two, until sufficient provision is made for the persons who are or may become beneficiaries thereof, and further heavy contributions in con-

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nection with retirement fund number three, namely, an amount which, actuarially determined, will, with interest compounded at 4 per cent., produce, during the expected years of service for the persons covered by the fund, an annual pension of \$500 for each person who may become entitled to retirement or reach the age of superannuation. Further, section 1092-f provides that if in 1919, 1922 and every five years thereafter the condition of the retirement funds should be actuarially determined and appraised, and if the amount on hand is insufficient to meet the obligations of such funds until the next appraisal is made, the City of New York is to appropriate annually the amount which will meet the estimated deficit during the ensuing year. All of this means that the City of New York, during the present time of financial strain, is about to embark on a system which, however fair in theory, will burden it with weighty and incalculable charges that the city can ill afford to pay, and therefore the Real Estate Board cannot approve the measure at the present time under the present conditions.

Assembly Int. 1106, Shiplacoff, amending Greater New York Charter by increasing the wages and salaries of employees of the Street Cleaning Department.

The Real Estate Board opposes this bill on the ground that it is a mandatory increase of salaries by the State Legislature. If such increases should be deemed necessary by the local authorities, the Charter provides the procedure for making such increases.

Assembly Int. 1126, Callahan, amending the Code of Civil Procedure, providing a new schedule of fees to be charged by the registers of New York, Kings and Bronx Counties, and by the County Clerks of Queens and Richmond Counties when acting as recording officers.

This bill has been examined very carefully and the proposed schedule is approved by the Real Estate Board.

PRIVATE REALTY SALES.

Fifth Avenue Dwelling Sold.

Pease & Elliman sold for Hon. Francis Burton Harrison, Governor-General of the Philippine Islands, the five-story American basement residence, on lot 27.6x100, at 876 Fifth avenue, between 68th and 69th streets. The building was erected by W. W. and T. M. Hall. Other houses in this block include the residences of Harry Payne Whitney, the former Stickney house, Daniel G. Reeve and Ogden Mills, while in the adjoining side streets, are the homes of Mrs. Maturin Livingston, Mrs. Patrick Valentine, Mrs. Alfred Anson and Mrs. George T. Bliss. Several other Fifth avenue sales have recently been made, including the Stickney house at the northeast corner of Fifth avenue and 71st street, which was sold for H. A. C. Taylor to Francis P. Garvin; also 1056 Fifth avenue, which was sold for the Perin Estate to Mrs. W. E. Benjamin; also 2 East 92d street, to Mrs. E. B. Close; also the corner of Fifth avenue and 90th street, for Charles A. Gold, to Andrew Carnegie; also the corner of Fifth avenue and 103d street, and the block front between 109th and 110th streets for the Dunning and Tiffany estates, respectively, the last two sales having been made through Pease & Elliman, to clients whose names have not yet been divulged.

Buyer for Bonny Castle.

Bonny Castle, a six-story elevator apartment house with store on a plot 100x100, at the northwest corner of St. Nicholas avenue and 191st street, was sold to the Watson Estates by the Henry Morgenthau Company. The property is directly opposite the subway station in the Fort George section of the Heights, where there is a marked activity of late. In exchange the buyer gave the following property; the five five-story single apartment houses, each on a lot 20x100, forming a plot 100x100 at 201 to 209 West 141st street, which are run from a central heating plant, also the southwest corner of Southern Boulevard and St. Ann's avenue a five-story apartment house with store on a lot 25x75; also the northwest corner of St. Ann's avenue

and 132d street, a five-story apartment house, 25x75, and 551 East 132d street, a five-story flat adjoining the 132d street corner, 25x25. Negotiations for the resale of all these houses which the Morgenthau Company took in exchange, and which are free and clear, are pending for all cash. Warren & Skillin and Harry Aronson, Inc., were the brokers. Last week the Henry Morgenthau Company sold for cash the southwest corner of St. Nicholas avenue and 191st street, a business building around the subway station, and 351 Wadsworth avenue, which is on the same block.

Sons of the Revolution Buy.

The Sons of the Revolution, who own and operate Fraunce's Tavern, at the southeast corner of Broad and Pearl streets, has purchased the adjoining property at 101 to 103 Broad street a five-story building on plot 34.11x63.4x35 x69.8 feet. With the new acquisition, the

Association owns a frontage of 77.1 feet in Broad street, and 55.3 feet in Pearl street. The tenants now occupying the Broad street building have leases which do not expire for four years, therefore no immediate changes in the property are contemplated. Robert Olyphant, president of the society, stated this week that it was too soon to announce any definite plans, but he indicated that the Tavern will some day require an annex. It is within the bounds of possibility that the present building 101 and 103 Broad street, will be razed and a new building to be used as an annex to the Tavern erected on the site. A. Maynard Lyon is the seller.

Madison Avenue Deal.

L. Tanenbaum, Strauss & Company sold the three-story private dwelling at 1304 Madison avenue, between 92d and 93d streets, and have also resold for Milton Newitter, represented by John

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J. Kavanagh, the four-story private dwelling at 24 East 93d street, between Fifth and Madison avenues. Both of the properties were purchased by Mrs. Frederica Ashton Benneche, who owns the Hotel Ashton, which is situated at the southwest corner of Madison avenue and 93d street. Both of the properties involved in the present deal adjoin the hotel to the south and west. The 93d street house was recently sold by Mr. Kavanagh for Mrs. Frederick Brown to Milton Newitter.

Gist House Resold.

Lionel F. Strauss, of F. A. Strauss & Company, silk manufactures, bought from Mrs. Pagenstecher, Jr., 26 East 83d street, a three-story dwelling on a plot 45x102.2, formerly the home of Colonel Edward Knox. The property is assessed by the city for taxation purposes at \$127,000. According to reports last December, the property was given to Mrs. Pagenstecher by her husband as a Christmas gift.

Realty Company Buys.

Joseph P. Day sold for the Estate of Andrew Freedman to the Herald Square Holding Co., a subsidiary of the George Backer Construction Company, 132 and 134 West 50th street, between Sixth and Seventh avenues. The buying company owns the adjoining parcel at 130, which they acquired from Josephine Delmonico three months ago. The combined properties have a frontage of 75 feet. It is understood that a small theatre building for concerts and motion picture exhibits by producers having a seating capacity of about 600 will be erected on the site.

Manhattan-Bronx Trade.

Frederick Brown sold to the Schaeffler Estate, 609 West 177th street, a five-story apartment house on a plot 50x90, near Wadsworth avenue. The buyers acquired about a week ago a similar house adjoining at 603, from Ennis & Sinnott. In exchange, Mr. Brown took the block front in the north side of Grote street,

between Crotona and Beaumont avenues, near 183d street, having a frontage of 114.8 feet in Grote street, 74.6 on Crotona avenue and 95.7 feet on Beaumont avenue. A four-story dwelling is on the plot. Frank K. Schaeffler was the broker.

Reported Deal in 61st Street.

According to a current rumor this week, the six-story American basement structure owned by John T. Pratt at 11 East 61st street, has been sold. Mr. Pratt occupies and owns the 50-foot house immediately adjoining at No. 7. The holding price is about \$250,000, the city valuing it for assessment purposes at \$140,000. It is understood that the buyer will occupy the residence, which measures 25x100 feet.

Manhattan.

South—of 59th Street.

COLUMBIA ST.—The Lawyers' Mortgage Co. have sold the 5-sty tenement at 77 Columbia st to a client of Schindler & Liebler.

EAST BROADWAY.—The United States Trust Co., as trustee for John Mortimer, has sold to Arthur A. Goldstein 145 East Broadway, a 5-sty tenement, with two stores, on lot 25x75. It was held at \$32,000.

FULTON ST.—The 4-sty building, 18.11x 56.2 at 22 Fulton st, owned by the estate of John Brosnan, has been sold to a Mr. Conran, who will continue the saloon established on the premises more than half a century ago. P. H. Daly and John Donovan negotiated the sale.

GOLD ST.—Cammann, Voorhees & Floyd have sold 91 Gold st, near Spruce st, a 5-sty building, on lot 25x103, for the Charles H. Ishan estate. This is the first sale of the property since 1867.

SOUTH ST.—Horace S. Ely & Co. sold 205 South st, a 4-sty building, 20x72.9, between Catharine slip and Market slip, for Mrs. Florence V. C. Parsons to a client, who will occupy the premises for his own business.

10TH ST.—Charles Buerman & Co. sold for Joseph Kueler 271 East 10th st, a 5-sty tenement, 25x100, to George Seiderman.

29TH ST.—The Devonshire Realty Co. sold to the Elysee Realty Co., 362 W 29th st, a 3-sty dwelling, on a lot 16.8x98.9 ft.

29TH ST.—H. V. Mead & Co. sold for Elizabeth A. Moss 354 West 29th st, a 3-sty dwelling, 16.8x100.

48TH ST.—J. E. Whitaker sold for the Emmons estate the dwelling 127 West 48th st to the Calma Realty Co., I. Jules Mayer, president.

56TH ST.—E. F. Hafner sold for May & Finn the 2-sty garage, 25x75, at 162 West 56th st, near 7th av, to Jacob Marcus.

47TH ST.—Rice & Hill have sold for the estate of Mary E. Stebbins to Felix Isman 123 to 127 West 47th st, 60x100. The property has been held at \$150,000, and is assessed at \$134,500.

52D ST.—Senior & Stout, Inc., have sold to a client 134 W 52d st, a 2-sty building on plot 25x100, which the purchaser will occupy for his business after extensive alterations.

WEST BROADWAY.—The Greenwich Savings Bank has resold to a client of Joseph P. Day 356 to 360 West Broadway, a 6-sty loft building, on plot 59.5x68.7; also 34 to 38 Thompson st, abutting, a 5-sty warehouse, on plot 61.10x 94. The property was held at \$100,000. The buildings were taken over by the bank last month in a foreclosure action against Jacob Emsheimer and others.

North—of 59th Street.

69TH ST.—Douglas L. Elliman & Co. sold for Mrs. Virginia Osborn Sanger 131 East 69th st, a 4-sty dwelling, adjoining the corner of Lexington av.

74TH ST.—The Standard Iron Works, Inc., has purchased from the Metropolitan Savings Bank the factory building, 508 to 510 E 74th st, 173 ft. east of Av A, on a plot 50x102.2 ft. Upon the completion of alterations the iron works will remove from its present location, 540 to 550 W 58th st.

74TH ST.—Jerome J. Hanauer of the banking firm of Kuhn, Loeb & Co. purchased the residence at 5 East 74th st, covering a plot 25x 100, from the Perry Freeman Co., of which Alvin W. Perry is president. The house was the former home of Richard Croker. Mr. Hanauer will make extensive alterations previous to occupancy, involving the rebuilding of the house into the American basement type. Pease & Elliman were the brokers in the sale. They sold it previously for the Croker estate.

83D ST.—Lionel F. Straus, of F. A. Straus & Co., purchased 26 East 83d st, the former home of the late Col. Edward Knox, which was sold last December by Mrs. Bronson, a niece of Col. Knox, to the present seller, Mrs. Albrecht Pagenstecher, Jr. The residence is a 3-sty structure on plot 45x102.2.

85TH ST.—The Houghton Company has resold for Frederick Brown the 4-sty dwelling 58 West 85th st, on a lot 18x102.2, between Central Park West and Columbus av.

87TH ST.—O'Reilly & Dahn have sold for a client to B. J. Denihan the 3-sty dwelling, on lot 18x61, at 542 E 87th st.

91ST ST.—Joseph L. Buttenweiser has purchased the dwelling 19x100.8 at 20 West 91st st from Robert M. Catts, who acquired it recently in a trade with the Liverpool, London & Globe Insurance Co.

114TH ST.—Shaw & Co. sold for Helen C. Dooley 107 East 114th st, a 3-sty dwelling, 16.8x50x100.

First Class Buildings.

Remington Typewriter has a new building — on Broadway — with Shur-Loc on the elevators!

Not "make believe" interlocks, but the real, bona fide, 100% safe Shur-Loc, approved by the Underwriters' Laboratories for both fire and accident.

Remington Elevators **cannot** start while passengers are alighting nor before shaftway doors are safely closed and locked.

Observe how many elevators *do* start with the doors open! Either no attempt has been made to safetify them or they have "electric contacts" (make believe interlocks) which are not working and

the operator is running on his "emergency" *without* the *purchased* safety.

A building to be strictly modern and absolutely first class in all its appointments must have Shur-Loc on its elevators.

Nearly all fatal elevator accidents occur at shaftway openings by the car starting before the shaftway door is safely closed and locked; or by some one opening the shaft door with a key, falling down the shaft or being hit by the car.

Certain safety is assured by the Shur-Loc unit system of elevator interlocking, now in operation in the Public Library, Union Theological Seminary, Municipal Building, and many business buildings in New York, Chicago and Boston.

When you build—build right.

Shur-Loc Elevator Safety Co., Inc.
706 Pulitzer Building

114TH ST.—Shaw & Co. have resold for the Ideal Mortgage Corporation 107 East 114th st, a 3-sty dwelling, 16.8x100. The purchaser will use the building for business purposes.

116TH ST.—Frederick Brown has bought from Joseph Hesdorf the 5-sty apartment house, on lot 25x100.11, at 118 E 116th st, 150 ft. east of the New Lexington av subway station.

116TH ST.—Pasquale Palladino, in conjunction with Alfonso Sisca, sold for J. H. Jeffers 327 East 116th st, a 3-sty dwelling, on lot 16.8x100.11.

127TH ST.—Shaw & Co. have sold for the Bond & Mortgage Guarantee Co. 258-60 West 127 st, two 3-sty dwellings.

141ST ST.—J. P. Finneran and P. J. Ryan resold for the Henry Morgenthau Co. 201-209 West 141st st, five 5-sty single apartment houses, each 20x100. The sellers acquired the apartments in exchange for Bonny Castle, at the northwest corner of Amsterdam av and 191st.

AMSTERDAM AV.—Title Guarantee & Trust Co. sold to a client of W. J. Huston & Son 1487 Amsterdam av, 5-sty flat, with stores. This is one of four houses owned by the sellers.

WADSWORTH AV.—Henry Morgenthau Co. sold to Rachel Zauderer 351 Wadsworth av, a 5-sty apartment house, 83x100, between 190th and 191st sts. A. Zauderer was broker.

Bronx.

CROTONA PL.—Kurz & Uren, Inc., have sold for Mack Construction Co., Inc., to a builder the vacant plot of land on the east side of Crotona pl, 17.6 ft. south of 171st st, 41.90x100x46.75x100.15; also the vacant lot in the west side of Kelly st, 88 ft. north of 167th st, 26.98 x75.

161ST ST.—Nicholas Lopard resold for Albert Lisinsky the 3-sty building 723 East 161st st, near Jackson av, to Mrs. Margaret Hardy for investment. The premises will be altered into store and dwelling.

BURNSIDE AV.—J. Clarence Davies has sold for Julia de Grazia, the southeast corner of Burnside av and Davidson av, a gore plot, having the one-half block frontage between Davidson av and Jerome av. The purchaser, who is a builder, will erect stores.

DAVIDSON AV.—J. Clarence Davies has sold for the United Real Estate & Trust Co. (Kountze estate) 70x85.30x99.61x80 on the east side of Davidson av, 3½ ft. south of the southeasterly corner of Burnside av, to the same purchaser who acquired the gore plot adjoining at the southeast corner of Burnside and Davidson avs. These additional lots will form a plotage of 95 ft. fronting on Burnside av by 73½ ft. on Davidson av and a depth on the easterly line of 134 ft., which will be immediately improved with stores.

TIEBOUT AV.—Frederick Brown bought from the Grand Terrace Construction Co., H. Gillman, president, 2307 and 2311 Tiebout av, near 183d st, two 5-sty apartments, on plot 101.4x

100.4x113.9x101.4. The houses were completed in December and are fully tenanted. Alexander Silkin arranged the same, which involved about \$150,000.

TIEBOUT AV.—Henry Morgenthau Co. sold to S. N. Schwab, Jr., 2489 Tiebout av, a 5-sty apartment house, on lot 50x105. In part payment the buyer gave 1442 Boston rd, a 4-sty apartment house, with stores, on a lot 25x90. Irving I. Goldberg was the broker in the transaction.

LEASES.

Chevrolet Company Leases.

Rice & Hill announce the consummation of one of the most important leases recently made in the automobile district. The firm leased for the Matoaka Realty Company to the Chevrolet Motor Company the nine-story building at the southeast corner of Broadway and 57th street, fronting 66 feet on Broadway and 116 feet in 57th street. The lease is for a long term of years at a rental of more than \$50,000 per annual. The Chevrolet Company does not take possession until October 1, when the present leases expire. At that time the building will be extensively remodeled and occupied by the lessee as a salesroom and for their executive offices. The present salesroom of the Chevrolet Motor Company is at Broadway and 51st street and their executive offices at Eleventh avenue and 57th street. The business of the Chevrolet Motor Company has grown so rapidly within the past few years that they have found it necessary to acquire from time to time large additional space to give them facilities for their increased business. They now own or occupy under lease in Manhattan the two entire block fronts on the east side of Eleventh avenue between 55th street and 57th street; also the southwest and the northwest corners of Eleventh avenue and 57th street and 146 to 150 West 63d street. The Matoaka Realty Company is a holding company for Francis Burton Harrison and his two children. Mr. Harrison is Governor-General of the Philippine Islands. The property was purchased by him in 1909. In the present transaction the owners were represented by Frank

M. Patterson, at attorney, and the lessees by John Thomas Smith, as attorney.

Lease on Fourth Avenue.

The Stonewall Realty Company, Robert P. Zobel, president, leased from the Sacket Estate the northeast corner of Fourth avenue and 19th street, old buildings on a plot 46x125, known as 235 and 237 Fourth avenue, and 99 to 103 East 19th street. Upon the termination of the present leases, the new lessees will improve the property, by the erection of a twelve-story structure similar to the one which they erected on the adjoining property to the north of 239 and 241 Fourth avenue, which they hold under a long ground lease from the Gerry Estate. Horace S. Ely & Company were the brokers.

Robert W. Goelet Leases.

Robert W. Goelet leased to Locke & Company, manufacturers of automobile bodies, the vacant plot at the northwest corner of Avenue A and 56th street for twenty-one years with renewal. The site, which measures 73x180 feet, will be improved with a four-story concrete building, from plans by A. M. Gray, architect. The cost of the building has been placed at about \$100,000.

Manhattan.

DANIEL BIRDSALL & CO. INC.) have rented to the H. K. Fly Co., the 3d floor at 133-37 West 44th st; to Berlowitz Bros. Skirt Co., the 2d loft at 38 West 22d st; to Metropolitan Purity Paper Bottle Co. the 1st loft at 62-4 West 14th st and 65-7 West 13th st; to Kahn & Weil 8th floor at 28-30 West 38th st; to Donald McQuivey, half of the 8th floor at 242-50 4th av; to J. & S. Reutlinger 1st loft at 28-30 West 22d st, and with Ogden & Clarkson, to Chas. Singer & Abram Mandel, the 3d loft at 396 5th av.

DANIEL BIRDSALL & CO. have rented at 115 Prince st the 3d loft to Eschal & Schelin; at 27 Lispenard st the store to Frank Donadio; at 38 White st to 2d loft to Henry Glass; at 180 Broadway space to Kusel Co.; at 42 West Broadway the 3d loft to Northam Warren Corporation, and at 198 Broadway space to Friedman Construction Co.

BRETT & GOODE CO. leased in the Central building, 25 West 45th st, space to the Millegram Co; also in 461 8th av, about 5,000 sq.

Modern Gas Lighting Means Higher Rents

THE following letter is a story complete in itself. There is only this to say---we are ready to give you our services and improve your lighting conditions. Call up "Stuyvesant 4,900" and a Lighting expert will call on you.

SHAW & CO.

REAL ESTATE AGENTS AND BROKERS
1 WEST 126TH STREET
NEW YORK, February 3, 1917.

Mr. Oscar H. Fogg,
Engineer of Utilization,
Consolidated Gas Company,
130 East 15th St., City.

Dear Sir:—

The modern gas lighting fixtures and lamps installed in some of the apartments under our management, according to plans laid out by your expert, were a decided improvement.

The vacant apartments were rented almost immediately after the installation, for a higher rental than we were able to obtain before. Some of these apartments had been vacant for some months.

While at first we felt that the new lighting was an experiment, we are now thoroughly satisfied that it is a sound investment because it has pleased the tenants who have shown their appreciation by paying more rent.

We have figured that the increased rent for a period will more than pay for the installation and, therefore, warrant our having other apartments similarly equipped.

Kindly have your representative call at this office to discuss the installation of modern gas lighting fixtures in an apartment which has just been placed in our management.

Yours very truly,

SHAW & CO.

By *A. J. Mello, Jr.*

ACM/W

"The Right Way Is The Gas Way"

Consolidated Gas Company of New York

Geo. B. Cortelyou, President

ft. to the Finn Press, and in 7-11 West 45th st, offices to Emil J. Feitel and Harry E. Hymer.

J. ROMAINE BROWN CO. has leased to the Cosmopolitan Wall Paper Co. for Schotz & Co. the 2d floor at 471 5th av. The Cosmopolitan Wall Paper Co. will use this space for a show room, and will open on April 1.

CARSTEIN & LINNEKIN (INC.) have made the following leases: to Emile Delisle salesroom in 229-33 4th av; large space on 4th floor in 35 6th av to Max Berkovsky; store at 15 East 18th st to S. Lasher & Sons; 6th loft in 37 West 19th st, with Heil & Stern, to Bender & Dingenthal; in the American Woolen Building space on the 10th floor to Schefer, Schramm

& Vogel; space on 6th floor to Michael Hirsch, and salesroom on 6th floor to Kurt Heitler, and a room on the 6th floor of 396 Broadway to William A. Tobias.

CROSS & BROWN CO. leased the corner store and basement, containing over 17,000 sq. ft. of space, at 1876 Broadway, for automobile salesroom, to the Marmon New York Co., Inc., for a long term, at an aggregate rental of about \$150,000.

CROSS & BROWN CO. leased the corner store and basement, containing over 17,000 sq. ft. of space, at 1876 Broadway, southeast corner of 62d st, for automobile salesroom to the Marmon New York Co., Inc. The lease is for a long

term of years at an aggregate rental of over \$150,000; at 1790 Broadway, space on the 11th floor to S. Schinas; at 688 Broadway, 2d loft to Welder Bros., and 3d loft to Rosenberg & Silver; at 325-31 West 49th st, storage space to Saxon Motor Car Corp.; at 2 West 47th st, space to David F. Flynn; at 11 West 25th st, space to Herman Fennell; at 335 Broadway, space to Julius Wolghemuth; at 345-7 Broadway, 4th loft to Arthur Walker & Co.; at 98-100 Bleecker st, 3d loft to Diamond Straw Works; at 561 5th av, 2d floor rear to Thos. Cook & Sons, and at 79 5th av, space to Geo. Rabinovitz.

CROSS & BROWN CO. has leased the entire building at 333 West 49th st to the Lord Electric Co.; at 1851-55 Broadway 2d floor to Globe Rubber Tire Mfg. Co.; at 141-7 5th av 5th floor to Traub, Lewis & Co., in conjunction with Tanenbaum, Strauss & Co.; at 15-17 West 36th st 16th floor to Shawcross Studios (Inc.), in conjunction with Slawson & Hobbs; at 603 Broadway 5th loft to David Kurtz, in conjunction with Daniel Birdsall & Co.; at 343 Broadway 4th loft to Manhattan Bead Chain Co.; at 49 Maiden lane space to Abraham Suderox; at 79 5th av space to J. Broder; and at 100 5th av space to F. M. Laserson and Gold Bros.

DUROSS CO. leased the stores at 80-82-84 7th av to Frank Pinto, Louis Navizio and Murtha J. Somers, respectively; also the store 152 West 14th st to the Stevens Chemical & Mfg. Co.; the store and basement at 241 West 20th st to Wm. F. Reilly for five years.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. John R. Livermore, represented by Pease & Elliman, 7 East 65th st, a 5-sty dwelling, on a lot 25x100, to Mrs. Thomas Ewing, of Washington, D. C. This is part of a large plot owned by the Astor estate, which includes the large Astor mansion at the corner of 5th av.

DOUGLAS L. ELLIMAN & CO. have rented the lease for a further term of 3 East 69th st, a 5½-sty dwelling, on lot 26x100, for Mrs. Robert M. Thompson to S. W. Straus, of S. W. Straus & Co., bankers.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 125 East 72d st for Julius Tishman & Sons to E. H. Blanc; also an apartment at 116 East 58th st to William Rand, Jr., and a studio apartment at 130 West 57th st to Baroness Astrid Hermelin; and have renewed leases of apartments at 45 East 62d st to Winthrop W. Aldrich for Mrs. John Lawrence and Mrs. D. W. Campbell, and at 993 Park av for Mrs. Lawrence Reed to D. W. Dilworth.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 103 East 86th st for Eric S. Winston to Frederick W. Kobbe; also apartments at 114 East 84th st for Samuel A. Herzog to Thomas W. Whitall, and at 122 East 82d st for David Dows to Louis M. Even; and have renewed leases at 122 East 82d st for David Dows to Ernest H. Wands; at 383 Park av for Clarence Payne to George Mercer, Jr., and Samuel F. Streit; at 130 West 57th st to Louis V. Ledoux, and at 830 Park av to Frank E. Hagemeyer.

HORACE S. ELY & CO. and Cammann, Voorhees & Floyd have leased the 1st and 2d floors at 87 Maiden la, containing about 7,000 sq. ft., to Newman & McBain, insurance agents, now located at 72 William st.

EWING, BACON & HENRY have leased space in the new building at 404-10 4th av to Retail Research Association, Harry C. Michaels, Kaplan & Rodnick, Siegel Cooper & Co., Oscar Hoffman, Samuel Lautenbach, Alco Silk Co. and New Silk Co.

EWING, BACON & HENRY have leased space in the new building at 404-10 4th av to American Dry Goods Co., Kline Apparel Co., Kaufman & Baer Co., K. Kohn & Co., Royal Silk Mills and Liberty Silk Mills.

B. FLANAGAN & SON rented the dwelling 102 West 77th st to John Stumpf for three years.

GOODWIN & GOODWIN rented for Clarence F. Betts to Clara Traeger the 3-sty dwelling at 66 East 124th st.

M. & L. HESS (INC.) have leased, in conjunction with E. M. Goodman, the 6th floor at 27-33 West 20th st to Benjamin Shapiro. The building is now entirely rented.

M. & L. HESS (INC.) have rented the 2d floor at 46 East 14th st to the G. K. L. M. Co. (Inc.); also the front part of the 9th floor at 521-3 West 26th st to M. Connomy.

M. & L. HESS (Inc.) have leased the 2d floor at 47 East 29th st, to Seville & Jonas, silks.

M. & L. HESS (INC.) have leased space on the 14th floor of 424-32 4th av to Julius C. Siegelman, textiles.

M. & L. HESS (Inc.) leased space on the 4th floor at 17-21 East 22d st to S. & G. Rabinowitz, dresses. The building is now entirely rented.

M. & L. HESS (INC.) have leased space on the 12 floor at 148-56 West 23d st, to Arshawsky & Newman, manufacturer of dresses.

A. A. HAGEMAN has leased the 3d loft at 105 West 39th st to Salvatore Capezio.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased for a long term 58-60 Manhattan av to the Uptown Leasing Co. for the Downey estate.

HENRY HOF has leased the 3-sty dwelling at 161 East 39th st to Mrs. Frances Higgins.

WM. D. BLOODGOOD & CO. leased for Joseph Oatman, the 6th floor at 727 7th av to the Keystone Press. This completes the renting of the building.

HENRY HOF has leased for Peter A. H. Jackson's Sons the 3-sty dwelling at 352 East 41st st to Mrs. Fanny A. Hinck.

HOUGHTON COMPANY subleased for Susan F. McClellan the 3-sty dwelling at 153 West 94th st to William S. and Minnie Chipman.

SAMUEL H. MARTIN has leased for the Society of the Immaculate Conception the 4-sty dwelling 140 West 65th st to David P. Saltzman.

SAMUEL H. MARTIN has leased the 3-sty dwelling at 166 West 64th st to James Gillooly.

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AN entire top floor in a Fifth Avenue corner building, containing about 5000 square feet, may be sub-let for a term of years. Complete office service, substantial partitions and moderate rent make this space very desirable for executive purposes. There is natural light on four sides and large skylights in addition.

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Established 1860

JOHN. J. MEENAN has leased for Mrs. Rose Mullane to Mrs. D. Leyden the dwelling at 339 West 46th st.

MEISTER BUILDERS have leased to Abraham Misroch, 269 Grand st, southwest corner of Grand and Forsyth sts, a 5-sty business building for 10 years at an aggregate rental of \$57,500.

GEO. W. MERCER & SON rented to John Boyajian the store at 304 West 21st st for a tailor shop; also the store and basement at 166 8th av to Daniel Reeves, Inc.; the 1st loft at 76 Hudson st to Chas. E. Braasch, and a

NEHRING CO., Jules Nehring, president, have leased for a term of years for the estate of Robert E. Westcott four stores at 1046 and 1048 St. Nicholas av, running through to 2076 and 2078 Amsterdam av, to the New Amsterdam 5, 10 and 19 Cent Stores, Inc.

NEHRING & CO. leased for the estate of Robert E. Westcott space at 163d and 164th sts and St. Nicholas and Amsterdam avs to the Heights Printing Co.

CHARLES F. NOYES CO. has leased, in the new Evening Mail Building, 23-27 City Hall pl, the 6th loft to the Bauer Lithograph Co.; the 7th loft to Beekman Press; the 10th loft to Samuel C. Ridley, and in connection with S. H. Tyng & Co., the 9th floor to Theo. Ricksecker Co. All leases were made for a term of 10 years and the aggregate rental amounts to about \$150,000.

CHARLES F. NOYES CO. has leased for James A. Glover the store and basement at 98 John st, through to Platt st, to Mallinckrodt Chemical Works. The lessee owns and occupies an 8-sty building at 30-32 Platt st.

CHARLES F. NOYES CO. has leased the entire 4th floor at 27-29 Pine st to Devitt, Tremble & Co., a bond house long established in Philadelphia and Chicago and now opening a branch in this city.

CHARLES F. NOYES CO. has leased the ground floor in the Fahys Building, 52-4 Maiden la, to the North American Accident Insurance Co. for a long term; also offices in the same building to Terry, Reeve & Sweeney (Inc.); offices in the Frankel Building, 45 John st, for North Ward Realty Co. to Hoge Mfg. Co.; in the Masonic Building, 6th av and 23d st, to Silberman, Chaves & Co. (Inc.); and at 61 Beekman st for John J. Burton to Wenz Asbestos Co. (Inc.).

CHARLES F. NOYES CO. has leased the building 32 Old Slip for E. H. & W. J. Peck to the Antozone Chemical Co. for a long term; the store, basement and first loft at 217 Pearl st for George Nash Co. to Richard J. Donovan, and the store 710 7th av for Nat Lewis to M. Truesdale.

CHARLES F. NOYES CO. has sub-leased a floor at 55 John st, for the General Accident Fire & Life Assurance Corp., Ltd., to the Pacific Fire Insurance Co.; space at 27-29 Pine st to Leonard P. Scott; a large suite of offices at 50 Pine st to Alberti & Carleton; space at 71 West 23d st, on 11th floor to Columbia Mfg. Co., and a loft at 117 Spring st to the Lexington Leather Good Co.

CHARLES F. NOYES CO. has leased the building 109 Barclay st for H. L. R. Edgar to Michael J. Simon; the building 30 Old slip to George V. Gross & Co. for a long term; and a floor at 191 Fulton st for William P. Andrews to Oliver J. Blaber.

THOMAS J. O'REILLY has rented for M. Bayard Brown the store at 3912 Broadway to Charles Giden.

PEASE & ELLIMAN have rented, furnished, for Mrs. Julius Wolf her apartment in 1000 Park av, at 84th st, to Mrs. E. Brinsmaid; also for Edgar A. Levy an apartment at 876 Park av now under construction at the southwest corner of 78th st, consisting of 9 rooms and 3 baths, to H. Ray Paige; and for Mrs. Bridget Devanny the 3-sty dwelling at 131 East 74th st to Ira B. Terry.

PEASE & ELLIMAN have leased for August Hecksher a store at 734 5th av, the building on the site of the old Whitney residence at the southwest corner of 57th st, to the Varga Jewelry Co.; also sub-leased for J. R. Roberts his furnished apartment at 145 East 49th st, to Miss Virginia Chandler, and for Gordon Glass his apartment in 138 East 36th st, to Le Roy Martin; sub-leased for Mrs. N. G. Smith her apartment in the "Berkshire," at the northwest corner of Madison av and 52d st, to Sir William Wiseman.

PEASE & ELLIMAN leased for the Broadway-John St. Corporation in the property recently secured by them at the northwest corner of Maiden la and Nassau st, a large corner store to the Schulte Cigar Co., which will continue to occupy same pending extensive alterations to be made by the owner. Pease & Elliman have also leased in the same property to Denetrios Kannelopoulos for a bootblack establishment store at 59 Nassau st. The leases are for a long term and aggregate about \$100,000 in rental.

PEASE & ELLIMAN have leased for Morris Schinasi a store on the 72d st side of the Hotel St. Andrew, at the northwest corner of 72d st and Broadway to John A. Kosofsky; have sub-leased for Jesse Wineburgh his apartment of 7 rooms and 3 baths in 399 Park av to Lindley M. Garrison, formerly Secretary of War in President Wilson's cabinet; and leased offices in the "Liberty Tower," at 55 Liberty st, to the Lehigh Valley Railroad Co., Jay Grant de Remer and W. H. Bradford & Co.

PEASE & ELLIMAN have leased for the Broadway-John St. Corp., in conjunction with Ruland & Whiting, the entire store at 61 Nassau st to Canelas & Bonderow for a long term at an aggregate rental of \$70,000.

PEPE & BRO. have leased the premises at 19 West 8th st, a 4-sty house to M. Strunski, for 5 years. This building will be altered into studio apartments and will have all modern improvements. The apartments are expected to be ready for occupancy Oct. 1, 1917.

Borrowers

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

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Wants and Offers

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

For Sale and To Lease

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

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WANTED—An energetic, honest man who is well known among architects and real estate firms, to secure contracts for a reliable building firm. Liberal commission and good chance for the right man. Box 327, Record and Guide.

36 VOLUMES leather bound Record and Guides from 1894 to 1912 inclusive for sale very cheap. Apply 189 Broadway, suite 501.

WANTED—Active and experienced salesman and renting man, 5th Av. section. WM. B. MAY & CO., 717 5th Av. Apply in person, 10 to 12.

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FOR SALE.

Beautiful corner house; splendid opportunity. M. BLAUNER, 273 Alexander Ave.

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TWO BRICK HOUSES, one single with 4 families and one double with 8 families; good location and good rental; price \$23,000; cash \$11,000. For further information write Box 310, Record and Guide.

2 LOTS, 50x100, AT RICHMOND HILL; FREE AND CLEAR FOR \$1,200. T. B. DAVIS, 123 BERKELEY PL, BROOKLYN.

GOOD PLACE FOR CHILDREN, Cresskill, 6 rooms, improved house; good location; low price; easy terms. Address CRAIG, 48 Tonnele, Jersey City.

50 SECTIONS TIMBER FOR SALE. 758,000,000 feet spruce, fir and pine. Suitable for pulpwood or lumber. For maps, price and other particulars address E. V. TILLSON, Tillsonburg, Ontario.

2,000 ACRES OF COAL LANDS for sale on head of Kentucky River, the Big Elkhorn. Seam of coal six to nine feet thick. Also 2,000 acres near head of Rockhouse Creek; same county; same coal; four to six feet. Address J. H. FRAZIER, Whitesburg, Ky.

NORTHFIELD, MASS. For sale, easy terms, 10 room house on corner plot; electric light, steam heat; modern improvements; best neighborhood. Box 325, Record and Guide.

FOR SALE OR EXCHANGE, 7 rooms, bay window, brick, with garage; Washington, D. C., for New York, Brooklyn; equity \$2,500. I. K., 149 W. 13th St.

WILL SACRIFICE for cash, Long Island lots; two Springfield Heights, four Westbury Heights. J. O'D. RENNIE, 450 E. 16th St., Brooklyn.

A BUILDERS'S OPPORTUNITY—Desirable plot, 58.6x102.2, West 70's; reasonable; ripe for improvement. REDINGTON, 344 W. 56th, Col. 4604.

CORNER LOT, 50x100, Webster Ave., Long Island City; already excavated; no reasonable offer refused. BUSBY, 307 E. 37th, N. Y. C.

FOR SALE.

House, seven rooms and bath, all improvements; corner plot, 90x150; will sell complete or divide. Address E. M. HASKINS, 201 Irving Place, Rutherford, N. J.

TO CLOSE AN ESTATE,

348 West 36th St., Manhattan, 4-sty brick building lot 25x98.9, and a choice lot on Nelson Ave., Great Kills, S. I., 50x over 200 ft. Address H. VON DOHLN, 408 Charles St., West Hoboken, N. J.

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40 acres ready for subdivision now; 15 minutes' from centre of city on 5-cent trolley. FRED JENNINGS, 83 Fairfield Ave., Bridgeport, Conn.

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Business house in Bermuda, five-story building; excellent chance for go-ahead American firm. Write ROBINSON & CO., Box 80, Bermuda.

CRANFORD, N. J.

For sale, 10-room house; steam heated; desirable location; large lot; on river; 8 minutes' walk from depot; easy terms. E. M WRAY, Elmira, N. Y.

BOARDING HOUSE to let, furnished, in Sea Gate, 25 rooms, 6 baths, running water in large bedrooms; one block from beach and private boat landing; wonderful opportunity to right parties. Address JOHNSON, 42 W. 35th.

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FRUIT FARM WANTED,

not less than 30 acres; commuting distance New York; not over \$10,000; well located, with view; state full particulars. Address Box 328, Record and Guide.

FARM in Pennsylvania, 50 acres; good house, big barn; 4 miles to station; live town, 2 banks; healthy, pleasant location; price \$1,250. E. D. HOGAN, owner, 427 31st St., Woodcliff, New Jersey.

FURNISHED, St. Rita Cottage, occupied 12 years as private boarding and table board; 19 rooms; ½ block from ocean board walk; 5 minutes from Holland Station, Rockaway. Apply SWAN, 293 Jefferson av., Brooklyn.

WILL sell 100 acre farm, 136 miles up State, 1½ miles from Erie station, express stop; 70 acres clear, 30 timber; 12-room house, 1 barn, running water in bath; 5 outbuildings; farm implements; 2 horses, 9 cattle, 300 chickens; large orchard; cut 40 tons of hay 1916. Address H. BORG-HARD, 105 Russell St., Brooklyn.

FOR SALE—FINE COUNTRY PLACE,

60 acres; land productive; 9 acres finest woodland; pure air, delightful view; one mile from Stockton, N. J., on Delaware River; all farm buildings, extra brooder house; lasting water; fruits in variety; property hard to beat. For particulars apply to EGBERT T. BUSH, Stockton, N. J.

FOR SALE, at Northport, L. I.—Waterfront, attractive grounds and house, containing living room, dining room, kitchen, butler's pantry, laundry, 7 bedrooms, large attic and 2 bathrooms; porches, open fireplaces, electric lights, garage; \$20,000; will accept reasonable offer. Apply to 1327 Dean St., Brooklyn, N. Y.

HOUSE FOR SALE.

Bogota, N. J., beautiful new 8-room house, on high corner property; steam heat, electric light, beam ceilings, large tiled bath room; must be seen to be appreciated; price \$5,700; monthly commutation \$4.85.

WILLBERG, 244 West 23d St.

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Fine summer hotel and cottages; Sparta Mountains, N. J.; 80 rooms, improvements; garage; 20 acres; fully equipped for 1917; a number of rooms already engaged; also one cottage; everything in A1 shape. Owner 1030 Prospect Ave., Plainfield, N. J.

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STAMFORD, CONNECTICUT. Large Mansion and Bungalow, garage and outbuildings; 70 acres; cost \$250,000; asking \$125,000; free and clear.

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OWNER WILL SACRIFICE high class estate in Summit, N. J., 1½ acres, with magnificent shade trees, stable, garage; house contains 12 rooms, 2 baths, 7 fireplaces; beamed and panelled ceilings on first floor, living room 16x25. The most desirable, available estate in this town. Must be sold. Brokers protected. Box 329, Record and Guide.

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on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden; fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

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L. J. PHILLIPS & CO. have leased to James Butler (Inc.) for the Reservoir Realty Co. the corner store and basement in the building at the northwest corner of Amsterdam av and 172d st; for Mary and Henry Vizethan the store and basement in 587 Amsterdam av; and in conjunction with Naughtin & Co. for the Maze Realty Co. the store and basement at 442 9th av, near 35th st.

PREVILLE & ROSENBERG leased for F. Jetter & Co. the 3d loft in 96-100 Prince st to the Cosmos Co., a corporation of the State of Maine, which will use the premises for the sale and manufacture of underwear.

GEO. R. READ & CO. have leased the entire ground floor containing more than 3,700 sq. ft., together with space in the basement, for the Continental Insurance Co., in its building, at 46 Cedar st, to the banking house of Simon Borg & Co. Extensive alterations will be made for the new tenants, who, for almost half a century, have occupied the 2d floor of the former Fourth National Bank Building, at 20 Nassau st, now a part of the Mechanics and Metals Bank.

GEORGE R. READ & CO. have subleased for the Liberty National Bank to McDonnell & Co., members of the New York Stock Exchange, the last space available in the Equitable Building, comprising about 4,000 sq. ft., at the corner of Broadway and Cedar st, on the second floor. In addition to other improvements for the new tenants, a private elevator is now being installed for their exclusive use. The same brokers have also leased the entire ground floor containing over 3,700 sq. ft., together with space in the basement, for the Continental Insurance Co., in its building, 46 Cedar st, to the banking house of Simon Borg & Co. Extensive alterations will be made for the new tenants, who, for almost half a century, have occupied the 2d floor of the former Fourth National Bank Building, 20 Nassau st, now a part of the Mechanics and Metals Bank.

GEO. R. READ & CO. have leased the store, basement and 1st loft at 233 Water st to Edward F. and Herman O. Sibbert; with Wm. Cruikshank's Sons the 3d floor at 42 Hudson st to Geo. H. Lowell; and with the Firm of Leonard J. Carpenter the 2d floor at 131 Liberty st to the U. S. Asbestos Co.

GEO. R. READ & CO. have leased offices in the Beard Building, 120 Liberty st, to the Cavor Co., the Chadwick Realty Co., George L. Hathaway, Henry Mesa, Salvation Match Co., Merrill-Ruckaber Co., Albert S. Hayes, Berger & Lindemann, Sargent & Co., and Frank L. Randel Co.; in the National Bank of Commerce Building, 31 Nassau st, to the Alpha Oil & Gas Co., Joseph E. Graef, and J. J. Townsend; in the Mechanics and Metals Bank Building, 20 Nassau st, to Hart, Stevenson, Walton & Senior, and William C. White; in the Morris Building, 68 Broad st, to Edward Le Bas & Co., F. Van Ronzelen, and Frank Willis Hall; in the Corn Exchange Bank Building, 15 William st, to H. P. Armstrong & Co., John H. Redding, Manning M. Schwerin and the Madras Marble Co.

REAL ESTATE MANAGEMENT CO. have leased for Miss Anna M. Galbraith, her private dwelling at 862 West End av, to G. V. Sipp.

RICE & HILL have leased for a client to Jacob Brown the store and basement 1693 Broadway; also leased for a client to Catherine L. Coleman the parlor floor store at 155 West 44th st, and the three upper floors in the same building to Jean J. Ballock.

SPEAR & CO. have rented for the Arada Realty Co. the top loft at 20 East 17th st to Rossitto Embroidery Works; with E. S. Willard & Co. the 7th loft at 121-125 West 17th st to Anton Sellner; the store at 231 East 14th st to William B. Katz; the 2d loft at 810 Broadway to Guttman & Schoenmehl.

SUTTON & BENJAMIN leased the building 146 Reade st to Martin Kramer; lofts in 46 Great Jones st to Louis Radler, 34 West 15th

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st to the Beacon Dress Co., 83 Walker st to T. W. G. Cook; 44 Fulton st to Henry Hunt and George Davis.

E. K. VAN WINKLE has leased an apartment at 156 West 72d st to George W. Cory.

WM. A. WHITE & SONS have leased an apartment on the sixth floor at 550 Park av for J. E. R. Carpenter to Mrs. Julia D. Tonnele.

WHITE-GOODMAN have leased for the O. B. Potter Properties (Inc.) to Gustave W. Cohen & Bros. the store floor at 740-744 Broadway.

DEAN WIDNER leased the residence at 18 East 45th st for the Thomas B. Hidden estate, Geo. R. Read & Co., agents, to C. Berthel & Co., dealers in and importers of Chinese antiques and art objects, now located at 5th av and 31st st. The lower floors will be used for business and the upper two floors rented as apartments.

F. R. WOOD, W. H. DOLSON CO. rented apartments at 10 West 32d st to E. A. McCullough, Albert Latscha; at 64 West 37th st to Gertrude Emerson; at 66 West 37th st to Edwin R. Blaney, Mrs. Leslie Hall, Alice Grooms, Carter F. Housh; at 120 East 40th st to Hazel C. Bloom, Robert B. Brown.

F. R. WOOD, W. H. DOLSON CO. rented a loft at 59 Bank st to the Music Publishing Co.; lofts at 683-5 Broadway to the Standard Clothing Co., Harry Jacobson & Co., Interborough Raincoat Co., Vanitie Hat Co.; at 29 West 19th st to Berger & Rubin; store at 4 West 28th st to H. G. Day & Co; stores at 64 West 37th st to Mme. Feltenstein and George Ziniti; property at 580 Greenwich st for Horace S. Ely & Co. to the Downtown Warehouses, Inc.; offices at 1368-70 Broadway to Jacob Fischer, G. C. Delano; at 299 Madison av for J. Romaine Brown & Co. to Fred F. French Co.; in the Foster Building, 280 Madison av, to Knowles & Bassoe, James F. Donohue, International Textbook Press, J. B. Walach, Edward A. Cassidy & Co., Burroughs Adding Machine Co., Frederick A. Dennison, Asia Publishing Co., E. J. Bernholz, Dr. J. Hassinger, P. H. Gorman & Co., Thompson & Binger, additional space to E. LaMontagne's Sons and Aerial Age Weekly (Inc.).

F. R. WOOD, W. H. DOLSON CO. has leased for Daniel Birdsall & Co., agents, at 425 5th av large space to the Womens Institute of Domestic Arts & Sciences.

DOUGLAS L. ELLIMAN & CO. have leased for Dr. Jerome Lynch 108 East 65th st, a 5-sty dwelling, on lot 17x100, to Oscar M. Burke, and have secured an extension of the lease for Mr. Burke from Dr. Charles B. Camac.

SOL STERN leased space at 31-33 East 27th st to Norman & Farber, architects; Chapin & O'Donnell, publishers; and Gordon Grant, artist; also at 30 Irving pl 10,000 sq. ft. for a long term to the Bauer Chemical Co.; and large space to W. R. Caldwell & Co.; also at 645 6th av space to Francis Boldt.

CROSS & BROWN CO. has leased the building at 44 White st to Henry Glass & Co.

T. SUFFERN TAILER leased the 6-sty residence at 11 East 61st st, owned by John T. Pratt, and adjoining the latter's new home at 7 East 61st st. The house was subleased for Mrs. Mary L. Flagler, who recently married Judge Robert W. Bingham. She occupied it before her marriage and still holds a 2-year lease on the property, which is assessed at \$140,000. Worthington Whitehouse and Harris & Vaughan were the brokers in the lease.

WM. A. WHITE & SONS leased for a long term to the J. S. Hoffman Co. of Chicago the entire 6-sty building at 181-183 Franklin st. The building will be extensively remodeled.

READE & CO. leased for the estate of J. Searle Barclay the 7-sty loft building at 47 Ann st to the Broadway-John St. Corporation, Elias Cohen, president, who will alter for manufacturing purposes.

CHARLES B. VAN VALEN has leased on the 2d floor at 50-6 John st to Thoms & Eron, book dealers, for their wholesale department. An enormous increase in business, together with the anticipation of the new William st subway, has caused this company to triple the space occupied by them during the last two years. Also to Thoms & Eron their original store at 50-6 John st. Their present lease fills the upper stories of these buildings.

LOTON H. SLAWSON CO. have leased space at 120 West 32d st to Louis Hartung as a showroom for toilet preparations, to McClure Newspaper Syndicate and Gutmann & Gutmann, art dealers; at 171 Madison av space for executive offices to the Burrell Press; and for Horace S. Ely & Co. space at 6 East 39th st, for publication offices, to the Engineering Magazine.

CROSS & BROWN CO. has leased the entire building at 44 White st to Henry Glass & Co.; at 127 Duane st 6th loft to Connelly Iron Sponge Co., in conjunction with Wm. Cruikshank's Sons; at 49 Maiden la space to Bernard Kurtz and A. Goodman; at 11 West 25th st space to S. Rothenberg; at 98-100 5th av 7th floor to Zeeman Fur Coat Co.; at 335 Broadway space to Charles F. Christman; and at 229-239 West 28th st the entire 10th floor to Chandler R. Clifford and Wm. M. Lawton.

OGDEN & CLARKSON CORPORATION were the brokers in the leasing of the 2d floor at 561 5th av to Thos. Cook & Son; and also leased the 2d loft at 613 5th av to Geo. H. Everall, and the 3d loft at 396 5th av to La Mode Model Importing Co.

Brooklyn.

GEO. W. MERCER & SON leased the store at 1179 49th st to Mr. H. A. Lang, for a bakery shop.

CHARLES E. RICKERSON leased the 2-sty dwelling at 1521 75th st to Louis Timmans; also 553-555 Carroll st, a 2-sty stable, to the Clover Farms (Inc.).

WILLIAM J. SMITH leased for Fisher & Celler the Imperial Theatre, at the corner of Saratoga av and Halsey st, to Peter Iossa, and for the R. N. Building Co. the Parkway Theatre, at 243 Schenectady av and St. Johns pl, to J. L. Peterson and Emil Hillman.

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John B. Fickling
President

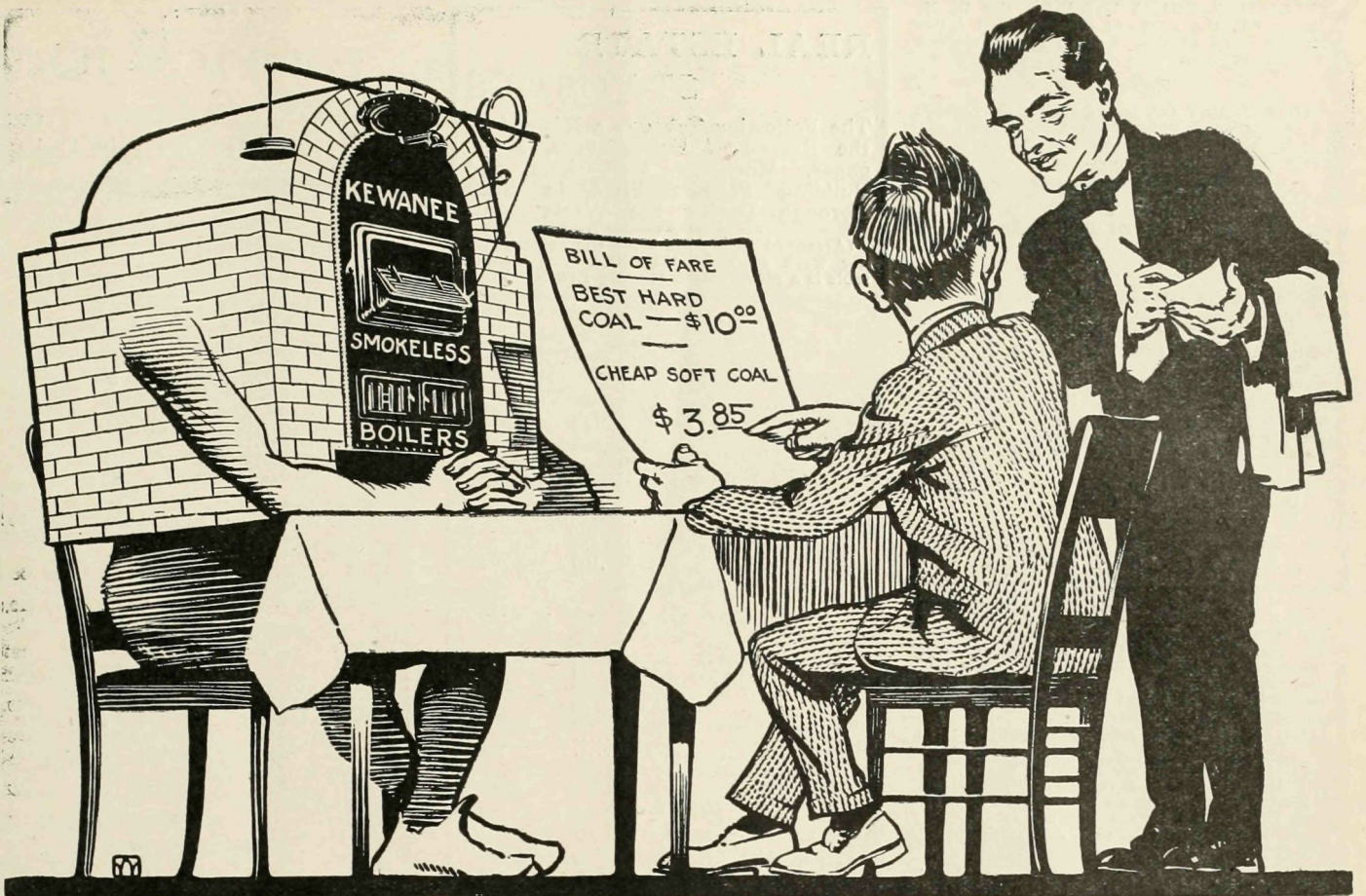
Albert A. Watts
Treasurer

**DAVENPORT
REAL ESTATE CO.**

Fulton and So. Oxford Streets

BROOKLYN - NEW YORK

TELEPHONE, PROSPECT 2977-8



With the price of coal higher than eggs on the Biltmore Bill of Fare, you men who own buildings are going to be in a sweet fix if your buildings are heated with boilers that are fussy about their feed.

You can't burn soft coal and make a lot of smoke — because the city has its foot on the smoke lid. And you can't afford to do so anyway, because a smoky stack means about one-third of your coal is being wasted.

And if you burn hard coal your coal bills will "done eat up all the profits."

KEWANEE Smokeless Boilers Burn Any Fuel

A Kewanee Smokeless Boiler is a life-saver. It don't care a whoop what you feed it. It will burn any coal (including the cheapest run of mine soft coal) and burn it without wasting any of it.

Smoke is wasted fuel. A Kewanee Smokeless Boiler is smokeless because it burns every bit of the coal you feed it. And it don't make any difference what coal.

Let our office give you some facts and figures and a big list of Kewanee heated buildings in your own city.

KEWANEE BOILER COMPANY

KEWANEE, ILLINOIS

Steel Heating Boilers, Radiators, Tanks, Water Heating Garbage Burners
New York City Office, 47 West 42nd St., New York City



WILLIAM J. SMITH leased for the R. N. Building Co., the Parkway Theatre, 243 Schenectady av and St. John's pl to J. L. Peterson and Emil Hilfman.

Queens.

LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Hugo Josephy, cottage on Wave Crest av to De Witt H. Stern; for Charles Weiss, on Neilson av to Simon Ascher.

Out of Town.

DOUGLAS L. ELLIMAN & CO., in conjunction with Heckscher & de Saulles, have leased a country place at Rye, N. Y., to Dr. Herman Goldberg.

FEIST & FEIST (INC.) of Newark, N. J., acting as agents for the Prudential Insurance Co., leased the stores at 156-161 Market st, Newark, to Morrisons (Inc.).

FEIST & FEIST (INC.), of Newark, N. J., as agents for the Linden Realty Co., leased the property at 16-18-20 Mechanic st, Newark, to the Watson Electrical Co., of New York City.

WORTHINGTON WHITEHOUSE (INC.) have leased for the estate of Mabel Livingston Drake a country property at Glen Head, L. I., consisting of 20 acres, with large house, to a New York lawyer for a term of years. This property is north of and adjoining the home of Alan L. Corey.

REAL ESTATE NOTES.

THE ANNUAL DINNER of the Westchester County Realty Board will be held at the Gedney Farm Hotel, Saturday evening, March 24. The committee has announced a program including addresses by Register Hooper of Manhattan, Walter Fairchild, T. A. Treadwell and L. D. Woodworth. The president of the Board, Charles Field Griffen, will be toastmaster.

CAMMANN, VOORHEES & FLOYD have been appointed agents of the following properties: 361 West 23d st, 11 Burling slip, 184 Water st, 18 West 36th st, 118 West 28th st, 406 West 47th st, 15 Bank st, 39 West 25th st, 8 East 17th st and 1 East 40th st.

DUFF & CONGER have been appointed agents for 1492 Lexington av and 1861 Lexington av.

E. K. VAN WINKLE has been appointed agent for 59 West 105th st, recently purchased by H. Wildfeuer from Fredeick Brown.

NEW YORK TITLE AND MORTGAGE CO., 135 Broadway, has declared a quarterly dividend of 1 1/2 per cent., payable April 2, 1917, to stockholders of record on March 22, 1917.

S. F. OPPENHEIM has moved his offices from 247 East 83d st to the Hotel Navarre, 38th st and 7th av, Tel. Greeley 6463.

WILMORE REALTY CO. has moved from 115 Broadway to 299 Madison av.

M. MORGENTHAU, JR., CO. has placed for Eva C. Edmonds, William B. Putney and Mrs. L. Emilie Fischer a first mortgage loan of \$54,000 at 5 per cent for 5 years on the property at 333-335 3d av, a 6-sty apartment house with stores and bakery in the basement.

GEO. R. READ & CO. were the brokers in the recently-reported sale of 192-4 Chambers st, for Nina Erlich, Emily Lewis and others, to William A. Bonnell, electrical contractor, of 132 Church st.

GEORGE V. McNALLY announces that Alfred J. Rooney, formerly of the firm of John J. Meenan, is now associated with him, in the real estate and insurance business at 7 East 42d st.

EUGENE J. BUSHER has placed a first mortgage of \$24,000, at 5 per cent., for Jacob and Fannie Zurneiden, covering the premises 2955-2957 Bainbridge av, two 4-sty single flats, on a plot 50 by 100.

ALFRED M. RAU is the buyer of the 10-sty loft building at 28 West 15th st, sold recently by Robert M. Catts.

NEHRING BROTHERS have been appointed agents for 21 and 31 Arden st.

OTTO BELLER, the writer of the article on Yorkville, which appeared in the Record and Guide of March 3, 1917, is with the firm of Schindler & Liebler, real estate and insurance, 1393 3d av.

L'ECLUSE, WASHBURN & CO. announce that they have removed their general offices and country department to the second floor of the Century Building, 1 West 34th st. Their city department will remain at their old address, 18 East 34th st.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the new 9-sty apartment house nearing completion at 105 West 55th st for the One Hundred and Five West Fifty-Fifth (Inc.), Harold C. Mathews, treasurer. This building will contain housekeeping suites of from two to four rooms and bath, which are in great demand in this neighborhood.

LEON S. ALTMAYER has negotiated a first mortgage of \$42,000 on the six private houses at 241, 243, 245, 247, 249 and 251 East 72d st. The plot is about 100x100. Also a mortgage of \$3,000 on the 5-sty loft building at 136 Greene st, about 38x100 ft.

NEHRING CO., Jules Nehring, president, has been reappointed agent by the Bank of Washington Heights of the Algonac Court, northeast corner of 173d st and Audubon av.

WILLIAM F. FUERST (INC.) has been appointed agent for 1440-1448 Madison av, the northwest corner of Madison av and 99th st, a 7-sty apartment house, on plot 100x125, with stores on the Madison av frontage, title to which property was taken yesterday by the Baron de Hirsch Fund.

BRONX BOARD OF TRADE will hold its twenty-third annual banquet on Thursday evening, March 22, at Ebling's Casino, St. Ann's av and 156th st, Bronx. Rear-Admiral Robert E. Peary, United States Senator William M. Calder and County Judge Louis D. Gibbs will address the assemblage.

REAL ESTATE STATISTICS
The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.
(Arranged with figures for the corresponding week of 1916. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN. Conveyances. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 126 159
Assessed Value \$6,099,150 \$7,983,600

Mortgages. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 71 68
Amount \$767,949 \$2,683,988

Mortgage Extensions. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 51 26
Amount \$1,752,000 \$1,273,800

Building Permits. 1917 Mar. 10 to 16 1916 Mar. 10 to 17
New Buildings 10 10
Cost \$1,032,500 \$1,518,000

LOFT
54-60 Lafayette Street
Size 100 x 75
Excellent Light.
100 feet of windows on Lafayette Street.
Suitable for any kind of manufacturing.
STORE AND BASEMENT
54-60 Lafayette Street
Size 100 x 75
Very high ceilings.
Excellent Light.
Superintendent on Premises.
Full commission to brokers.

BRONX. Conveyances. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 84 128
No. with consideration 10 19

Mortgages. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 36 74
Amount \$137,879 \$811,485

Mortgage Extensions. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
Total No. 11 15
Amount \$238,750 \$228,750

Building Permits. 1917 Mar. 8 to 15 1916 Mar. 10 to 16
New Buildings 14 10
Cost \$80,750 \$390,500

BROOKLYN. Conveyances. 1917 Mar. 8 to 14 1916 Mar. 9 to 15
Total No. 387 417
No. with consideration 30 47

Mortgages. 1917 Mar. 8 to 14 1916 Mar. 9 to 15
Total No. 233 275
Amount \$2,260,784 \$893,393

Building Permits. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
New Buildings 73 299
Cost \$632,300 \$1,848,950

QUEENS. Building Permits. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
New Buildings 89 93
Cost \$304,700 \$470,612

RICHMOND. Building Permits. 1917 Mar. 9 to 15 1916 Mar. 10 to 16
New Buildings 16 19
Cost \$11,690 \$31,850

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

SIGNIFICANT of the opening of spring building activity is the number of important structures that have been placed under contract during the last ten days. Although the prices of building materials are steadily advancing and the building industry as a unit is beset by a host of other troublesome problems there have recently been strong indications that the atmosphere in the trade is brightening somewhat and there is a quite general feeling that prosperous times are about to dawn. Far-sighted owners and investors have now begun to realize that further waiting for a downward revision of commodity prices will be time wasted. There is no evidence that a reduction is in sight, and in fact all signs point to further advances in practically all lines of structural commodities.

Prominent among the projects for which contracts were recently awarded may be included the banking building at the corner of Fifth avenue and 32d street, contract for which was obtained by the Gillies-Campbell Co.; the Longacre Construction Co., received the award for the erection of the sixteen-story store and office building at 104 to 106 West 40th street; Fountain & Choate have the contract for the eleven-story store and loft structure to be built for Michael Dreicer at 6 to 8 West 57th street, and A. L. Mordecai & Son have taken the contract for the erection of the new half-million dollar hospital at 12 to 16 Livingston place for the Beth Israel Hospital. Another contract of importance was that obtained by the Industrial Engineering Corporation for the construction of a manufacturing plant at Elmhurst, L. I., for the E. R. Durkee Co. The week just past can be considered as one of the best periods of the last year in regard to the amount of structural work actually placed under contract. The total amount involved will reach a very imposing figure and indicates that the metropolitan section is on the eve of a strong building movement.

Common Brick.—The condition of the common brick market is very encouraging, with sales and inquiries indicating a resumption of building activity. North River brick prices are holding firmly at \$10.00 and dealers feel that this will be the high level for some time at least. The renewal of building operations in the Metropolitan district is strongly reflected in the activity of the material market. In the forepart of the week practically all of the available brick was held in the yards and on barges distributed about the local waters. On Monday there were thirty barge loads being held, ten of which were disposed of during the week. The wholesale market was cleaned out Wednesday morning, but during the day the first tow of the season, consisting of ten barges, arrived from Haverstraw, and thus the possibility of a serious brick shortage was relieved. According to the present outlook future arrivals from up-river will now be a regular occurrence. The ice in the river has broken up sufficiently to permit the passage of tows south of Haverstraw, and it is expected to be only a matter of a week or ten days before the entire length of the river again becomes navigable. There is a sufficient quantity of brick still at the up-river yards, held over from last season, to fully supply the demand, notwithstanding the fact that during the last week building operations in New York and the adjacent territory experienced a decided impetus. The week witnessed the award of a number of large contracts for building projects scheduled to be started at once. These structures will be for the greater

The principal problem that is now confronting the architectural and building fraternity is that of educating the investor and prospective builder up to a point of realization that high material prices are here to stay at least for some years and that there is absolutely nothing to be gained by further holding off for a recession. Architects and builders who are in close touch with the manufacturers and jobbers in the structural material lines have learned the reasons for the present price levels, that they are not inflated and kept high by speculators endeavoring to crowd the market for the last cent, but are the result of excessively high manufacturing costs, augmented by the intolerable freight situation and labor difficulties. There are prospects that the latter conditions will be improved during the next few months, but the manufacturing costs will continue to be high by virtue of the shortage of fuel and advanced prices of raw materials. The dissemination of this information to prospective builders becomes the part of the architect and the contractor. Their clients depend upon them largely for advice as to type of structure to be erected and the materials to be used in construction and there is every reason to suppose that they would become an important factor in influencing individuals and concerns contemplating the erection of new structures, but who are holding off pending a downward revision of commodity prices, to see the folly of further delay. The advantage is now with the builder who starts construction at an early date, as the consensus of opinion is to the effect that there can be no reduction for a long time. The demand for space in both commercial and residential buildings is still in excess of the supply and the investor that decides to begin operations along these lines, notwithstanding the present costs, will be able to command the best rentals and most favorable opportunities for disposing of improved properties to advantage.

part of brick construction and their commencement will do much to hearten the brick dealers and the building trades in general.

SUMMARY—Transactions in the North River brick market for the week ending Friday, March 16, 1917:

Condition of market: Demand good, prices unchanged. Quotations: Hudson Rivers, \$10.00 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 2; arrived, 10; sales, 9.

Distribution: Manhattan, 6; Brooklyn, 2; Bronx, 1. Left over Friday, March 16, 3.

Structural Steel.—The past week has been a period of surprising activity for the structural steel industry. The market for the previous two weeks was extremely legarthic, with scattered sales and inquiries infrequent, but during the current week business picked up to a very satisfactory degree. There is a feeling in the industry that the recent advances in the prices of structural shapes has been responsible for contractors with options at previous prices closing for their requirements. That the decision was a wise one will be shortly seen, as it is feared that the top level for structural steel has not yet been reached. During the last few days commitments calling for an immense tonnage have been made. Much of this tonnage will be for consumption in the Metropolitan district, although the orders for steel for building projects throughout the entire Eastern territory have been large. Among the more important orders booked for local consumption are included the Eastern Steel Co., 700 tons for an office building in William street; Hinkle Iron Co., 700 tons for a new hotel in West 28th street,

and Harris, Silvers, Baker Co., 700 tons for structures on Randall's Island. The Federal Government has also recently placed orders for a considerable amount of structural steel and is in the market for additional tonnage. Railroads continue ordering for trackage and bridge improvements. The amount of future business in sight reaches a high total tonnage. Inquiries are being made for a considerable quantity of steel shapes for new building projects in New York and nearby cities. Mill shipments of steel shapes are now being quoted at 3.569c. to 4.169c. for delivery in two to five months. The delivery problem is still one of the chief difficulties of the steel industry and a return to normal transportation conditions will be of great benefit. The records of the Bridge Builders and Structural Society show that during the month of February, 1917, fifty-nine per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

Portland Cement.—The conditions in the cement market are very satisfactory, with a healthy demand and a promising outlook for new business. Portland cement prices are holding steadily at \$1.97 to \$2.07, but there is every possibility that these prices will be advanced at an early date. The freight congestion has been the most serious problem that the cement industry has had to contend with and has interfered greatly with the shipment of the product from the mills. The expected advance in the price of Portland cement will be directly traceable to the increased cost of production. Fuel is scarce and high in price and is one of the most important factors in cement manufacture. The labor scarcity is another element of trouble and there is very little prospect that this condition will be adjusted for some time.

Hardware.—Manufacturers and jobbers are busier now than they were for the corresponding period a year ago, notwithstanding the increased prices of practically all lines of builders' hardware. The demand for standard lines has been holding firmly in spite of the advanced schedules that are being announced almost daily. The outlook for an excellent spring and summer season is now very bright and dealer are making preparations to handle the increased business. Manufacturers of hardware products are finding it increasingly difficult to hold to the desired rate of production on account of the scarcity of raw materials, skilled labor and the traffic congestion that has upset conditions generally.

Cast Iron Pipe.—The market for this commodity is somewhat stronger than for some time. A number of important contracts have recently been let that will require a large tonnage and there are prospects of a great amount of new business. Both municipal and private interests have come into the market recently, for their spring requirements and sales have consequently been more frequent. The advanced cost of pig iron has necessitated an increase in the price of cast iron pipe of \$1 per ton. Carload lots of 6-in., class B and heavier are now quoted at \$42 per net ton, tidewater, with class A and gas pipe taking an extra of \$1 per ton.

Window Glass.—The tense situation in the window glass industry brought about by the recent shortage of fuel, especially natural gas, is now somewhat better than it was and it is reported that factories that were temporarily shut down have resumed operations and are again producing a normal output. There is every probability now that the production will run steadily until the end of the blast. Glass prices are expected to go to higher levels, but the advance will not be made for some time.

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.....	\$10.00@	—
Raritan common	10.50@	—
Second hand common, per load of 1,500	10.00@	—
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.....	\$1.97@	\$2.07
Rebate on bags, returned, 10c. bag.		
Rosendale Natural, to dealers, wood or duck bags.....	\$1.00@	—
Rebate on bags returned, 10c. bag.		

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

Trap rock, 1½ in. (nominal)...	\$1.00@	—
Trap rock, ¾ in. (nominal)...	1.20@	—
Bluestone flagging, per sq. ft. .	.17@	0.18
Bluestone curbing, 6x16.....	.40@	—

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

Exterior—		
4x12x12 in.....	\$0.0825	—
4x12x12 in.....	.11	—
8x12x12 in.....	.14	—
10x12x12 in.....	.165	—
12x12x12 in.....	.206	—
Interior—		
2x12x12 in.....	\$0.064	—
3x12x12 in.....	.064	—
4x12x12 in.....	.072	—
6x12x12 in.....	.096	—

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

Eastern common	\$1.65@	—
Eastern finishing	1.80@	\$1.85
Hydrated common (per ton)...	10.25@	—
Hydrated finishing (per ton)...	13.18@	—

LINSEED OIL—

City Brands, boiled, 5 bbl. lots.....	@ \$0.98
Less than 5 bbls.....	@ .99

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

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

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.).	
8 to 12 in., 16 to 20 ft.....	\$30.00@ \$38.00
14 to 16 in.	40.00@ 44.00
Heart face siding, 4-4 & 5-4	34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.

base price, per M.	@ 26.00
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Hemlock, W. Va., base price

per M.	@ 25.00
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Hemlock, Eastern mixed

cargoes	22.00@
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(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).....

	\$29.00@ \$32.00
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Wide cargoes

	32.00@ 34.00
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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	\$4.25@ \$4.50
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Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.	\$48.50@
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Cypress shingles, 6x18, No. 1

Hearts	8.75@ \$9.00
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Cypress shingles, 6x18, No. 1

Prime	7.25@
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Quartered oak

	85.00@ 88.00
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Plain oak

	60.00@ 63.00
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Flooring:

White oak, quartered, select.	@ 51.00
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Red Oak, quartered, select.	@ 51.00
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Maple, No. 1.....	\$43.00@
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Yellow pine, No. 1, common flat	@ 27.30
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N. C. Pine, flooring, Norfolk.	15.50@ 25.00
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PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb. bags, per ton

	@ \$15.00
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Dry Mortar, in bags, returnable at 10c. each, per ton.

	6.75@ 7.25
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Block, 2 in. (solid), per sq. ft.

	\$0.06 ¾
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Block, 3 in. (hollow)

	0.6 ¾
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Block, 4 in. (hollow)

	.08
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Boards, ½ in. x 8 ft.

	.12 ½
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Boards, ¾ in. x 8 ft.

	.15 ½
--	-------

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.

	\$0.50@ \$0.55
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STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in.

	3.519@ 4.169
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Beams & channels over 14 in.

	3.519@ 4.169
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Angles 3x2 up to 6x8.....

	3.519@ 4.169
--	--------------

Zees and tees.....

	3.519@ 4.169
--	--------------

Steel bars, half extras.....

	3.519@ 4.169
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TURPENTINE:

Spot, in yard, N. Y., per gal.	@ \$0.52
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WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets

	.84% + 3%
--	-----------

B grade, single strength, first three brackets

	.86% + 5%
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Grades A and B, larger than the first three brackets, single thick

	.83% + 3%
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Double strength, A quality.....

	.86%
--	------

B quality

	.86% + 3%
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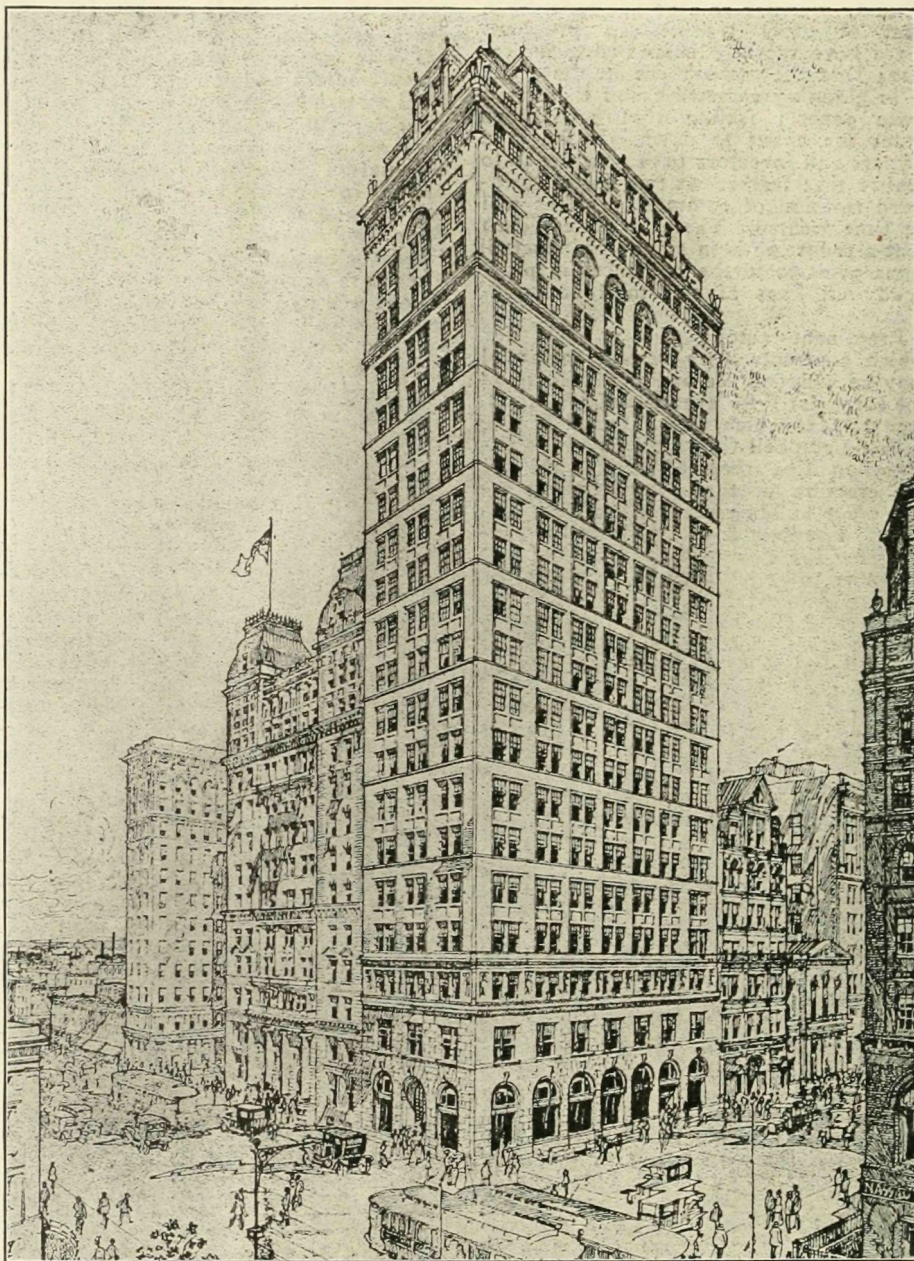
PLANS FOR BROOKLYN SKYSCRAPER

Modern Office Building Projected on Old Dime Savings Bank Site

REAL estate and banking interests in Brooklyn attach much significance to the proposed erection of a twenty-one story office building that is scheduled to be located on the site of the old Dime Savings Bank, at the corner of Court and Remsen streets. The plans for this operation are being prepared by Starrett & Van Vleck, architects, 8 West 40th

business efficiency and the finish throughout will be up to the Metropolitan standard in every respect.

The planning of the offices for the title company will make these quarters among the finest in the city. The first floor and the mezzanine will be devoted to the business and executive departments and the entire second floor will be given over to the closing of titles and the legal



Starrett & Van Vleck, Architects. PROPOSED BROOKLYN SKYSCRAPER.

street, Manhattan, and it is expected that active construction will be started at an early date. The existing structure on the site has been occupied for some time by the United States Title Guaranty Company, which has recently arranged for temporary office quarters at 176 Montague street. When the new building is completed the title company will occupy the first two floors, which will be especially designed and fitted up for the transaction of title and mortgage business.

department. One of the special features will be the waiting rooms for clients, which will be decorated and furnished in a distinctive manner.

The cost of this operation is expected to be approximately \$500,000, exclusive of the value of the property.

Plans for Brooklyn Loft.

M. Joseph Harrison, 63 Park Row, Manhattan, is preparing plans for a four-story and basement loft building, covering 30,000 square feet, to occupy the block front in the north side of Liberty avenue, between Wyona and Vermont streets, Brooklyn. The building will occupy a plot 206x175 feet, facing on three streets. The proposed building is to be owned and erected by the Uneeda Construction Company, 299 Broadway, Manhattan. The lofts will be especially designed for light manufacturing, and approved sprinkler system will be installed. The cost of construction is placed at approximately \$260,000.

The projected structure will occupy Nos. 32 to 34 Court street and will cover a plot 57x100 feet. The owner is the Court & Remsen Company, Inc. The facades have been designed in the Renaissance style and will be constructed of granite, limestone and face brick. According to the present plans this structure will contain approximately three hundred suites of offices in addition to the space to be occupied by the title company. The plans call for the installation of practically all of the modern devices and appliances for present-day

LONG ISLAND BUILDING.

Figures Compiled by the Long Island Railroad Company.

Following is a list of buildings erected on Long Island during 1916, as compiled from reports of station agents on the Long Island Railroad system, and checked against information from real estate men and others:

Stations	Dwell-ings	Stores	Fac-tor-ies	Mis-cella-neous	Total
Albertson	1				1
Amagansett	8	1		8	17
Amityville	22			4	26
Aquebogue	4			4	8
Arverne	115	4			119
Auburndale	6				6
Babylon	24	7		3	34
Baldwin	75	1		1	77
Bayport	9			7	16
Bayshore	106	12	1	5	124
Bayside	35			2	37
Bellaire	21				21
Bellerose	25				25
Bellmore	200				200
Bellport	30			1	31
Blue Point	4			3	7
Bohemia	3				3
Brentwood	2				2
Bridgehampton	9			1	10
Brightwaters	12			6	18
Broad Channel	43			1	44
Broadway	55				55
Brookhaven	8			3	11
Brooklyn Manor	50	10	1	5	66
Bushwick Junc.	250	50		15	315
Calverton	2	1			3
Cedarhurst	15	1			16
Cedar Manor	5	6	1		12
Central Islip	10			5	15
Central Park	6	2		1	9
Centre Moriches	5			4	9
Coldsp. Harbor	4				4
College Point	102	1	5	5	113
Copliague	4	1		3	8
Corona	140	25		25	190
Cutchogue	9				9
Deer Park	1	1		3	5
Douglaston	33	4		11	48
Dunton	48	3		4	55
Easthampton	32	1			33
East Moriches	10			2	12
East Norwich	12	2			14
Eastport	1			6	7
East Rockaway	20	5			25
East Williston	5	1	1		7
Edgemere	29			5	34
Elmhurst	120	8	1	3	132
Farmingdale	8	3	2	4	17
Far Rockaway	28	4		2	34
Floral Park	33	1		4	38
Flowerfield	1			2	3
Flushing	160	8	3	15	186
Forest Hills	92	9		1	102
Freeport	125	15	2	12	154
Garden City	42			2	44
Glen Cove	19	4			23
Glendale	400	125	1	6	532
Glen Head	8			1	9
Good Ground	7			2	9
Great Neck	54	2		15	71
Great River	4			1	5
Greenlawn	9		1	1	11
Greenport	9			2	11
Greenvale	10				10
Hempstead	29	17		4	50
Hewlett	5				5
Hicksville	10				10
High Hill Beach	6				6
Holbrook	6			9	15
Hollis	150	10			160
Holtsville	1			1	2
Howard Beach	47	3			50
Huntington	25	3		5	33
Islip	20	2		4	26
Jamaica	300	25		125	450
Jamesport	1				1
Jericho	1				1
Kew Gardens	49			1	50
Kings Park	8	2		2	12
Laurel	2			5	7
Laurel Hill	9				9
Laurelton	3				3
Lawrence	13	2	1	2	18
Lindenhurst	14		2	24	40
Little Neck	19				19
Locust Valley	25	5			30
Long Beach	25	1		5	31
Lynbrook	183	6	1	37	227
Malba	8			1	9
Malverne	10				10
Manhasset	31	3		17	51
Manhattan B'ch	31	1		1	33
Massapequa	7			1	8
Mastic	2				2
Mattituck	11	1		14	26
Medford	6	1		2	9
Merrick	10			4	14
Millers Place	4			3	7
Mill Neck	5			2	7
Mineola	30	6		3	39
Montauk	4			1	5
Morris Park	142	18		10	170
Murray Hill	21			4	25
Nassau Boule'rd.	26			1	27
New Hyde Park	6				6
Northport	38				38
Oak Island	2				2
Ocean Beach	8	1		1	10
Oceanside	21	2		2	25
Oyster Bay	22	3		1	26
Parkville	345	10		2	357
Patchogue	64	9		14	87
Peconic	5			6	11
Pine Aire	6			1	7
Pinelawn	3		1		4
Plandome	8				8
Port Jefferson	14	5		5	24
Port Washington	65	6		9	80

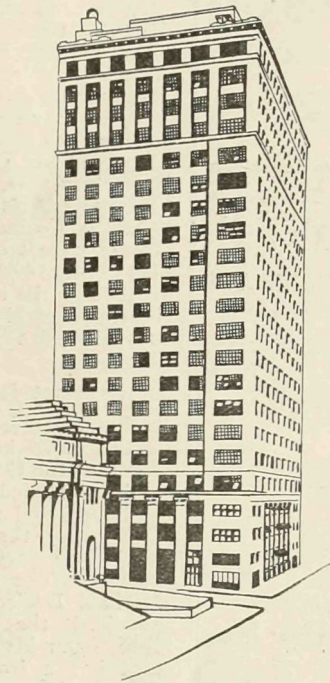
Queens	23	1		7	31
Quogue	7				7
Rich'd Hill Sec.	150	15	5	10	180
Riverhead	7	1		1	9
Rockaway Beach	400	50		1	451
Rockville Centre	105	5	1	4	115
Ronkonkoma	1				1
Roosevelt	50	5		10	65
Rosedale	10			2	12
Roslyn	18	3		1	22
Sag Harbor	3	6		10	19
Saltire	5				5
St. Albans	17	1		1	19
St. James	10	1		1	12
Sayville	29	3		16	48
Sea Cliff	28	2		4	34
Seaford	5	2			7
Setauket	5	1	1	8	15
Sheepshead Bay	54	8		4	66
Shinnecock Hills	2			1	3
Shoreham	3			3	6
Smithtown	11	2		16	29
Southampton	20	6		3	29
Southold	5			4	9
Speonk	1	1			2
Springfield	28	2		10	40
Stony Brook	2			1	3
Syosset	10	1		5	16
Valley Stream	41	1		4	46
Vanderveer Pk Sec	894	250	5	30	1179
Wading River	4				4
Wainscott	2			3	5
Wantagh	12			2	14
Watermill	4	2		4	10

Westbury	51	2			53
Westhampton	17	2			19
West Hempstead	5				5
Whitestone	45	1			46
Winfield	5	2	2		9
Woodhaven Sec.	400	50			450
Woodmere	33	2			35
Woodside	22				22
Wyandanch	12				12
Yaphank	1				1
Total	7196	888	38	768	8890

COMPARATIVE STATEMENT.

Year	Dwell-ings	Stores	Fac-tor-ies	Mis-cella-neous	Total
1916	7196	888	38	768	8890
1915	7276	1007	31	581	8895
1914	5812	632	22	463	6926
1913	6323	588	42	633	7586
1912	7793	753	40	792	9378
1911	7429	820	44	753	9046
1910	7068	803	42	604	8517
1909	6524	694	40	411	7669
1908	4748	368	18	238	5372
1907	5107	515	38	300	5960
1906	4836	282	21	172	5311
1905	3964	201	45	47	4257

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Hotel York Addition.

Fourteen-story wings are to be erected on either side of the Hotel York, at the northwest corner of Seventh avenue and 36th street. The York is twelve stories, fronting 80 feet in the street and 98.9 on the avenue, and is owned by the Stanworth Company, J. R. Sloane, secretary. Nos. 205 to 217 West 36th street, adjoining it on the west, are owned by the Seventh Avenue Associates, William H. Chesebrough, president, and the balance of the Seventh avenue frontage to 37th street is owned by the Seventh Avenue Associates (No. 492), and the United States Realty and Improvement Company (Nos. 494 to 498), all old buildings. It is said that the additions will measure 160x100 feet each, so that the adjoining properties will either be taken over by the hotel builders by purchase or lease. Franklin Hawley Janes, architect, made the plans for the proposed buildings. Mr. Janes was reluctant to discuss the project, but said that the matter was held in abeyance awaiting the return from Europe of a certain member of the corporation which plans the improvement.

New 40th Street Skyscraper.

The Longacre Construction Company, 11 East 42d street, Manhattan, and the Widener Building, Philadelphia, has been awarded the general contract for the sixteen-story store and office building, to be erected on a plot 50x83, at 104 to 106 West 40th street, between Sixth avenue and Broadway, for A. L. Pennock, Union League Club, Philadelphia, Pa., owner. The building has been designed by Baling & Perrot, 1328 Broadway, Manhattan, and Arch and 17th streets, Philadelphia, architects and engineers. The site of the proposed structure has been occupied for a great many years by two five-story flats, which will be demolished. The new building will be directly opposite the Union Dime Savings Bank, the twenty-two story Lewisohn Building, at 119 West 40th street, and the Tilden Building. In the same side of the street is the World Tower Building, owned by Edward W. Browning.

Contract for 57th Street Project.

Fountain & Choate, 110 East 23d street, have been awarded the general contract for the eleven-story brick, stone and reinforced concrete store and loft building, to be erected at 6 to 8 West 57th street, through to 56th street, from plans by Henry Otis Chapman, 334 Fifth avenue. The owner of the project is Michael Dreicer, 560 Fifth avenue, who acquired the property in November, 1915, from Mrs. John S. Kennedy. The plot has a frontage of 65 feet in 57th street, of which 40 feet is occupied by the one-time Kennedy residence at No. 6. The 56th street plot is occupied by an old stable with a 25-foot frontage. The new building will represent an outlay of approximately \$300,000. Robert W. Boyd, 105 West 40th street, and K. A. Nylan, 126 Liberty street, have been retained, as steel and steam engineer, respectively. The contract for the steel has been awarded to the Harris-Silvers-Baker Company, 151 West 42d street.

Hospital at Stuyvesant Park.

A. L. Mordecai & Son, 30 East 42d street, have been awarded the general contract for the construction of the twelve-story brick, stone and terra cotta hospital to measure 25x103 feet, at 12 to 16 Livingston place, facing Stuyvesant Park, for the Beth Israel Hospital, Joseph H. Cohen, president. The new building has been designed by Louis Allen Abramson, 220 Fifth avenue, who has placed the estimated cost at \$500,000. Beth Israel Hospital is now at Jefferson and Cherry streets, where it has been located since it was founded in 1890. Practically all the activities will be transferred to the new building upon its completion, and the old hospital will be continued for dispensary and emergency work.

To Build Home For Bank.

Gillies-Campbell Company, 101 Park avenue, has been awarded the general contract for the four-story brick and marble bank building, 38x138, to be erected at the northeast corner of Fifth avenue and 32d street, for the occupancy of the Sherman National Bank, now at Astor Court and 33d street. The new building has been designed by Trowbridge & Livingston, 527 Fifth avenue. The property is owned by the Knickerbocker Club, which vacated it upon completion of its new home at Fifth avenue and 62d street. The Sherman National Bank acquired it recently under long term lease.

New Home For Club.

Aiger Gildersleeve, 101 Park avenue, has been awarded the general contract for remodeling the property at 4 to 16 West 43d street, into a clubhouse to be occupied by the Columbia University Club, from plans by Kenneth M. Murchison, 101 Park avenue, architect, and Henry F. Hornbostel, 63 William street, advisory architect. The present home of the club at the southwest corner of Gramercy Park and Irving Place is stated to be the subject of negotiations which may result finally in the erection of a fourteen-story co-operative studio apartment house.

\$400,000 Elmhurst Operation.

The Industrial Engineering Company, 30 Church street, Manhattan, has been awarded the general contract for the erection of the four-story reinforced concrete factory to be built at Elmhurst, L. I., between Corona avenue and the Railroad, Hampton street and Court Place, for E. R. Durkee & Company, 534 Washington street, Manhattan, from privately prepared plans, at an estimated cost of \$400,000. R. G. Cory, 39 Cortlandt street, Manhattan, is the consulting engineer.

Addition to Theatre Colony.

The Cauldwell-Wingate Company, 381 Fifth avenue, has the general contract for the new theatre which Henry Miller will build at 124 to 130 West 43d street, on the site which he recently acquired. The proposed structure has been designed by Paul R. Allen, 35 West 39th street, Henry C. Ingalls, 17 East 40th street, and F. Burrall Hoffman, Jr., 17 East 40th street, associate architects. It will be of brick and stone construction, and will occupy a plot 85x100.

Planning Park Avenue Apartment.

J. E. R. Carpenter, 681 Fifth avenue, is revising plans for a fourteen-story brick, stone and terra cotta apartment house, to be erected on a plot 100x100, at the southwest corner of Park avenue and 82d street, for the 950 Park Avenue Corporation. Thomas J. Bird, 30 East 42d street, is the steel engineer. The new building will house twenty-eight families, and will involve an outlay of approximately \$450,000, exclusive of the cost of the land.

Washington Square Active.

An interesting building project affecting the Washington Square section will result through the lease of the four-story brick and stone residence, at 22 Washington Square North, by Louis Gordon Hammersley, to Mrs. Myrtle Scott. M. C. Mellon, 101 Park avenue, has been selected architect, to draw plans for the alteration of the property, which will involve a considerable outlay of capital.

Contract for New Residence.

John I. Downey, Inc., 410 West 34th street, has obtained the general contract for a six-story brick and limestone private residence, on plot 50x150 feet, at 930 to 932 Fifth avenue, for Mortimer L. Schiff, care Kuhn Loeb & Company, 52 William street. The plans for this operation were prepared by C. P. H. Gilbert, 1123 Broadway, Manhattan, architect.

PERSONAL AND TRADE NOTES.

Northern Waterproofing Co., 195 Lexington avenue, has obtained the contract for the roofing and waterproofing of the apartment house at 70 East 77th street, for the roofing of the piers at the foot of West 56th and 57th streets, for the Italian Line Steamship Co., and for the waterproofing of the Coney Island Terminal for the Brooklyn Rapid Transit Co.

Norcross Brothers Company, with New York offices at 103 Park avenue, announces a reorganization in its management. Daniel B. Webster, for a number of years associated with McKim, Mead & White, and widely known throughout the building trades, has been made a vice-president of the concern, and is manager of the New York office.

Benjamin F. Wood, who for sixteen years has been electrical engineer with the Pennsylvania Railroad, and for the past three years has served as vice-president and chief engineer of the United Gas & Electric Engineering Corporation, has opened an office in the Woolworth Building, New York, for general consulting practice. He has organized the B. F. Wood Engineers, Inc.

American Institute of Consulting Engineers, Inc., of New York, at its annual meeting elected the following members of the Council to fill the places of retiring members: A. M. Hunt, Lewis B. Stilwell, Wm. J. Wilgus, Gardner S. Williams. The following officers were chosen for the coming year: George Gibbs, president; Lewis B. Stilwell, vice-president; F. A. Molitor, secretary and treasurer.

The American Association of Engineers at Chicago has received application for a charter for a local chapter at the University of Illinois. The application was signed by twenty certified and student members at the university. This will be the first engineering university chapter. The temporary officers are: Chairman, D. R. Norris; secretary, Victor A. Pecchia; treasurer, Harry E. Fisher.

Hercules Cement Corporation, of Philadelphia, Pa., with mill at Stockertown, Pa., has taken offices at 30 East 42d street as headquarters for its sales department. E. B. Goode, Jr., for the last four years Metropolitan District Sales Manager for the Lehigh Portland Cement Company, has been appointed Sales Manager of the concern and will take up the duties of the office at once. Mr. Goode will immediately commence the work of organization and will be established April 1.

NO ARCHITECTS SELECTED.

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

WYNANTSKILL, N. Y.—The Pense-laer County Board of Supervisors, Thomas H. Curry, Ford and Fonda avs, Troy, N. Y., chairman, is receiving competitive sketches for a tuberculosis sanitarium on the Walsh Farm, about two miles east of Troy. The sanitarium will include an administration building, laundry, infirmary, dining room and cottages. Competition closes 7.30 p. m., April 2. Cost, \$150,000.

NEWBURGH, N. Y.—The Board of Education, J. M. Crane, 98 Grand st, clerk, contemplates the erection of a high school building in Dubois st. No architect has been retained.

MANHASSET, L. I.—The Bank of Manhasset, c/o S. N. Powell, North Hempstead Turnpike, and others, contemplates erecting a bank building on a site not yet selected, and for which no architect has been retained. Details will be available later.

SANDY CREEK, N. Y.—The Sandy Creek Baptist Church, Rev. Dr. Pullen, pastor; Charles Salisbury, chairman building committee, contemplates the erection of a hollow tile and stucco church, 40x80, on Railroad st. Cost, about \$15,000. No architect selected.

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APARTMENTS, FLATS & TENEMENTS.

3D AV.—Louis A. Sheinart, 194 Bowery, is preparing plans for interior alterations to the 5-sty brick tenement, 25x85, at 2156 3d av. Owner's name will be announced later. Cost, \$3,000.

97TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 6-sty brick, terra cotta and stone apartment house, 50x97, at 11 West 97th st, for the Grasse Realty Co., 320 5th av, owner. Cost, \$50,000.

54TH ST.—J. C. Lyons Sons Co., 30 East 42d st, owners, contemplate building a 5-sty brick bachelor apartment house, about 25x90, at 130 West 54th st, from private plans. Cost, \$25,000.

DIVISION ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 5-sty brick tenement and store at 29 Division st, for Esther G. Davis Estate, 701 Madison av, owner. Cost, \$3,500.

9TH ST.—H. E. Laubinger, 32 South 7th av, Mt. Vernon, N. Y., has revised plans in progress for alterations into a 5-sty studio apartment building, 25x93, at 17 East 9th st, for Henry M. Hoyt, Jr., 12 West 8th st, owner. Consists of general interior alterations and a 5-sty brick extension. Cost, \$10,000.

49TH ST.—McKim, Mead & White, 101 Park av, have completed plans for alterations into a 4-sty brick bachelor apartment and store building, 20x76, at 27 West 49th st, for the Columbia University, 116th st and Amsterdam av, owner. Cost, \$18,000.

118TH ST.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 6-sty brick and limestone apartment house, 50x100, for 25 families, in the north side of 118th st, 105 ft east of 5th av, for Michael Josephson, c/o M. Waxenbaum, 124 Stanton st, owner and builder. Cost, \$55,000.

DWELLINGS.

5TH AV.—Soldwedel & Tatton, 45 East 57th st, have revised plans in progress for the alteration and extension to the 4-sty brick and stucco residence at 1056 5th av, for W. E. Benjamin, owner. Cost, \$20,000.

101ST ST.—Arnold W. Brunner, 101 Park av, has completed plans for the alteration and addition to the 5-sty residence in the south side of 101st st, 188 ft west of Madison av, for the Mt. Sinai Hospital, 5th av and 100th st, owner.

73D ST.—S. Edson Gage, 28 East 49th st, has completed plans for the alteration to the 4-sty brick residence, 20x54, at 46 East 73d st, for Louis T. Dickinson, Darien, Conn., owner. Cost, \$10,000.

52D ST.—Herbert A. Treat, 314 West 47th st, has completed plans for alterations to the 5-sty brick dwelling at 29 West 52d st, for the Phelps Holding Co., c/o C. H. Treat & Son, 314 West 47th st, owner. Cost, \$4,500.

83D ST.—Joseph W. O'Connor, 3 West 29th st, has completed plans for alterations to the 4-sty brick dwelling, 17x57, for Evelyn Crimmins, 40 East 68th st, owner. Consists of 1-sty addition. Cost, \$8,000.

70TH ST.—Walker & Gillette, 128 East 37th st, have plans in progress for alterations to the 5-sty brick dwelling at 101 East 70th st, for Gerrish H. Milliken, 79 Leonard st, owner. Cost, \$4,000.

4TH ST.—Frank Vitolo, 16 East 23d st, will draw plans for alterations to the 3-sty dwelling, 25x100, at 146 West 4th st, for Vincent Pepe, 40 South Washington sq, owner. Cost, \$8,000.

61ST ST.—Louis S. Weeks, 101 Park av, has completed plans for alterations to the 4-sty brick and stone dwelling, 98x100, at 122 East 61st st, for Joel Rathbone, 161 East 79th st, owner.

FACTORIES AND WAREHOUSES.

56TH ST.—L. M. Gray, 116 West 39th st, has plans nearing completion for a 4-sty brick and reinforced concrete factory, 180x72, at the northwest cor of 56th st and Av A, for Locke & Co., 218 West 84th st, owner. Cost, \$100,000.

45TH ST.—Buchman & Fox, 30 East 42d st, have completed plans for the annex to the candy factory at 420-422 West 45th st, for Stern & Sallesberg, 416 West 45th st, owners. Cost, \$75,000.

SCHOOLS AND COLLEGES.

1ST AV.—C. B. J. Snyder, 500 Park av, has completed plans for the alteration and annex to the 3 and 4-sty brick public school at 1311 1st av, for the Board of Education, 500 Park av. Cost, \$5,000.

10TH AV.—C. B. J. Snyder, 500 Park av, has completed plans for the alteration of the 6-sty public school, 200x200, at 891-905 10th av, for the Board of Education, 500 Park av. Cost, \$5,000.

30TH ST.—C. B. J. Snyder, 500 Park av, has completed plans for the alteration to the 4-sty brick public school, 90x100, at 122-126 West 30th st, for the Board of Education, 500 Park av. Cost, \$5,000.

STABLES AND GARAGES.

127TH ST.—Morris Goldstein and Max Marcus, 2390 2d av, have completed plans for a 1-sty brick garage, 100x99, at 207-217 East 127th st, for Jonas Weil and Bernard Mayer, 5 Beekman st, owners. Cost, \$15,000.

18TH ST.—The New York Edison Co., 130 East 15th st, contemplates building a garage in 18th st, bet 9th and 10th avs, from privately prepared plans. Details will be available later.

161ST ST.—John J. Lawlor, 360 West 23d st, has completed plans for a 2-sty garage, 50x94, at 512 to 514 West 161st st, for Donald Carree and Catherine Young, 312 West 112th st, owner, and Vincent J. Goodwin, on premises, lessee. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

6TH AV.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing plans for the alteration to the 5-sty brick and stone store and loft building, 25x100, at 222 6th av. Owner's name will be announced later. Cost, \$2,000.

GRAND ST.—Charles L. Calhoun, 560 West 163d st, has completed plans for the 3-sty brick office and bank building at 231-235 Grand st, for Philip Zeitlen and others, 43 John st, owners. Cost, \$5,000.

LEXINGTON AV.—A. E. Nast, 546 5th av, has plans near completion for the alteration of the store at the southeast cor of Lexington av and 87th st, for Frank J. Moore, 1291 Lexington av, owner. Cost, \$5,000.

48TH ST.—B. H. & C. N. Whinston, 3d av and 148th st, have completed plans for the alteration of the 4-sty brick dwelling, 45x49, at 218 West 48th st, into an office building. Owner's name will be announced later. Cost, \$15,000.

CANAL ST.—George F. Pelham, Inc., 30 East 42d st, will draw plans for the alteration of the 2-sty brick store and loft building in the rear of 145 and 147 Canal st, for Jacob J. Schmulker, 133 Canal st, owner.

BROADWAY.—Frank J. Applegate, 162 West 20th st, has completed plans for the alteration of the 6-sty brick store and loft building, 37x200, at 514-516 Broadway, for the Edward Livingston Estate, c/o N. Y. Life Insurance & Trust Co., 52 Wall st, owner. Cost, \$4,000.

CANAL ST.—Sass & Springsteen, 32 Union sq, have completed plans for the alteration to the 7-sty brick store and office building, 23x50, at 47 Canal st, for Louis Rubenstein, 215 4th av, owner and builder. Cost, \$5,000.

5TH AV.—Herbert J. Krapp, 114 East 16th st, has plans in progress for alterations to the 4-sty brick and marble store and loft building, 25x80, at 559 5th av, for owner to be announced later. Cost, \$25,000. Architect will soon take bids on general contract.

THEATRES.

44TH ST.—Herbert J. Krapp, 114 East 16th st, has revised plans in progress for a 1-sty brick and terra cotta theatre, 80x100, at 235-243 West 44th st, for the Affiliated Theatres Building Co., c/o J. & Lee Shubert, 225 West 44th st, owner. Cost, \$50,000.

50TH ST.—Herbert J. Krapp, 114 East 16th st, has revised plans in progress for the alteration of the 3 and 4-sty brick theatre, 159x149, at 201-203 West 50th st, 762 to 774 7th av, and 1634-1644 Broadway, for the Winter Garden Co., on premises, owner. Cost, \$25,000.

MISCELLANEOUS.

14TH ST.—Hugo Taussig, 1476 Broadway, has completed plans for the alteration to the 4-sty brick market building, 50x103, at 409-411 West 14th st, for Joseph S. Hermann, 407 West 14th st, owner, and the Nathan Schweitzer Co., 291 Washington st, lessee. Cost, \$18,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
MOSHOLU PARKWAY.—Goldner & Goldberg, 391 East 149th st, will draw plans for two 5-sty brick and stone apartment houses, 50x90 ft each, on the north side of Mosholu Pkway, 25 ft west of Van Cortland av, for the Schroeder Construction Co., owner. Total cost \$100,000.

176TH ST.—Goldner & Goldberg, 391 East 149th st, will draw plans for a 5-sty brick and stone apartment house, 50x

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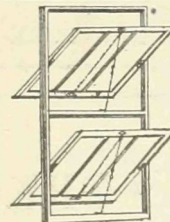
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110, in the north side of 176th st, 15 ft west of Walton av, for Harris Ratner, 779 Crotona Park North, owner. Cost, \$60,000.

MORRIS AV.—Charles B. Meyers, 1 Union sq, is preparing plans for a 6-sty brick, stone and terra cotta apartment house, with stores, 63x94, at the north-west cor of Morris av and Washington st, for the Estate of Ogden Goelet, 9 West 17th st, owner. Cost, \$80,000.

DWELLINGS.

BAYCHESTER AV.—F. W. Herter Co., 501 Manhattan av, has completed plans for four 2-sty frame dwellings, 17x46, on the east side of Baychester av, 183 ft north of Boston Post rd, for the Crawford Real Estate & Building Co., 7 East 42d st, owner and builder. Cost, \$14,000.

AMUNDSON ST.—C. P. Johnson, 30 East 42d st, has plans in progress for a 2½-sty frame and stucco dwelling at the north-west cor of Amundson and Randall sts, for E. Bergman, 1074 Longfellow av, owner and builder. Cost, \$5,000.

230TH ST.—Moore & Landsiedel, 148th st and 3d av, have revised plans in progress for a 2½-sty frame dwelling, 25x38, in the north side of 230th st, 250 ft west of Martha av, for F. B. & D. M. Longwell, 3167 Hull av, owner. Cost, \$5,000.

BELL AV.—Carl P. Johnson, 30 East 42d st, has completed plans for a 2½-sty frame and stucco dwelling, 19x28, at Bell and Eganwald avs, for Jacob Peifer, 658 East 228th st, owner and builder. Cost, \$3,500.

UNIONPORT ROAD.—Henry Nordheim, 1087 Tremont av, has completed plans for the alteration to the 3-sty frame dwelling, with store, at the northwest cor of Unionport rd and Mead st, for Christina Allard, 647 Mead st, owner. Cost, \$3,000.

HALLS AND CLUBS.

HARLEM RIVER TERRACE.—Elisha H. Janes, 414 Madison av, has completed plans for a 1-sty frame clubhouse, 60x30, on the east side of Harlem River Terrace, 450 ft north of Fordham rd, for the Consolidated Gas Co., George B. Cortelyou, pres., 130 East 15th st, owner, and the University Heights Tennis Club, lessee. Cost, \$42,000.

STABLES AND GARAGES.

HOFFMAN ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for a 1-sty brick garage, 50x83, at the north-west cor of Hoffman st and Fordham rd, for De Candido Construction Co., Frank De Candido, 664 East 189th st, owner. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

DUMONT AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 3-sty brick tenement, 25x70, at the south-west cor of Dumont and Shepard avs, for the Warwick Improvement Co., 635 Ashford st, owner and builder. Cost, \$10,000.

UNION ST.—Feinberg & Ricca, 26 Court st, have completed plans for a 4-sty brick and stone apartment, 37x100, in the south side of Union st, 100 ft east of Franklin av, for the R. & T. Realty Corp., R. Rosenthal pres., 26 Court st, owner and builder. Cost, \$50,000.

32D ST.—Frank E. Kelly, 390 Douglas st, has completed plans for a 4-sty brick and stone apartment, with stores, 30x90, in the south side of 32d st, 100 ft east of 3d av, for Sylvia Rosanelli, 3d av and 32d st, Brooklyn, owner and builder. Cost, \$20,000.

59TH ST.—Charles A. Olsen, 1230 73d st, is preparing plans for a 2-sty brick and stone tenement, 40x75, in the south side of 59th st, 80 ft east of 12th av, for Carl Dartallo, 1255 60th st, owner and builder. Cost, \$15,000.

REMSEN ST.—George Getz, Jr., 188 Montague st, has completed plans for the alteration and extension to the 4-sty tenement in the north side of Remsen st, 75 ft west of Hicks st, for Lewis H. Losee, 188 Montague st, owner. Cost, \$8,000.

ALBEMARLE RD.—Shampan & Shampan, 772 Broadway, have plans nearing completion for eight 3-sty brick and stone tenements, 25x72, at the southwest cor of Albemarle rd and East 2d st, for the Hanover Holding Co., Louis Gold, pres., 44 Court st, owner and builder. Cost, \$9,000.

ALBEMARLE RD.—Shampan & Shampan, 772 Broadway, have completed plans for eight apartment houses, to be erected on a plot 200x100, at the southwest cor of Albemarle rd and East 2d st, for the Hanover Holding Co., 44 Court st, owner and builder. Cost, \$200,000.

64TH ST.—Charles A. Olsen, 1230 73d st, has completed plans for a 3-sty brick and stone tenement, 20x76, in the south side of 64th st, 280 ft west of 13th, for Joseph

Cangani, 1324 64th st, owner and builder. Cost, \$11,000.

ROEBLING ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick and limestone tenement, with stores, 40x64, at the southeast cor of Roebling and South 3d sts, for Philip Schoenfeld, 225 South 3d st, Bklyn, owner and builder. Cost, \$40,000.

CHURCHES.

SCHERMERHORN ST.—The Baptist Temple, Rev. Dr. George C. Moor, pastor, 247 New York av, Brooklyn, contemplates the rebuilding of the church recently destroyed by fire at the southwest cor of Schermerhorn st and 3d av. Name of architect and details of construction will be

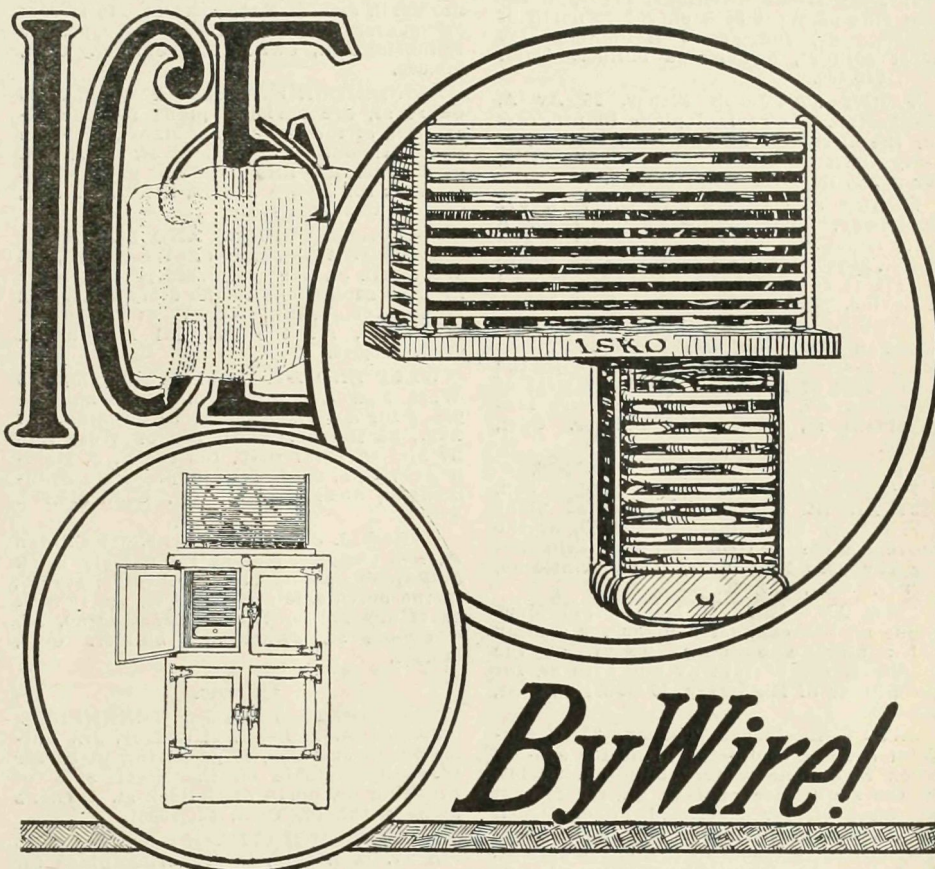
announced later. Cost, approximately, \$200,000.

DWELLINGS.

48TH ST.—F. W. Elsenla, 186 Remsen st, has completed plans for a 2½-sty frame dwelling, 24x56, in the north side of 48th st, 100 ft west of 14th av, for the Kornblum Building Co., 1343 46th st, owner and builder. Cost, \$5,000.

46TH ST.—F. L. Hine, 189 Montague st, has completed plans for a 2-sty brick dwelling, 20x50, in the north side of 46th st, 77 ft east of 4th av, for the Norwegian Lutheran Trinity Church, c/o Edward Flolen, 674 44th st, owner. Cost, \$7,500.

WEST 1ST ST.—H. H. Butler, 3218 Snyder av, has completed plans for a 2½-



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sty frame dwelling, 28x56, in the west side of West 1st st, 190 ft north of Av P, for Gustave Finck, 122 Av J, owner and builder. Cost, \$6,000.

EAST 34TH ST.—Charles S. Wessel, 843 East 12th st, has completed plans for a 2½-sty frame dwelling, 20x40, in the east side of East 34th st, 100 ft south of Clarendon rd, for Frederick Bromell, 243 New York av, owner and builder. Cost, \$5,000.

48TH ST.—Samuel Gardstein, 1168 45th st, has completed plans for a 2½-sty frame dwelling, 26x55, in the south side of 48th st, 320 ft west of 14th av, for Morris Wolsk, 1560 3d av, owner. Cost, \$6,000.

WEST 36TH ST.—George H. Suess, 2966 West 29th st, has completed plans for four 2-sty frame dwellings, 16x42, in the east side of West 36th st, 250 ft north of Neptune av, for Frank Hellmund, 2750 West 35th st, owner and builder. Total cost, \$12,000.

VARET ST.—Jacob Fisher, 25 Av A, Manhattan, has revised plans in progress for the alteration and addition to the two 3-sty brick dwellings at 240-242 Varet st, for a Mr. Sameth. Cost, \$10,000.

MOORE ST.—Glucroft & Glucroft, 571 Broadway, have completed plans for a 3-sty frame and brick residence, stable and store, 25x50, in the north side of Moore st, 175 ft east of Leonard st, for Mendel & Levine, 29 Moore st, owner. Cost, \$6,000.

PRESIDENT ST.—William C. Winters, 106 Van Sielen av, has completed plans for a 2-sty brick dwelling, 20x59, in the north side of President st, 138 ft west of Brooklyn av, for Isadore Kellner, 1146 President st, owner and builder. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

PITKIN AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 4-sty brick factory, 50x100, at the northeast cor of Georgia and Pitkin avs, for Theodore Kiendl, Jr, 2634 Atlantic av, owner. Cost, \$20,000.

19TH AV.—A. L. L. Martin, 215 Montague st, has completed plans for a 2-sty brick storage building, 40x107, at the southeast cor of 19th av and 57th st, for the Bureau of Highways, 50 Court st. Cost, \$20,000.

JAVA ST.—Joseph Turner, 39 Greenpoint av, has completed plans for a 5-sty brick and stone factory building, 90x100, in the south side of Java st, 100 ft east of West st, for Eberhard Faber Pencil Co., 39 Greenpoint av, owner. Cost, \$100,000. C. Curtis Woodruff & Co., 213 10th st, L. I. City, has obtained the general contract for this operation.

STABLES AND GARAGES.

PRESIDENT ST.—Max Hirsch, 350 Fulton st, has completed plans for interior alterations to the 1-sty brick garage, 75x100, in the north side of President

st, 100 ft west of Van Brundt st, for John Broncaer, 30 Union st, Brooklyn, owner and builder. Cost, \$3,000.

BLAKE AV.—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick and limestone garage, 75x100, at the southeast cor of Blake and Van Sinderen avs, for Samuel Gilowitz, 433 Watkins st, owner. Cost, \$16,000.

CLIFTON ST.—Cantor & Dorfman, 376 Fulton st, have completed plans for a 2-sty brick garage, 80x90, in the north side of Clifton pl, 95 ft west of Bedford av, for the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$20,000.

KOSCIUSKO ST.—Feinberg & Ricca, 26 Court st, are preparing plans for a 1-sty brick and stone public garage, 35x173, in the north side of Kosciusko st, 116 ft east of Spencer Court, for Hannah Hoppe, 118 Bainbridge st, owner and builder. Cost, \$15,000.

BAINBRIDGE ST.—Koch & Wagner, 26 Court st, are revising plans for the alteration of the 1-sty brick stable, 86x97, in the south side of Bainbridge st, 165 ft east of Sumner av, into a public garage and storage, for Henry Alhers, 240 Decatur st, owner. Cost, \$22,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—John C. Westervelt, 36 West 34th st, has completed plans for the interior alterations to the 3-sty brick and stone restaurant, 50x75, at 1569-1571 Broadway, for the Oriental Restaurant. Cost, \$20,000.

WEST END AV.—Paul J. Gallagher, 83 West End av, Brooklyn, has completed plans for a 1-sty brick store building, 107 x117, at the northwest cor of West End av and Oriental Blvd, for the N. S. Holding Co., N. S. Schwartzstein, pres., 213 Beaumont st, owner and builder. Cost, \$15,000.

THEATRES.

CARROLL ST.—John Burke, 389 Clinton st, has completed plans for a 1-sty brick and stone moving picture theatre, 50x100, in the north side of Carroll st, 129 ft west of Henry st, for Enrico Constantino, 268 Columbia st, owner and builder. Cost, \$22,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, is preparing plans for three apartments on the west side of Flushing av, north of Bullock st. Owner's name withheld. Cost, \$25,500.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, is preparing plans for a 5-sty brick apartment at the cor of Academy and Paynter sts for Nicholas Nehrbauer, Jr., 530 9th av, L. I. City, owner and builder. Further details will be available later.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, will probably prepare plans for a 5-sty brick and stone apartment, 37x90, in Academy st, bet. Broadway and Jamaica st, for Frank Zvanovec, 208 Elm st, L. I. City, owner and builder. Details will be available later.

DWELLINGS.

FLUSHING, L. I.—F. J. Murphy, 119 East 91st st, Manhattan, has completed plans for a 2½-sty frame dwelling, 22x40, at the southeast cor of Flushing av and Union Turnpike, for the Augustinian Society, Villa Nova, Pa., owner. Cost, \$6,500.

BAYSIDE, L. I.—W. W. Knowles, 37 West 39th st, Manhattan, has completed plans for a 1½-sty frame dwelling, 32x32, on the east side of Waldo av, opposite Bradish av, for the Estate of G. Waldo Smith, Bradish av, Bayside, owner. Cost, \$4,000.

ROCKAWAY PARK, L. I.—Harry J. Sprung, 44 Court st, Brooklyn, has completed plans for the alteration and extension of the 2-sty brick dwelling into a boarding house, on the west side of 7th av, 180 ft south of Washington av, for Isaac H. Lubin, owner, on premises. Cost, \$10,000.

HOWARD BEACH, L. I.—Fay Kellogg, 32 Union sq, Manhattan, is preparing plans for a 2½-sty stucco on tile residence, with garage, 40x100, for David Collins, owner. Cost, \$10,000.

HOWARD BEACH, L. I.—Fay Kellogg, 32 Union sq, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 25x150, for Senator Meyer Nussbaum, owner. Cost, \$10,000.

RICHMOND HILL, L. I.—Frank Lurz, 318 Grand st, Maspeth, has completed plans for two 2-sty frame dwellings, 16x39, in the east side of Willow st, 210 ft north of Hillside av, for S. J. McCortley, Willow st, Richmond Hill, owner. Cost, \$7,000.

AUBURNDALE, L. I.—G. Cooper, 75 Whitestone av, Flushing, is preparing plans for a 1-sty frame and stucco dwelling, 25x32, for L. Bartholdi, Auburndale, owner. Cost, \$4,000.

QUEENS, L. I.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 21x48 ft, on the east side of Bigelow av, 140 ft south of Dalrymple av, for Mrs. B. Fettel, 489 Lincoln av, Bklyn, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Edward Rose & Son, Grand st, Elmhurst, have finished plans for four 2-sty frame dwellings, 30x46 in the east side of Manheim st, 100 ft north of Wool st, for Adam Uhl, Welmar st, Elmhurst, L. I., owner and builder. Total cost, \$12,000.

RICHMOND HILL, L. I.—Louis Meyer, Woodhaven, has completed plans for six 2-sty frame dwellings, 16x38, in the west side of Church st, 200 ft south of Fulton st, for Gutting Bros., 3918 Ashland st, Woodhaven, owners and builders. Total cost, \$16,000.

JAMAICA, L. I.—J. M. Kirby, Fulton st, Jamaica, has completed plans for a 2½-sty frame and shingle dwelling, 20x42, in the west side of Grand st, 125 ft north of Hillerest st, for H. Berje, owner. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

CORONA, L. I.—The Tiffany Studios, Madison av and 45th st, has had plans completed privately for the addition to the brick factory at Grove and South Hunt sts.

LAUREL HILL, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 105x114 ft, on the west side of Hobson av, 190 ft north of Hall av, for the Nichols Copper Co., Laruel Hill, owner and builder. Cost, \$32,000.

SCHOOLS AND COLLEGES.

ARVERNE, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, has completed plans for a 1-sty frame school, 41x90, on the west side of Vernam av, 70 ft south of Ocean Blvd, for the Congregation Derech Emanuel, owner. Cost, \$25,000.

ASTORIA, L. I.—C. E. J. Snyder, Park av and 59th st, Manhattan, is preparing plans for an addition to the Bryant High School, on Wilbur av. Cost, approximately, \$300. Owner, Board of Education, City New York. No appropriation for this work has been granted as yet. Further details will be available later.

STABLES AND GARAGES.

LONG ISLAND CITY.—John Boese, Bridge Plaza North, Astoria, has completed plans for a 1-sty brick garage, 25x100, on the east side of 1st av, 97 ft south of Freeman st, for Joseph F. Smith, 77 1st av, L. I. City, owner and builder. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—J. H. Glaser, 7 East 42d st, has completed plans for two 1-sty brick stores, 50x90, at 278 Steinway av, for the Rainsley Construction Co., D. Kempner, pres., East 42d st, owner and builder. Cost, \$5,000.

THEATRES.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has plans in progress for a 1-sty frame open air moving picture theatre, 50x90, in Austin st and Roman st. Owner's name will be announced later.

MISCELLANEOUS.

JAMAICA, L. I.—The L. I. Railroad Co., 7th av and 32d st, Manhattan, has had plans completed privately for interior alterations to the railroad station at Sutphin rd and Archer st. Cost, \$8,000.

Richmond.

MISCELLANEOUS.

ST. GEORGE, S. I.—Robert W. Gardner, 43 Cedar st, Manhattan, has completed plans for a 2½-sty brick, stone or marble museum, 64x42, for the Association of Arts and Sciences, Stuyvesant pl, St. George, S. I., owner. Cost, \$25,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Jule Kern, Lynbrook, is preparing plans for a 2½-sty frame and shingle dwelling, 42x54, at Hempstead av and Broadway, for Mrs. Lehman, Lynbrook, L. I., owner and builder. Cost, \$10,000.

FREEPORT, L. I.—George Hitchings, 116 Nassau st, Manhattan, has completed plans for six 2½-sty frame and stucco dwellings, 28x42 each, in the residence park section for J. V. Cunningham, Freeport, L. I., owner and builder. Cost, \$6,000 each.

MANHASSET, L. I.—Frederick Briggs, 47 West 34th st, Manhattan, is preparing plans for the alteration and addition to the residence of C. H. L'Hommedieu, Manhasset, L. I. Cost, \$5,000.

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VALLEY STREAM, L. I.—William H. Vanderclute, 47 Broadway, Manhattan, has completed plans for the 2½-sty frame dwelling, 25x37, for J. J. Smith, Catherine st, Valley Stream, owner and builder. Cost, \$4,000.

LOCUST VALLEY, L. I.—Guy Lowell, 225 5th av, Manhattan, has plans in progress for a 2½-sty brick and frame gardener's cottage, 30x36, for Wesley R. Coe, 49 Wall st, Manhattan, owner. Cost, \$7,000.

FREEPORT, L. I.—William T. McCarthy, 16 Court st, Brooklyn, is preparing plans for a 2½-sty frame and stucco dwelling, 30x35, for Charles Molloy, Rose st, Freeport, owner and builder. Cost, \$7,000.

PORT WASHINGTON, L. I.—F. J. Snow, 9 Central Drive, Port Washington, has plans completed privately for three 2½-sty frame and shingle dwellings in Monroe st. Cost, \$3,500 each.

STABLES AND GARAGES.

OYSTER BAY, L. I.—Alfred Hopkins, 101 Park av, Manhattan, is preparing plans for the 2-sty frame and stucco farm buildings for Mortimer L. Schiff, owner.

Suffolk.

DWELLINGS

HUNTINGTON STATION, L. I.—C. B. Tuthill, Post Office Bldg., Jamaica, is preparing plans for a 3-sty brick dwelling, with store, 20x30 ft, on Lincoln av, for Frank Peter, Huntington, owner. Cost, \$4,000.

STABLES AND GARAGES.

COLD SPRING HARBOR, L. I.—Delano & Aldrich, 126 East 38th st, Manhattan, are preparing plans for a 1½-sty brick barn about 60x80 ft, for Otto H. Kahn, 52 William st, Manhattan, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, is preparing plans for a 4-sty brick and stone apartment, 79x51, for 16 families, at St. Andrews av and Bettner pl, for the Riverview Building Co., Flagg Building, Yonkers, N. Y., owner. Cost, \$40,000. Owner will soon be ready for bids on separate contract.

YONKERS, N. Y.—J. W. Kirst, Radford Building, has completed plans for a 4-sty 16-family brick and limestone apartment, 70x100, at St. Andrews av and Radford pl, for Dr. H. V. Watson, owner, c/o architect. Cost, \$50,000.

DWELLINGS.

MT. KISCO, N. Y.—A. E. Platt, 125 Smith av, Mt. Kisco, is preparing preliminary plans for a residence for Walter B. Raymond, 2 Rector st, Manhattan.

BRONXVILLE, N. Y.—Theodore A. Meyer, 114 East 28th st, Manhattan, is preparing plans for a 2½-sty stone and timber residence, 40x30, for Arthur Stewart, 1133 Broadway, Manhattan, owner and builder. Cost, \$10,000.

MT. VERNON, N. Y.—J. W. Kirst, Radford Building, Yonkers, N. Y., is preparing sketches for three 2-sty frame dwellings, 25x30, on South 5th av, for the Efficient Craftsmen's Corp., South 5th av, Mt. Vernon, owner. Cost, \$4,000 each.

YONKERS, N. Y.—William S. Irving, 752 East 220th st, Bronx, has completed plans for a 2½-sty frame dwelling, 26x32, at 2149 Orient st, for William A. Crotly, 439 West 212th st, Manhattan, owner. Cost, \$4,000.

HARTSDALE, N. Y.—Theodore C. Vischer, 299 Madison av, has completed plans for a 2½-sty frame residence, 80x40, for S. A. Breeding, 320 Broadway, Manhattan, owner.

WHITE PLAINS, N. Y.—A. Busselle, 132 Madison av, Manhattan, is revising plans for a 2½-sty frame and stucco residence, 30x50, at Gedney Farms, for Robert H. Sexton, c/o County Life Exposition, Grand Central Terminal, Manhattan, owner. Cost, \$13,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, has completed plans for a 2½-sty frame and stucco dwelling, 23x23, on Hillside av, for Andrew Carlson, 104 Hillside av, Mt. Vernon, owner and builder. Cost, \$6,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, 46 Lawton st, New Rochelle, has completed plans for a 2-sty frame dwelling on Summit av, for H. W. Davis, 132 Horton av, New Rochelle, owner. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Pyramid Grate Bar Co., 30 East 42d st, Manhattan, has had plans completed privately for a 1-sty brick foundry, 50x100, at 1005 Nepperhan av. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

BRONXVILLE, N. Y.—McKim, Mead & White, 101 Park av, are preparing plans for an additional building to the hospital

on Pond Field rd for the Lawrence Hospital, owner.

STABLES AND GARAGES.

MT. KISCO, N. Y.—Alfred Hopkins, 101 Park av, is preparing plans for a 1-sty frame and shingle duck house and barn, 16x100, 24x50, on the Byram Lake rd, for Albert Clyburgh, Byram Lake rd, owner. Cost, \$5,000.

YONKERS, N. Y.—J. T. Hayes, 71 Broadway, Manhattan, has finished plans for a 1-sty cast stone garage, 50x95, at 43 Post st, for G. W. Boyces, 43 Post st, Yonkers, owner. Cost, \$15,000. James Hooper, Yonkers, N. Y., general contractor.

MISCELLANEOUS.

MT. VERNON, N. Y.—Obstler-Schener Corp., 875 West 180th st, Manhattan, engineer, has completed plans for a frame coal tower, 14x14, 77 ft high, in South Fulton, for H. E. Pruder, 7 Depot pl, Mt. Vernon, owner. Cost, \$8,000.

YONKERS, N. Y.—James A. Watson, 84 Warburton av, Yonkers, is preparing sketches for a 2-sty hollow tile and stucco developing building, 70x25, on Riverdale av, for the Triangle Film Co., on premises.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Alfred Peter, 238 Washington st, Newark, has plans in progress for two 4-sty brick and stone apartments, 32x70, and 32x61, at 264-268 South 8th st, for Charles Winckhöfer, 263 South 8th st, Newark, owner. Cost, \$38,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Fulton st, Newark, has completed plans for the alteration and addition to the apartment houses with stores, at the cor of 15th st and Hedden pl, for M. Taffet, 10 Main st, East Orange, owner. Cost, \$5,000.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has completed plans for a 2-sty frame flat, 30x48, at 2d av and South st, for John Ludwig, 900 2d av, Elizabeth, owner and builder. Cost, \$7,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 3-sty frame flat, 28x43, in the south side of Runyon st, 95 ft east of Hillside av, for Joseph Heister, 83 Avon av, Newark, owner and builder. Cost, \$6,000.

DWELLINGS.

JERSEY CITY, N. J.—Perna & Marangelo, 79 River st, Hoboken, are preparing plans for a 2-sty brick dwelling with garage, at 343 Newark av, for Dominick Raimondo, 343 Newark av, owner. Cost, \$4,500.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty brick dwelling, 34x37, in Warren pl, for the Montclair Realty Co., Spring st, Montclair, owner and builder.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, are preparing plans for a 2½-sty frame and stucco dwelling, 22x35, with an extension, in Clinton pl, for Bernard Levy, 76 Broad st, Elizabeth, owner. Cost, \$8,000.

ELIZABETH, N. J.—Frank Grad, American National Bank Building, Newark, has completed plans for a 2½-sty frame and shingle dwelling and a 1-sty garage, on Fairmount av, for H. Lillien, 52 Richmond st, Newark, owner and builder. Cost, \$6,000.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has revised plans in progress for the alteration and addition to the 2-sty brick and frame residence, with store, at the cor of 1st and Front sts, for M. Stiglitz, 81 1st st, Elizabeth, owner. Cost, \$3,500.

NEW BRUNSWICK, N. J.—J. Shanholtz, 24 Hiram st, New Brunswick, has had plans completed privately for thirty-four 2-sty frame dwellings, 25x50, in French st, opposite the Simplex Auto Co. Cost, \$3,500 each.

ELIZABETH, N. J.—Louis Quen, Jr., 229 Broad st, Elizabeth, is preparing plans for a 2-sty brick and shingle dwelling, 40x26, on North av, for Nathan Finkel, 225 2d st, owner and builder. Cost, \$8,500.

ELIZABETH, N. J.—Louis Quen, Jr., 229 Broad st, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 24x54, at 246 Murray st, for Nathan Finkel, 225 2d st, Elizabeth, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Butterworth-Judson Co. has had plans completed privately for two additional buildings to his present plant on the Meadows bet Av R and Passaic River. One will measure 47x90 ft and the other 47x120 ft. Total cost, \$22,000.

PROPOSALS

Notices under this heading are read by Contractors and others interested in bidding on City, State and Federal Government work—whether for new construction, alterations or supplies. Non-parallel measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for furnishing the finishing hardware for the Reception Building and Chronic Building at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3.00 P. M., on Tuesday, March 27th, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed. The right is reserved to reject any and all bids. Copies of the specifications, proposal blanks and envelopes may be secured upon reasonable notice at the Department of Architecture, Capitol, Albany, N. Y., and may be seen at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, E. S. ELWOOD, Secretary, State Hospital Commission. Dated March 9, 1917.

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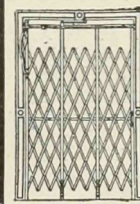
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PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, has completed plans for a 2-sty hollow tile and stucco cement storage bldg, 25x100 ft, for J. D. Loizeaux Co., 640 North av, Plainfield, owner and builder. Cost, \$6,000.

PHOENIX, N. J.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a group of factory buildings near Metuchen for the Phoenix Ceramic Works, 50 Church st, Manhattan, owner.

WORTENDYKE, N. J.—H. E. Paddon, 120 Broadway, Manhattan, is preparing plans for a 2-sty brick mill building and power house, 50x200, and 50x100, for the Nebin Mfg. Co., 25 Beekman st, Manhattan, owner. Cost, \$10,000.

RIDGEWOOD, N. J.—H. E. Paddon, 120 Broadway, Manhattan, is preparing plans for alteration and addition to the frame residence, 42x26, at Lockwood av and Paramus road, for D. G. Miller, on premises, owner and builder. Cost, \$3,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for five 3-sty brick dwellings with stores at the northeast cor of 10th st and Park av, for Goldberger Bros., 17 Bergenline av, Union Hill, N. J.

BAYONNE, N. J.—Meyer Bloom, 13 West 17th st, Bayonne, N. J., owner and builder, has had plans completed privately for two 2½-sty frame dwellings, 20x49 ft each, at 79-81 West 42d st. Cost, \$4,000 each.

LYONS FARMS, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for two 2½-sty frame dwellings, 22x30, on Hollywood av, for James H. Swan, 31 Clinton st, Newark, owner and builder. Cost, \$3,500 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for six 2½-sty frame dwellings, 24x32, in Irving st, for Arthur D. Crane Co., Essex Building, Newark, owner. Cost, \$4,000 each.

PLAINFIELD, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for two 2½-sty frame dwellings, 22x26, for the Bronxdale Realty Co., c/o F. W. Wright, 503 5th av, Manhattan. Cost, \$3,000 each.

RIDGEWOOD, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has plans in progress for a 2½-sty frame dwelling, 40x25, in Daton st, for George Young. Cost, \$6,000.

HALLS AND CLUBS.

HOBOKEN, N. J.—John J. Fagan, 95 River st, Hoboken, is revising plans for a 2-sty hollow tile and stucco clubhouse, 30x72, at Castle Point Terrace, for the Hoboken Tennis Club, c/o James Tallon, 700 Washington st, Hoboken. Cost, \$7,000.

RAHWAY, N. J.—Seymour Williams, Tottenville, S. I., will draw plans for a 2-sty brick masonic temple and office building for the Craftsman Club members of Lafayette Lodge, No. 27, F. & A. M. Masons, c/o George Gage, pres., 125 Irving st, Rahway, owner. Cost, \$35,000.

MONTCLAIR, N. J.—F. H. Cruess, 8 West 40th st, Manhattan, is preparing sketches for a 2-sty frame clubhouse, on the golf links near Verona, N. J., for the Montclair Golf Club, W. H. Coughs, Prospect av, Verona, N. J., secretary.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, Paterson, N. J., has plans nearing completion for a 3-sty brick public school, 200x200, on Broadway, between Graham av and 18th st, for the Board of Education of the City of Paterson. The building will contain 42 classrooms to seat about 1,680. Cost, \$275,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, will draw plans for the new public school in the Bay Way section for the Board of Education of the City of Elizabeth. Cost, \$52,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—R. Shannon, 538 Bergen av, Jersey City, has completed plans for twenty attached garages at 115-117 Oxford av, for William G. Ahrens, 115 Fairview av, Jersey City, owner and builder. Cost, \$10,000.

NEWARK, N. J.—Frederick Lemmer, 688 Nye av, Irvington, N. J., has completed plans for twenty-six attached garages at 39 to 41 East Fairmount av, for Ferdinand Krack, 35 East Fairmount av, owner. Total cost, \$7,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 1-sty brick automobile showroom and garage, 56x208, at 352 to 354 Central av for Leman Realty Co., 738 Broad st, Newark, owner. Cost, \$16,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 1-sty brick public garage, 53 x50, at 132-134 Madison av, for Paul Rothman, 85 Chadwick av, owner. Cost, \$4,500.

ROSELLE PARK, N. J.—The Ring-Cleaves-Graham Co., 280 North Broad st, Elizabeth, have revised plans in progress for a 1-sty hollow tile, stucco and brick store building, 65x65, at Chestnut and William sts, for J. J. Cooley, 47 Chestnut st, Roselle Park, N. J., owner and builder. Cost, \$5,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Joseph P. Bender, 80 East 116th st, has the general contract for the alteration and addition of the 5-sty brick and stone residence at 926 Madison av, into a bachelor apartment house, with stores, for Mrs. M. H. Collins, 22 East 74th st, represented by Daniel Korn, 1451 Broadway, from plans by Oscar Lowinson, 366 5th av. Cost, \$15,000.

LONG ISLAND CITY.—Jere Ryan, 1 Bridge Plaza, L. I. City, has the general contract for the 4-sty brick tenement, 25 x69, on the west side of 2d av, 325 ft north of Ditmars av, for Carmine Dargenio, 979 2d av, L. I. City, owner, from plans by Frank Chmelik, 89½ 2d av, L. I. City. Cost, \$10,000.

EAST ORANGE, N. J.—Miller & Sons Co., 441 Main st, East Orange, has the general contract for the 4-sty brick, terra cotta and stone apartment house, 50x80, at the northwest cor of Lenox av and Walnut st, for the Henton Co., 441 Main st, East Orange, owner, from plans by B. H. Shepard, 564 Main st, East Orange. Cost, \$35,000.

BANKS.

BROOKLYN, N. Y.—J. H. O'Rourke, 264 39th st, has the general contract for the alteration of the store at the southeast cor of 3d av and 51st st, for the Mechanics Bank, 5024 3d av, lessee, from plans by Thomas Bennett, 5123 52d st. Cost, \$4,500.

DWELLINGS.

MANHATTAN.—William Crawford, 7 East 42d st, has the general contract for the alteration of the 5-sty brick residence at 10 East 66th st, for Dr. John Ferrer, 24 East 60th st, owner, from plans by James Gamble Rogers, 470 4th av. Cost, \$30,000.

MANHATTAN.—Murdoch Smith, 207 West 20th st, has the general contract for the alteration of the 4-sty brick and stone dwelling, 25x70, at 27 West 10th st, for Bartlett Arkell, 15 West 10th st, owner, from plans by Rich & Mathesius, 320 5th av. Cost, \$10,000.

SUMMIT, N. J.—A. V. Johnson, 1123 Broadway, Manhattan, has the general contract for the alteration to the 2½-sty brick and stone residence for Albert H. Matthews, 181 Madison av, Manhattan, owner, from plans by Trowbridge & Livingston, 527 5th av, Manhattan.

FOREST HILLS, L. I.—Schneider & Bonger, 29 Alburts av, Corona, have the general contract for the 2½-sty frame dwelling, 24x35, in the north side of Ibis st, 200 ft east of Continental av, for J. Coufal, 150 St. Nicholas av, Manhattan, owner, from plans by Edward Schneider, 29 Alburts av, Corona. Cost, \$5,000.

DWELLINGS.

HARTSDALE, N. Y.—D. C. Brown, 1634 Nelson av, Bronx, has the general contract for the 2½-sty residence, with garage, 52x55, on Brayton rd, for Roderick Stephens, Canal pl and 138th st, Bronx, owner, from plans by Hutton & Buys, 103 Park av. Cost, \$30,000.

TOMS RIVER, N. J.—The Rodenburg Co., 110 West 40th st, Manhattan, has the general contract for the 2-sty terra cotta and stucco dwelling, 35x38, with garage, 14x16, for Clifford A. Brant, Highland Pkway, Toms River, owner, from plans by Harold E. Laubinger, 32 South 7th av, Mt. Vernon. Cost, \$9,000.

RYE, N. Y.—Peter A. Cameron, 21 Morris st, New Rochelle, has the general contract for the 2½-sty brick residence, 102x32, with garage, near the Appawamis Golf Club, for Frank E. Potter, 14 Wall st, Manhattan, owner, from plans by Lewis Colt Albro, 2 West 47th st, Manhattan. Cost, \$20,000.

WHITE PLAINS, N. Y.—Charles Bjorkgren, Scarsdale, N. Y., has the general contract for interior alterations to the 3-sty frame residence, 70x40, at 33 North Broadway, for George Hoch, 198 East 58th st, Manhattan, owner, from plans by

Henry Regelman, 133 7th st, Manhattan. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Louis Mertz, 850 St. Johns pl, has the general contract for a 1-sty brick factory, 73x80, in the east side of East 6th st, 40 ft north of 22d st, for the Century Pump Co., 428 3d av, owner, from plans by Boyle & Prowler, 367 Fulton st, owner. Cost, \$9,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract for the 4-sty reinforced concrete factory, 420 x60, for the Pierce Arrow Motor Car Co., Buffalo, N. Y., from plans by Frank B. Hubbard, engineer.

PATERSON, N. J.—John C. Hamettman, 213 Lafayette av, Hawthorne, N. J., has been awarded the general contract for the 2-sty brick mill building, 40x97, at 52-54 North 1st st, for Lambert Bewkes, 90 Lane st, owner, from privately prepared plans. Cost, \$7,000.

LONG ISLAND CITY.—C. Curtis Woodruff & Co., 213 10th st, L. I. City, has the general contract for a 2-sty brick factory, 28x46, in the north side of 9th st, 250 ft east of West av, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$15,000.

MANHATTAN.—John K. Turton, 101 Park av, has the general contract for the alteration of the 8-sty factory and storage building, 75x91, at 149-153 Wooster st, for the Metropolitan Life Insurance Co., 1 Madison av, owner, from plans by D. Everett Waid, 1 Madison av. Cost, \$3,500.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Mertz & Danziger, 850 St. Johns pl, have the general contract for the extension to the 2-sty brick and stone garage at 1064 Bedford av, for Paul Raczek, on premises, owner, from plans by Bly & Hammann, 833 St. Johns pl. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Wolffe-Cooper Co., 63 Park Row, has the general contract for the 6-sty brick store, office and showroom building, 25x87, at 27 East Broadway, for Julius Mazo, 22½ Catherine st, owner, from plans by M. Joseph Harrison, 63 Park Row. Cost, \$20,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Philadelphia, May 9-10. Headquarters, Bellevue-Stratford Hotel.

AMERICAN IRON, STEEL AND HEAVY HARDWARE ASSOCIATION will hold its convention at the Hotel Grunewald, New Orleans, La., March 27-29. Arthur H. Chamberlain, Marbridge Building, New York City, is the secretary.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 29 West 39th st, secretary.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION and the Southern Hardware Jobbers' Association will hold their convention at the Rice Hotel, Houston, Texas, April 17-20. F. D. Mitchell, 233 Broadway, New York, is secretary-treasurer.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its 25th annual meeting at the William Penn Hotel, Pittsburgh, Pa., on March 21-22.

NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION will hold its spring meeting at the Hotel Sinton, Cincinnati, Ohio, May 21-22.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Elks Hall, Jersey City, N. J., May 15-17.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twentieth annual meeting at Atlantic City, at the Hotel Traymore, June 26 to 30, inclusive.

DEPARTMENTAL RULINGS.

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

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

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

Week Ending March 10.

MANHATTAN ORDERS SERVED.

- Av A, 333—James Walsh. DC
Av A, 333—Consol Gas Co, 130 E 15. DC
Broadway, 584-6—Cohn & Kaplan. EI-O
Broadway, 3040-6—Teachers' College, 525 W 120. A
Central Park W—292-3—W R Addicks. GE
Central Park W, 292-3—Chas B Towns, Rec-FP-WSS(R)-ExS
Chatham sq, 1-4—Harry Kestler. FP
Chatham sq, 1-4—Hart Curry. DC
Church st, 310-2—Est Jacob Gottgen, care E A G. Interman, 561 Greenwich, Ex(R)-FE(R)-St(R)
Chrystie st, 65—Robert Goelet Est, 9 W 17, WSS(R)
Duane st, 52-8—Hollywood Hotel & Cottage Co, W. M. Barrett, pres, 61 Bway, FE(R)-WSS(R)-FP(R)
E Broadway, 147—Pride of Jerusalem School. A
4 st, 59 E—Mollie Melitzer, 780 Westchester av, WSS(R)
83 st, 614-6 E—Godfrey Knoche, 516 E 72, FE(R)-ExS-FP(R)
105 st, 238-40 E—Harlem Federation, DC-FA-ExS-FP-Rub
Madison st, 183—Jno S Hoyt, 900 Park av, GE-WSS(R)-FE(R)
Madison st, 183—National Hebrew School, FA-ExS-Rec
Maiden la, 131—Jas J Moore, 1121 Elmore pl, Bklyn, FE-St(R)-Ex(R)-ExS
9 av, 412—N Y Inst for the Education of the Blind, c Blake Bros, 25 Broad. ExS-Rec-FP
Prospect pl, 49—Jos R McGuire. FE(R)
Suffolk st, 96—Anna Barasch, 273 Argyle rd, Bklyn, WSS(R)-FP
Spruce st, 8—Est Horace S Ely, 21 Liberty, ExS
Spruce st, 12-14—Edith M Aims, c W I, 45 Bway, WSS(R)
3 av, 2233—F & W Grand Co, TD-FA-Rec-FP(R)
3 av, 2235—D Bruckheimer. TD
West st, 156—Louis S Reische. GE
24 st, 141-3 W—Louis H Schlesinger. DC
31 st, 129-31 W—Gillette Clipping Machine Co. EI-Rec
31 st, 129-31 W—G H & H Dress Co. EI-Rec
31 st, 129-31 W—B G B Dress Co. EI
31 st, 129-31 W—Hurwitz & Litt. GE-Rec
31 st, 129-31 W—Grunberg & Roth. Rec
31 st, 129-31 W—Duffy & Collin. FP-Rec
33 st, 43-7 W—Austin G. Fox, 45 Wall, FP-Ex(R)
37 st, 12-14 W—W A Jones & Co. EI
139 st, 1-7 W—Rose Holding Co, Rec-FP(R)-Ex(R)-ExS
Beekman st, 59—Wm H Whiting & Co, 41 Park Row, St(R)
Beekman st, 63-5—Roy Press, St(R)
Beekman st, 92—Fougera & Co. St(R)
Beekman st, 98-100—Wm A White & Sons, 46 Cedar, St(R)
Bleeker st, 128—Wm A White & Sons, 46 Cedar, St(R)
Bond st, 26—M L Hynes, St(R)
Bond st, 27—Harry S Lines, St(R)
Division st, 185—L Arnstein, 86 W 103. St(R)
148 st, 450 E—C Reigers Sons. St(R)
7 av, 103-10—Oscar J Mayer. St(R)
14 st, 106-10 W—L Tanenbaum Strauss Co, St(R)
14 st, 53-7 W—Colonial Real Estate Assn, 309 Bway, St(R)
19 st, 251 W—Revel Realty Co, A J Appell, pres, 51 Chambers, St(R)
Birmingham st, 6-8—Maria L Vanderpoel, Morris Turnpike, Chatham, N J. Rub
Birmingham st, 6-8—Consol Gas Co, 130 E 15, GE
Clarke st, 16-18—Jas C Kuhn, Rec
14 st, 116-8 E—August Luchow, 108 E 14. Rub
43 & 44 sts & Madison av—Beu Suit Co, FP-WSS(R)
102 st, 202-4 E—Frank Wexler, Rec

- Grand st, 410—Regal Mtg & Sec Co, M Aronson, pres, 45 W 25. WSS(R)
Jane st, 124-32—Mary D Hass Est, c Jno D, 247 W 102, FP(R)-O
Suffolk st, 65-7—Davis Michelson, 64 W 114, WSS(R)-FP(R)
32 st, 6-8 W—Bradkin Realty Co, Ex(R)-WSS(R)-ExS-FP(R)
46 st, 59 W—46th St Hotel Co. Stp(R)-Rec-ExS
Chambers st, 95—Jas McHutchison, 44 Danforth av, Greenville, N. J. FE(R)-ExS-Ex(R)
Frankfort st, 13—Ad Products Corp, 112 Bway, DC
Frankfort st, 13—Morton DeNyse, c R V N, 68 Broad, DC
Hester st, 156-60—Jacob Morris, 14 Morning-side av, FP(R)
Mulberry st, 142-4—Est Mary E Patten, c Wm, 156 Bway, ExS-FE(R)-FP-St(R)
23 st, 342-4 W—Robt A Dayton, 15 William, DC
Porsyth st, 10-12—Elias & Max Leventhal, D&R
Madison av, 1666—Metropole Hall (Inc), O-Rub-FP(R)
6 av, 454-6—Mouquin Rest & Wine Co. Ex
Av B, 135—Wm Colahan, St(R)
Av D, 143-5—Jacob Moersfelder, 138 E 112, St(R)
28 st, 35 E—S Masella, Ex(R)
58 st, 517-9 W—Wm Zinsser & Co, 195 William, Ex(R)-FP-Ex-D&R
Wooster st, 14-16—Stephan Johnson, 6 E 30, FP-O-St(R)
Wooster st, 160-2—Julius Friend, Ed M Lewi Co, 1133 Bway, St(R)-FP
Wooster st, 234—Jas F McDonald, St(R)
Delancey st, 175—H M Greenberg, St(R)
1 av, 510—John H Carl, St(R)
Reade st, 95—John H Graham & Co, 113 Chambers, St(R)
Greenwich st, 372-4—Est Max Ams, FP
Mulberry st, 102-4—Est John Nonnenbacher, 96 Winthrop, Bklyn, Ex-St(R)
6 av, 862—Est Wm P Woodcock, c C G Koss, 256 Bway, Ex(R)
20 st, 211 W—C M Phipps, St(R)
Canal st, 173—Saffer Bros, St(R)-O
Canal st, 373—Mrs Edward Smith, Ex(R)
Centre st, 216—Mrs Johanna Herrmann, 23 W 127, Ex(R)
Church st, 151—Church & Warren Co, 165 Bway, St(R)-FP
Dover st, 10-12—Hanover Supply Co. Ex
E Broadway, 185-7—Sarashon & Son. St(R)
9 st, 42 E—J H H VanHoven, St(R)-Ex
8 st, 54 E—Sailors' Snug Harbor, 61 Bway, Ex
55 st, 24 E—Heilner & Wolf, 30 E 42, Ex
5 av, 574—M R Haan, 2 E 55, Ex
Madison av, 543—Rose B Marx, c Chas S, St(R)-FP-Ex
Grand st, 78—Est Fredk Kursheedt, 143 W 19, St(R)-FP-Ex
Grand st, 129-31—Catherine Cruger, Cruger Island, N. Y., Ex(R)-St(R)
Grove st, 52-4—Cowen & O'Thayne, Ex-FP
Hudson st, 287—W L Scott, Ex(R)-Ex-St(R)
W Broadway, 457-61—Rudolph Oelsner, Ex-FP
Houston st, 214-8 W—Est J H Patrick, Ex
Water st, 610—I Goldberg, Ex-FP-O
40 st, 311 W—Electric Carriage Call & Specialty Co. Ex
45 st, 301 E—Peter Spropera, Ex(R)-FA
116 st, 75-9 E—Saml Edelstein, FP-FA(R)-FA-O
Lexington av, 480-6—Geo Groundy, Rub
Broad st, 2—Nagler & Dolan, St(R)
Broadway, 477-9—Rhineland Est, 31 Nassau, FP
Broadway, 645—Est James Rose, O-Ex
Chambers st, 118—Daniel Birdsall & Co, 317 Bway, St(R)
Crosby st, 46-52—Browning, King & Co, Cooper sq, Ex-FP-St(R)
43 st, 249 E—Souther & Marshall, Ex-FP(R)
11 av & 26 st—M L Cornell, Ex
Front st, 130—R A Breidenbach, 5 New England ter, Orange, N. J., Ex
Greene st, 127—Daniel Birdsall & Co, 317 Bway, FP
Greene st, 136—L Tanenbaum, Strauss & Co, 640 Bway, Ex-FP-St(R)
Greene st, 261—Ricks Seiffer, Ex
14 st, 342 W—Thomas J Kenny, 670 Hudson, St(R)
James slip, 5-9—Rose & Westfield Est, 31 Lenox rd, Bklyn, Ex
Park pl, 59-61—M Meyer & I Hare, Ex-Ex(R)-O
Pearl st, 225—Ruland & Whiting, 41 Park Row, SA
South st, 181—Lawrence M R McGuire, Ex
Spring st, 147—Chas B Walker, 176 Center, Ex-FP
Water st, 31-2—Wm C Walker's Sons, 299 Bway, St(R)-Ex
Water st, 32—Cruikshank & Co, 141 Bway, Ex
W Broadway, 267—D Robinson, Chas S Brown Co, 14 Wall, FE(R)-Ex(R)-FP
22 st, 28-30 W—Daniel Birdsall & Co, 317 Bway, Ex-Fx(R)
William st, 227—German Herald, 22 N William, Ex-St(R)-FP

BRONX ORDERS SERVED.

- 147 st, 402 E—Mrs Dougherty, Ex
Atlantic av, 124-8—Journey Est, O-FE(R)-St(R)
Bergen st, 20-2—Maria Dicker, FE(R)-Ex(R)-ExS
Bergen st, 61—Wm J Welner, FE(R)-St(R)-ExS-Ex(R)
Boerum st, 132 (rear)—Arthur Reisenberg, FE-St(R)-Ex(R)-WSS(R)-ExS
Broadway, 1276—Fleigenheimer Est. FP-ExS
Carroll st, 459—Albert J Keltling, FE(R)-St(R)-O-FP(R)
Chauncey st, 633—Joseph O Greenwood, FE(R)-ExS
Fulton st, 2583—Joseph Bookman, 1829 E N Y av, St(R)-FP(R)-ExS
Livingston st, 352-4—John L Spence, 370 Livingston st, FP(R)-FP(R)-St(R)-ExS
Lombardy st, 24-6—H Kraham & Sons, St(R)-O
McKibbin st, 76 (rear)—Mrs A Bierman, St(R)-ExS-O-Ex(R)
Meserole av, 35-43—Vulcan Rail & Constn Co, FE
N 6 st, 285-7—Victoria Wet Wash Co. O
N 6 st, 285-7—Fitzwell Skirt Co. O

- N 6 st, 285-7—Sloan Wall Rlty Corp, St(R)-FE(R)-ExS-GE
Osborn st, 121—Bauman & Goldstein, St(R)-Ex(R)
Richardson st, 300—Century Fireproof Door Co. FE(R)-St(R)-ExS-WSS(R)
Rock st, 11-13—Stahlin & Poppe, St(R)-FE(R)-ExS-O
Rock st, 11-13—Samuel Sprinzen, O
Snediker av, 332—Morris Sohner, FE(R)-Ex(R)
Stockton st, 140-4—Louis Robiner, FE(R)-St(R)-WSS
Thatford av, 366—Herman Klein, FE(R)-O-ExS
Union st, 514-30—Albro J Newton, St(R)-WSS(R)-Ex(R)
W 6 st, 281G (Coney Island)—Catherine Bass, Ex(R)-St(R)-Ex
Atlantic av, 1906—Paul E Meyer, FA-Rec
Atlantic st, 1266—Alexander R Weaver & George D Hamlin, 1093 Bergen, D&R-El(R)
Baltic st, 114—J Seiertine, Jr, D&R-El(R)
Bedford av, 1523-7—Slocum Motor Service, StSys(R)-CF-FP(R)-WSS-D&R-FP
Boerum st, 256-60—Williamsburgh Flint Glass Co, StSys(R)-GE(R)-D&R-Rec-FP
Bridge st, 97—Eugene J Carolan, FP(R)-D&R-El(R)
Bush st, 247-51—Iridescent Dyestuff & Color Co, CF-NoS-FA-Rec
Clinton av, 186—Edith B Hopkins, FA
Carroll st, 1208—Mrs W C Young, El(R)
Carroll st, 17—George Dondero, CF
Central av, 532—August Lampheimer, Rec
Cooks la & Railroad av—Arthur Faroth, NoS-FA-Rec-CF
Cook st, 168-70—Cook Garage (Inc), NoS-FA-Rec-CF-StSys(R)
Clifton pl, 220—Charlotte Flinker, FA-Rec
Dresden st, 146—Alfred A O'Neill, D&R-El(R)
13 st, 1768 E—Eugene M Quevedo, FA-Rec
Evergreen av, 628—Chas A Schalk, D&R-Rec-El(R)
49 st, 1342—Percy I Ansoorge, NoS-FA-Rec
Fulton st, 755-1/2—Samuel Marcus, D&R
1 av & 53 st—E W Bliss Co, Adams & Plymouth, Rec
Flatbush av, nr Johnson st—Michael T Watts, CF
Flushing av, 1472-4—Conrad Kroemer, Jr, FP(R)
Fleet pl, 8—Alfred R Sorensen, 202 Tillary, D&R
5 av, 6217—Joseph Zwiren, 829 Lafayette av, D&R
Greene av, 515—C A Breitenstein, El(R)
Gratton st, 64—Ambrose Heiman, D&R
Gates av, 998-1002—Borden's Farm Products Division, 108 Hudson, Manhattan, CF
George st, 65-7—Sascarella Bros, CF
Huron st, 183—John Barteski, CF
Humboldt st, 25-9—Samuel Iskowitz, NoS-FA-FP
Highland blvd, 341—Charles Lutz, D&R-FP
Hope st, 174—Brown's Lub Oil Co, D&R-RQ
Atlantic av, 2516-24—Gus Lurie, O-Ex(R)
Beard st, 52-6—Adolph Horn, DC
Bedford av, 397-9—Novelty Slipper Co, FP(R)
Broadway, 54-82—Bramworth & Co., Rec
Broadway, 54-82—John Aufero, FA-Rec
Broadway, 54-82—Crombie & Lamonte, FA
Broadway, 54-82—Goodman Collar Co., Rec
Broadway, 54-82—Boss Mfg Co., Rec
Broadway, 439—Est Jas Nichols, A
Broadway, 439—Comfort Baby Carriage Co, El(R)-FD
Broadway, 1812—James B Ross Co., DC
Clifton pl, 350—Hy Agar, Rub
Christopher av, 311-7—Barnett River, DC
Christopher av, 311-7—Jacob Bonico, FA-GE(R)-Rec-GE
Christopher av, 311-7—Bilensky & Berkman, FA-GE-FP(R)
Christopher av, 311-7—Lazor & Seltner, FP(R)-FA-GE-Rec
Christopher av, 311-7—Louis Solitsky, FA-Rec
Christopher av, 311-7—Rosenberg & Handler, FA-GE
Christopher av, 311-7—Harry Schultz, FA-GE-FP(R)
Christopher av, 311-7—Isaac Wellen, FA-GE-FP(R)-Rec
Christopher av, 311-7—Pincus Loomer, FA-GE-FP(R)-GE-Rec
Christopher av, 311-7—Sam Storneman, FA-GE
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Christopher av, 311-7—Myer Wissolman, FA-GE-Rec
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- Boulevard, 396-8 (Rock Beach)—Wm A Rogers, FP(R)
Fulton st, 442 (Jamaica)—Daniel S Woolley, FP
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Jamaica and Lott avs, sec—Forest Park Hygenic Ice Co, Union Course, L I., Rec
St Nicholas av, 323—Colonial Van Co., O
Sherwood and Hugo avs—Julia Putaski, DC
Pleasant av, 3 S—Charlotte Weiss, DC
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Steinway av, 266 (L I C)—Gold & Gold, DC
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Borden av, 307 (L I C)—Moner Steel Barrel Co., CF-D&R-Misc
5 st, 72 (Woodside)—John Farrelly, NoS-FA-CF-FP-WSS
Grandview av, 502 (Ridgewood)—Louise Chabada, D&R
Howard st and Railroad av (L I C)—Holbrook, Cabot & Rollins, Review av., CF
Washington av, 176 (Flushing)—William Henry Wilson, D&R
Woodward av, 658 (Evergreen)—Catherine Reinbolt, El(R)

RICHMOND ORDERS SERVED.

- Canal st, 139 (Stapleton)—George Photoplays Co., FP(R)-WSS(R)-O-FA(R)

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