

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## HOW THE AMERICAN TORRENS SYSTEM OPERATES

### Relative Merits of Existing Law Compared With Proposed Changes Provided in the Burlingame-Fertig Bill

By DORR VIELE, Member Real Estate Board Torrens Committee

LAW is the most conservative element in our business life, and that branch of it whose subject is real property is the most conservative branch of the law. In this country the early seaboard colonists originated a system of keeping records to show the ownership of land which after 300 years is continued as it was begun. The machinery of that system has for some time been inadequate. The occasions for using it have enormously increased, land having developed from being one's family section of the earth into a frequent article of commerce. In Suffolk County, Massachusetts (including Boston), more deed-books were filled in the last twenty-five years of the nineteenth century than in all the preceding years from 1875 back to 1627, when the first deed was recorded in that State.

The machinery of title-proof may be looked at apart from the legal principles back of it. A general office for preserving deeds by copy was more secure for a new country than the English way of keeping them in the home, and had been customary among the Dutch. America added the rule that priority of record, as between two deeds from the same apparent owner, secures priority of right. This and the doctrine of "constructive notice"—that recording a deed of unoccupied land gave the same public notice of the owner's claim as possession did—made sure that deeds generally were promptly recorded. This was an assumption by the body politic, the town or the State, of the duty to afford its land-holders evidence of their titles. This should never have been abandoned, as only the State can fulfill it.

The direct public evidence did not long remain complete as the number of recorded deeds increased. Index books were added, but it took a lawyer's services to find the chain of references and look at the records themselves to see what each transaction had included.

The number of papers still increased, and faster. Patents, deeds, mortgages, foreclosures and partition-suits ceaselessly came in for record at the county seats. Before the locality or "block-system" index was introduced in New York County by a law of 1887, it was as if, to show the condition of any bank account, the paid checks should be copied at a public office in the order they were presented and not each account by itself, but the checks of all the accounts in chronological order of payment only, and even several banks together before larger counties were subdivided. Improving the index was just creating pigeon-holes for lesser collections of checks. The condition of any account is still found by each time going through the copied records from the beginning.

To escape this repeated task is the object of the American Torrens System. Making no change whatever in the legal principles underlying titles to real property, it substitutes for the serial system of recording instruments of transfer, such as deeds, the recording of an evidence of ownership. The initial certifi-

cate of title expresses the cumulative result of the preceding instruments and no later instruments are copied in the records. Subsequent transactions are put into effect by the Register endorsing the certificate or issuing a new one.

There are great possibilities of advantage to land in this simple change. The burden of delay and expense hitherto inseparable from each necessary proving of title need no longer be attached to land use. Sales will be freed from annoying uncertainty; as security land will take its place as ready collateral for short or small loans. Incidentally, difficulties of title will be prevented for the future and those from the past can in general be cleared up.

This is true in New York State by reason of the thoroughgoing procedure which frames our system of land title registration, in my opinion the best in the country, at least on its legal side. The carrying out of its administrative provisions depends upon the public enlightenment and demands.

The proceeding for registering a title was outlined by statute in effect February 1, 1909. It is a natural evolution for us and has attracted surprisingly little general study. It operates through officers and courts already in existence, a special court being precluded by the State Constitution, which defines the present courts. Therefore, any statement of the system to the public from any county office can be given only by the officer taking time from other duties, until local authorities (in New York, the Board of Estimate and Apportionment) shall provide for a man for this work or perhaps make even a temporary appropriation for its proper presentation through the power of appointment vested in the several Registers and County Clerks by one of last year's amendments. The official utterances so far are confined to the court reports, besides the rules of the Court of Appeals, the Appellate Divisions and the State Board of Law Examiners, which have been gathered into a leaflet by the Associated Official Examiners of Title, and can be had from them upon request.

To understand and appreciate how at this moment it is open to you to secure a State-issued certificate of your land titles you must bear in mind the limitations of what has been available hitherto. Until thirty years ago there was nothing save the lawyer's opinion. As this was obtained by private contract only the client was entitled to rely on it and a new opinion must be obtained for every transaction. The opinion would be based on personal examination of the documents on record, which would be found among the mass of records by means of an abstract of title or "search." The same stages follow in the various parts of the country.

When lawyers stop making their own searches they are made by individual searchers or by abstract companies. This is generally the first gateway to corporations into this field. It has the advantage of financial responsibility not always common to the individual abstracter. The money guarantee is susceptible of expansion in various forms, from the simple one covering that all indexed papers are included in the search, to the comprehensive title policy insuring that one

will not be ejected from certain premises for other than certain specified reasons.

Today, when an owner first thinks of wanting a title to be registered, precisely the same work must be covered as in obtaining a lawyer's opinion. The records affecting the land must be compiled and examined, the plot surveyed, and the facts of possession inquired into. How can this be done so that it will not have to be repeated later? A worker can be chosen to compile the data, so competent as to be accurate, but some consideration must flow from everyone who is to be bound by the result. The proceeding is entrusted to a justice and if anyone in the world would differ from the owner's claims he is given his "day in court" in which to be heard with his evidence.

Perhaps as good a way as any to bring out the merits of the New York Law now in force will be to compare with it in detail the proposed amendments that have been introduced before the Legislature this year in the measure known as the Burlingame-Fertig bill. The form of notice to those interested in the action is taken as the first point on which a change is proposed.

The method of present procedure to get one's title registered is for the owner to notify his attorney of his wish. Before drawing the action papers the attorney will look up an official examiner of title (qualified under rules of the Court of Appeals) and the latter will prepare a report of the full data on the land, including the chain of title as formerly supplied to a lawyer for an opinion. With this and a survey the attorney draws up a summons and complaint as the owner's application to the Court for bringing an action which shall determine who is vested with title.

This is the point to be settled as between all persons who could claim an interest from any state of facts appearing by the records, or from other source. Therefore, the statute makes strict and careful provision for giving to all of them due notice. It requires the names of all whose names can be learned. If there is a class who can only be described by a phrase such as "the widow, heirs-at-law, devisees, grantees and persons interested under a will or grant of John Doe," the best description possible is to be used, as indicated by the code for other actions. Of course any governmental division, like the town or county that has a claim, is added, and the State, and lastly for these registration actions alone any still missing are brought in under this: "All other persons, if any, having any interest in or lien upon the premises or any part thereof."

Jurisdiction over all these possible interests is obtained in the usual way of actions, by personal service where possible, and, where not, by the regular forms of substituted service, except that for the final class "all other persons, etc.," the special publication is maintained of once a week for four weeks, the service to be complete at the end of twenty-eight days from the first publication. This assures the owner of even a title clouded by defects of record that jurisdiction can be had over all the interests constituting the whole title. Whether registration will be decreed will depend upon the

\*An address delivered at a meeting to discuss the American Torrens System, called by Anning S. Prall, of the Staten Island Civic League, and President of the Real Estate Board of Staten Island, recently held at the Borough Hall, St. George.

sufficiency of the evidence that can be produced, but no one need be deterred from seeking registration by the fear of not getting everybody into the action.

Before incurring the expense of publishing the summons an opportunity is afforded to get the Court's approval of the form of description and that all parties are properly included in the summons, because a preliminary order for the summons to issue must be applied for, and is granted if the application makes a prima facie case. This has been referred to in certain criticisms as a "double procedure," but offers no practical difficulties and is a valuable check against possible waste of time and money. The Examiner's report is required beforehand in order that the summons and complaint may be properly based and complete.

In the proposed amended procedure the Examiner's report must not be made until the notice has been published and the return day for appearances has come. If the Examiner's report then shows the existence of possible interests in persons or a class of persons who have not been named in the notice, which then is to be based on the applicant's petition to the Register, the course of procedure will be, it is stated, to commence again with a new notice. It does not really seem a simplified procedure.

The present procedure insures that all interests will be represented, or afforded the benefit of due process of law. The proposed procedure relies on a special fund. In Illinois, from where this particular feature of the deferred report is borrowed, the right of appeal is open for two years to file claim for opening the action and a year after that to start. The proposed amendment would limit the appeal in this State to thirty days.

As to exclusively "Official Examiners," this seems to be a matter of definition. The attorneys to whom these cases are referred in Massachusetts have their fees taxed in the costs paid by the applicant. The proper conduct of the New York State individual examiner is safeguarded by all the considerations applicable to other attorneys at law. The great point for one to consider is that if the present competitive classes—the individual Examiners, the certified title companies, and the County appointees now permitted—are ignored in the amendments and perhaps thereby abolished, the applicant will be for an indefinite time deprived of the privilege of getting titles registered. The amendments permit the Registers and outside County Clerks to appoint attorneys

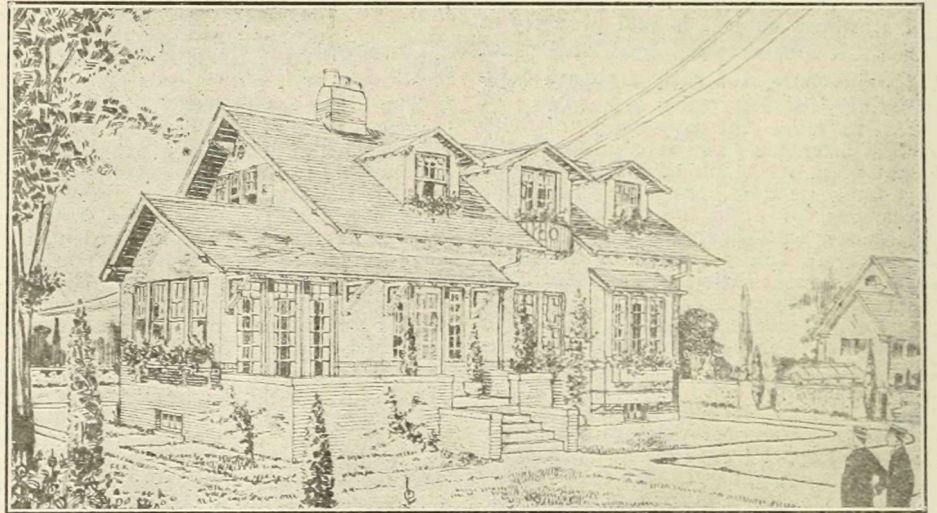
(with possible further requirements to be prescribed by the Court of Appeals), when the local county officers supply their salaries. To judge by the fact that the Board of Estimate refused a request for an appointment from one of the counties in the Greater City last autumn, alleging the absence of demand, it would be a long time before any of the County Boards would take action. In the event that no County Examiner is appointed the Court may designate an "Official Examiner" for a single case, but the act sets the fee to be collected from the applicant at nominal figure (\$10 and one-tenth of 1 per cent. of the property value, or \$13 on a \$3,000 lot), from which the Registrar is to compensate the Examiner, "clerks, etc., at such rates as the Registrar may fix, the re-

mainder to belong to him" (section 375).

An explanation of why this bill is so poorly put together and offered as a substitute for the existing carefully correlated act, with much apparently superficial indorsement, it is not "up to me" to attempt to supply.

Toward a guarantee of the future operation of the New York Act, if left unthreatened by change, I can only cite the general efforts made by the Real Estate Boards and others to bring home to the individual owners with whom the use of the law rests knowledge of what it is and does. The certificate books at least can be seen in county offices and by looking about you can find the operators ready to bring them to use unless you are frightened by the speeches to the contrary.

## ARTISTIC DWELLING AT ELMHURST



E. Guilfoyle, Builder.

Shampan & Shampan, Architects.

DWELLING AT ELMHURST FOR WALTER BEH.

WALTER BEH, of the firm of Beh & Herter, importers, will soon be able to occupy his new residence at Elmhurst, L. I., located on the west side of Ditmars avenue, 240 feet south of Lyons avenue, overlooking Flushing Bay. The building occupies a plot 60 by 175 feet, which has been extensively landscaped. The plans were prepared by Shampan & Shampan, architects, 772 Broadway, Brooklyn, and the construction was under the direction of E. Guilfoyle, general

contractor, Ozone Park, L. I. The cost was approximately \$22,000. The residence has been designed in the style of the Swiss chalet, and is built with brick foundations, with superstructure of stucco and half timber. The roof is of shingles. The ground dimensions of the building are 26 by 45 feet. The first floor consists of a large living-room, dining-room, cardroom, maid's room, kitchen and pantry. A latticed sun parlor, with promenade tile floor, completes this floor. The upper floor contains four master bedrooms and baths.

## SALES FOR CURRENT THREE MONTHS COMPARED WITH 1916

FIGURES compiled by the Record and Guide with reference to the number of privately reported sales indicate a substantial improvement in the Borough of Manhattan, for the first three months of 1917, as compared with the corresponding period last year. The increase in the number of private sales is also reflected in an advance in the number of instruments actually filed in the Register's office. The Borough of the Bronx, where trading has been rather quiet, shows a decline for the first quarter of the year as compared with the first three

months of 1916, but this situation has not brought about a proportionate decrease in the number of conveyances placed on record. The figures are so arranged as to present a ready comparison between any week during 1917 and the corresponding period of 1916, the same classifications being used that appear each week in the Record and Guide. It will be noted that the month of January registered considerable improvement both in private sales and conveyances. Early in February there developed a slight tendency toward a decline, but this proved to be only temporary, and

the trend continued upward until the number of privately reported sales for the week ending March 3 reached a total of 48, the high mark of the year. The total number of privately reported sales for the first quarter of 1917 was 458 as compared with 371 for January, February and March of last year, indicating an increase of 187 sales. The figures of the Register's office with reference to deeds placed on record, shows an increase of 203 for the present year, as compared with 1916. In the Bronx a decline of 60 may be noted in the private sales column.

### COMPARATIVE SALES TABLE.

#### First Quarter, 1917 and 1916.

1917 Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Bronx.	1916			Manhattan Total	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.
					Manhattan Convey- ances.	Bronx Convey- ances.	Week Ending						
Jan. 6.....	37	16	21	12	148	94	Jan. 8.....	37	18	19	13	133	118
Jan. 13.....	36	8	28	7	164	122	Jan. 15.....	25	7	18	16	129	96
Jan. 20.....	41	14	27	6	148	97	Jan. 22.....	22	10	12	20	161	131
Jan. 27.....	27	10	17	11	135	107	Jan. 29.....	24	7	17	11	156	103
Total.....	141	48	93	36	595	420	Total.....	108	42	66	60	579	448
Feb. 3.....	28	14	14	4	166	118	Feb. 5.....	37	12	25	12	173	124
Feb. 10.....	28	14	14	8	182	119	Feb. 12.....	41	17	24	20	171	136
Feb. 17.....	34	15	19	13	140	85	Feb. 19.....	34	11	23	15	117	88
Feb. 24.....	30	15	15	14	132	95	Feb. 26.....	26	2	24	10	96	94
Total.....	120	58	62	39	620	417	Total.....	138	42	96	57	557	442
Mar. 3.....	48	15	33	7	181	133	Mar. 4.....	38	14	24	19	197	90
Mar. 10.....	47	19	28	19	159	108	Mar. 11.....	31	13	18	23	142	138
Mar. 17.....	38	15	23	11	126	84	Mar. 18.....	23	7	16	20	159	128
Mar. 24.....	30	10	20	15	143	116	Mar. 25.....	33	13	20	19	135	121
Mar. 31.....	34	9	25	16	147	119	Total.....	125	47	78	86	632	477
Total.....	197	68	129	68	756	500	Grand total.....	371	131	240	203	1768	1367
Grand total.....	458	174	284	143	1971	1307							

## 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 & Guide.)

ALBANY, March 30.—It was commented at the Capitol this week that a lamentable lack of patriotism has been displayed by real estate operators in an attempt to secure options on land likely to be needed for the National defense. Laurence McGuire, president of the Real Estate Board, referring to this situation, has asked the Legislature to pass a bill giving the Federal Government power to seize land needed for fortification purposes on a certificate of necessity to be signed either by the President of the United States, the Secretary of War or the Secretary of the Navy.

Some of these speculators, it is reported, are obtaining options in the neighborhood of Fort Wadsworth, Staten Island, and at various points on Long Island which might be available for defense purposes. Mr. McGuire has asked Senator Foley to place this matter before the Legislature for immediate action, and a petition of the Real Estate Board, signed by its secretary, Edward C. Cammann, will be submitted next week. The petition states that "it is unfortunate at this time that any impression should be created in the minds of the people of the country that there is any lack of patriotism in the State or City of New York. That such an impression is being created is true; that it is absolutely unwarranted is also true. The City of New York today pays 19 per cent. of the expense of the National government and 70 per cent. of the expense of the State government, and yet no murmur has arisen from its taxpayers against any of the extraordinary measures now being taken for National defense.

"The Real Estate Board, representing in its membership more than fifty per cent. of the total assessed valuation of the real estate of the City of New York, feels that something should be done at once by the Legislature to correct any false situation which may have arisen because of the greed of any individual or corporation. The city has always been patriotic and the attitude of its people today is no different from their attitude in the past."

An effort to abolish the Court House Board and transfer its functions to the Board of Estimate has failed. A bill for this purpose was defeated in the Assembly. Assemblyman Alfred D. Bell led the fight against the passage of the bill. He submitted an exhaustive study of the work done by the Court House Board since its inception in 1903 and stated that all the lands needed for the erection of the new Court House have been acquired. "Those lands and buildings," Mr. Bell said, "which will not be needed for this purpose are now rented, the city receiving a substantial revenue therefrom. The land and buildings not required for the building of the Court House and which are now rented will be sold by the city to an advantage after the Court House is completed. The final plans, specifications and contracts are now ready for bids. The contract is so drawn as to cover a bid for continuous performance of the work and a bid for the work arranged in five sections. This is done to permit appropriations from the city for each separate division. To abolish the Court House Board and endeavor to incorporate its functions in those of the Board of Estimate would in no way hasten the building of the Court House."

The Speedway bill introduced by Senator Dowling has been defeated, but may be resurrected before adjournment. The bill lacked four votes for its passage and Senator Dowling hopes that he will be able to round up a number of his colleagues who were absent last Tuesday when the vote was taken to insure its

adoption. The bill would permit the use of the Speedway for automobile traffic. Horse breeders living in the upper part of the State are opposed to the change. They want to exclude the citizens of New York, who have paid five millions for the construction of the Speedway, from its use and monopolize the road for trotting purposes.

Maximilian Morgenthau, Jr., and William Wirt Mills, representing the State Taxpayers' Council, appeared before the Legislature this week to urge the adoption of the State Income Tax bill, a measure similar to the proposal introduced last year. Senator Ogden L. Mills refused to introduce the bill, giving as his reason that it is too late and that provision already has been made for additional sources of revenue.

Mr. Morgenthau said he came to Albany in response to a resolution passed at a conference last week of real estate interests of the State. This resolution contained a recommendation for the enactment of a graduated income tax law for the purpose of preventing, if possible, the necessity of a direct tax.

E. P. Doyle, acting for the Real Estate Board, had introduced a bill this week providing that an unpaid installment of an assessment should not be a charge against real property. As the law stands now it is a lien, but under a decision of Judge Crane in Brooklyn it has been held that unpaid installments of an assessment were a charge against real property. The bill was introduced by Senator Boylan.

The Real Estate Board likewise has asked the Legislature this week to amend the Labor Law in relation to the requirement for fire alarm signal systems and fire drills in factories where more than 25 persons are employed. The amendment modifies the provisions and does away with a number of unnecessary hardships.

The total appropriations for next year's budget will amount to \$73,900,000, which is an increase of \$25,000,000 in three years. From 1914 to 1917 the population of the State has increased about five per cent., but the expenditures have increased more than fifty per cent.

The appropriation bill was passed yesterday in the Assembly and will be adopted in the Senate next week. The imposition of a direct tax will be the result of the unusually large appropriations. The exact amount of the direct tax has not been decided upon, but it will not be less than the previous direct tax of nearly twenty millions unless new sources of revenue can be discovered before adjournment of the Legislature.

The minority leader, Assemblyman Callahan, of the Bronx, criticized the majority party for the extravagance and said: "Within a week our country may be at war, in which event our State will be called upon to meet taxation for the National defense amounting to many times \$25,000,000. In such a crisis the taxpayers ought not to be asked to pay a single dollar of unnecessary taxation. You of the majority know that you can greatly reduce these appropriations. I hope you will listen to the voice of patriotism, which tells you: 'If we must spend \$25,000,000 more this year than in 1914, let us spend it for America and not for political pap.'"

Mr. Callahan might just as well have saved his breath. The appropriations were passed with a strict party vote, all Democrats and the two Socialists voting against the bill.

A very important change in the mode of procedure of making permanent grants of land under water to individuals has been proposed by Senator Sage, of Albany, and will become a law. Heretofore the State has been giving away valuable land under water to individuals and corporations having a pull and the knowledge necessary to set the machinery in motion which can issue the

grants. Mr. Sage proposes to add a new section to the Public Lands Law which requires the Secretary of State to examine the records of all grants of lands under water for which patents have been issued and containing conditions to be complied with.

Governor Whitman recommended in a special message to the Legislature this week the abandonment of the Mohansic Hospital and Yorktown Training School sites and the sale thereof. A resolution was immediately adopted creating a Legislative Committee for the purpose of an investigation of the whole proposition.

A number of bills introduced by Senator Wagner preventing the use of any or all parts of the Croton watershed by State institutions have been laid aside and the entire question of the abandonment of the land owned by the State in Westchester County has been sidetracked for another year. S. L. S.

The following bills affecting real estate have been introduced in the Legislature this week:

In the Assembly:

1496. By Simpson. Amending the Lien Law (Secs. 15, 16 and 44) by striking out the provision requiring the assignment of the contract for the performance of labor or the furnishing of material for the improvement of real property, to be filed with the Comptroller or chief fiscal officer in the case of a contract with a municipal corporation. The time within which an assignment of a contract for the performance of labor or the furnishing of material for a public improvement must be filed with the head of the department or bureau having charge of such construction, and with the financial officer or the municipal officer of a municipality is extended from ten to twenty days.

In the Senate:

1176. By Lawson. Amending the Tenement House Law generally. A "three-family converted dwelling" is defined to be any building of brick or stone not over three stories and basement in height, erected prior to April 11, 1891, and not over 55 feet in depth, and with no other building on the lot converted or altered into a tenement house for not more than three families and not more than one family on any floor. In such a tenement no bulkhead nor stairs leading to it shall be required, provided such tenement is equipped with a scuttle constructed as provided in Section 32, and so as to be readily opened. In such tenement the stairs and public halls may be not less than two feet and eight inches wide in the clear. The height of risers and dimensions of treads of stairs shall be determined by the Tenement House Department. The provisions of section 22 requiring the fireproof construction of stair halls is not to apply to three-family converted dwellings. In every non-fireproof tenement house hereafter erected to be occupied by more than two families on any floor, or which exceeds four stories and cellar in height, all stair halls shall be inclosed on all sides with brick walls, or with solid reinforced concrete walls not less than eight inches thick constructed in accordance with the rules and regulations of the superintendent of buildings. This provision is not to apply to three-family converted dwellings. The provision of section 7 requiring the plastering of walls, partitions or ceilings behind wainscoting shall not apply to wainscoting standing prior to alteration in the case of three-family converted dwellings. In three-family converted dwelling the opposite wall of the building shall not be less than seven feet at any point. An interior water closet compartment or bath room may ventilate upon a shaft of the dimensions prescribed in section 75. The size of windows shall be determined by the tenement house department. All living rooms must contain at least 550 cubic feet of air, and have a minimum width of six feet and a minimum average height of 7 feet on the top floor and 8 feet on other floors. Such tenement houses shall not be required to have glass panels or transoms in the doors leading from the public halls, and the width of the stairwell shall be determined by the tenement house department. Where the stairs and public halls are not provided with windows on each floor opening directly on the outer air, the skylight shall be provided with ridge ventilators having a maximum opening of 20 square inches and also with fixed or movable louvres or movable sashes, and the glazed roof of such skylight shall be not less than 15 square feet in area. Within the limits of the borough of Brooklyn and Queens no building shall be altered into a tenement house, and no tenement house shall be altered so as to contain a greater number of apartments, and no tenement house shall be erected so as to create a density of housing greater than at the rate of 120 apartments per acre, exclusive of land in streets; except, however, that this prohibition shall not apply to fireproof tenement houses nor to tenement houses four stories and cellar in height, the stair halls of which are constructed of fireproof material throughout.

# HUNDRED YEARS OF CITY PLANNING IN NEW YORK

## The Plan of Manhattan, Between Houston Street and 155th Street, as Laid Out in 1807-1811

By HERBERT S. SWAN\*

### PART TWO.

IN laying out the streets one of the first objects which claimed the attention of the Commissioners was "whether they should confine themselves to rectilinear and rectangular streets or whether they should adopt some of those supposed improvements, by circles, ovals and stars, which certainly embellish a plan, whatever may be their effects as to convenience and utility." The gridiron plan was decided upon on the ground that a city is "composed principally of the habitations of men, and that straight sided and right angled houses are the cheapest to build, and the most convenient to live in."

An endeavor was made to amalgamate the plan with the plans already adopted by individuals in order that it might be more generally acceptable and less expensive, but after various fruitless attempts, the effort had to be abandoned. On this point the Commissioners made the quaint observation that it was probably more satisfactory for each person thus aggrieved to have his own favorite plan sacrificed than to see that of a more fortunate neighbor preserved.

There is good evidence for the belief that this plan finally adopted by the Commissioners of 1807-1811 was in a measure influenced by a survey of the common lands owned by the corporation, made in 1796. The common lands, which embraced the major portion of the area between Third avenue and Seventh avenue from 42d street to 90th street, were in that year mapped into block 200 feet wide and 920 feet long. The cross-streets were given a width of 60 feet. Middle road, which corresponded to Fifth avenue, had a width of 100 feet. West road and East road, which respectively corresponded to Sixth and Fourth avenues, were both given a width of 60 feet. These were the only longitudinal streets.

The Commissioners of 1807 retained part of this map; most of the cross-streets in the new plan were 60 feet wide; the length of the blocks between Fourth avenue and Sixth avenue was made 920 feet, and the general direction of the streets and blocks was the same as in the earlier survey. But here the similarity between the two plans ends. The arrangement of blocks and streets, as mapped by the city surveyor, Casimer Th. Goerck, in 1796, was uniform throughout. The Commissioners of 1807, on the other hand, laid out blocks with a variety of dimensions.

This variation caused a most embarrassing situation. Shortly after the survey of 1796, the city commenced to sell and lease alternate blocks of the common lands, the plan being to sell a block and lease the next adjoining block on the north to the same person. Each block was described as 920 feet in length and 200 feet in width. The effect of the new plan was entirely to break up the one of 1796.

In many places the original streets were thrown partly or wholly within the interior of the new blocks, with the consequence that gores were created between the line of new and old streets, fronts on streets taken away and others substituted and a general derangement of the boundary line effected. This condition pervaded the whole tract sold and leased by the corporation and to a greater or less degree affected the prem-

ises of every purchaser and lessee. The matter remained unsettled for 25 years. Finally in 1836 the Legislature passed an act providing for the appointment of three Commissioners by the Governor to determine all differences between the city and the owners with reference to making the boundary lines conform with the streets, avenues and public places of the city, as established by law. [With reference to boundary and street lines in the common lands, see Documents, Board of Aldermen and Assistant Aldermen, Vol. II (1832-3); Doc. No. 53, Vol. III (1833-4); Doc. No. 11; Documents, Board of Aldermen, Vol. I (1834-5); Doc. No. 22.]

The term avenue was applied to all those streets which ran parallel to each other in a northerly direction. Such of them as could be extended as far north as the village of Harlem were numbered numerically; the others were numbered alphabetically. Of the first there were twelve; of the latter four. Each of these was 100 feet wide. No avenue was laid out further than 155th street with the exception of Tenth avenue, which was projected as far north as Kingsbridge. All the avenues extended southward to the boundary marked out by the statute, except Fourth avenue, which stopped at 15th street, being there lost in Union Square.

Broadway was not extended further than 23rd street. The distance intervening between the several avenues, which are at an angle of 28°30' east of north, was as shown in the following table:

Between Avenues	Feet
D and C.....	676
C and B.....	676
B and A.....	646
A and 1st.....	613
1st and 2d.....	650
2d and 3d.....	610
3d and 4th.....	920
4th and 5th.....	920
5th and 6th.....	920
6th and 7th.....	800
7th and 8th.....	800
8th and 9th.....	800
9th and 10th.....	800
10th and 11th.....	800
11th and 12th.....	800

The cross-streets were all 60 feet wide, except fifteen, which were 100 feet wide. These were streets Nos. 14, 23, 34, 42, 57, 72, 79, 86, 96, 106, 116, 125, 135, 145 and 155. These streets are today the main cross-town traffic thoroughfares. The distance between the several streets was in general 200 feet, although it varied from block to block. The distance intervening between the several streets was as follows:

Between Streets	Feet
1st and 3d.....	211.11
3d and 5th.....	192.1
5th and 6th.....	194.1¼
6th and 7th.....	181.9
7th and 8th.....	195
8th and 9th.....	187.1
9th and 10th.....	184.6
10th and 11th.....	189.7
11th and 16th.....	206.6
16th and 21st.....	184
21st and 42d.....	197.6
42d and 71st.....	200
71st and 86th.....	204.4
86th and 96th.....	201.5
96th and 125th.....	201.10
125th and 155th.....	199.10

The variation in the distance between the different cross-streets was due to the fact that the Commissioners located only sixteen of the 155 streets upon the ground and also to the fact that the Commissioners attempted to lay out the streets as much as possible upon the common lands owned by the city. The space falling between any two of the permanently located streets they directed to be of equal breadth without specifying the breadth of any space of without locating any of the intervening streets. All the streets except 1st and 2nd streets, which run into East Houston street, were extended eastwardly to the East river. All the streets from 13th street northward were extended from river to river,

except where they were interrupted by public places or squares.

The plan made reservations of land to be used by the public for various purposes: a market, a parade ground, a reservoir site, and 10 public places, 7 squares and 3 triangles. Most of these reservations, which had an aggregate area of 470 acres, have never been acquired by the city.

The public market had an area of about 70 acres. It was bounded on the west by First avenue, on the east by the East river, on the south by 7th street and on the north by 10th street. Tompkins square now occupies about one-fourth of this site. The market was situated on the waterfront to make it readily accessible to the Long Island farmers and ships engaged in the transportation of foodstuffs.

The Commission had the most modern view as to the need and character of public markets. It clearly perceived that the solution of the market question lay in the establishment, not of retail markets, but of wholesale terminal markets. In this it anticipated the recommendations made by the Mayor's Market Commission in 1913 by more than a hundred years. Though the city was at that time served by seven retail markets, the Commission considered it only a question of time when increased population would demonstrate to the consumer the advantage of purchasing his food supplies from neighboring retail shops rather than from centrally located public markets. In fact the early abandonment of the retail markets, then publicly owned, was looked forward to.

The controlling power of necessity would teach the "inhabitants the advantage of deriving their supplies of butchers' meat, poultry, fish, game, vegetables and fruit from shops in their neighborhood. The dealers in those articles will also find it convenient, and so will those from whom they purchase, to meet at one general mart. This has a tendency to fix and equalize prices over the whole city. The carcass butcher, gardener, farmer, etc., will be able to calculate, with tolerable accuracy, on the rate at which the supplies he furnishes can be vended, and the reasonable profit of the retailer being added, will give a price for the consumer; varying rather by the quality of the article than by any other circumstance. It is no trifling consideration, that by this mode of supplying the wants of large cities, there is a great saving of time and of the articles consumed.

"To a person engaged in a profitable business, one hour spent in market is frequently worth more than the whole of what he purchases, and he is sometimes obliged to purchase a larger quantity than he has occasion to use, so that the surplus is wasted. Moreover, the time spent by those who bring articles of small value from the country, in retailing them out bears such great proportion to the articles themselves as to increase the price beyond what it ought to be. In short, experience having demonstrated to every great aggregation of mankind the expediency of such arrangement, it is reasonable to conclude that it will be adopted hereafter, and therefore it is proper to provide for it now.

"Neither is it wholly unworthy of consideration that the establishment of a general mart will leave open the spaces now appropriated to that object, in parts of the city more closely built than is perfectly consistent with cleanliness and health. The place selected for this purpose is a salt marsh, and from this circumstance, of inferior price, though in regard to its destination, of greater value than other soil. The matter dug from a large canal through the middle for the

(Continued on page 432)

\*The writer has found no documentary authority for the tradition that the street map proposed by the Commissioners was suggested to them by a sand screen. According to this tradition the Commissioners were deliberating in the then unfinished City Hall when one of them noticed a sand screen. Throwing it down on a map of the island, he said, "There is our map," which suggestion was immediately adopted by the Commissioners.

# 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 through its Joint Committee on Legislation has presented to the Legislature vigorous opposition to the Hill-Wheeler local option bill. While the board realizes that the moral phase of the question is largely a question of personal opinion, it calls the attention of the Legislature to the serious results that would assuredly follow the enactment of the bill. The intermittent submission of this question to popular vote would react disastrously on rents, values, mortgage loans and credit; would cause an alarming shrinkage in the city's taxable values; and would discourage hotel expansion in New York City. The board is not averse to restrictive legislation, such, for instance, as is proposed in the Emerson bill (Int. 653), as amended. But it points out that the excessively high supertax of 5 per cent. will be unfair to the large hotels and would not restrict the abuse of liquor in small places.

Senator Dunnigan's bill (Int. 511), providing a procedure for readjusting fire insurance rates by complaint to the Superintendent of Insurance, who shall establish a fixed rate, is opposed as not an orderly procedure for securing the object sought in the bill.

Senator Ottinger's bill (Int. 859), which gives the Board of Estimate power to carry out the "setback" provisions recently adopted by that body, while not opposed in principle, is objected to as not definitely enough establishing the rights of property owners in relation to the method by which the property is taken by the city.

Senator Emerson's bill (Int. 948), imposing a recording tax on deeds, etc., and requiring a statement of the true consideration, is opposed.

Approval is given to Senator Lawson's bill (Int. 1176), designed to bring relief from requirements of the Tenement House Law now applying too rigidly to three-family houses.

Assembly bill (Int. 1336), by Mr. Marsh, is an effort to create a new "Bureau of Fire Investigation" and to produce a number of places for new office holders. Recent experience in fire prevention methods fully justifies the board's opposition to this bill.

Senate Int. No. 2, Print No. 876, Hill (Assembly Int. No. 40, Wheeler), providing for making prohibition territory of any city, by a majority of voters of the political division, upon petition of the voters to the number of not less than one-quarter of the total votes cast in the preceding election. Prohibition territory may be discontinued upon similar petition and vote.

Entirely aside from the moral question involved, the Real Estate Board is opposed to this local option measure. It would greatly affect real estate and real estate values. The uncertainty which would result from bringing the question to a vote of the people every year or every two years or even every five years would create a disastrous condition of confusion and stability in rents, in real estate values, in mortgage loans and in credit, all of which results are of course highly objectionable.

The uncertainty of this result hardly needs to be argued. Nor can this result be contemplated without facing the other equally obvious result, an enormous shrinkage in the taxable values of the city. This shrinkage would not only be immediate, it would be cumulative.

It is the opinion of proprietors of our largest hotels, structures that have helped to give New York City a world-wide reputation in this respect, that many of these structures would not have been undertaken under conditions which the bill seeks to impose. It is impossible to contemplate the proposed measure without looking squarely in the face the consequences above outlined.

The Real Estate Board without specifically recommending restrictive legis-

**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.**

lation will consider less harmful than the Hill-Wheeler Bill, Senator Emerson's Bill, Int. No. 653 (Print No. 1379) insofar as it provides for restricting the number of licenses in cities of 55,000 or less and in towns and villages so that there shall be not more than one license for every 500 of population.

There should, however, be a reduction made in the 5 per cent. supertax. The burden of this excessive supertax would fall upon the large hotels. Would not the consequent tendency be to encourage individual misuse of intoxicants in the cheaper and poorly regulated sorts?

The Real Estate Board, in presenting these objections endorses generally the attitude of the New York State Hotel Association and the Hotel Association of New York City, both of which organizations are largely represented in the membership of the Board.

*Senate Int. 76, Pr. 1279, Gilchrist*, amending section 193, Banking Law, providing that loans made by trust companies as provided in the section must be based upon a policy of title insurance issued by a title guarantee company or upon a certificate of title issued by the county registrar, or upon an abstract of title and opinion or certificate of counsel; and

*Senate Int. 77, Pr. 1280, Gilchrist*, making the same provisions in relation to loans made by life, health and casualty insurance corporations, by amending the Insurance Law.

These bills in their original form limited the mortgage investments of such companies to titles either insured by title company or registered under the Torrens Law. The bills have been amended, however, in accordance with the recommendations of the Real Estate Board, to include the abstract of title and opinion or certificate of counsel, and the Board's objections are withdrawn.

*Senate Int. 368, Pr. 1277, Foley*, an act to amend the Penal Law in relation to practicing law.

This bill as originally introduced was strenuously opposed by the Real Estate Board, as it prohibited any but lawyers from appearing before bodies having judicial functions and debarred real estate experts and brokers from appearing before the Board of Standards and Appeals, the Board of Assessors, the Public Service Commission and possibly the Board of Estimate, and also prevented conveyancers never admitted to the bar from drawing leases, deeds, etc. As all of these objectionable features have been stricken out in the latest amended bill, the Board withdraws its opposition.

*Senate Int. 511, Dunnigan (Assembly Int. 688, Callahan)* amending the Insurance Law by providing that the Superintendent of Insurance shall hear any complaint as to the rate charged by fire insurance corporations, and after such hearing may determine the just and equitable rate for such insurance, and thereafter a higher rate is unlawful. Either party may appeal the finding of the Appellate Division. The Superintendent is to prepare and file in his office the standard form of fire insurance policies to be used exclusively after January 1, 1918, and may make changes in such form from time to time after thirty days' notice.

The Real Estate Board is opposed to this bill. The fundamental objection, so far as it affects rating, is that it absolutely cuts the nerve of the present law

so far as the latter is a fire protective measure, because instead of allowing the uniform and rigid application of schedule rating and thus practically forcing all owners alike to make the proper improvements in order to secure the removal of the corresponding charges, it would allow any representative of the Insurance Department to order the rate reduced on his general judgment that it was too high as it stood, so that all the present pressure of the law in the direction of improved conditions would be relaxed and frittered away. An impossible exercise of discretion from a numerous corps of assistants and inspectors would be called for and vastly more kinds of unfair discrimination result than have so far been contemplated; not to mention the enormous expense of carrying on such work by the Department. The general tendency in the entire body of the Association of Insurance Superintendents is toward the advocacy of the New York Law, rather than any of the numerous laws which try to carry farther the State's interference with the rate making; and that is true even of superintendents in whose territories laws of the latter class are in existence. At a time when State and municipal authorities, architects, building department officials, fire prevention bureaus and fire protection engineers are in full harmony with the activities of the insurance companies in the direction of the reduction of the fire waste, it would be a very serious retrograde step for New York State to obstruct the operation of the present law in the way proposed.

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

The Real Estate Board originally opposed this bill on the ground that it was not a matter for State legislation but should be left to the local authorities. Further investigation, however, has shown that previous legislative action had taken control over improvements in this street away from the local authorities and that this bill was introduced at the request of the Borough President of Brooklyn in order to restore such control to the local authorities. The bill is approved.

*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; and

*Senate Int. 860, Ottinger (Assembly Int. 1163, Brennan)* amending the Greater New York charter so as to provide for laying out on the map or plan of the City of New York improvements of the navigation of waters within or separating parts of said city by the establishment of bulkhead and pierhead lines, and also to provide for laying out courtyards abutting streets and avenues shown on such map or plan.

The latter bill (Senate 860—Assembly 1163) merely provides for a reasonable procedure and is not opposed. The purpose of the other bill (Senate 859—Assembly 1162) however, is to give to the Board of Estimate the authority to carry out the plan for setback lines drawn by the Committee on City Plan and adopted by the Board of Estimate. While the Real Estate Board approves the setback plan, it does not approve this bill designed to put it into effect. The power given to the Board of Estimate is too vague and indefinite. The Real Estate Board is opposed to giving the Board of Estimate the power to take an easement on the necessary property prescribing such conditions as it deems proper. This power is too indefinite. The Board of Estimate should be compelled to take such property in fee. Under the scheme proposed, if a setback line is established on a street where one property owner

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## CITY PLANNING.

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admission of market-boats will give a due elevation and solidity to the sides, and in a space of more than 3,000 feet long, and upwards of 800 feet wide, there will, it is presumed, after deducting what is needful for the canal and markets, be sufficient room for carts and wagons, without incommoding those whose business or curiosity may induce them to attend it."

The parade which was set apart for military exercise, and also to assemble, in case of need, the force destined to defend the city, had an area of 238.7 acres. It was bounded by 23rd street on the south, by 34th street on the north, Third avenue on the east and Seventh avenue on the west. Madison Square, which is now the only part of this tract used as a public place, has an area of 6.84 acres. That the city should have parade grounds was taken for granted; the only question was where they should be placed and what should be their size. The location finally fixed upon was that spot nearest to the built part of the city which could be selected with any regard to economy. That the parade grounds could not be brought further south and made larger without incurring "frightful expense" was very much lamented. The commissioners apologized for the remoteness and smallness of the parade, but they presumed that those who might be inclined to criticism on that score would feel somewhat mollified when the collector should call for their proportion of the large and immediate tax which even this small and remote ground would require.

The reservoir site contained 26.3 acres. It occupied an elevated position between Fifth and Sixth avenues from 89th to 94th street. Until such time as it should be found needful to furnish the city by means of aqueducts, or by the aid of hydraulic machinery, with a copious supply of pure and wholesome water, the commissioners suggested that the place might be used as a site for an observatory.

In 1807 the city possessed but four small parks, the Battery, Bowling Green, City Hall Park and Duane Park. The aggregate park area was less than 16 acres. The population per acre of park area was in excess of 6,000. The parks laid out by the commissioners increased the park area of the city almost tenfold. They were distributed throughout that part of the island south of 121st street. Their total area was about 155 acres.

The geographical location of New York was, however, such that in the mind of the commissioners numerous and large open spaces were unnecessary. "It may, to many, be a matter of surprise," they stated in their report, "that so few vacant spaces have been left, and those so small, for the benefit of fresh air, and consequent preservation of health. Certainly, if the City of New York were destined to stand on the side of a small stream, such as the Seine, or the Thames, a great number of ample places might be needful; but those large arms of the sea which embrace Manhattan Island render its situation, in regard to health and pleasure, as well as to convenience of commerce, peculiarly felicitous; when, therefore, from the same causes, the price of land is so uncommonly great, it seemed proper to admit the principles of economy to greater influence than might, under circumstances of a different kind, have consisted with the dictates of prudence and the sense of duty."

The parks put on the city map were as follows:

1. Manhattan Square, bounded by Elghth avenue, 77th street, Ninth avenue and 81st street. Area 19.1 acres.
2. Union square, bounded by the Bloomingdale road (Broadway), 10th street and the Bowery.
3. Triangle, bounded by Houston street and Avenue C.
4. Triangle, bounded by Houston street and First avenue.
5. Cooper Square, bounded by 7th street and Third avenue.
6. Bloomingdale Square, bounded by Eighth avenue, 53d street, Ninth avenue and 57th street. Area 18.1 acres.
7. Hamilton Square, bounded by Third avenue, 66th street, Fifth avenue and 68th street. Area 20.6 acres.

8. Elgin Garden, bounded by Fifth avenue, 47th street, Sixth avenue and 51st street. Area 14 acres.

9. Harlem Marsh, bounded by Fifth avenue, 106th street, East River and 109th street. Area 68.6 acres.

10. Harlem Square, bounded by Sixth avenue, 117th street, Seventh avenue and 121st street. Area 18.1 acres.

Only the first five of these parks have been opened by the city. The triangle bounded by Houston street and Avenue C was reduced when opened to the area situated between Houston street and Avenue D. The shape and size of Union Square have also been changed.

Union Square was an irregular trapezium. It became necessary from various considerations; "its central position required an opening for the benefit of fresh air; the union of so many large roads (Broadway, Irving place, Fourth avenue, and 10th, 11th, 12th, 13th, 14th, 15th and 16th streets) demanded space for security and convenience, and the morsels into which it would be cut by continuing across it the several streets and avenues would have been of little use or value." The other triangles laid out were "equally the children of necessity."

The commissioners thought their plan the best that could be secured at that time. They did not think it perfect, but after taking all circumstances into consideration "it appeared to be the best, or, in other and more proper terms, attended with the least inconvenience."

(To be continued.)

## LEGISLATION.

(Continued from page 431.)

has already built to the street line, no other property owners in the future would be permitted to build further than the setback line, while the property already built out to the street line would be permitted to remain even though exceedingly detrimental to the other property on the street. The Real Estate Board feels that the bill in its present form would work considerable injustice and hardship and that the bill should be amended to compel the Board of Estimate to take the property in fee. The Board takes this position after a thorough understanding of the bill and after a conference with a representative of the City Plan Committee.

*Senate Int. 948, Emerson*, an act to amend the Tax Law in relation to the payment of a recording tax.

The Real Estate Board opposes this bill both because of the features applying to a recording tax and the features requiring the true consideration. The act provides for the payment of a recording tax upon all deeds, leases, etc. Where the actual consideration is a sum of money expressed in the deed, the tax is 10c. for each \$100 or fraction thereof, after deducting the amount of any encumbrance taxable under the Mortgage Tax Law specified in the body of the deed or lease. In case of a deed or lease in which the actual consideration is nominal or an indefinite amount or other than a money consideration, the tax is 10c. for each \$100 or fraction thereof of the actual value of the property conveyed in the case of the deed, and in the case of the lease, 10c. for each \$100 or fraction thereof, of 10 per cent. of the actual value multiplied by the number of years that the lease has to run. Various provisions for enforcement of the tax are made, including the unjust requirement that if the property lies in more than one county, for purposes of apportioning the tax the State Tax Commission may require affidavits of appraisal made by at least two competent disinterested persons from the grantor, grantee, lessor or lessee, and presumably at their expense. The tax is divided, half going to the county, or in the case of New York City to the general city fund, and the other half to the State. Provision is made for the filing of a sworn statement of the actual consideration making it a crime of perjury in case a fictitious value or false consideration is given with intent to evade the tax, and providing that it is a misdemeanor for the contents of the sworn statement to be divulged.

*Senate Int. 951, Dunnigan*, an act to enable the Park Department of the City of New York

to assume title and jurisdiction of certain public places in Westchester, Bronx, New York City, and to place the assessment heretofore levied for said public places upon the City of New York.

The Real Estate Board is opposed to this bill. It authorizes the Park Department to take over a piece of property in the Bronx, to make the city pay for it and to nullify the condemnation proceedings heretofore had, so that the assessment for benefit may be shifted from the owners to the city. This bill evidently is an attempt to give the owners the benefit and let the city pay the assessment, because if this additional park is an improvement the owners will necessarily get the benefit of it.

*Senate Int. 963, Murphy*, an act to amend the Greater New York Charter in relation to the powers of the Board of Estimate to pay or compromise claims against the city on equitable grounds, although such claims be illegal.

This is very apparently a piece of special legislation, as it specifically puts a premium upon the commencement of an action upon an illegal claim by allowing payment of such a claim where an action is begun and not allowing it where no action is begun. If a person has an illegal claim which nevertheless ought to be paid, it is hard to see how this distinction can be justified. The Real Estate Board opposes this bill.

*Senate Int. 988, Wagner (Assembly Int. 1273, Yonker)* amending the Greater New York Charter by authorizing the Board of Aldermen to license and regulate boarding or rooming houses.

The Real Estate Board is opposed to the bill. We have at present too much regulation and too many restrictions upon individual liberty, conduct of business and ownership of property, and there seems to be no real necessity for including rooming houses and boarding houses among places subject to such regulatory laws. It is against the interests of real estate owners that there should be any more interference with ownership or occupancy than at present.

*Senate Int. 997, Foley (Assembly Int. 1344, H. C. Mitchell)* amending the Greater New York Charter by striking out the provision that application for correction of assessment may be made by a corporation requiring application when made by a person to be signed and verified, providing that no reduction shall be made where an agreement has been made to pay another person, other than an attorney, a fee contingent upon obtaining such reduction, and making certain changes relative to certiorari to review final determination of the department of taxes.

This bill is very evidently injurious to real estate interests and is opposed by the Real Estate Board. Anybody should be permitted to make application for correction of assessments. The privilege should not be limited to owners and attorneys. Experience has shown that nothing is more prejudicial to an owner's chances of securing a reduction of assessments than to have his case presented by a lawyer.

*Senate Int. 1037, Lockwood*, an act to amend the Greater New York Charter by increasing the compensation of master and journeyman plumber members of the examining board of plumbers.

The bill is opposed. When the examining board of plumbers was formed, the plea was made by the plumbers' organization that the board was formed only in the public good and the compensation to the members was fixed at five dollars a day for each attendance. The bill now proposes to at least double this amount, and by its terms might permit increasing the amount still more. The members now cannot charge over twenty-five dollars a month, but they now propose to increase it to one hundred dollars. The board is absolutely useless, and is really more beneficial to the master plumbers' organizations than to the public.

*Senate Int. 1044, Emerson*, amending the Tax Law by doubling the tax on transfer of stock.

The bill provides additional revenue to the State from a proper source and is approved by the Real Estate Board.

*Senate Int. 1086, Wagner (Assembly Int. 1278, Goldstein)* authorizing cities to acquire, construct and operate public utilities for the inhabitants of the city and by contract to extend the use of adjoining territory; and

*Senate Int. 1087, Wagner (Assembly Int. 1279, Goldstein)* providing that when the Board of Estimate of New York City deems the public interest to require the acquisition of a public utility by the city, or when 2 per cent. of the electors voting at the preceding mayoralty elec-

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## LAWS RELATING TO FACTORIES IMPORTANT TO REALTY OWNERS

By ROBERT ADAMSON, Fire Commissioner

SEVERAL bills affecting building and factory legislation have been introduced at Albany, the most important of which is Mr. Bewley's bill changing the definition of a factory and a factory building. At present a factory is defined as a building in which one or more persons are employed at labor and a factory building is a building, any part of which is used for a factory. As a practical matter our experience in enforcing the Labor Law in factories has convinced us that these definitions should be liberalized. For example, fire alarm systems and fire drills and certain mandatory structural changes required by the Labor Law must now be installed in many office buildings in the downtown section, which the law as it now stands classifies as factories. These buildings have only an incidental factory occupancy, perhaps a watch repair shop, a diamond cutter, here and there a tailor with two or three employees, and yet if scattered throughout the building there are as many as twenty-five persons engaged in these occupations, the owner must install an interior fire alarm system and hold fire drills once a month.

Mr. Bewley's bill exempts this class of buildings from the mandatory requirements of the Labor Law where at least one-tenth or more than twenty-five of all the persons employed in the building are engaged in work for a factory. This is in line with a suggestion which I made to the Board of Standards and Appeals soon after its organization last year. I believe this bill should pass and have so advised Assistant Corporation Counsel McGoldrick, who is in charge of legislation for the city at Albany.

The bill also changes the definition of a factory. At present a factory is a building where one or more persons are employed at labor. This the bill changes to read as follows: "Where one or more persons are employed at manufacturing, including making, altering, repairing, finishing, bottling, canning, cleaning or laundering any article or thing in whole or in part, \* \* \*." It also provides that the provisions of the existing law affecting structural changes and alterations shall not apply to factories where less than six persons are employed at manufacturing. It also changes the definition of a mercantile establishment and provides that the structural changes and alterations required by the Labor Law shall not apply in these establishments where less than six persons are employed. I believe that the bill should pass as it would relieve many buildings from requirements, in my opinion, not necessary to safety.

There is also a bill pending in the Assembly, introduced by Mr. Whitehorn, which adds materially to the requirements for exit in existing buildings and buildings hereafter to be erected. I believe the present Labor Law makes adequate provision for exit. If this bill passes, buildings which in the past two or three years have complied with the present Labor Law might find that they would have to begin over again and provide new exits. Assemblyman Whitehorn also has a bill which makes the exit law apply to every factory building over one story in height, whereas, at present, the exit provisions apply only to factory buildings more than two stories in height.

Another bill by Assemblyman Whitehorn seems to me to be a good measure, because it provides a method of keeping the Labor Department advised of the opening of new factories and the discontinuance of old factories. I have suggested that this bill should also include a provision requiring owners of factories in New York City to report to the Fire Commissioner when new factories were opened or old ones discontinued, so that we could keep an accurate current record of all factories, something which is very difficult to do now

when factory occupancies are constantly changing throughout the city.

A bill by Assemblyman Taylor, which I believe should not be passed, would not only transfer back to the State Industrial Commission the authority now vested in the Board of Standards and Appeals of this city, but it would give to the Industrial Commission practically the legislative power to nullify existing provisions of the Labor Law. In other words, if this bill should pass, not only would the authority of the local Board of Standards and Appeals be upset, but the State Industrial Commission would be vested with power to write a new Labor Law.

This department has gone on record as opposing Assemblyman Bewley's bill which would change the existing requirement for the extension of all stairways in factories to the roof by providing

that these stairways should only be so extended when safe egress may be had to the roof of an adjoining or nearby structure. It is the opinion of Chief Kenlon, and other members of the uniformed force, that life may frequently be saved at fires if the occupants of the building on fire are able to reach the roof. Firemen usually arrive in time to rescue them. In the big Houston street fire recently about twenty persons were taken from the roof who might have been lost if no means of reaching the roof had been provided.

I have also very strongly opposed the bill of Assemblyman Fearon, amending the Labor Law by permitting the installation as auxiliaries to fire escapes of automatic safety devices, operated from the outside of buildings with steel cables. I do not believe these devices are of any practical value in a fire crisis. They could only be operated by the coolest and nerviest persons, and in time of excitement might be a source of danger. Certainly such devices should not be the basis for increasing the occupancy of a factory on the theory that they add to the exit facilities.

## 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 commissions there was a sharp conflict in the evidence as to whether the plaintiff was the procuring cause of the sale. There was evidence that the sale was consummated nearly two years after the first negotiations, in which the plaintiff participated, and negotiations were resumed through another party only after the purchaser's home property was destroyed by fire. The Arkansas Supreme Court held, *Jaggers v. Graham*, 191 S. W. 253, that this evidence was sufficient to support a verdict for the defendant.

### Deficiency in Quantity of Land Sold.

Although a sale of land was in gross, and the deed described the tract as containing 66 acres, more or less, the Tennessee Supreme Court holds, *Tinsley v. Hearn*, 191 S. W. 127, that a deficiency of 10 acres, one-sixth of the entire boundary represented, is so great as to justify an inference of mutual mistake, and the purchaser is entitled to abatement of the purchase price. The land was purchased with improvements, which the buyer inspected before purchasing. It was held that the value of the improvements as of the date of sale should be deducted from the consideration before making a division for average value per acre.

### Tenancy in Common.

The general rule is that the entry and possession of one tenant in common is the entry and possession of all. Where one tenant in common enters into possession of the property, his entry into possession is rightful, but is held to be for the use and benefit of all his cotenants. Mere occupancy by a cotenant for any number of years does not, in and of itself, work an ouster of the cotenants, nor disseise them of their interests. This is the general rule, to which there are exceptions. A tenant in common may disseise his cotenants of a whole or a part of the common estate by hostile entry and possession for the statutory period. His possession, being rightful as a tenant in common, ordinarily would be held not antagonistic to the rights of his cotenants, and nothing further appearing, the occupancy would be held to be that of a tenant in common, and not adverse. But a tenant in common may, by his acts of entry and possession, so declare his purpose to hold the possession of the property to the exclusion of his cotenants, may so assert and claim a right to it, to the exclusion of his cotenants, that years may ripen in him a title by adverse possession. In order to accomplish this effect in law, the tenant in possession must do some act which the law deems equivalent to an ouster. Or, in other

words, the presumption that the possession of one tenant in common is the possession of his cotenants, and the occupation deemed to be in conformity to his right and title as a tenant in common, is a rebuttable presumption. If there is an actual ouster of one tenant in common by another, upon actual ouster, possession becomes adverse, and if continued for the statutory length of time, bars the right of his cotenants in the property.—*Clarke v. Dirks*, Iowa Supreme Court, 160 N. W. 31.

### Right to Erect Gates.

The Kentucky Court of Appeals holds, *Raisor v. Lyons*, 189 S. W. 234, that the rule that the grant of a way without any reservation of a right to maintain gates does not necessarily imply that the owner of the land may not maintain gates, does not apply where the consideration for the grant, the object for which it was made, the situation and condition, at the time, of the land subject to the easement, and the manner in which it had been used and occupied as a passway, demonstrate that it was not the intention of the parties that the owner of the servient estate might or should erect any gates across it at a place or places other than at its termini. Where a passway granted was definitely located and had been so located for more than 50 years, and had no gates across it, save where it entered and left the grantor's land and had always been used without gates elsewhere, it was held that the grantee was entitled to the use of the passway in the same condition as when he purchased and paid for it, namely, without gates except at the termini.

### Fraud in Exchange of Properties.

The Missouri Supreme Court holds, *Wilson v. Henderson*, 191 S. W. 72, that the invalidity of a land exchange contract caused by fraudulent representations by one of the parties as to the freedom of his land from overflows was not affected by the fact that the induced party examined the land at the time; there being nothing patent on the face of the land then to indicate the falsity of the representations.

### Constructive Trust.

Where a grantee takes possession of real estate under a deed, absolute in its terms, under a parol agreement whereby he undertakes to hold the property for some legitimate purpose, or to sell and account for the proceeds, or to reconvey it to the grantor, his refusal to perform his promise amounts to a constructive fraud, and he will be held to be a trustee for the grantor or his heirs.—*O'Day v. Annex Realty Co.*, Missouri Supreme Court, 191 S. W. 41.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
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"No building is safe, from the viewpoint of hazard to life in case of fire, which cannot be emptied in three minutes," read a statement recently published by a New York firm of engineers.

Reports from Williamsport, Pa., state that many families are having considerable trouble in obtaining suitable homes, and that in a number of instances householders have found it necessary to "double up." The idea of two families living in the same house has created a sensation in Williamsport.

Charles S. Wilson, State Commissioner of Agriculture, in his annual report, does not offer the hope of any appreciable decline in the high cost of living for several years. "The indications are that the demand for food products next year will be as great as, if not greater than, the demand last year," said Mr. Wilson. In spite of this rather gloomy outlook, the consumer should not give up hope. Perhaps the key to the problem lies in several more investigations.

Major General George W. Goethals, in urging the improvement of New York Harbor, pointed out how New Orleans was nursing an ambition to wrest the foreign trade supremacy from New York. New lines of steamships are now using the Panama Canal, including the Japanese and New Zealand lines. The great volume of trade which will pass through the canal after the war should be a sufficient incentive, in itself, for the improvement of New York's port facilities.

Since the city cannot find any cash buyers for its unused real estate, it has evidently adopted the policy of trading them for property it can use. The passing of city properties which have outlived their usefulness into private ownerships has a double value. In the first place, the sale automatically places them back on the assessment rolls as liable for taxation, and, in the second place, makes them available for re-improvement, directly benefiting the entire neighborhood.

### What the Building Trades Can Do.

Problems incidental to preparation for an entry into the world conflict are now engaging the serious attention of practically every line of commercial endeavor as they are overshadowing all other national affairs. On every side discussions are heard pertinent to the present status of the country and plans are being evolved for participation in eventualities. In the actual preparations for the protection of our shores from hostile attack the opportunity of the building industry looms large.

While the building trade is essentially an industry of peace there are numerous instances in which the nation will be greatly dependent upon it in times of stress. A large percentage of the population is now thoroughly aroused to the fact that, even should this country only engage in the war in a passive manner and only to the extent of furnishing moral and financial support to the Allies, the national defenses are woefully weak and will, of necessity, have to be materially strengthened and supplemented by more adequate and modern defensive works. This is a momentous requirement. Although the country is not in immediate danger of invasion by enemy forces the mere fact that the nation is on the verge of a war necessitates the construction of additional protective works, barracks and many other structural projects of a military character. This will require immense quantities of building materials and labor and the expenditure of millions of dollars in currency.

Notwithstanding the fact that all of this construction will come under the direction and supervision of the Army Engineer Corps, the work involved will be of such magnitude that outside assistance will have to be called upon to hasten completion. This will be a magnificent opportunity for the building trades to come to the fore in a patriotic attempt to co-operate with the Federal Government. The master-minds of the industry will be required to devise ways and means for rapid and efficient accomplishment of the desired ends.

Other lines of commercial activity have recently contributed much to the perfection of preliminary plans for defense. Leading individuals in financial and industrial pursuits have devoted their time and energy in outlining schemes and plans for offense and defense. The building fraternity will soon be called upon to contribute its quota of brains and brawn in consummating the plans that have been made for the preservation of property as well as national honor. There is no doubt but that this service will be rendered cheerfully and faithfully. The time is at hand when private as well as party interests must be made subservient to the general welfare of the United States. The building industry, as one of the representative activities of the nation, will not lag behind in its support to the Government.

### Brightening Sixth Avenue.

Sixth avenue, as part of the campaign to enhance its appearance, will conduct a model block demonstration from April 4 to April 10, as a result of which all shop owners on the thoroughfare between 48 and 49th streets will vie with each other in presenting the most attractive displays. On the last day of the demonstration, designated as "Sixth Avenue Day," the entire avenue from 34th street to Central Park, with the exception of the model block, will participate in a competition for the best show window exhibit and the best lighted window. The winners will receive, respectively, the Hippodrome cup and the Edison cup. The movement should receive the hearty indorsement of every property owner and merchant, not only on Sixth avenue, but also in the intersecting streets, because the thoroughfare, in spite of the presence of the elevated structure, houses a number of flourishing retailers and property values have held decidedly firm.

A canvass of the thoroughfare made recently by the Record and Guide

indicated not only a steady and substantial increase in the assessed valuation between 35th and 59th streets, but also revealed the fact that Sixth avenue was one of the most interesting thoroughfares in New York, on account of the unusual variety of store occupancies. It was found that between these two points, a distance of a little more than a mile, there were fifty-five separate classes of tradesmen doing business in 370 shops, not including basement stores or upper floors.

### Institutions on Water Shed.

Governor Charles S. Whitman's special message to the Legislature recommending the passage of the bills prohibiting the building of institutions on the Croton water shed, should facilitate the adoption of the measure, authorizing the abandonment of the proposed State Hospital for the Insane, at Mohansic, and the Boys' Training School, at Yorktown Heights. The bill which also provides that no other institutional buildings for the treatment of insane persons or for correctional or charitable purposes shall hereafter be located on the Croton water shed, has received the almost general support of residents and taxpayers of New York City in spite of the fact that it may entail a considerable financial loss.

Agitation for the removal of these institutions resulted in so much discussion last year that Senator Elon R. Brown was prompted to write a letter to the Real Estate Board of New York. He pointed out that in a matter involving a loss of approximately \$1,200,000, the Legislature should exercise some caution before arriving at a definite conclusion. In his letter the Senator stated: "I have hesitated to consent to accepting this loss until two important questions were decided: first, whether the State can put this property at Mohansic to any public use agreeable to public opinion, and save part or all of the threatened loss; second, whether the city is under any obligation, in view of the State's past expenditure, to indemnify the State, partly or wholly, by reason of its stopping the development of Mohansic, after it had had a controlling voice in pushing the development. I am sure that you will appreciate that taxes result from expenditure, and that if the State charges off a million dollars loss on Mohansic, and invests a million to establish a hospital elsewhere, 68 per cent. will fall upon taxable property within the City of New York."

From a business standpoint, the position of Senator Brown is sound. It is apparent that the abandonment of these two projects after the actual acquisition of the sites will entail a financial loss. The point to be decided is whether or not this financial loss shall be avoided by permitting the creation of a menace to the purity of New York City's water supply.

New York City medical men have raised their voices in protest against endangering the water supply and copies of a number of their letters forwarded to the Merchants' Association of New York place leaders of the profession on record in open opposition to the proposed plan. In the words of one physician, "there is real danger in the mixture of infected material even in the headwaters of the water supply, and even though at present filtration and other preparation of such refuse is contemplated." Another physician, refuting the contention that sewage may be made innocuous for drinking, declared that "any man or any set of men expressing an opinion to the effect that very dangerous pollution of water can positively be avoided by any known method of cleansing and purifying sewage flowing into that water, states what is contrary to well-known facts."

The issue is a very simple one. The bill should be passed making forever impossible any menace to the purity of the water supply of the 6,000,000 inhabitants of New York City. It is not a question of politics, but a matter involving the most fundamental principle of sanitation and public health.



**Bill Fraught With Danger.**

Editor of the RECORD AND GUIDE:

The bill recently introduced at Albany, known as Int. 1066, Marsh, giving the Tenement House Department power to vacate a tenement house by reason of defects in fire escapes, is fraught with much danger to owners of property. Under the Amended Laws of 1913, ample provision was made for fire escapes in all tenement houses erected thereafter and the laws were also made to apply to tenements erected before the original Tenement House Act of 1901. In addition to this the Tenement House Department now has the power to regulate fire exits in all tenements and can issue violations against owners for non-compliance with orders.

To place in the hands of tenement house inspectors such arbitrary power as this bill would confer, is directly against the spirit of recent legislation affecting all kinds of buildings and opens wide the possibilities of graft on the part of dishonest inspectors.

Many of us believe that it is totally unwise to place in the hands of any department employees the power to determine whether or not a building should be vacated, especially when such action might be taken on account of technical and unimportant variations from the statute requirements for fire escapes. The safety of occupants can be amply protected by the present system of placing violations against the owner, and it seems very unnecessary to resort to arbitrary and tyrannical legislation in an attempt to protect, where proper protection is already afforded.

RAYMOND P. ROBERTS.

**Opposes Bill.**

Editor of the RECORD AND GUIDE:

I feel very strongly that it would be a serious mistake, from the owners' point of view, to give the Tenement House Inspectors the right to order the tenants in a tenement to vacate on account of some defect in the fire escape. (Assembly Int. 1066, March.) It seems to me that the Tenement House Law defines sufficiently clearly the requirements regarding fire escapes and they have also ample power to insist upon these requirements being fulfilled.

There is no question whatever in my mind but what the passing of such a law would work great hardship on many owners if it were enforced, and in addition, would place the inspectors in a position of demanding fees in order to avoid the notice to vacate being given to the tenants.

FRANCIS S. BANCROFT.

**Protest Against Garage.**

Editor of the RECORD AND GUIDE:

Last week a certain owner having 100 feet in West 47th street, between Broadway and Seventh avenue, upon which are old buildings, all rented and returning fair rentals, made an application before the Board of Appeals to put up a garage on the plot. This street was laid out as a business section under the Zoning Law. A hearing was held on March 20, 1917, before the board, and the majority of the owners on the block, both sides, appeared in opposition to granting the appeal. All agreed that to allow this garage to be built would depreciate the assessed value of the property on that block, and prevent any future increased valuation of the land in this most important section of New York, namely, the Times Square section. That, although there is a stable on the block, and a private garage, with a permit for only four cars to be stored, it is only a matter of a short time before loft buildings would be erected on all these plots. Yet the appeal was granted, although the principal real estate member of that Board openly stated it would greatly injure and reduce all the other plots of land on that street.

It appeared to all of us who attended the hearing in opposition that this hearing was a mere matter of form only, and a farce. The intention of creating a "building zone system" was to protect

**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.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

*Question No. 207.—A signs lease with B for private dwellings. Lease signed is No. 441, Polhemus form, containing Croton Water, Fire, Municipal Clauses, etc. In addition there is a clause inserted which states that the landlord will keep the roof and exterior of premises in repair, and the interior of the structure must be kept in repair by the tenant. Fearing damage by water, due to the increased water pressure to be installed on April 1. A desires to know whether any possible damage, either to building or contents, will fall upon the tenant or landlord. The tenant's contention is that the damage, should it occur, would not be through any carelessness or fault of his, but due to conditions over which he had absolutely no control. Is it not the duty of the landlord to put the premises in such condition as to forestall any possible damage either to the building or contents, or pay for what subsequent damage may result? Was there any precedent created several years ago when the high water pressure was installed in some other section of the city?* E. P.

**Answer No. 207.**—Tenant having agreed to keep the interior of the dwelling house in repair, having specially agreed and having also by the form of lease covenanted that at the expiration of the term he will quit and surrender the demised premises in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, he will, in order to perform his obligations, have to make good any damage that may result from the increased water pressure which is expected about April 1. Because the damage may ensue without carelessness or fault on the part of the tenant is immaterial, the only question involved being his agreement, which is plain. The law does not attempt to relieve parties from their improvident agreements, but on the contrary holds them to them.

*Question No. 208.—When a lease is made contrary to zone restriction, as to occupancy, is lessor responsible for damages to lessee? We assume quiet enjoyment is guaranteed, even without special covenant.* A. F.

**Answer No. 208.**—As a general rule in this State a covenant for quiet enjoy-

ment is implied in a lease or demise of land (Mack v. Patchin, 42 N. Y. 167; Boreel v. Lawton, 90 N. Y. 293). Whether a lessee who accepts a lease or the building or character of his intended occupancy violates the "Building Zone Resolution" of the Board of Estimate and Apportionment can recover damages from his lessor, upon the theory of an implied covenant for quiet enjoyment, and what his measure of damages would be, presents a novel proposition. The lessee is presumed to know the provisions of the resolution, and has the same opportunity for informing himself of them as the lessor. The lessee is also made, under certain circumstances, personally liable for violations. We are here confronted with a case in which one seeks compensation in damages under an implied covenant for not being allowed to do what he knew or should have known the Municipal authorities had by resolution forbidden at the time he negotiated his lease. So much depends upon the particular facts and equities in each case that we cannot undertake to answer this question, as a general proposition, until there has been a judicial construction and interpretation of the resolution upon the rights of lessees in cases of violations.

*Question No. 209.—Is a real estate man liable under the law for the drawing of legal papers; namely, deed, bonds and mortgages, where he makes a charge?* A. L. B.

**Answer No. 209.**—The answer to this question depends on whether or not drawing the above papers can be considered practice in law. Upon this point there seems to be some difference of opinion. It seems to be the opinion in this city that drawing such papers would not be practicing law.

*Question No. 210.—I have sold a farm with a first and second mortgage on it and it proves that in the search they have discovered two ancient first mortgages that were never cancelled, but have evidence of affidavits to the effect that they have been paid years ago. The contract calls for a \$1,000 over first mortgage and a second of \$850. Can the buyer refuse to take title because of the existence of these old first mortgages? My attorney says after 20 years or more they are not a lien. The buyer's attorney says he wants them cancelled. As I have given him sworn testimony that all the principals are dead and the sons say in their affidavits the mortgages were paid, it is plain I cannot have them cancelled and it is useless to take the necessary time to go through the Court of Chancery. Can I not compel him to take title?* S. P.

**Answer No. 210.**—It is impossible to say on the facts stated whether the proof submitted by affidavit is or is not sufficient to render title marketable. If you brought a suit for specific performance it is quite possible that, on the trial, facts would be submitted which show that the mortgages in question were no longer a lien.

**Advises Changes in Law.**

The Public Service Commission has reported to Governor Whitman that Chapter 777 of the Laws of 1911, under which the New York Central Railroad Company and the City of New York propose to enter an agreement relative to the West Side tracks of the railroad company, should promptly be repealed, and a new measure enacted to take its place. The report was made pursuant to a request of the Governor made on February 10, 1917, seeking information from the commission as to the value of lands and rights under the proposed agreement. The Commission suggests that the new law which it advocates should be materially different from the present statute, and should possess a finality which it is claimed does not lie in the existing law. The Commission believes that the new law should provide for changing the grade of the railroad company as at present established on streets and highways and abolishing the use of steam as a motive power. It would also require the company within a specified time at company expense to construct its roads to conform to the newly established grades, and to operate by electricity. The law should also contain a declaration, the commission reports, that the present operation at street grade by steam power constitutes a public nuisance.

**Objects to Bill.**

Editor of the RECORD AND GUIDE:

The bill, recently introduced at Albany by Assemblyman Marsh, amending the Greater New York Charter to include defects in the means of escape from tenement houses in case of fire, among the causes for which the Tenement House Department may order a tenement to be vacated should be actively opposed by everyone interested in New York real estate. The bill is thoroughly bad in principle and the placing of an owner in a position where all tenants may be ordered to vacate by the whim of a mere inspector is unthinkable. The Tenement House Law now provides specifically for fire exits and is entirely adequate. If our lawmaking bodies could be brought to realize that there are limits to the burdens which real estate can bear it would be a decided benefit to all. Tenement house property, with its overregulation, long since ceased to be an attractive investment and many conservative people will not touch it at any price under present conditions. What owners of New York real estate need is at least an even chance, not more unreasonable laws. CHARLES B. BEST.

## REAL ESTATE NEWS OF THE WEEK

## Trades Play Prominent Part in Business—Market Maintains Steadiness

EXCHANGES of equities figured prominently in the market, which retained its steadiness this week. Professional traders continued to figure in a number of transactions, furnishing evidence that properties are being offered at reasonable prices. The fact that so many transactions closed during the week concerned simply the exchanging of equities with little or no cash figuring seems to indicate that the same caution being exercised in the leading branch of the market is spreading so as to include even the sales. In spite of this situation, which is rarely indicative of a strong market, since no release of new funds into real estate is brought about, several of the trades involved such costly and prominent properties that they aroused considerable interest. A three cornered deal, involving more than \$2,000,000, concerned the famous model market building of Vincent Astor on Broadway, between 94th and 95th streets, traded for the seventeen-story apartment house at Park avenue and 79th street, owned by the estate of Maria DeWitt Jessup. The estate later resold the market property to Adolph Lewisohn. Another important transaction concerned three apartment houses, two in Manhattan and one in the Bronx, traded for a costly country estate at Noroton, Connecticut, the exchange in its entirety involving about \$350,000. A nine-story apartment house in West 87th street was traded for a tract of nine lots in the Hunt's Point section of the Bronx destined for early improvement with multi-family houses.

Following the report last week that the city contemplated trading a number of unused downtown properties for the site of an upper Manhattan park, it was learned that another deal was being negotiated, as a result of which additional acreages would be acquired on Inwood Hill. The city proposes to trade for this tract several properties on the lower East Side that have outlived their usefulness as far as the city's purposes are concerned.

Two large building operations will be projected as the result of transactions closed this week. In West 34th street, a row of old dwellings was acquired by the trustees of a corporation, endowed by the estate of a wealthy philanthropist, for the erection of an apartment hotel for the occupancy of unmarried working

girls. Aside from the large outlay of capital invested in the actual building construction, a large sum has been provided for the yield of an income to carry the property in order that it might be operated at cost.

## LEGISLATION.

(Continued from page 432.)

tion petition therefor, the Board must secure from the Public Service Commission, First District, an estimate of the value of property and franchises of such public utility and the question of acquiring is to be submitted to the voters at the next general election. If approved by the voters, the Board of Estimate is to acquire the utility by purchase or condemnation.

The Real Estate Board is opposed to these bills providing for municipal ownership and operation of public utilities. Such a step would result in an enormous increase of the taxpayers' burdens.

*Senate Int. 1116, Lockwood (Assembly Int. 1232, Flammann)* amending the Greater New York Charter, by providing that regulations of the height and bulk of buildings and building districts by the Board of Estimate shall be enforced by the Superintendent of Buildings of each Borough and the Tenement House Commissioner under rules and regulations of the Board of Standards and Appeals, and that regulations governing such industries shall be enforced by the same authorities and the fire commissioner, under regulations of the Board of Standards and Appeals.

This bill carries out the intent of the Zoning Resolution adopted by the Board of Estimate on July 25, 1916, as to its enforcement, and is approved by the Real Estate Board.

*Senate Int. 1176, Lawson*, amending the Tenement House Law generally. It excepts tenement houses hereafter erected not exceeding three stories and a cellar in height and not arranged to be occupied by more than three families nor more than one family on a floor and not exceeding fifty-five feet in depth, from various requirements of the Tenement House Law, and prescribes regulations for such houses. It also provides that in Brooklyn and Queens no building shall be altered into a tenement, and no tenement be erected or altered so as to create a density of housing greater than 120 apartments per acre, exclusive of lands in streets. This prohibition does not apply to fireproof tenements and tenements four stories and cellar in height, the stairhalls of which are constructed of fireproof material throughout. It permits stairhall walls to be of cement and makes other provisions.

This measure is a step in the direction of removing three-family houses from the provisions of the Tenement House Law and is approved by the Real Estate Board.

*Assembly Int. 313, Pr. 1539, Law*, an act to amend the Tax Law in relation to conditions exempting from taxation real property of certain corporations.

This bill as originally introduced was approved by the Real Estate Board because it removed the exemption from taxation of real property of charitable, religious, educational and similar corporations where the construction of buildings is in good faith contemplated, but not actually begun, and real property held upon condition that title shall revert in case buildings not intended and suitable for such purposes shall be erected. The bill, however, has since been amended in such form as to make its effect practically negligible, and the approval of the Real Estate Board is withdrawn.

*Assembly Int. 835, Levy*, amending the Real Property Law by requiring auctioneers of real property sold at auction to execute and deliver to the purchaser a written memorandum of sale, specifying the terms thereof and the names of the purchaser and the seller, unless a deed is immediately executed by the owner or his agent. Such memorandum is to be equivalent to a contract of sale subscribed by the grantor or his agent. Violation makes the auctioneer personally liable.

This bill is opposed by the Real Estate Board. It is unnecessary and dangerous. The practice now is that when a person purchases real estate at an auction sale, he immediately signs the terms and conditions of sale, as read before the sale, and deposits 10 per cent. of the purchase price with the auctioneer, and receives an auctioneer's receipt, together with the terms and conditions of sale, under which he purchases at the auction

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## Resolution Adopted.

WHEREAS, The Brooklyn Board of Real Estate Brokers assembled in meeting, March 23, 1917, realizing the crisis that seems imminent and threatening the heretofore cordial relations existing between the Government of the United States and foreign governments;

Resolved, That this organization does offer its unqualified support to the Government of the United States of America, that its members, all citizens, inspired by the temperate, considerate, and impartial attitude of President Wilson, in his treatment of the many vexatious and intricate problems, has in following his own excellent judgment, kept our country from being drawn in the war by the contending European powers, and while it is our hope that no influences or overt act on the part of any government may disturb existing conditions, yet assuming that possibility, we further

Resolve, To sustain and endorse such action as President Wilson and Congress may take and offer our services in a true spirit of patriotism, in any manner or time our country may require.

sale; and at the time of taking title, which is usually thirty days from date of sale, he receives his deed for the property. The provision that "no person shall offer or expose real property for sale at public auction without written authority from the owner in fee" would necessitate a title search of every parcel sold at auction to ascertain the real owner. Under the present practice, the owner signs a contract agreeing and authorizing the engineer to sell his property. It would also make it difficult to disprove the claims that might be unjustly made.

*Assembly Int. 1280, Brereton*, an act to amend the Tax Law in relation to local assessment of certain state lands in forest preserve counties.

This bill modifies the Tax Law relating to the local assessment of State lands, including the forest preserve. It removes the safeguard now covered in the law that before any such assessment shall be valid, it must receive the previous approval of the Comptroller of the State. It opens the door to excessive taxation of State forest lands and thrusts upon the State the expensive burden of certiorari proceedings as the sole remedy for such excessive taxation. The bill is opposed by the Real Estate Board.

*Assembly Int. 1324, Straub*, amending the Code of Civil Procedure by providing that the bonds required of special guardians of infants must be executed by a corporation authorized to issue surety bonds in the state and approved by the judge.

This bill is opposed by the Real Estate Board. It is very evidently in the interest of the surety companies and is designed to eliminate individual bonds. Not only would it impose a heavy burden on real estate, but would make it impossible for individual bondsmen to give bonds, which is obviously unfair to a large number of persons who require such bonds.

*Assembly Int. 1325, Straub*, requiring the Board of Estimate of New York City within thirty days after the act takes effect to select a site not less than one city block in area, for a free city hospital, between 34th street and 70th street, and between Ninth and Columbus avenues and the North River, and providing for the erection of such hospital at a cost of not less than \$500,000, to be under the jurisdiction of the Charities Department when completed.

If such a hospital is needed, the city authorities should know of the necessity for it. They already have the power to provide it. It should not be made mandatory upon the Board of Estimate. This objection, which is in itself sufficient, is entirely aside from several impractical provisions contained in the bill.

*Assembly Int. 1336, Marsh*, amending the Greater New York Charter in relation to the creation of a bureau of fire investigation and the designation of a chief and deputy chief thereof.

This bill is opposed by the Real Estate Board as it creates a new bureau, which experience shows means considerable additional expense and employees. The bill also allows the appointment of a Deputy Chief Fire Marshal not now connected with the Fire Marshal's office, which would mean an additional place as well as additional salary. There is no advantage to be gained by the proposed change.

*Assembly Int. 1337, Marsh*, amending the Greater New York Charter in relation to employment and payment of inspectors of removals of pavements or disturbances of surface of streets.

This bill is opposed. Under the provisions of the bill, as soon as a slight repair is to be made to a sidewalk, an inspector can be detailed to remain on the job while such work is being carried on. The only supervision necessary is an inspection of the work when completed, as the individual property owner has every inducement to see that satisfactory work is done in order to save himself the expense of doing it again.

*Assembly Int. 1380, Larney*, increasing the salary or compensation of all employees in the state civil service by 10 per cent., and providing that no such employee shall receive less than \$3 per day, \$90 per month or \$1,080 per year.

This bill is opposed. It provides for an omnibus increase of salary of present office holders, entirely regardless of their worth to the State, and is more in the nature of a bonus or gratuity. At the present time economy and not extravagance should be observed in handling state funds.

**Bulkley & Horton Co. Enlarges.**

Bulkley & Horton Co., which for nearly half a century has been engaged in the real estate business in the Hill Section of Brooklyn, with offices at 414 Myrtle avenue, and has for years maintained a branch office at 585 Nostrand avenue, will extend its field of activity to include the Bay Ridge Section. New offices will be opened early next week at 7508 Third avenue, upon the completion of extensive alterations to the property. The move on the part of the company in establishing the new office was influenced by the recent extensive growth of that section of the Borough and the large number of building projects that have been undertaken, calling for the erection of both apartment houses and one and two-family private dwellings. The new office will be in charge of A. J. Horton.

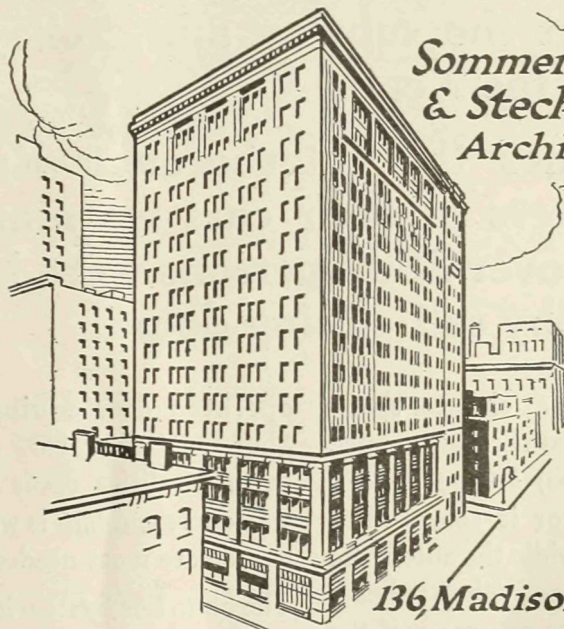
**Bernard Galewski.**

Bernard Galewski, for forty-five years an active real estate operator in this city, dealing principally in properties on the lower East Side, died on Monday at his home, 26 West 120th street, aged seventy-five. He came to this country from England in his early youth and retired from the real estate field about five years ago. He was one of the last of the old school of operators who figured so prominently in the market of a generation ago, but still retained ownership of a number of investment properties in the downtown section, including holdings in Canal, Carmine, Elizabeth, Henry, Orchard, Ridge, Stanton and Suffolk streets, and also in Harlem. Mr. Galewski was one of the oldest subscribers of the Record and Guide, having been continuously on the subscription list for the past forty years. He is survived by his widow, two sons and four daughters.

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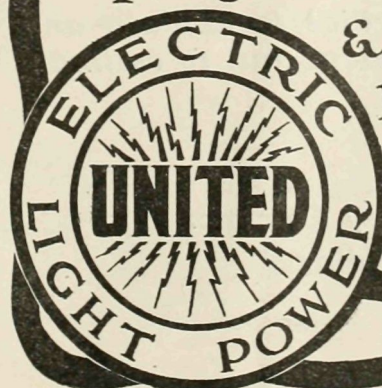
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## PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 34, against 30 last week and 44 a year ago.

The number of sales south of 59th street was 9, as compared with 15 last week and 15 a year ago.

The sales north of 59th street aggregated 25, as compared with 20 last week and 29 a year ago.

From the Bronx 16 sales at private contract were reported, as against 15 last week and 18 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 450 of this issue.

## Astor Market Traded For Apartment.

Douglas Robinson, Charles S. Brown Company sold for Vincent Astor the Model Market, at the southwest corner of Broadway and 95th street, having a

frontage of 165 feet on the former and 125 feet on the latter thoroughfare. The property is assessed by the city for tax purposes at \$715,000. The buyer is T. de Witt Cuyler, a director for the Pennsylvania Railroad, and the executor under the last will and testament of the will of Maria DeWitt Jesup. He gives in payment the seventeen-story apartment house at the northeast corner of Park avenue and 79th street, with frontages of 110 feet on Park avenue and 85 feet in the street. The same brokerage concern, together with L. J. Phillips & Company, resold the market property to Adolph Lewisohn, who paid all cash, and expects to hold the property at an investment. The Park avenue apartment was bought by Mrs. Jesup from Bing & Bing, the southwest corner of Broadway and 82nd street figuring in the deal. The three cornered transaction just closed gives the Jesup estate cash for their equity, and included in the deal is the four-story dwelling at 104 East 79th street, opposite the apartment house which was purchased by Mrs. Jesup at

the time she acquired the seventeen-story structure, so as to protect the light of the multi-family building. The acquisition of this dwelling prevents the building of a tall structure at the southwest corner of Park avenue and 79th street. Mr. Astor would hold this property for the same purpose. Parsons Closson & McIlvaine represented Mr. Cuyler as attorneys, while Carter, Ledyard & Milburn represented Mr. Astor, and Mr. Stevens of Simpson Thatcher & Bartlett represented Mr. Lewisohn. The entire transaction represented approximately \$2,000,000.

## Buys Site for Girls' Hotel.

Negotiations have been concluded for the purchase of a property in West 34th street, which will be improved with an apartment hotel to be operated at cost for unmarried working girls. This project is the result of a will left by the late Charles Bertram Webster, who was head of R. H. Macy & Company from 1879 to 1896. He left about one-third of his estate to build such a structure. The property involved comprises the five old dwellings at 413 to 421 West 34th streets, owned by the Estate of A. E. Cairns, and title will be taken in the name of Webster Apartments, a corporation to be administered by the executors, Josiah L. Webster, brother of the decedent, Jesse Isadore Straus of R. H. Macy & Company, president and treasurer, respectively, and Gerard B. Townsend, counsel for the estate, as secretary. Other directors are Winthrop A. Miles and Gerard T. Remsen. The property purchased measures 107x98.9, and is located just west of St. Mary's Free Hospital for Children, and the Wilkes Dispensary. Plans are being prepared by Parish & Schroeder, for the new structure, which will be twelve stories high, with more than 400 rooms fully equipped according to the best modern standards of living. After the building has been erected, and furnished, at an estimated cost of \$600,000, a fund of \$750,000, invested in State and Municipal bonds, most of which are non-taxable, will remain as an endowment, and it is expected to yield an income of about \$30,000 a year. If the first building proves successful, another one will be built with the remainder of the fund. The hotel is expected to be in operation some time next year. It is probable that the first unit will be built in the form of a "U."

## Eighth Avenue Corner Sold.

The former McPartland & O'Flaherty department store, at the southwest corner of Eighth avenue and 43d street, was transferred this week to the Boyertown Burial Casket Company, of Boyertown, Pa. The seller was the Bond & Mortgage Guarantee Company, which acquired it at foreclosure about eight months ago to protect a mortgage of \$300,000. The property includes the store building with a frontage of 75 feet on the avenue, with an adjoining tenement with a 25-foot front, making a total avenue frontage of 100 feet and measuring 100 feet in 43d street. It is understood that the building will be extensively altered by the buyers, who will occupy considerable of the space as their New York salesrooms and offices, now located at 109 West 24th street. The property was transferred this week, and the buyers gave back a mortgage of \$200,000 for three years at 4½ per cent. The judgment against the former department store owners aggregated with taxes about \$337,000.

## City Negotiating for Park Land.

The City of New York is negotiating with the Salem Land Company for the purchase of its property on Inwood Hill on the west side of Bolton road, extending to the Hudson River between 209th and 212th streets. In exchange the city proposed to give 178 Delancey street, northwest corner of Attorney street, a three-story building on lot 25x100, formerly used as a police station and now occupied as a motion picture theatre; also property in Essex street, in the rear of the New York county jail, at Ludlow

## The Menace of Self-Closing Doors at Elevator Shaftway Openings!

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street and Essex Market place. The transaction will be consummated on the basis of appraisals submitted by Joseph P. Day, Henry Brady and William H. Archibald, the same appraisers who recently fixed the property valuation for the Riggs estate, located just north of the Salem Company's property.

#### Manhattan-Bronx-Connecticut Deal.

Frederick Brown sold through Frederick Zittel & Sons, to Mrs. E. T. Shipway, the five-story apartment house, on a plot 60x100, at 48 Post avenue, being the northwest corner of Academy street; also the five-story apartment house on a plot 50 x100, at 2755 Creston avenue, near 196th street. In part payment Mrs. Shipway gave her estate known as Fordfield House, on Oxridge road, Noroton, Conn., comprising 80 acres, an eighteen room stucco residence and outbuildings, adjoining the Frankenberg Estate, known as "Upland," which Mr. Brown recently purchased and resold about a month ago to Frank E. Egan.

#### West Side Flats Traded.

Princeton Construction Company, Isaac Polstein, president, sold to the Economy Real Property Company the nine-story apartment house at 160 West 87th street, on a plot 82.3x100.8. In part payment the buyer gave a plot fronting 205 feet on Hunts Point road, 114 feet on Seneca and 100 feet in Irvine street; also an additional plot, 100x110, at the northeast corner of Ogden avenue and 170th street. These two latter plots the buying company has resold to builders, who will improve them with five story apartment houses from plans prepared by John F. Pelham. John L. Parish was the broker.

#### \$60,000 Exchange Closed.

The Hamilton Securities Company, Henry Fletcher, president, purchased Audrey Hall, a six-story elevator apartment house on plot 94.6x125, at the northeast corner of St. Nicholas avenue

and 172d street, from Frederick Brown, who took in exchange the seven five-story apartments at 4585 to 4587 Park avenue, and 907 Hoe avenue, near 187th street. The houses occupy lots ranging in width from 37.6 to 50 feet each, and have accommodation for 112 families. The exchange was negotiated by Goodale, Perry & Dwight, with Julius H. Zieser as attorney for Mr. Brown.

#### Bowery Holding Changes Ownership.

Arthur A. Goldstein, of 530 East 88th street, bought the northeast corner of Bowery and Broome street, three three and four-story buildings, having a combined frontage of 60.1 feet on the Bowery and 75.8 feet in Broome street. Peter T. Cappel and N. A. Berwin & Company were the brokers. The property has been in one family for more than eighty years and was held at \$80,000. After alterations are completed the premises will be occupied by a shoe company.

#### Rockaway Club Enlarges.

The Rockaway Hunting Club plans the extension of its activities in golf, polo and racing as a result of the acquisition from the Woodmere Realty Company of twenty-six acres at Woodmere. The club course will be extended from nine to eighteen holes, with two water hazards of 100 yards each across the Channel, making it one of the finest courses on Long Island. The purchase will also afford the club additional opportunities for boating and bathing.

#### Plans Costly Residence.

Frank H. Malone has sold the tract of thirty-nine lots on the Shore road, 93d street, Oliver street and Marine avenue, in Brooklyn, to a buyer who plans to erect a costly residence. The property has been held at about \$75,000, and has been in the family of Caroline B. Deraismes for many years. The site is admirably adapted for residential purposes, overlooking New York Harbor.

#### Deal in Lafayette Street.

Julius Friend, Inc., sold for Charles W. Lane 383 to 389 Lafayette street and 20 and 22 East 4th street, being the southeast corner of these thoroughfares, a four-story mercantile building on a plot 79x120. The premises, which were held at \$300,000, are occupied by one tenant on a long term lease.

#### South—of 59th Street.

NORTH MOORE ST.—Charles F. Noyes Co. sold for William D. and Samuel Kilpatrick at 42 North Moore st a lot commencing 75 ft. east of Hudson st, improved with a 6-sty warehouse, to Carl Ahlers, who is in the butter, cheese and egg business at 5 Worth st. He gave in part payment the property at 1929 84th st, Bensonhurst, near 20th av, a plot 60x100, improved with a 3-sty detached dwelling. The total transactions involved approximately \$55,000.

WATER ST.—Joseph P. Day sold a plot, 40x 40, at the southwest corner of Water st and Catherine Slip, for Henry R. Drowne, trustee, to Dominico Benedetto. The purchaser will erect a warehouse for his paper stock business on the site.

28TH ST.—John H. Berry & Co. sold for the Lawyers' Mortgage Co., to John S. Melcher, the 5-sty tenement at 152 West 28th st, on plot 22.7x98.9. This property abuts, on the rear, the 12-sty mercantile building, 153-159 West 27th st, which Mr. Melcher acquired through the same brokerage concern, in exchange for the 12-sty Chatsworth apartment house, Riverside dr and 72d st. It is reported that Mr. Melcher's purpose in buying this property was to protect the rear light of his 27th st building. The property is assessed at \$37,000 and rents for about \$20,000 annually.

47TH ST.—D. H. Jackson sold to Job E. Hedges 522 West 47th st, a 5-sty flat, on lot 25x100.

MADISON AV.—Lawyers Mortgage Co. sold, through O'Reilly & Dahn, the 3-sty dwelling at 1320 Madison av, on lot 16x87.

#### North—of 59th Street.

61ST ST.—J. Amory Haskell has bought from the Bridget C. Kane estate 138 East 61st st, a 4-sty dwelling, 20x80, 20 ft. west of the southwest corner of Lexington av. The house is four doors east of the Haskell residence at No. 130.

62D ST.—William B. May & Co. sold No. 150 East 62d st, a 3-sty house, 20x100.5, for Archibald G. and Hanath H. Hall to a client, who will remodel and occupy.

88TH ST.—The Henry Morgenthau Co. sold to Charles Pfomm 121 to 127 West 88th st, four 4-sty dwellings, on a combined plot 77x 102.2, between Columbus and Amsterdam avs. In part payment the Morgenthau company took the plot of ten lots, 250x100, on the west side of Merriam av, south of 170th st. Harry Aronson, Inc., negotiated the sale. Mr. Pfomm will alter the buildings into small apartments.

93D ST.—Houghton Company sold for Thomas H. Watson the 5-sty dwelling, 25S West 93d st, on lot 17x100.8½.

94TH ST.—Frederick Brown bought for William A. Sinclair 25 East 94th st, a 4-sty dwelling, 21.1x100.8. In exchange Mr. Brown gave a similar house, on lot 20x100, at 225 East 60th st.

110TH ST.—Arnold, Byrne & Baumann resold for Ferguson Brothers & Forshay to a client of H. B. Davis 170 East 110th st, a 6-sty walk-up, 25x100.11.

128TH ST.—George W. Brettel has sold for Annie A. Hayes the 3-sty dwelling at 218 East 128th st, on lot 18.9x100. The asking price was \$8,000.

130TH ST.—Shaw & Co. have sold for the Payne estate the plot 75x100 ft. in the south side of 130th st, 140 ft. west of Lexington av, to a client who is to erect a modern fireproof 2-sty garage and who will conduct a general garage business.

142D ST.—Du Bois & Taylor sold for the estate of Alvin J. Johnson, Merrill, Rogers & Terry, attorneys, the garage property at 231 West 142d st, on plot 25x100, to Elias D. Springer, who will make extensive improvements.

166TH ST.—John R. Davidson sold for Ennis & Sinnott the 5-sty flat, on plot 25x100, at 465 West 166th st, to Nellie A. Murphy.

AMSTERDAM AV.—The Lewis H. May Co. sold for the Tilmil Realty Co., 1865 Amsterdam av, on plot 19.6x100, a 3-sty building with stores.

HAVEN AV.—Frederick Brown bought from Charles Lippman 98 and 100 Haven av, opposite 171st st, a 5-sty apartment, 50x103.30. The adjoining house, 106 and 108 Haven av, was recently bought and resold by Mr. Brown.

LENOX AV.—Roy Scherick sold for the 100 West 142d St. Corporation the northwest corner of Lenox av and 142d st and the southwest corner of Lenox av and 142d st; also for William Reichman, 633 and 635 Lenox av, composing a group of 6-sty apartment houses, each 40x100. The same broker also sold for William Reichman Nos. 655 and 657 Lenox av, 6-sty apartment houses. The buyer of these properties is Leo W. Vogel, who with his original holdings now controls the entire block front on the west side of Lenox av between 141st and 142d sts. Samuel H. Golding and Albert Erdman, as attorneys, acted for the principals.

LEXINGTON AV.—A. Stewart Walker of Walker & Gillette, architects, has purchased the 5-sty dwelling at the northeast corner of Lexington av and 63d st, Beckman estate leasehold, plot 20.5x70. Harris & Vaughan were the brokers.

MARBLE HILL AV.—A. N. Gitterman has sold to the Happy Home Realty Co., Joseph E.

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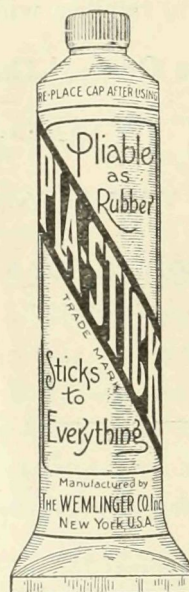
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Marx, president, 26-30 Marble Hill av, a plot 73x100, near West 225th st. The sellers, the Marble Hill Development Corporation, acquired this with two other parcels on Marble Hill av last summer and has resold all their Marble Hill holdings through the same broker within eight months.

MT. MORRIS PARK WEST.—Frederick Brown resold to a client of Goodale, Perry & Dwight 9 Mount Morris Park West, adjoining the corner of 121st st, a 4-sty dwelling, 20x100. This property was recently acquired by Mr. Brown from the Purdy estate.

PLEASANT AV.—Frank E. Rafel sold to a client of George N. Bruno & Co. 331 Pleasant av, a 4-sty dwelling.

TERRACE VIEW AV.—Jerome Nathan sold for the Empire City Mortgage & Holding Co., Samuel Barkin, president, lot 177, size 46.83x79, at Terrace View and Adrian avs, Marble Hill.

**BRONX.**

HOME ST.—Henry Krakower is reported to have sold the 5-sty apartment house, at 1047 Home st, on plot 65x100, adjoining the northeast corner of West Farms rd.

SIMPSON ST.—Ralph V. Weschler bought for investment from the Thornworth Realty Co, 1024 and 1028 Simpson st, two 5-sty new-law apartment houses, each on a plot 40x100.

TIFFANY ST.—Porter & Co. sold for the Wells Holding Co. the 5-sty apartment house at 969 Tiffany st, size 40x100.

155TH ST.—Harry H. Cohen sold for a client of J. Kaufman, 366 East 155th st, a 5-sty flat, 25x100, near Courtlandt av.

167TH ST.—Ruland & Whiting Co. sold for the Bruner estate the northwest corner of 167th st and Grand View av, a plot 125x272.

180TH ST.—Brown & Lapin sold the 5-sty apartment house, at 743 East 180th st, on plot 66x135.

181ST ST.—Henry Morgenthau Co. sold to Lieutenant James J. McCan 744 East 181st st, a 4-sty apartment house, 33x140. In part payment the Morgenthau Co. received a vacant lot, 25x100, in the south side of 211th st, between 9th and 10th avs. Isidore R. Isaacs was the broker.

BOSTON RD.—Erown & Lapin sold the 5-sty apartment house, at the southeast corner of Boston rd and Charlotte st, on plot 56x100.

CROTONA PARK SOUTH.—Louis W. Markel purchased the 3-sty dwelling at 660 Crotona Park South, on lot 21x77, through Joseph P. Day. The property was scheduled to be sold at auction on Tuesday.

CLINTON AV.—Brand Silverstein bought from Brown & Lapin, the 5-sty apartment house, at the southeast corner of Clinton av and 182d st, on plot 70.5x91.

DECATUR AV.—Harry H. Cohen sold for Mrs. Anna M. Jones 2730 Decatur av, a modern 5-sty apartment house, 57x100, being one of two similar houses acquired by the seller last year from the Benenson Realty Co., through the same broker. The new owner, Henry Behrens, gave in part payment 598 and 600 East 136th st, two 4-sty flats, each 25x100. The transaction involved about \$100,000.

3D AV.—Richard Dickson has resold for the purchaser from Celestia Wells, 3398 3d av, a 3-sty business building on plot 25x70.

**Brooklyn.**

STERLING PL.—Charles Buermann & Co. sold for the Lex Construction Co, a 4-sty flat, 50x100, at 1711 Sterling pl, to Joseph Kugler.

WEST 10TH ST.—Martin A. Ansbro sold a residence at 1745 West 10th st, for Otto Singer.

EAST 18TH ST.—The Westwood Realty Co. sold for Mrs. V. L. Goldey, 955 East 18th st, Flatbush, a 1-fam. detached house, 40x100.

72D ST.—E. J. Holland (Inc.) sold the 2-sty house at 343 72d st for Frank J. Buckridge; also the 1-family stucco cottage 1337 76th st for the F. & S. Mortgage Corp.

DITMAS AV.—Green Brothers sold 1115 Ditmas av for Daniel Sachse to Caroline L. Stechweh. The offices of Edward Bull and Green Bros. co-operated in the negotiation of this sale.

MYRTLE AV.—Frank A. Seaver & Co. sold the two 4-sty brick store buildings at 284 and 285 Myrtle av to the Gibraltar Construction Co.

53D ST.—I. Salzberg sold for H. Winter to H. Sack the 2-family cottage, on plot 40x100, at 1523 53d st.

**Queens Gossip.**

LONG ISLAND CITY.—Wm. D. Bloodgood & Co. sold for Rachel S. Wood a lot, 25x80, on the west side of Second av, 100 ft. north of Jamaica av.

MASPEATH, L. I.—Edward W. Cox sold at Maspeth, L. I.:—The corner of Maspeth and Willow avs for N. Doyle to Frank Bodzinski; the corner of Grand st and Remsen pl for the McCollum estate to Philip Jones; a dwelling and two lots in Charles st for Alice Monaghan to Anthony Houck; a house and two lots in Perry av for William Haley to James Doogne; the corner of Newtown and Dobson avs for D. Connolly to Mary McCloskey, and the corner of Hull av and Remsen pl for Margaret Loughran to Clara Glasser.

**Out-of-Town.**

GREENWICH, CONN.—Miss Anna M. Gillan and Miss Louise Edwards have purchased from the Witherell Estate, "Edgewood Inn" in Edgewood Park, at Greenwich, Conn. The property consists of 12.8 acres of land. The main building contains 150 bedrooms and the servants' building, 82 bedrooms. The hotel and buildings are completely furnished and all of the furniture is included in the sale. George B. Corsa was the broker.

NOROTON, CONN.—John McCormack, tenor, purchased the property of H. C. Feltham at Candler's Point, Noroton, Conn., through Laurence Timmons. The holding price was \$125,000.

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There are eight acres of land, a house of English type, a gardener's cottage, stable and garage, tennis courts, and a bathing beach.

BRONXVILLE, N. Y.—Burke Stone (Inc.) has sold for Felix A. Dellee his residence located in Eronxville Park and facing the Bronx Parkway, to James D. Riley of the Riley, Hogan Furniture Co., of New York City, N. Y.

IRVINGTON, N. Y.—Kenneth Ives & Co. sold for Arcubadd H. Rowan as trustee the property known as The Pines, in El Retiro lane, Irvington-on-Hudson, containing 2½ acres, large residence, etc. The buyer will make extensive improvements to the property. It was held at \$30,000.

LARCHMONT, N. Y.—Moore, Schutte & Co., in conjunction with Crook & Livingston, have sold for cash, for Franz J. Michel, the property known as "The Blossom Heath Inn," comprising more than 11 acres in area, formerly occupied by Timothy Healy. The new owner intends to immediately improve the same for his own occupancy.

HUNTINGTON, L. I.—Mrs. Edna D. Knox of New Canaan, Conn., has sold a parcel of 45 acres of land on the Jericho Turnpike to Mrs. Olga L. S. Eckerson of Woodbury. Theodore S. Hall was the broker in the transaction.

EAST RAHWAY, N. J.—Vasa K. Bracher has sold to the Carteret Heights Realty Co. a tract of 66 acres, with a frontage of one-third mile on the Rahway River, and near the express trolley line to Perth Amboy. This property has been in the Bracher estate since 1871 and was held at \$900 an acre. It will be developed into building sites. Charles L. Steuerwald represented the Carteret Heights Realty Co.

MAMARONECK, N. Y.—Herman A. Metz, former Comptroller, has purchased for his summer home the waterfront estate owned by George Mercer, Jr., ex-commodore of the American Yacht Club, at Orienta Point. It consists of about ten acres, a large 3-story dwelling containing a squash court, originally built by Clifford V. Brokaw, and remodeled by Mr. Mercer about seven years ago, when he purchased the property. The estate is near the homes of John R. Hegeman, Mrs. E. H. Weatherbee, Allan C. Bostwick and William J. Read. The property was held at \$225,000. Bryan L. Kennelly was the broker.

MT. VERNON, N. Y.—John R. Davidson sold for Joseph Murphy, Jr., his residence 51 South 7th av.

NEW HACKENSACK, N. Y.—Porter & Co. sold for Theodore B. Barringer the property, known as the Barringer Farm. The property consists of 180 acres with a fine old Dutch Colonial residence. After extensive alterations the purchaser will occupy.

OSSINING, N. Y.—Fish & Marvin have sold for Thomas T. Snell of Chicago his country estate located on Cedar lane in the Town of Ossining. The property, which is one of the best known in the section, occupies a high ridge overlooking the Hudson and consists of 20 acres, on which there is a large residence and numerous outbuildings. The property commands extensive views of the Hudson River and adjoins the estates of Mrs. George R. Rigdon and Edward J. Nally. The purchaser is a prominent attorney of this city who intends to occupy the place as a residence. The property was sold completely furnished, and was held at \$150,000. This is the third large estate that has been sold by this firm in the Hudson River section of Westchester County within the last few weeks.

PELHAMWOOD, N. Y.—Joseph Lambden & Son sold for the Pelhamwood Company to Mrs. Ella W. Kramer a residence at Pelhamwood.

POCANTICO HILLS, N. Y.—Angell & Co. announce the sale of five parcels of land in the Pocantico Hills district to the Consolidated Water Co. of Suburban New York, for use in connection with the enlargement of its reservoir. The parcels sold were owned by Catherine Sutterlin, J. Romaine Brown, Oscar S. Straus, Coker F. Clarkson and Grace B. Kipp.

SCARSDALE, N. Y.—Fish & Marvin have sold for Robert Howe a plot in the Murray Hill section to LeRoy Miller of "Life." The plot comprises about one acre of land. It commands extensive views of the Pocantico Hills and the Palisades. It is the owner's intention to improve the property with a residence.

SCARSDALE, N. Y.—The Scarsdale Estates Organization sold the Hutton & Buys house in the Greenacres section to W. A. Newman, of the New York Central Railroad.

SCARSDALE, N. Y.—Ruland & Whiting Co. sold for the estate of Rebecca T. Mathews to A. R. Oglesby a tract of 17 acres.

**LEASES.**

**Big Trade Removal.**

Conde Nast, publisher of the Vogue, American House and Garden and other publications, has leased for ten years at an aggregate rental of about \$350,000 the thirteenth and fourteenth floors in the new Berkeley Building, at 19 to 23 West 44th street. The brokers in the transaction were Horace S. Ely & Company, representing the lessee, and the Brett & Goode Company, representing the owner. The offices of the lessee are now on Fourth avenue. The removal to the Grand Central Terminal zone is in line with a well defined tendency for publishers and advertising concerns to concentrate in this section, and a small center of these firms is now being formed in the Berkeley Building. The twelfth floor has been taken by Henry Holt & Company, book publishers, and

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# New Home of Postal Life Insurance Company

Recent Creation of New Mercantile Center Around Grand Central Terminal Zone Influenced Company to be Pioneer Into District

**T**HE Postal Life Building, situated at the southeast corner of Fifth avenue and 43rd street, is probably one of the finest investment properties of its size in New York City. The building was erected from plans by York & Sawyer, architects, and covers a plot containing about 73,000 square feet, being designed in the style of the Italian Renaissance, with facades of Indiana limestone and terra cotta. The Postal Life had in mind to make this structure the finest example of office building in the city, and therefore installed every known convenience and improvement for the comfort of the tenants. The floors are without columns, allowing for the best possible subdivision. The elevators are of the fast electric traction type. The office entrance of the building is on the avenue, which, it is claimed, gives an advantage, not possessed by many of the Fifth avenue properties. The building has been fireproofed from basement to roof, even the trim, windows and partitions being of fireproof material. The Postal Company is the first insurance concern to invade this section of the city. The step was taken only after the most thorough investigation by the trustees of the company, and in view of the importance of the transaction and



its advisability from a business and investment standpoint, it was referred to the Superintendent of the State Insurance Department and received his approval. The ownership of this building by the Postal Life, not only gives it one of the choicest pieces of real estate in Manhattan, but also greatly increases the income of the company. Among the leading tenants who have leased space in the new Postal Life Building, is the Guaranty Trust Company, which has acquired the first two floors and the basement for its Fifth Avenue Branch. This lease runs for twenty-one years, from the completion of the structure, the aggregate rental being about \$1,500,000. The general idea of the beauty of equipment of the offices of the Guaranty Trust Company may be obtained from the illustrations presented in these pages. William R. Malone, President of the Postal Life Insurance Company, is considered by experts to have used rare judgment in acquiring this corner, as a permanent home for this company. In addition to having negotiated this large real estate transaction, Mr. Malone has the distinction of completing six years ago, the largest insurance merger consummated when he combined the Postal Life Insurance Company and the Provident Life Insurance Company.

York & Sawyer, Architects

The General Contractor was

**COLUMBUS CIRCLE CONSTRUCTION CORPORATION**  
15 Columbus Circle Telephone Columbus 8978

The following sub-contractors did work on this building:

MASONS' BUILDING MATERIAL  
**Empire Brick and Supply Co.**  
103 Park Avenue  
Tel. Murray Hill 6580

ARCHITECTURAL TERRA COTTA  
**Atlantic Terra Cotta Co.**  
1170 Broadway  
Tel. Madison Square 5740

STEEL WINSLOW WINDOWS  
**Winslow Brothers Co.**  
8 West 40th Street

MISCELLANEOUS IRON  
**Jacob Cutler Iron Works, Inc.**  
247 Norman Avenue, Brooklyn  
Tel. Greenpoint 5314

PLASTERING  
**Conroy Brothers, Inc.**  
30 East 42nd Street  
Tel. Murray Hill 4812

STRUCTURAL STEEL  
**Milliken Brothers, (Incorporated)**  
111 Broadway, New York  
Tel. Rector 3530

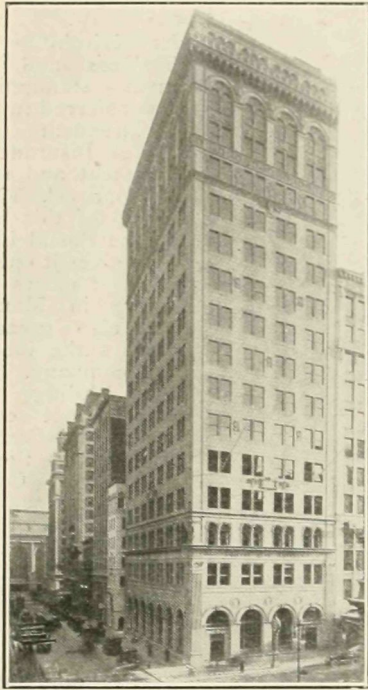
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York &amp; Sawyer

Architects

- 3 1 to 1 Traction
- 1 Geared Traction
- 2 Drum Type

were installed in the

## Postal Life Building

BY THE

# A. B. SEE ELECTRIC ELEVATOR COMPANY

220 Broadway

New York

Boston  
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Philadelphia  
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**MAKERS of Elevators for the finest buildings and residences**

## POSTAL LIFE BUILDING

Ash Hoists furnished and erected by

# GENERAL ELEVATOR COMPANY

29 BROADWAY

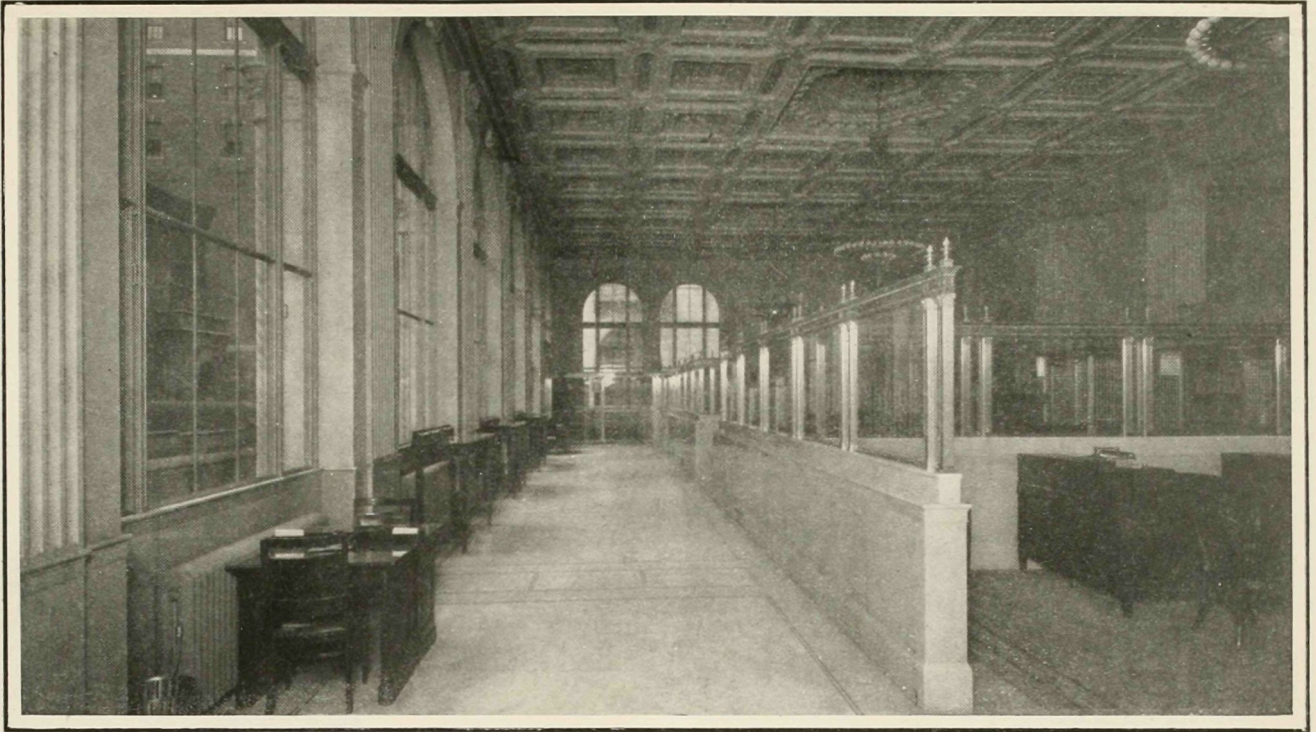
NEW YORK

Manufacturers of Electric and Hydraulic passenger and freight elevators, dumbwaiters, ash hoists and curtain operating devices for theaters and moving picture houses.

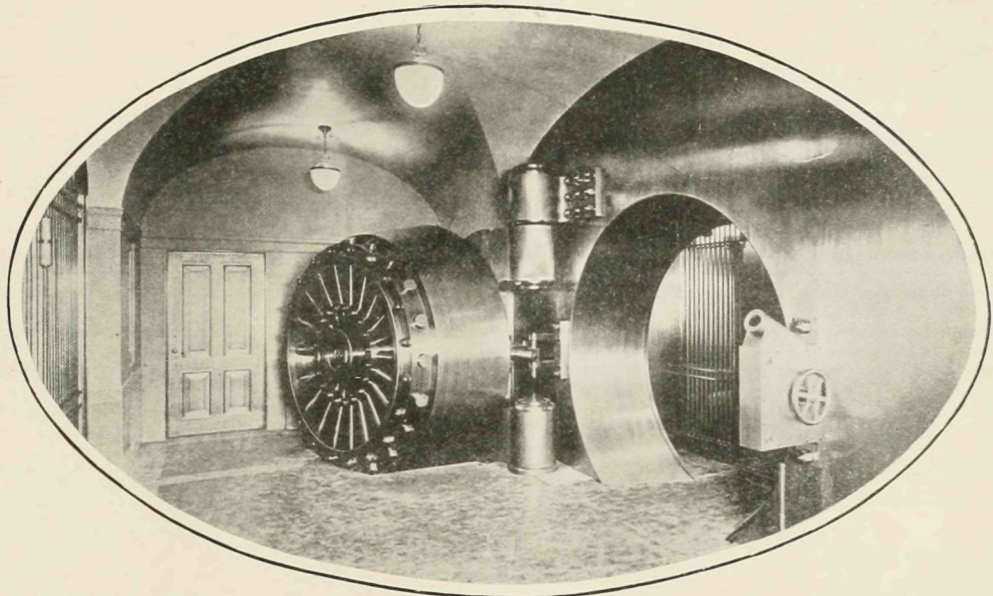
Investigate **ELECTRIC TURBINE** **AUTOMATIC DUMBWAITER**

REG. U. S. PAT. OFF.

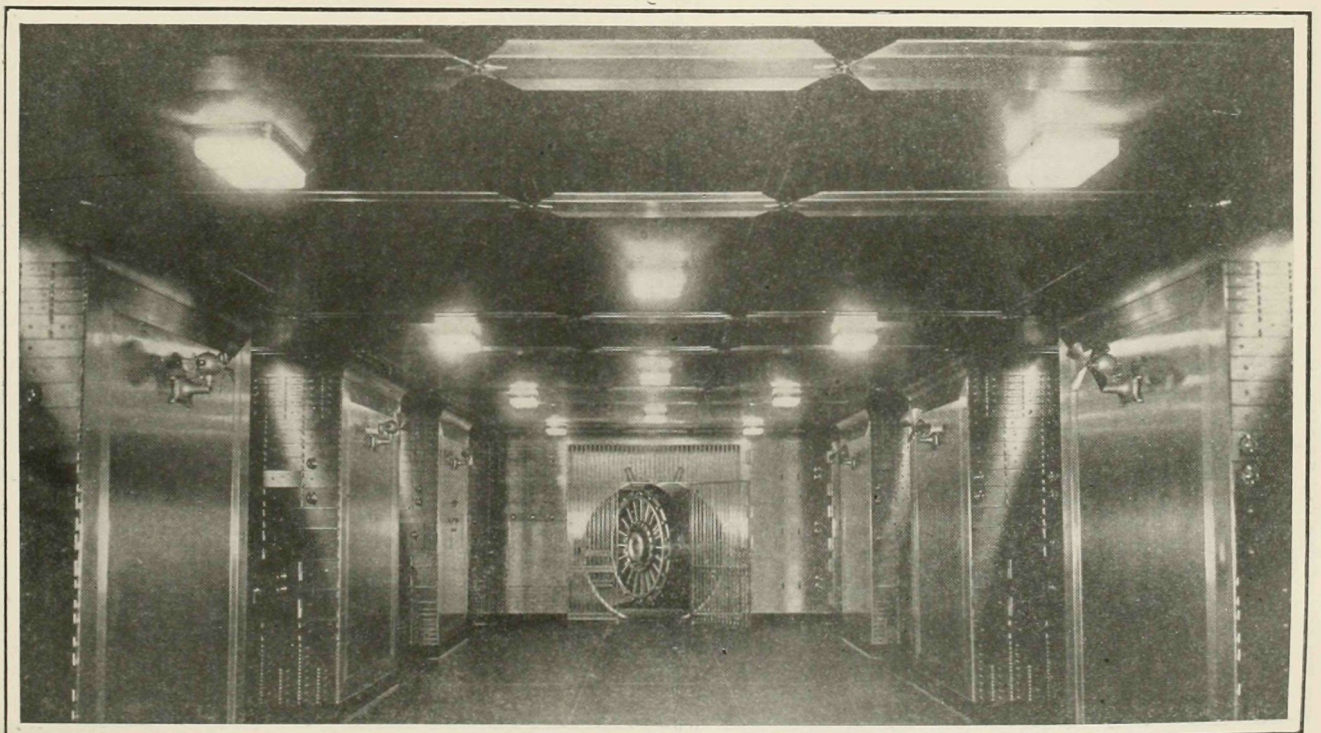
PATS. APP. FOR



GENERAL VIEW OF THE BANKING ROOM OF THE FIFTH AVENUE OFFICE, GUARANTY TRUST COMPANY OF NEW YORK, SOUTHEAST CORNER OF FIFTH AVENUE AND FORTY-THIRD STREET.



THE FORTY-FIVE-TON DOOR AND MAIN ENTRANCE TO BANK VAULTS. THE TELESCOPIC BOX AT THE RIGHT REVEALS THE COMBINATION DIAL ONLY TO THE PERSON WHO MANIPULATES IT.



INTERIOR VIEW OF THE NEW VAULT, CONTAINING ABOUT FIVE THOUSAND STEEL SAFE DEPOSIT BOXES.

**CLINTON FIREPROOFING SYSTEM**  
**USED IN FLOORS AND ROOFS OF**

**Postal Life Building**  
**Biltmore Hotel**  
**Grand Central Palace**  
**Arnold-Constable Store**  
**Brooks Brothers Store**  
**Astor Trust**

and many other of the most prominent  
buildings in the United States and  
Canada.

**ALBERT OLIVER & SON, INC.**

**Flatiron Building, New York**

**THE GUARANTY TRUST COMPANY'S SAFE  
DEPOSIT VAULTS IN THE NEW POSTAL  
LIFE BUILDING**

**FIFTH AVE. AND 43RD STREET**

were manufactured and installed by the

**YORK SAFE & LOCK COMPANY**

The equipment consists of safe deposit vault which is burglar, mob  
and oxy-acetylene proof. The vault is 10 feet high, 30 feet wide and  
44 feet deep, the whole structure weighing in the neighborhood of  
650 tons.

**YORK SAFE & LOCK COMPANY**

**York, Pa.**

**55 Maiden Lane, New York City**

the fifteenth floor by the McClure Publications. The Berkeley Building was recently completed on the site formerly occupied by the Berkeley Lyceum and the Theatre Francais, which was acquired in April, 1916, by the present owner, the 19 West 44th Street Company, William H. Jeffers, president, and subsequently improved with a sixteen-story high class structure. The project in its entirety involved approximately \$2,000,000.

**Old Atlantic Garden Leased.**

Jacob Finkelstein & Son, in conjunction with the Meister Builders, Inc., represented by Edward Rosenberg, rented for the Atlantic Garden Corporation, Isaac Lowenfeld, president, to the Acierino Amusement Corporation, the old Atlantic Garden property at 50 and 52 Bowery, through to and including 22 to 26 Liberty street, for a long term of years. The lessee will make extensive alterations providing a seating capacity in the theater for about 1,200 people. The Bowery frontage will be improved with several large stores, offices and studios on the upper floors.

**Warehouse Building in Lease.**

Spear & Company leased to the Western Electric Company for the Terminal Warehouse Company the nine-story and basement warehouse building, known as store No. 18, comprising 50,000 square feet located in the south side of 28th street, between 11th and 13th avenues.

**Silk Company in Madison Avenue.**

The Ruette Silk Mills have leased through Van Norden & Wilson and George Rosenfeld Company, from the Thirty-first-Madison Company, Frederick Tench, president, the store and basement in the six-story building at 143 Madison avenue, adjoining the new location of the Susquehanna Silk Mills, which has recently completed the twelve-story building at the corner of Madison avenue and 31st street.

**Manhattan.**

DANIEL BIRDSALL & CO. and the F. R. Wood, W. H. Dolson Co. leased to the Women's Institute the rear 4th floor at 425 5th av.

DANIEL BIRDSALL & CO. and Manning & Trunk have rented for the estate of Charles Wittenauer to Mayer Messinger the entire building at 222 6th av at an aggregate rental of more than \$35,000.

CAMMANN, VOORHEES & FLOYD have leased the store and basement, 62 Vesey st, to Northam Warren Co.; also store and basement, 30 Front st, to Hasman Trucking Co.; and the parlor store, 8 East 17th st, to Jacob Fisher.

CARSTEIN & LINNEKIN (INC.) have leased at 221 4th av space to Joseph D. Murphy and to Long-Rock Bros. Co.; space at 456-60 4th av to the 4th Av. Silk Co. and to Morris Zeiff; a floor at 840 Boradway to Max Arloff; and with Tannenbaum & Strauss the store and basement at 453-5 Broome st to the Wells, Fargo Express Co.

CARSTEIN & LINNEKIN (INC.) have made the following leases: space on 6th floor of American Woolen Building to Leo Moskowitz & Co.; 3d floor at 830 Broadway to Cohen & Furman; store at 209 Lenox av to Daniel Reeves (Inc.); rooms in 24-26 East 21st st to Meyer Kleinman, Kaufman & Cohen and Namm & Singer; space in 404 4th av, on the 13th floor, to McMahon Cremmins, and on the 12th floor to Brustein & Butler; space in the Park Row Building to Gulick-Henderson Co.; the 5th floor in 580 5th av to Gray & Lampel; the top floor in 402-4 5th av to Lord & Taylor, and space in 3-7 West 29th st to H. Schneider & Co.

CLARK T. CHAMBERS leased the 10th floor and half of the 9th in the Heckscher Building, 244 Madison av, to the Manhattan Shirt Co. for five years.

CROSS & BROWN CO. has leased at 33 Warren st southeast corner of Church st the store, basement and sub-basement to W. H. Terhune (Inc.), for the wholesale cloak business; at 49 Maiden la space to Morris Mass and William Goldberg and Abraham Rosenstreich; for Carstein & Linnekin at 396 Broadway space to William G. Cathrall, Samuel Epstein, H. Schneider, Pahalsky & Hirschheim, Mendel Sorkin.

CROSS & BROWN CO. rented the store and basement at 85 Murray st to the Independent Electrical Supply Co. in conjunction with Hugh H. Rainey; 11,000 ft. of space at 229-239 West 28th st to the Davis Dancy Press; and at 30 East 42d st space on 4th floor to Charles M. Rosenthal.

CROSS & BROWN CO. has leased the 1st loft at 84-86 Reade st to the Rolle Rubber Co.; at 104 Reade st the 1st floor, basement and sub-basement to F. W. Salter for the wholesale shoe business; at 151 Chambers st the 4th loft to Theodore Angelo; at 49 Maiden la space to Charles Blitz, Leo M. Kirsch, Gerstenblith Bros., Joseph Schnelwar and Samuel Weintraub.

CROSS & BROWN CO. has leased the store basement and sub-basement at 47 Murray st to E. Ullman & Sons (Inc.); at 100 Fifth av space on the 5th floor to Salk & Glaser; space on 10th floor to Floral Dress Co.; at 79-83 Fifth av, space on the 11th floor to Lightdale Mfg. Co.

CROSS & BROWN CO. leased at 42 Murray st store, basement and sub-basement to Johnson & Miller, and lots to Henry Pearl's Sons; at 105 Bleecker st 3d loft to Goldstein Bros.; 5th loft to Louis Kupperman; at 335 Broadway space to Frank H. Lynd and Alliance Engraving Co.; at 122-30 Centre st 3d loft to Abraham Wald, in conjunction with William C. Walker's Sons; and at 11 West 25th st space to Oscar Gold.

CRUIKSHANK CO. and Pease & Elliman have leased to Robert L. Gerry, for a long term of years from October 1, 1917, 69 East 79th st, a 40-ft. American basement house, owned by Mrs. George L. Rives.

DUFF & CONGER have leased apartments at 1239 Madison av to Henry D. Greenwald at 1326 Madison av to Harry Rosenberg and at 1264 Lexington av to Bernard Engle; also leased the store at 1494 3d av for the Scholle estate to Philip Becker.

DOUGLAS L. ELLIMAN & Co. have leased a large duplex apartment at 471 Park av for Miss Annie B. Dexter to Augustus G. Paine, Jr., also an apartment at 755 Park av for William F. Morgan, to Mr. Paine's brother, George Eustis Paine; also at 105 East 53d st, for Douglas Robinson, Charles S. Brown Co., agents, to Charles D. Dickey, Jr., and have renewed the lease of an apartment at 515 Park av, for the Freeman Estates to Charles Smithers.

DOUGLAS L. ELLIMAN & CO., in conjunction with E. De Forrest Simmons, have leased 21 West 52d st for a long term to Leonard A. Hochstader for Frederick R. Halsey. This is a 5 1/2-sty American basement house, on a lot 20x100.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 555 Park av for the Edinburgh Realty Co. to Mrs. T. W. Bakewell, of Boston, Mass.; an apartment at 993 Park av for Walter Scott to Charles C. Custis, and an apartment at 955 Park av for Bing & Bing to Herbert C. Pell, Jr., and have renewed leases at 383 Park av to Henry M. Ward; 68 East 86th st to Samuel L. Kowarsky and Miss Minnie Levy; at 929 Park av to Philip Schleussner; at 969 Park av to Seton Porter, and at 157 East 81st st to John N. Tonnele, Jr.

DOUGLAS L. ELLIMAN & CO. have leased for Herbert S. Barnes 41 West 51st st, a 4-sty dwelling, to Dr. Samuel Stern.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of a large apartment at 777 Madison av for the Barney Estate Co. to C. H. Simmons, and at 969 Park av for the Randolph-Walker Corporation to Mrs. William P. Draper; at 116 East 58th st to Frank H. Simmons, and at 137 East 81st st to Andrew Lefler.

EWING BACON & HENRY have leased the easterly store at 136 West 52nd st to Lawrence Motor Truck Corporation.

EWING, BACON & HENRY have leased space at 101 Park av to Haines, Jones & Cadbury Co., C. H. Rugg Co., Grant Pulley & Hardware Co., La Montague, Chapman Co. and Cooper, Sampietro & Gentilumo.

EWING, BACON & HENRY have leased space in 250 West 54th st to Harry J. Everall & Co., Kaufmann-Morris Co., Nick Armeo and in conjunction with Jesse T. Meeker space to the Chromatic Process Engraving Co.

J. ARTHUR FISCHER has leased for the Tileston estate the 4-sty store building at 610 6th av for restaurant business; also for S. May the 2d loft at 65 West 37th st to Proto & Roth, and to the Warner Medical Co., Bisbee, Arizona, the store and basement at 640 6th av; for the Gratacap estate to Boericke & Tafel the building 145 Grand st; for McDermott & McDermott space in the Harvard Building, 42d st and 6th av, to Lipset & Moss.

THOMAS FORD has leased stores at 118 2d av to David Schiff; at 94 3d av to Dominick Caliva; at 141 and 143 4th av to Smith & Rosenfeld; at 145 4th av to J. Abrahams, and at 144 East 34th st to A. & S. Co.

GAINES, VAN NOSTRAND & MORRISON (INC.) have leased the following apartments: for the Montana Realty Co. 375 Park av; for the Brixton Holding Co. at 139 East 66th st, in conjunction with Pease & Elliman; and for the One Lexington Av. Co. an apartment in Gramercy Park, in conjunction with Payson McL. Merrill Co.

GOODALE, PERRY & DWIGHT (INC.) have leased the store and basement at 154 West 32d st to W. G. Cornell Co.; a loft to Moses Antelman; store and basement at 40 West 28th st to Morris Cantor; 3d floor at 67 West 23d st to Leon Heller, and space at 225 5th av to Morris Rodstein.

GOODALE, PERRY & DWIGHT (INC.) have leased the store at 19 West 28th st to Tribus & Manket; a loft at 134 West 25th st to J. D. Posner; at 22 East 21st st to Morris Feltman; at 400 6th av to L. Frelsinger; at 55 West 24th st to I. Schmittman & Bro., and space at 114 East 28th st to Eric Morrison and Weltz & Sank.

GOODALE, PERRY & DWIGHT (INC.) have leased the 4th floor at 114 East 28th st, to Norwich Wire Works, a loft at 22 East 21st st to Harry T. Platzman; space at 36 East 23d st to R. G. Dunn, and loft at 47 East 19th st to Max Mayer & Sons Co.

GOODALE, PERRY & DWIGHT (INC.) have leased the store and basement at 174 5th av for a long term to Samuel Dobkin at an aggregate rental of about \$50,000; space at 114 East 28th st to Morris Newlander; a loft at 36 East 23d st to John J. Tuohy, and a loft at 22 East 21st st to the Roseland Manufacturing Co.

GOODWIN & GOODWIN rented to Max Welsel the store at 3895 Broadway.

A. A. HAGEMAN has leased the store at 124-126 West 36th st to the Metropolitan Electrical Supply Co.

L. F. Hall, in conjunction with Kempe & Co, leased for the Georgian Realty Co., Frank L. Sheldon, president, "The Georgia," a 7-sty elevator apartment house, with stores, at the southwest corner of Amsterdam av and 70th st, plot 100x80, to Louis Schlechter, for five years, at a total rental of \$125,000.



**ABSOLUTE TRUSTEE'S SALE**

By order of The Title Guarantee and Trust Co., Trustee, to close the estate of Charlotte F. Kellogg, deceased.

**Wednesday, April 11, 1917,**

at 12 o'clock noon, at the Exchange Salesroom, 14 Vesey St., New York.

**243 and 244 South St.  
AND  
475 and 477 Water St.**

Near Pike Slip and directly opposite Pier No. 32, East River, Manhattan.

5-story brick warehouse building covering entire plot, 41.4 1/2 x 160.1 1/2, running through from South to Water Sts. Leased to January 1, 1921, at \$3,800 per year.

The following property belonging to said Estate, located on Brooklyn Heights, will be sold the day after above sale, viz:

**Thursday, April 12, 1917**

at 12 o'clock noon, in the Brooklyn Real Estate Exchange, 189 Montague St.

**137 Remsen St.**

North side, 20 feet west of Clinton St. 3 1/2-story and basement brownstone dwelling, with extension; plot, 30x100.

**117 Columbia Heights**

S. E. corner of Pineapple St., large 4-story and basement brick and stone dwelling; plot, 51x73.9. Immediate possession.

**181 Columbia Heights**

Between Pierrepont and Clark Sts., 2-story brick stable, covering entire lot, 25x101. Immediate possession. Additional particulars from T. E. Pillsworth, Esq., Trust Officer of The Title Guarantee and Trust Co., 175 Remsen St., Brooklyn, or Jere Johnson, Jr., Co., Auctioneers, 193 Montague St., Brooklyn.

**GEO. J. RYAN**  
Queens Borough Real Estate  
AGENT BROKER APPRAISER  
Member Real Estate Board of New York  
46 Jackson Ave., Long Island City  
Telephone, Hunters Point 3451-2

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Phone, 5566 Chelsea

STATE OF NEW YORK, OFFICE OF THE Secretary of State, ss:  
THIS CERTIFICATE, issued in duplicate, hereby certifies that the Kinemacolor Company of America, a domestic stock corporation, has filed in this office on this 4th day of March, 1917, papers for the voluntary dissolution of such corporation under Section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.  
Witness my hand and the seal of office of the Secretary of State, at the City of Albany, [Seal] this fourteenth day of March, one thousand nine hundred and seventeen.  
C. W. TAFT,  
Second Deputy Secretary of State.

# Classified Advertisement Department

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.

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

## WANTS AND OFFERS

ESTIMATOR, office manager, expert on high class building construction, wants position with builders, or will organize and handle construction work for investors. Box 343, Record and Guide.

E. D. MAC MANNUS' complete card system recorded mortgages, Manhattan-Bronx, 1910 to date. For sale cheap. Room 21, 51 Liberty St.

PAINTER AND DECORATOR, first-class, desires to rent sign or office space, from busy Real Estate concern with the prospect of estimating on painting, papering, etc. S. RAISS, 206 West 146th St.

YOUNG MAN, 29, wishes position in management department of real estate firm or estate; thoroughly experienced, management, repairs, collections, leases, etc.; excellent references. Box 338, Record and Guide.

A RELIABLE BUILDING FIRM WANTS AN ENERGETIC, REFINED MAN who is well known to Architects and Real Estate firms to secure contracts; liberal commission; good chance for right man. Box 327, Record and Guide.

EXPERIENCED apartment manager seeks complete charge of property; moderate salary until ability proved; excellent credentials. Box 337, Record and Guide.

## FOR SALE OR TO LEASE

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

\$500 buys deed for my corner plot in Garden City Estates, one minute from station; just off beautiful Stewart av, and Nassau Blvd. Box 340, Record & Guide.

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.

A BUILDER'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.

236 ACRES—JERICHO TURNPIKE; 2,000 ft. both sides of road; fine soil, level land; 14-room house, barn; \$225 per acre; terms. E. R. PERRY, 1 West 34th St.

CHOICE CORNER PLOT. East 40th St. and Church Ave., Brooklyn; cash; bargain. HAYES, 325 E. 31st St., Manhattan.

GENTLEMAN'S ALL YEAR COUNTRY home; all improvements. Apply to MRS. JOHN ROSENCRANZ, Hohokus, N. J.; no exchanges.

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

WATER FRONT PROPERTIES and suburban properties of all kinds for sale and rent. BLAUVELT & MORRELL, INC., Nyack, N. Y.

'MID THE BERKSHIRES. Thirty-six furnished houses for rent, from \$200 to \$4,000 per season. D. B. CORNELL CO., Great Barrington, Mass.

BARGAIN. Prominent corner on Myrtle Ave., Brooklyn; 13 apartments, 2 stores; rental \$6,300; price \$53,000; little cash required. J. H. HUNT, 8 Broadway, Manhattan.

50TH ST. LOFT BUILDING for exchange for Jersey property; improved or unimproved. What can you offer? L. N. CREIGHTON, West 8th St., Bayonne, N. J.

MAMARONECK, N. Y. \$9,000 House; 10 rooms, bath, 1/4 acre, near station and Sound; will sacrifice for \$7,200, mortgage \$5,500. Apply WM. R. BOHMERT, Orienta Point, Mamaroneck, N. Y.

7-STORY AND BASEMENT WAREHOUSE for sale, No. 284 Monroe St. Price \$27,000. Easy terms to responsible purchaser.

JOHN P. LEO, JR.,  
2050 Amsterdam Ave., City.

FOR SALE—LOT 29x100, price \$3,700; terms to suit; Fenimore St., between Rogers and Bedford Aves. OWNER, 223 Fenimore St., Flatbush, Brooklyn.

COME TO VINELAND. Best climate, productive soil; good markets, finest poultry and fruit farms; many exceptional bargains. HOPKINS FARM AGENCY, Vineland, N. J.

PROPERTY FOR SALE at sacrifice at New Gretna, on shore road; fine property; good fishing and gunning. For particulars apply to JESSE GASKILL, Longport, N. J.

BARGAINS. Write for particulars of good profitable farms, Summer homes, lake cottages, timber lands, &c. A. D. JENNINGS, Winchester, N. H.

PLAINFIELD DWELLING, 11 rooms, garden, fruit; worth \$9,500; quick sale, \$6,500; \$500 cash, balance as rent. J. C. GULICK, 88 Oak St., Jersey City, N. J.

ELEGANT 8-ROOM BRICK HOUSE, large lot; all improvements; best residential section in Denver, Colorado; N. Y. property exchange considered. HATHAWAY, 1406 Ave. I, Brooklyn.

FOR SALE—LOT 29x100, price \$3,700; terms to suit; Fenimore St., between Rogers and Bedford Aves. OWNER, 223 Fenimore St., Flatbush, Brooklyn.

RED BANK, N. J. I sell Monmouth County Farms, Shrewsbury River Properties, Rumson Road Estates, rent furnished or unfurnished Cottages. W. A. HOPPING.

STORE AND DWELLING, 10 rooms, all improvements; good business location; large garden; convenient to railroad station and trolley. VERIAN, 85 Joralemon St., Belleville, N. J.

A REAL SHORE FRONT BARGAIN. Peninsula, about 100 acres; 7,500 feet fine hard shore; ideal fish and game club, yacht club, golf links or private estate; mile north of Sag Harbor; three buildings; fine shade, water, views; \$450 acre.

CODLING, Northport, L. I., and 217 Broadway, New York.

GARAGE LOCATION. First Ave. corner, 100x80; suitable for garage purposes or factory; price very low, to settle an estate; will consider an exchange for other property. FREDERICK FOX & CO., 14 W. 40th St.

WATER FRONT AND DOCK PROPERTY for sale on Manhattan Island; centrally located; whole block; water front and dock facilities; suitable for large plant or material yard; to close an estate. FREDERICK FOX & CO., 14 W. 40th St.

GENTLEMAN'S ESTATE at Norwalk, Conn., 6 acres, 20-room house, gardener's and chauffeur's cottages; property in excellent condition; house contains all modern conveniences; will exchange, rent furnished or unfurnished; price \$50,000. Particulars from A. R. STARR, Owner, 8 West 40th St., N. Y. City.

CALDWELL, Located at one of the highest spots 12-room House, three baths; sun parlor; sleeping porch; billiard room; plot 100x250; price \$15,000; part cash, part mortgage. Address C. L., Box 339, Record and Guide.

CUBA. WANTED—Descriptions of everything now for sale in Cuba. No charge for listing properties. Commission expected only when purchaser is found by advertiser. FRANCIS WM. HARTLEY-HELLYER, Baltimore, Md.

BUILDER'S OPPORTUNITY. Highly improved lots, restricted section, near Elevated station, 5c. fare; good loans; will subordinate 70 per cent.; large force agents to sell one-family houses now in great demand. Telephone Richmond Hill 824 R. Box 341, Record and Guide.

WANTED West side water front lots and cash in exchange for income property; must be free and clear.

M. FEIGEL & BRO., INC.,  
185 Wooster St., N. Y. City.

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.

FOR SALE—FACTORY SITE, Northeast corner of Kent Ave. and South Eighth St., Brooklyn; plot 92x100, irregular, facing East River and Ferry, and near all railroads, freight depots, with 4-story building, 5,500 square feet; price \$25,000; assessed \$22,500. Box 342, Record and Guide.

OWNER WILL SACRIFICE high class estate in Summit, N. J., 1 1/2 acres, with magnificent shade trees, stable, garage; house contains 12 rooms, 2 baths, 7 fireplaces; beamed and paneled 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.

WYCKOFF, N. J., 29 miles from New York; modern house, 8 rooms and bath, steam heat, electric light; corner plot, 100x150; high and healthy; 5 minutes from station; sale or rent; if rented, will give lease. SMITH & BAUMANN, 504 Jackson Av., Jersey City, N. J.

WILL sell 100 acre farm, 136 miles up State, 1 1/2 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. Two desirable plots of land, one of 10 lots and one of 6, each 20x100; located in growing section South Brooklyn; absolutely unincumbered; reasonable price and liberal terms. Apply owner.

J. A. SWEENEY, 21 State St., N. Y.

INVESTORS, SPECULATORS AND BUILDERS! Have MOST PROMISING sites in the Borough of Brooklyn. Inquiries solicited. ROBERT H. DUNNET, 189 Montague St., Brooklyn.

WAKE UP, BRONX BUYERS. One lot off of Jerome Ave., about 75 feet on 169th st.; key to corner known as Lot 37.

Concourse and Boulevard, one lot, 175 foot, from 165th St., Lot No. 32. Make offer. It may be worth your while. Apt. 1E, 21 Ft. Washington Ave., N. Y. C.

ELEGANT COUNTRY PLACE on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, 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.

NEW ENGLAND. FOR SALE in Peterborough, New Hampshire, "FOUR WINDS FARM."

Finest property in New Hampshire, 215 acres, 140 woodland, 75 cultivated; high elevation; beautiful mountain and valley view; pure water, 1,500 gallons hour; modern house, 4 bath rooms, sleeping porches, large piazzas, electric lights, fully furnished; also farm house, stable, &c.; price \$40,000, about 1/2 cost.

D. M. WHITE & CO., Leading Real Estate Dealers, Peterborough, New Hampshire.

Water Front, Manufacturing Site, Terminal and Warehouse site, Docks for steamships, Marine Railway; this property within the free lighterage limits; 25 feet water low tide; over 50 acres; 450 feet on B. & O. R. R. and S. I. R. T. R. R., over 1,500 feet on pier and bulkhead line, nearly 4,000 feet on city streets; full riparian rights; can have piers 1,000 feet long; city sewer and water mains, gas, electricity, double track trolley, telephone and telegraph on the front of property; perfect streets; easy grade to St. George, Bergen Point and Elizabeth Ferries; also to passenger and freight station; built-up community; thousands of employees available; maps and details to principals and reliable people only J. STERLING DRAKE, the headquarters for water fronts and manufacturing sites, 29 Broadway, New York City.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased the store at 72 South Washington sq for O. J. Maurer to Reikes & Galetsky.

JUDSON A. HARRINGTON leased the 5th floor at 511 West 42d st to the Prometheus Electric Co. and the 6th floor in the same building to the Consolidated Engine Stop Co.

M. & L. HESS (INC.) and Spear & Co. have leased the front half of the 7th floor at 45-7 East 20th st to Charles Becker.

M. & L. HESS (INC.) have leased the 7th floor at 148-50 Madison av, to Perling & Maer (Inc.), for the sale of woollens.

M. L. HESS (INC.) and Bastine & Co. have leased space on the 7th floor at 49-53 East 21st st to William Kornberg, men's neckwear. M. & L. Hess (Inc.) also leased the 5th floor at 75-7 Grand st to the Reliable Baggage & Repairing Co.

M. & L. HESS (INC.) have leased for the estate of George Henry Warren the 4th floor at 903-7 Broadway to the Stanley W. Blum Co., of Chicago, Ill., for the sale of knit goods.

HOUGHTON COMPANY sub-leased to A. D. Marsh an apartment at 35 West 82d st for M. M. Wessels.

THE HOUGHTON COMPANY has subleased for Ralph Samuel his apartment at 150 West 87th st to a client of Vasa K. Bracher.

PHILIP JESELSON leased to Stoller & Co. the store and basement at 2139 3d av, together with the abutting store and basement at 206 East 117th st.

L'ECLUSE, WASHEURN & CO. leased for their Country Department the 2d floor of the Century Building, 1 West 34th st. This building is immediately opposite the entrance to the Waldorf-Astoria.

LEWI & HALL have leased for the Altman Estates (Inc.) to Louis Hessler, dealers in furniture, the store and basement at 34 West 37th st.

A. L. LIBMAN has rented to Harry Susskind for the 149th St. and Riverside Drive Construction Co., J. Axelrod, president, an apart-

ment at the southeast corner of Riverside dr and 149th st for three years. Mr. Susskind is one of the owners of the Blossom Heath Inn, at Merrick rd, near Lynbrook, L. I., for which A. L. Libman and Henry H. Erkins are designing extensive alterations and additions involving \$30,000.

A. L. LIBMAN has rented for the Leavitt Realty Co. space in 126-132 West 46th st to George Schuler, for the manufacture of jewelry, 1,500 sq. ft. for five years, and to Chaims & Rose, for theatrical purposes, 1,000 sq. ft. for three years. This completes the rental of the entire building.

LOFT LEASING SPECIALTY CO. leased the 3d loft at 120 Nassau st to Rittenberg Law Printing Co.

SAMUEL H. MARTIN has leased the store and basement at 432 Columbus av for Gross & Crook to Cacurello & Pollie.

SAMUEL H. MARTIN has leased the store and basement at 473 9th av to the Sheffield Farms Slawson-Decker Co.

PAYSON McL. MERRILL CO. leased apartments at 112 West 47th st to Edward A. Bedbrook and John B. Kerfoot, and at 257 West 86th st to Miss Charlotte Lund.

MOORE, SCHUTE & CO. leased dwellings at 466 West 111st st for Gustavus L. Lawrence to Constant Omers, and at 516 West 149th st for Mary O. Borden to J. W. Mason.

Charles F. Noyes Co. has leased for William G. Ihrig two floors in his new building at 139-145 Lafayette st, corner of Howard st, to Calender & Co., Ltd., for a long term; the 7th floor at 165-167 William st for R. R. Reed, trustee, to Wolf Bros, Incorporated; a portion of the 20th floor of the Madison Square Building, 15-19 East 26th st, for Jacob Ruppert Realty Corp., to Sennhauser & Wallace, and for John J. Burton space in 61 Beekman st, to E. P. Hutton & Co. and Rishel & Lowe.

CHARLES F. NOYES CO. has leased for Flora E. Williamson et al the building at 245-247 Water st to Gerhard & Hey (Inc.); space in 185 Madison av for Bobbs-Merrill Co. to Gress Mfg. Co.; a floor at 56 Beekman st to Godfried G. Tegge, and a portion of the 3d floor at 63 William st for Lloyds Plate Glass Inc. Co. to the Andrews Co.

CHARLES F. NOYES CO. leased the building at 167 Front st for James Arthur to Kohlberg & Hirsch (Inc.), tobacco merchants, at an aggregate rental of about \$10,000. The tenant is now located at 162 Water st. This building is located in the block between Burling slip and Fletcher st, where Joseph F. Cullman has purchased twelve buildings through the Charles F. Noyes Co. during the past few months, and the block is gradually being converted into the new tobacco district. Just opposite, at 166 Front st, Miranda & Co. made a 10-year lease at \$20,000 through the same brokers.

CHARLES F. NOYES CO. has leased for the Turner Construction Co. a portion of the 3d floor in the Bowling Green Building, 11 Broadway to the Pacific Commercial Co. at about \$8,000 per annum; space in the Manhattan Life Building, 66 Broadway, for the Cruikshank Co. to Rogers & Rogers, and offices at 37-39 Liberty st on the 11th floor to Edward Petigor.

CHARLES F. NOYES CO. has leased the store and basement at 91 Maiden la for the Preferred City Real Estate Co. to the Anchor Packing Co.; store at 30 Frankfort st for John V. Black to Martin Sturm; store at 275 Water st for Julius A. Zibell to Gladium Co.; 10th floor of the new Evening Mail Building, 23-27 City Hall pl, to the Munson Supply Co., and the 12th floor of the same building to the Underwriters' Laboratories (Inc.). These two leases in the new Evening Mail Building complete the renting of this building, and the rental of the store at 91 Maiden la completes the rental of the five downtown buildings owned by the Preferred City Real Estate Co.

PEASE & ELLIMAN have leased studios at 44 West 57th st for Morris Kosofsky to Miss Ruth McDonald and to Frank O. Burrigge; for J. E. R. Carpenter and his associates an apartment in the 17-sty house which is being erected for occupancy in the fall at 550 Park av, 14 rooms and 4 baths to Henry Olesheimer; sub-leased for Mrs. Henry Wetzel her apartment at 955 Park av, the southeast corner of 82d st, to L. S. Oppenheimer; and leased to Martin Hofer, of the Warwick House, Limited, an apartment at 103 East 75th st.

PEASE & ELLIMAN have leased for Mrs. F. S. Wharton, represented as attorney by Albert S. Brown, the 4-sty dwelling at 16 West 36th st; also sublet for Mrs. William L. Bull, Jr., her apartment in 103 East 86th st to H. H. Skerrett of the Wyllys-Overland Co.; sublet for Mrs. Helen L. Blackmer her apartment in 122 East 40th st to Henry V. Porter, and leased an apartment in 103 East 75th st to F. Bayard Rives.

PEASE & ELLIMAN have leased the parlor floor at 42 West 39th st to Julius Fisher; for the 70 East 77th Street Co., controlled by Edgar Ellinger, an apartment in the house being built to be known as 70 East 77th st, for occupancy in the fall, an apartment to R. C. Fisher; for Samuel A. Herzog in 64 East 86th st to Mrs. T. Schwenker; for Aaron Lauterbach to Mrs. Beatrice Cleveland the 5-sty dwelling at 73 West 68th st; for the Erixton Holding Corporation, controlled by Edwin S. Brickner, an apartment in the house under construction for occupancy in the fall, at 139 East 66th st, to Mrs. Mary Lawrence Keane.

HULBERT PECK'S SONS leased for the David Stevenson Brewing Co, for 8 years, at \$1,800 a year, the upper part of 272 West 34th st, corner 8th av, to Ching Geg, for a Chinese restaurant.

PEPE & BRO. have leased the following apartments: at 17 Christopher st for Mrs. G. Hunnington; at 50 West 12th st for Levia Realty, Inc.; two apartments at 129 West 11th st for Thomas Bevans; two apartments at 133 West 12th st for Dr. Willner; an apartment at 58 Washington sq for Elena Realty Corp.; at

58 Washington Mews for Mr. Van Ingen; and two houses at 127-129 McDougal st for Mrs. Mary Chapel.

L. J. PHILLIPS & CO. leased for Therese Schneider to James Butler (Inc.) the corner store and basement at 60 to 64 Carmine st.

PORTER & CO. have leased for P. Hone Many to Joseph A. Trapp the 3-sty dwelling at 229 West 122d st.

PORTER & CO. leased for the Peter Moller estate to Rudolph Roeder the 3-sty dwelling at 225 West 132d st.

GEO. R. READ & CO. have sub-leased for John H. Jacquelin & Co. 2,400 sq. ft. on the 6th floor of the Exchange Court Building, 52 Broadway, to Post Eros & Co., members of the New York Stock Exchange, and have negotiated a renewal of the same offices from John Jacob Astor.

GEO. R. READ & CO. have leased for Charles F. Noyes Co. at 56 Beaver st 1,700 sq ft. on the 5th floor to the Northern Underwriting Agency (Inc.); also, in conjunction with Warren & Skillin, the entire 7th floor at 26 Beaver st to Alexander Morris & Co.

REAL ESTATE MANAGEMENT CO. leased the store at 2588 Broadway to Philip Cooper.

DOUGLAS ROBINSON-CHARLES S. BROWN CO. rented offices at 15 West 38th st to Molcomb & Hoke Manufacturing Co. and at 23 West 26th st to Hotel Construction Co.

MORRIS ROSE and Lewis L. Rosenthal leased for a long term, for the Arcade Realty Co., Bloomingdale Bros., the entire floor at 238-40 East 59th st to William Wuest and Frederick Helm.

GEO. W. SASSE leased to the Sheffield Farms-Slawson Decker Co. the store at 2072 Eighth av and to Harry Wallach the store at No. 4 Circle, Cathedral Parkway.

ROY SCHERICK and Ewing, Bacon & Henry leased for the Hasco Building Co. the 6th floor at 404 to 410 4th av to Leo L. Doblin Co., facade.

LOUIS SCHRAG has leased for J. W. Cushman & Co. the 1st loft in 130 West 23d st to Greenfield & Lagetella; for Johnson & Fleish-

**Real Estate Board**  
Incorporated 1908 Organized 1896

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.  
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Since 1835 at No. 191 NINTH AVENUE  
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**GREAT NECK**  
COLONIAL HOUSE  
First Floor—Vestibule, living room, hall-way, dining room, breakfast porch, butler's pantry, kitchen.  
Second Floor—Four master's bedrooms, two baths, sleeping porch.  
Third Floor—Two maids' rooms, bath, trunk and store room.  
Has hot water heat, gas, screens, laundry in basement.  
1½ acres of ground; near station.  
Price \$35,000  
**Baker Crowell, Inc.** 47 West 34th St. New York City  
Telephone Greeley 33

MANHATTAN.  
A BARGAIN.  
One-family dwelling, 4-story and cellar, No. 459 Convent Ave., s. e. cor. 150th St.; just put in first class shape; to close an estate will sacrifice house and land at assessed city valuation of land alone, which is \$10,000; free and clear; cannot exchange. EST. OF PAUL HOFFMAN, 192 Bowery.

**BRONX BUYERS.**  
**THREE CHOICE BRONX PROPERTIES MUST BE SOLD TO CLOSE ESTATE.**  
**Jerome Av.,** west side, 100 ft. north 183d St., foot of subway station, 50x100; vacant; free and clear.  
**Webster Av.,** Nos. 3073, 3075, 3077, near 205th St., few feet from proposed "L" station; three story and cellar frame attached one-family dwellings on lot 50x120; six rooms and bath; well rented; free and clear.  
**Stebbins Av.** and 170th St., northeast corner; 100x105; vacant; near subway station; free and clear.  
Full Commission to Brokers.  
**HENRY ALBERS, JR.,**  
74 Broadway, N. Y. City. Tel. Rector 9086.

**Connick Building**  
244 5th Ave. (Near 28th St.)  
TO LET.  
Large Light Lofts, 31.4x85  
Fireproof Building, Steam Heat, Hot and Cold Water; Passenger Elevator. Freight Elevators. No Manufacturing.  
**ANDREW J. CONNICK, Owner.**  
On Premises, or Your Own Broker.

**BUSINESS OPPORTUNITIES**  
INCORPORATE your business; avoid partnerships; protect private property from business ventures; information free. PHILIP LAWRENCE, former Assistant Secretary of State, Huron, South Dakota, Dept. A.

hauer space in 109-11 West 25th st to Heller, Freund & Carnel; and with Spear & Co. the 1st loft in 135-9 West 17th st to Dietz & Houdini.

LOUIS SCHRAG leased for Dr. Hermann F. Kudlich the 5-sty dwelling 151 West 21st st to Marie De Bissell.

SENIOR & STOUT, Inc., have rented to Mr. Anthony the 2-sty building at 108 West 54th st, on plot 25x100; also rented for A. W. Pegues the 3-sty dwelling, 155 West 31st st; the 4-sty dwelling, 141 West 136th st, for R. J. McGowan, and the store at 933 Sixth av, to Samuel Silver.

JOSEPH F. SEITZ leased the grade floor store at 714 2d av to Kemelhor Bros.; the parlor floor store at 123 East 59th st to Usall & Graells; the parlor floor store at 809 Lexington av to Isidor Sharnoff; the grade floor store at 798 Lexington av to Daniel Reeves (Inc.), and the grade floor store at 809 Lexington av to Frank D. Cangin.

SHAW & CO. have leased the store, 487 Central Park West, to Louis Marko.

SHAW & CO. leased for Florence M. Hurlburt the 3-sty dwelling at 57 East 126th st to Marie Pardoe.

SLAWSON & HOBBS have leased for J. C. Lyons' Sons Co. offices at 30 West 54th st to Dr. Francis W. White. The building is being altered into offices and apartments.

SLAWSON & HOBBS have leased for Halsey & Flint, agents, the store at 25 East 54th st to Harry McAuliffe, dealer in antiques.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for the estate of Mary Bolles to the A. M. Hinman Corporation the building at 8 and 10 White st for a long term of years at an aggregate rental of about \$60,000. Extensive alterations are to be made to the building.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for V. Lopez & Co. the entire store and basement at 184 Duane st to William Johnstone for a long term.

JAMES H. STRYKER leased for M. Telca & Co. the top floor at 398 5th av to Emile Brunel, tors and commission merchants, for a long term. This concern rented the 2d and 3d floors in February, and on account of large increase in business requires extra space.

UNGER & WATSON (Inc.) have leased the building at 409 East 50th st, to the Association for the Improvement of the Poor; the building at the southwest corner of 51st st and Third av for Mr. Kenny; the premises at 335 East 50th st to S. Lowenstein; a floor at 645 Lexington av to M. Calder, and space at 128 East 60th st to B Cohen.

E. K. VAN WINKLE leased for Arthur A. Levy his apartment at 35 West 82d st to Grace O. Bishop.

CHARLES B. VAN VALEN leased additional space at 95 William st to Joseph Kirschker, sprinkler insurance broker, and to Crum & Foster.

WERTHEIM & CLEAR have leased for Leo Salomon to F. Stanhope Phillips the 4-sty dwelling at 356 Lexington av.

REAL ESTATE NOTES.

A. V. AMY & CO. have removed their offices to the Woolworth Building, 233 Broadway, where they will continue in the general real estate, management and appraisal business. A branch office will be maintained at 300 West 113th st.

ARTHUR W. BELL, a resident for many years of Shippan Point, Stamford, Conn., has associated himself with Fish & Marvin. Mr. Bell will specialize in that firm's business as it affects Greenwich, Stamford and other sections of Fairfield County.

DANIEL BIRDSALL & CO. have placed for Marie Samelis and Katherine Vallender a mortgage on the property at the northwest corner of Park av and 161st st.

GOODALE, PERRY & DWIGHT (INC.) have been appointed agents of the 8-sty building at 812 Greenwich st.

I. S. HERBSTMAN, for the past seven years secretary of the Connelly Construction Co., has opened an office at 1270 54th st, Brooklyn, where he will engage in a general real estate and insurance business.

MANNING & TRUNK have been appointed managing and renting agents of the building 600 Madison av, recently leased by them to Fitzpatrick (Inc.); and also by G. Gordon Hammill renting agents of 120 East 57th st, now being remodeled into stores and apartments.

LOUIS SCHLECHTER is the purchaser of 51 West 16th st, a 4-sty dwelling on a lot 20x100, recently reported sold by the G. & E. Realty Co.

MOORE, SCHUTTE & CO. were the brokers in the sale of the 5-sty apartment house at 2266 Amsterdam av for Clara Fausner to Elizabeth Sherer, and have been appointed agents for the property.

CHARLES F. NOYES CO., through its mortgage department, has placed a \$150,000 loan for 10 years covering property belonging to the estate of Helen Spaulding at the southwest corner of Alder and Park sts, Portland, Ore.

CHARLES F. NOYES CO. has obtained a \$30,000 amortization mortgage for Charles D. Stanley covering his small office building on Main st, Columbia, S. C. A. C. Tobias of Columbia represented Mr. Stanley. Charles F. Noyes Co. has recently reported a number of mortgage loans placed on properties throughout the South and West.

WERTHEIM & CLEAR have placed for Michael Macnamara a mortgage for \$10,000 at 4 1/2 per cent on 572 3d av.

H. O. WOLFF, general real estate and insurance, has opened an office at 1308 75th st, Brooklyn.

REAL ESTATE STATISTICS

The Following Table is a Résumé 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 résumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Includes a sub-table for Jan 1 to Mar. 30.

Mortgages.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, and Interest not given. Includes a sub-table for Jan 1 to Mar. 30.

Mortgage Extensions.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and Assessed Value. Includes a sub-table for Jan 1 to Mar. 30.

Building Permits.

Table with columns for 1917 (Mar. 24 to 30) and 1916 (Mar. 25 to 31). Rows include New Buildings, Cost, Alterations, and a sub-table for Jan 1 to Mar. 31.

BRONX. Conveyances.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., No. with consideration, Consideration, and a sub-table for Jan 1 to Mar. 30.

Mortgages.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Amount, and Interest not given. Includes a sub-table for Jan 1 to Mar. 30.

Mortgage Extensions.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and a sub-table for Jan 1 to Mar. 30.

Building Permits.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include New Buildings, Cost, Alterations, and a sub-table for Jan 1 to Mar. 30.

BROOKLYN. Conveyances.

Table with columns for 1917 (Mar. 22 to 28) and 1916 (Mar. 23 to 29). Rows include Total No., No. with consideration, Consideration, and a sub-table for Jan 1 to Mar. 29.

Mortgages.

Table with columns for 1917 (Mar. 22 to 28) and 1916 (Mar. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Amount, Interest not given, and a sub-table for Jan 1 to Mar. 28.

Building Permits.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include New Buildings, Cost, Alterations, and a sub-table for Jan 1 to Mar. 30.

QUEENS. Building Permits.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include New Buildings, Cost, Alterations, and a sub-table for Jan 1 to Mar. 30.

RICHMOND. Building Permits.

Table with columns for 1917 (Mar. 23 to 29) and 1916 (Mar. 24 to 30). Rows include New Buildings, Cost, Alterations, and a sub-table for Jan 1 to Mar. 30.

accept except

accept only those tenants whom our thorough investigations prove worthy.

except and decline those whom our 24-hour certified reports prove undesirable.

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the tenants record, inc.

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ACCORDING to the number and prominence of the structural projects that have sprung to life during the past week, there is little indication that the crisis through which the nation is now passing will have an appreciable effect on the building trade in these parts. Some of the operations that have lately become active were projected nearly a year ago, and the fact that they are now actually to be started leads to the opinion that the investor has at last awakened to a realization that nothing can possibly be gained through further delay. It is now most apparent to those even remotely interested in the building industry that the prices of structural materials cannot recede to any great degree while the European war progresses, and that high prices are likely to continue for a period of years after it is ended, owing to the immense quantities of materials and supplies that will be required in reconstruction and for which the nations now at war will be practically dependent upon the United States. The dissemination of this knowledge, combined with an insistent demand for rentable space in apartments, factories and commercial buildings, and increased hotel accommodations have been the factors that have led the investors to the point of starting building operations that have been held in abeyance for some time, and others but lately projected.

Among the noteworthy structures that have recently been placed under contract might be mentioned the half-million dollar apartment hotel to be erected by the Thomas T. Hopper Co. for Alexander Smith Cochran, in West 59th street. A. J. Bodker is the architect. Edward Corning Co. has obtained the general contract for the construction of an office building addition at 63 to 65 Maiden lane and 91 William street for the Maiden Lane-William Street Company, from plans by Clinton & Russell. The Warren E. Green Co. has obtained the general contract for a handsome

**Common Brick.**—The conditions in the common brick market are considered now to be about normal. The demand is generally satisfactory and prices are holding steadily at the \$10 level. No further increase is anticipated at this time, although prices might be advanced after manufacturing is resumed and the increased cost of labor and fuel makes higher prices a necessity. The recent improvement shown in the building situation is reflected in the markets for brick and other masons' materials. Inquiries are increasing in number daily and individual inquiries are for greater amounts than were heretofore called for. Arrivals of barges from up-river are very encouraging. Up to last Thursday morning a total of twelve barge loads had arrived from the Hudson River yards. There is no danger that the market will be glutted, however, or that prices will be reduced, as the trade will readily absorb all of the brick that is thrown on the market, now that the backbone of the winter is broken and the building trades have resumed operations in a serious manner. The number of new structural projects that have been noted during the past week is a very promising sign for the future of the industry.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, March 30, 1917: Condition of Market: Demand good, prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 1; arrivals, 23; sales, 17. Distribution: Manhattan, 9; Brooklyn, 6; New Jersey points, 2. Left over Friday, March 30, 7.

**Structural Steel.**—The amount of business in the Metropolitan district while generally satisfactory, indicates that speculative construction is diminish-

ing while additions and new structures for manufacturing and commercial usage are growing in number. The high prices of building materials and especially of steel shapes is held responsible for the quietude in the speculative building field and it is not expected that operations of this character will be projected in great numbers until material prices recede. It is true that some speculative work is now underway, with other operations contemplated for an early start, but these are important projects with an assured future, erected by individuals or corporations of large means, and not by owners dependent on every dollar that they are able to scrape together to advance their improvement. The week was not a noteworthy one in so far as local bookings for steel were concerned. The outstanding order of the period was that of Levering & Garrigues Company for 450 tons for the construction of an office building addition at 63 to 65 William street. There were a number of commitments made for a large total tonnage for projects outside of the Metropolitan district. These were for the most part for the erection of manufacturing and commercial operations. The number of inquiries now current indicate that there will be a strong steel market for some time to come. There are a large number of structural operations pending in this city and in the nearby territory for which awards will undoubtedly be made at an early date. The railroads are continuing their buying for track and bridge improvements and according to the present outlook there will be a demand from these sources for quite some time. There has been no change in the price of steel for the current week. Mill shipments of steel

country residence at Bayshore, L. I., for Horace O. Havemeyer, from plans by Harrie T. Lindeberg. Quite a number of smaller contracts have been let during the week, and, from the host of operations that are now figuring, the outlook for the season is extremely bright. The market for building materials and supplies has responded to the increasing activity. Prices are generally holding steadily, with a tendency toward further advances. Practically all of the metal products continue to advance in price, and increases are looked for in Portland cement and other masons' materials. The excellent weather of the past two weeks has had much to do with the progress of the building business. There is every prospect now of a continuation of these conditions, which will no doubt daily increase the demand for structural materials. There seems now to be no cause for apprehension on the part of the manufacturers and dealers in structural commodities for anything other than a flourishing building season.

A substantial improvement in the freight situation has been noticeable recently, and the condition has accomplished much toward brightening the mental attitude of the producers and dealers in building materials, who have suffered greatly from the effects of the embargoes and yard congestion.

The high cost of fuel has been one of the chief difficulties of the manufacturers of structural commodities during recent months, and has been largely responsible for increased prices. There is a possibility now that coal prices will be substantially reduced, and that before long the cost of fuel will become almost normal. One of the leading producing companies has this week announced a reduction of 50 cents per ton on hard coal, and dealers confidently expect that there will be an important drop in coal prices after April 1. Soft coal prices have not been reduced, and there is no prospect that a reduction can be made, in view of the great demand and the limited supply.

ing while additions and new structures for manufacturing and commercial usage are growing in number. The high prices of building materials and especially of steel shapes is held responsible for the quietude in the speculative building field and it is not expected that operations of this character will be projected in great numbers until material prices recede. It is true that some speculative work is now underway, with other operations contemplated for an early start, but these are important projects with an assured future, erected by individuals or corporations of large means, and not by owners dependent on every dollar that they are able to scrape together to advance their improvement. The week was not a noteworthy one in so far as local bookings for steel were concerned. The outstanding order of the period was that of Levering & Garrigues Company for 450 tons for the construction of an office building addition at 63 to 65 William street. There were a number of commitments made for a large total tonnage for projects outside of the Metropolitan district. These were for the most part for the erection of manufacturing and commercial operations. The number of inquiries now current indicate that there will be a strong steel market for some time to come. There are a large number of structural operations pending in this city and in the nearby territory for which awards will undoubtedly be made at an early date. The railroads are continuing their buying for track and bridge improvements and according to the present outlook there will be a demand from these sources for quite some time. There has been no change in the price of steel for the current week. Mill shipments of steel

shapes are quoted at 3.919c. to 4.169c. for delivery in two to five months.

**Portland Cement.**—The cement market is in a healthy condition, with a brisk demand for the material and prices holding firmly at the level that has maintained for some time. There is no guarantee that these prices will not be suddenly advanced, however, in fact there is a feeling in the trade that this will come at any time now. The recent growing demand caused largely by the use of reinforced concrete construction in place of steel, high production costs, freight difficulties, etc., will be directly responsible for the increase. There is only a limited supply held at the mills, and this fact, combined with the above mentioned ones, has influenced a number of leading cement manufacturers to recently withdraw all prices on the commodity designed for export.

**Face Brick.**—The situation in the face brick market is improving in a matter very gratifying to the manufacturers and dealers. The activity in this line is following that of the common brick market and is due to the same cause, renewal of building activity. Manufacturers of face brick are hampered by the same problems that are bothering producers of practically all other building essentials, high cost of labor, fuel and transportation difficulties being the factors that have dampened the ardor of the trade.

**Window Glass.**—Local business in this line continues good under the existing conditions. The demand is now somewhat lighter than it has been, but it is expected to pick up now that a renewal of building activity has started. Prominent manufacturers of window glass predict that the prices of this commodity will be further advanced as the season progresses on account of the scarcity and high cost of raw materials and labor and the fact that the blast will end the latter part of May. The intolerable freight situation has militated greatly against the production of window glass by delaying the delivery of raw materials and further by preventing the shipment of finished product.

**Lumber.**—The market for lumber products continues active in the face of numerous difficulties that would seem likely to affect conditions. Inadequate transportation service both by rail and water, while somewhat better than it has been, is still far from normal. The shortage in the labor market is also affecting production. These factors have done much to curtail the supplies of local dealers and are partly responsible for the steadily rising prices of all grades of lumber. According to the Forest Service, one of the potent causes of the rising cost of lumber to the consumers is the exhaustion of the supplies of timber nearest to the bulk of the Eastern consumers, and the necessity of transporting this commodity from greater and greater distances.

**Wire.**—Manufacturers of this product are reporting that an extremely heavy demand continues and that their entire output is sold up for the next three or four months. This applies to all kinds of wire products and there is every probability that prices will be advanced in a short time. The demand for wire nails is especially strong and premiums are being paid above the schedule for prompt deliveries. There is a decided scarcity in the supply of wire nails.

**Hardware.**—With a demand for builders' and finished hardware that is daily strengthening prices continue to advance. Revised schedules show advances of from five to fifteen per cent. and the end of the movement is not yet in sight. The constant increase in cost of raw materials and the difficulties of the labor situation are held responsible for the advanced schedules.

**CURRENT WHOLESALE PRICES.**

**C**URRENT 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.....\$1.10@ —
- Rebate on bags returned, 10c. bag.

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

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

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

- Exterior—**
- 4x12x12 in., per 1,000.....\$87.50
  - 6x12x12 in., per 1,000.....122.50
  - 8x12x12 in., per 1,000.....148.75
  - 10x12x12 in., per 1,000.....175.00
  - 12x12x12 in., per 1,000.....218.75

- Interior—**
- 3x12x12 in., per 1,000.....\$66.00
  - 4x12x12 in., per 1,000..... 74.25
  - 6x12x12 in., per 1,000..... 99.00
  - 8x12x12 in., per 1,000.....132.00

**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. —@ \$0.93
- 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
- Hemlock, W. Va., base price per M. ....@ 25.00
- Hemlock, Eastern mixed cargoes ..... 22.00@ —
- (To mixed cargo price add freight \$1.50.)
- Spruce, Eastern, random cargoes, narrow (delivered)..\$29.00@ \$32.00
- Wide cargoes ..... 32.00@ 34.00
- Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

- Standard slab .....\$4.25@ \$4.50

Cypress lumber (by car, f. o. b. N. Y.):

- Firsts and seconds, 1-in....\$48.50@ —

Cypress shingles, 6x18, No. 1

- Hearts ..... 8.75@ \$9.00

Cypress shingles, 6x18, No. 1

- Prime ..... 7.25@ —
- Quartered oak ..... 85.00@ 88.00
- Plain oak ..... 60.00@ 63.00

**Flooring:**

- White oak, quartered, select. —@ 51.00
- Red Oak, quartered, select...@ 51.00
- Maple, No. 1.....\$43.00@ —
- Yellow pine, No. 1, common flat .....@ 27.30
- N. C. Pine, flooring, Norfolk. 15.50@ 25.00

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

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

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

- Block, 2 in. (solid), per sq. ft.....\$0.06¾
- Block, 3 in. (hollow) ..... 0.6¾
- Block, 4 in. (hollow)..... .08
- Boards, ¼ in. x 8 ft.....12½
- Boards, ¾ in. x 8 ft.....15½

**SAND—**

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

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

- Beams & channels up to 14 in. 3.919@ 4.169
- Beams & channels over 14 in. 3.919@ 4.169
- Angles 3x2 up to 6x8..... 3.919@ 4.169
- Zees and tees..... 3.919@ 4.169
- Steel bars, half extras..... 3.919@ 4.169

**TURPENTINE:**

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

**WINDOW GLASS.** Official discounts from jobbers' lists:

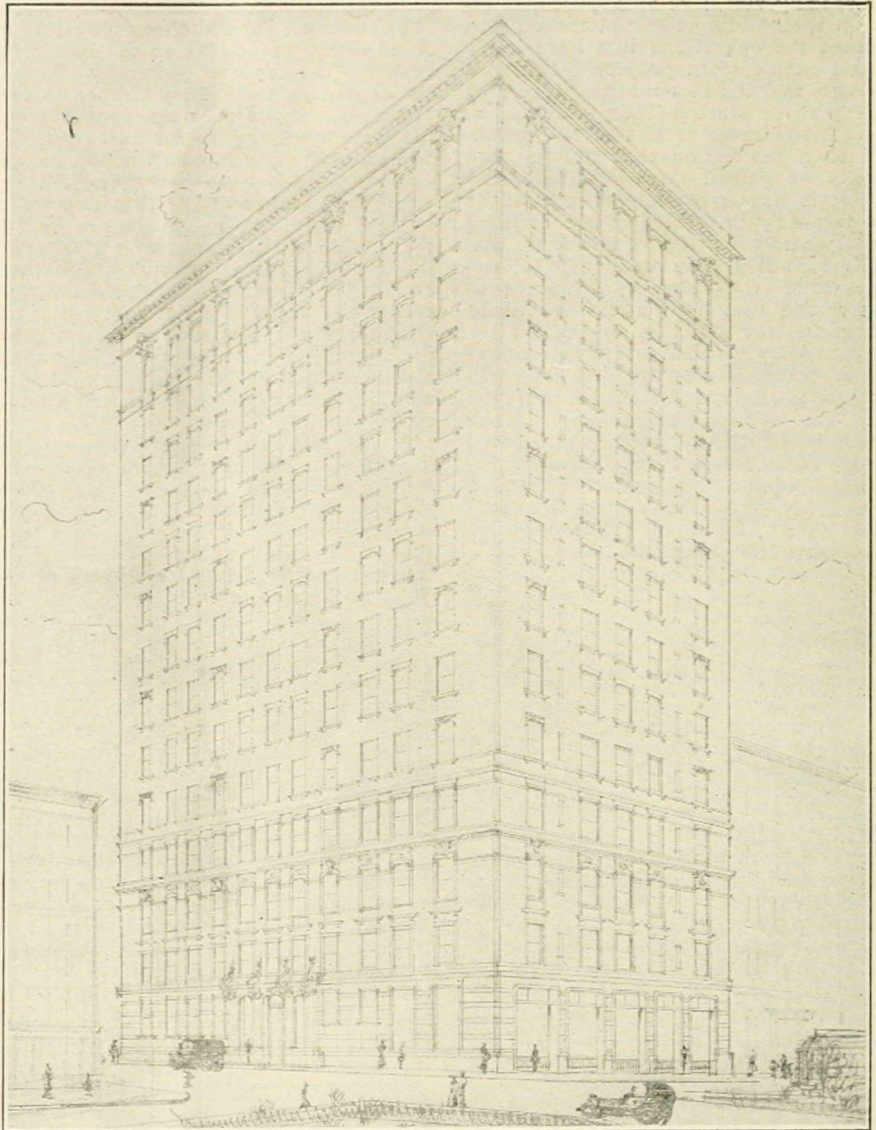
- Single strength, A quality, first three brackets .....84% + 3%
- B grade, single strength, first three brackets .....86% + 5%
- Grades A and B, larger than the first three brackets, single thick .....83% + 3%
- Double strength, A quality.....84% + 3%
- B quality .....86% + 3%

**\$500,000 APARTMENT ON BROADWAY JUST SOUTH OF STRAUS SQUARE**

Designed to Accommodate Sixty-Seven Families

**F**OUNDATIONS have been practically completed, and work on the superstructure is about to be commenced for a high-class multi-family dwelling located at the southeast corner of Broadway and 105th street. The owners and builders are T. J. McLaughlin's Sons, 345 Amsterdam avenue, and the construction is progressing according to

According to the plans, a total of sixty-seven families will be accommodated, in suites ranging from three to six rooms, each with bath. The six-room units will contain two bathrooms. Each floor, with the exception of the ground floor, will contain four separate apartments. Three electric elevators will be installed, two for passengers and the third for service. Egress from the build-



Gaetan Ajello, Architect.

TALLEST WEST SIDE APARTMENT HOUSE.

plans prepared by Gaetan Ajello, architect, 1 West 34th street. The operation will represent the expenditure of more than a half-million dollars, exclusive of the value of the land. The new apartment will be fourteen stories in height, and will be the tallest structure in this section of the city.

The plans call for fireproof construction throughout, and also for the installation of a number of approved appliances for the safety, convenience and comfort of the tenants. The layout of the various rooms provides for the maximum amount of natural light and ventilation. The structure has been designed in the Italian Renaissance style of architecture, and the facades will be constructed of granite, limestone, brick and terra cotta. The base will be of granite, with a first story of Indiana limestone. The shaft of the building will be of face brick, with trimmings of terra cotta, surmounted by an artistic terra cotta cornice.

The main entrance to the apartments will be in the street side, through an elaborate entrance and corridor. The first floor on the Broadway front will be occupied by stores. The structure will have a Broadway frontage of approximately 71 feet, and will be 145 feet in depth.

ing in the event of fire or panic will be by means of a fully enclosed, fireproof stairway.

**Association Formed.**

On April 4 at the Underwriters' Laboratories in Chicago there will take place two tests of a new construction of hollow metal windows. If these tests are successful the result will mean a considerable change from the present custom of installing windows in all new buildings. Invitation is extended to all civil engineers, architects and representatives of periodicals interested in buildings to be present at said time.

This test is the outcome of decision arrived at at meeting of hollow metal window manufacturers from all over the country, who assembled in Chicago for the purpose of endeavoring to arrive at a solution of the question: How to protect buildings from conflagrations which now take place, from time to time, from the non-fireproof windows used on fronts of buildings. At this conference, in which representatives from the Underwriters' Laboratories and expert engineers on fireproofing took part, it was decided to construct some windows that would stand the tests of the Laboratories, and at the same time meet the architects' artistic ideas.

**I**n a recent action, the Board of Appeals has made it clear that the rule adopted under Section 719 of the Charter, requiring appeals to be taken within twenty days of the date of the order or decision on which they are based, will be strictly observed. It is further made clear that a mere reiteration on the part of an official of an old order or decision will not be regarded as a legitimate basis for an appeal. In the case before the Board, an order for fire shutters on a certain building had been issued by the Fire Commissioner some time in June, 1916. The record showed that there had been some correspondence on the subject immediately following. There being no compliance with the order, however, the case was referred to the Corporation Counsel for prosecution in January, 1917. A letter dated February 5, 1917, addressed to the appellant, who, it seems, had been retained by the owner, suggested alternative methods of complying with the order, but stated clearly that there would be no discontinuance of the legal action that had been started, unless the original order, or one of the alternative methods, had been complied with. The appellant endeavored to use this letter as the basis of his appeal. The Board held that this was a mere reiteration of the original order.

The conference was so successful that at the time the manufacturers present organized themselves into an association named National Association of Manufacturers of Approved Hollow Metal Windows and arranged between themselves to have tests made by the Underwriters' Laboratories from time to time. An Industrial Conference Board between the Laboratories and the representatives of the manufacturers was also established. The first result is the test that will now take place.

**Enlarge Insurance Scope.**

As the standard form of fire insurance policy does not cover loss caused directly or indirectly by war, invasion, insurrection, riots, etc., William T. Ritch (Inc.), insurance specialists to the building industry, of the Builders' Exchange, has arranged to cover this form of hazard. Policies are written for six months only, at a graduating rate from  $\frac{3}{8}$  of 1% to 2%. It is understood that considerable of this form of insurance is now being taken out by builders on buildings in course of construction and on permanent residences and mercantile buildings, and their contents.

**New Central Park Apartments.**

An important addition to the group of fine apartment houses on Central Park South, between Fifth and Eighth avenues, is planned for the site at 24 to 48 West 59th street, running through the block to 21 to 23 West 58th street. The Thomas T. Hopper Company, 280 Madison avenue recently obtained the general contract for the construction of a twelve-story brick and terra cotta apartment house and hotel, to measure 40x100, to represent the latest details of construction of this type of building, and which will be in keeping with the character of the surrounding property. The owner of the project is Alexander Smith Cochran, 527 Fifth avenue. The new building has been designed by Albert Joseph Bodker, 62 West 45th street, who has estimated its cost at \$300,000.

**Designing Bronx "Movie."**

De Rosa & Pereira, 150 Nassau street, are designing a two-story brick and terra cotta moving picture theatre, 70x152, to be built at the northeast corner of Third avenue and 163rd street, in the Bronx, for Louis Carreau, 796 Sixth avenue, Manhattan, owner.

**Costly Hotel at Lake Placid.**

John H. Phillips, 527 Fifth avenue, Manhattan, is preparing sketches for a new hotel to be built on Mirror Lake at Lake Placid, N. Y., by a syndicate headed by George F. Scott, 25 Broad street, Manhattan. The proposed building, which will cost about \$500,000, will be leased to John McE. Bowman, who now operates the Hotel Biltmore, Madison avenue and 43rd street, and other large New York City hotels.

**Addition for Office Building.**

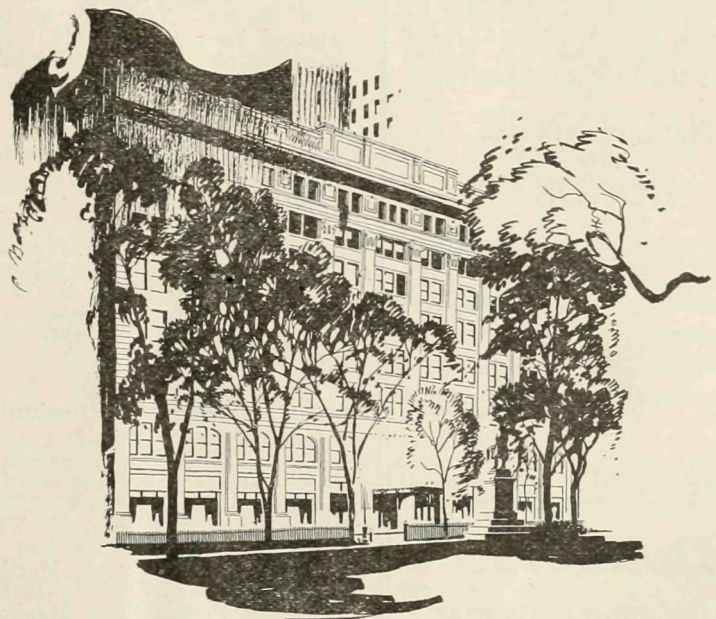
Edward Corning Company, 52 Vanderbilt avenue, has the general contract for building the side addition to the twelve-story office building at 63 to 65 Maiden lane, and 91 William street, for the Maiden Lane & William Street Company, 63 Maiden lane, owner, and the City of New York Insurance Company, lessee. The new addition will measure 20x40 feet, and has been designed by Clinton & Russell, 32 Nassau

street. The contract for the steel has been awarded to the Levering & Garrigues Company, 552 West 23d street. The Albert A. Volk Company, 16 Beaver street, has the wrecking contract.

**Designing Private School.**

John T. Simpson, Essex Building, Newark, is preparing plans for the five-story brick, steel and reinforced concrete private school, to measure 37x92, at 120 to 122 East 74th street, for the Buckley School Building Corporation, owning the school, of which B. Lord Buckley, 696 Madison avenue, is head master. The proposed building will contain seventeen classrooms and a gymnasium. The site was acquired several weeks ago from Marx Rubinsky and H. Lambert through Harris & Vaughan. Directly opposite is the Protestant Episcopal Church of the Resurrection, and immediately adjoining, at 112 to 118, a nine-story apartment house is in course of construction.

**What They Think of Edison Service**



Stern Brothers' great Forty-second Street establishment in using Edison supply continues the arrangement long in force in their Twenty-third Street store. The building manager, Mr M J Kugelman, says

"We keep on with Edison Service because it is always there when wanted. A dependable supply such as yours is the thing needed in this business"

**The New York Edison Company**

*At Your Service*

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Irving Place and 15th Street  
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# Geo. A. Fuller Company

## Fireproof Building Construction

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Winnipeg, Can.	Toronto, Can.

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AND

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FOR

## BUILDING OPERATIONS

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Edward Corning, President. Charles F. Berger, C.E., Vice-President.

# Edward Corning Company Builders

52 VANDERBILT AVENUE  
NEW YORK

Edward P. Corning, Treasurer. Clinton L. Frobisher, Secretary.

Telephone, Farragut 3024

# The Goodman Co.

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Consulting Engineer

SUPERVISION OF BUILDING OPERATION  
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### Big Project Going Ahead.

The fifteen-story studio apartment house and hotel to be erected at the southwest corner of Central Park West and 67th street by the Hotel Des Artistes, Penrhyn Stanlaws, president, 33 West 67th street, will be built by the Fred T. Ley Company, 52 Vanderbilt avenue, to whom the general contract was awarded this week. The new building will measure 50x100, and will have a wing 50x30. It has been designed by Charles A. Rich and F. Mathesius, Jr., 320 Fifth avenue, architects. C. J. Jepsen, 56 West 45th street, is the steel engineer. The site was acquired in February, 1916, from various owners, and at that time it was reported that the project would be financed to a ten-year amortized mortgage, to bear interest at the rate of four and one-half per cent.

### Theatre for 5,092.

Plans have been filed for a theatre which may have the largest seating capacity in New York. The new building will seat 5,092 persons, and will be erected at the southwest corner of Broadway and 51st street, by a company headed by Messmore Kendall, who leased the corner and adjoining property from the Wendel Estate last December for a sixty-three year term, a deal which inaugurated a new policy for the Wendel interests. The new building has been designed by Thomas W. Lamb and will cost about \$500,000. It will cover a plot 100x250 feet and will contain a mezzanine, a balcony and a roof garden. The site at present is covered by a row of old frame buildings and one old fashioned brick building occupied for many years by John Kerrigan, as a cafe.

### Plan Bronx Apartments.

Moore & Landsiedel, 148th street and Third avenue, Bronx, have plans in progress for two five-story brick apartment houses, 60x87 feet each, at the southwest corner of 182nd street and Ryer avenue, for Alexander Wilson, 1319 Madison avenue, Manhattan, owner and builder. The cost of the project will approximate \$140,000.

### Sketching \$700,000 Institutions.

James Brite, 18 East 41st street, Manhattan, architect, is preparing preliminary sketches for a group of hospital buildings to cost about \$700,000, and to be built at East View, N. Y., for the Westchester County Building Commission, Robert Brewster, North Castle, N. Y., chairman. Clark, McMullen & Riley, 101 Park avenue, Manhattan, are the engineers.

### PERSONAL AND TRADE NOTES.

William E. Bloodgood and M. H. Sugarman, architects, are now located at 681 Fifth avenue, Manhattan.

Charles A. Flynn, M.E., has moved his offices from Room 204 to room 2404, in the St. Paul Building, 220 Broadway.

Turner Construction Company has moved to its new offices in the Heckscher building, Madison avenue and 38th street.

W. G. Demler and O. W. Kritz, associated architects and interior decorators, have opened offices at 103 Park avenue.

McCloskey Brothers, steam and hot water heating, now at 4618 Fifth avenue, Brooklyn, announce that after April 1 they will be located at their new building, 694 Third avenue, in the same borough.

Water Contracting and Supply Company, excavating and trucking, and dealers in broken stone, cinders, sand and gravel, cement and building stone, has opened offices at 10 Vernon avenue, Long Island City.

New Jersey Terra Cotta Company, 149 Broadway, has obtained the contract for the architectural terra cotta for the addition to the office building at the northwest corner of William street and Maiden lane. The Edward Corning Company has the general contract.

G. R. Stearns and Horace W. Castor, architects and engineers, have dissolved their partnership by mutual consent. Mr. Castor announces that he will continue to engage in the practice of architecture, in the Stephen Girard building, Philadelphia, Pa.

Walter H. Simon, Box 675, El Dorado, Kansas, has charge of the architectural work for the Sharp Brothers Construction Company, with a number of projects throughout Kansas, and desires samples and catalogues from building material manufacturers.

Ronald Taylor and Fred B. Tuthill have just returned from a four weeks' trip through Florida, having visited, among other resorts, Daytona, Palm Beach and Miami. While away a fifteen-mile trip in a hydroplane was taken. Mr. Taylor says that there was not a single day of rain, therefore he and Mr. Tuthill were able to put in a lot of golf, tennis and automobiling.

William D. Lewis has been appointed manager of the Chicago branch of the Yale & Towne Manufacturing Company to succeed Walter A. Lockwood, whose resignation takes effect April 1. Mr. Lewis has been associated with the company for thirteen years, first in the factory, then in the New York offices, and for the past five years as assistant to Mr. Lockwood in the Chicago branch.

### NO ARCHITECTS SELECTED.

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

GREAT NECK, L. I.—Dr. T. C. Axtell, 39 Hill Park av, Great Neck, contemplates the construction of a residence on Bayview av, for which no architect has been selected, and details are undecided.

NEWFIELD, N. Y.—The Newfield Baptist Church, c/o Arthur Decker and others, R. F. D. No. 29, Newfield, contemplates rebuilding its church. No architect has been retained.

BINGHAMTON, N. Y.—Dr. E. W. Downton, Kirkwood rd, Binghamton, has purchased the property at Henry st and Prospect av and contemplates improvement with a business building or an apartment house. No architect has been selected and details are undecided.

### PLANS FIGURING.

#### HALLS AND CLUBS.

ELIZABETH, N. J.—J. B. Beatty, 57 Broad st, Elizabeth, architect, is taking bids on the general contract for a 2-sty brick and terra cotta clubhouse, 50x100, at the cor of 3d st and South Park sts, for the Sokal Polski Gymnastic & Benefit Society, c/o J. Ciurczak, 152 Park pl, owner. Cost, \$40,000.

#### HOSPITALS AND ASYLUMS.

SOUTH NORWALK, CONN.—William A. Boring, 52 Vanderbilt av, Manhattan, architect, is taking bids on the general contract, to close April 7, for the 4-sty brick and stone hospital on Connecticut av, for the Norwalk Hospital Assn, Christian Schwartz, pres., Norwalk, Conn.

#### SCHOOLS AND COLLEGES.

MASSENA, N. Y.—The Board of Education of Massena, L. A. Chittendon, pres., is taking bids on the general contract, to close 8 p. m., April 17, for the 3-sty brick and steel public school, 105x125, on Bridge av, west of Main st, from plans by E. M. Joralemon, 547 Franklin st, Buffalo. Cost, \$125,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—The Straight Edge Distributing Corp., W. F. Copeland, in charge, 100 Lawrence st, lessee, is taking bids on the general contract for the brick bakery, 25x100, at 104 Lawrence st, from plans by John C. Watson, 271 West 125th st. Cost, \$27,000.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, architect, is taking bids on the general contract for the 1-sty brick and stucco store bldg, with garage, 55x118, at the cor of Springfield av and South 18th st, for the G. & G. Holding Co., 800 Broad st, Newark.

#### MISCELLANEOUS.

BROOKLYN, N. Y.—The New York Municipal R. R. Co., 85 Clinton st, Brooklyn, owner, is taking bids on the general contract for the 1-sty brick electric sub-station, 40x107, on the west side of Gates av, 80 ft south of Wyckoff av, from plans by C. A. Snyder, 85 Clinton st, architect. Cost, \$50,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

92D ST.—Alfred H. Taylor, 136 West 65th st, has completed plans for alterations to the 5-sty brick bachelor apartment building, 20x93, at 314 West 92d st, for John S. Phillips, 240 5th av, owner. Cost, \$10,000.

SEAMAN AV.—Andrew J. Thomas, 137 East 45th st, has completed plans for a 5-sty brick apartment house, 125x90, at the southeast cor of Seaman av and 204th st, for the Trim Realty Co., Herman Kertsher, pres., owner and builder. Cost, \$90,000.

8TH ST.—The Madison Investing Co., c/o Joseph Gans, 140 Nassau st, contemplates interior alterations to the two 4-sty brick flats at 365-367 East 8th st, from privately prepared plans.

9TH ST.—John B. Snook Sons, 261 Broadway, are preparing plans for the alteration of the 5-sty brick and stone residence, at 19 East 9th st, into apartments, for a client of Isadore Wels, 233 Broadway, owner.

**CHURCHES.**

BLACKWELL'S ISLAND.—George H. Griebel, 81 West 125th st, has completed plans for a 1-sty brick chapel, 32x71, opposite 68th st, for the City of New York, Dept. of Public Charities, John A. Kingsbury, Commissioner, Municipal Building, owner. Cost, \$11,500.

12TH ST.—N. Serracino, 1170 Broadway, has completed plans for the superstructure of the 1-sty brick church, 53x146, at 436-438 East 12th st, for the trustees of St. Patrick's Cathedral, 462 Madison av, owner, and the Church of Mary, Help of Christians, 429 East 12th st, lessee. Cost, \$40,000.

**DWELLINGS.**

CONVENT AV.—Eli Benedict, 1947 Broadway, is preparing plans for alterations and extension to the 4-sty brick dwelling, 20x60, at 328 Convent av, for Dr. G. S. Harrington, 487 West 145th st, owner. Consists of a 2-sty brick extension. Cost, \$3,000.

**FACTORIES AND WAREHOUSES.**

25TH ST.—Lewis R. Koenig, 340 Lewis av, Bklyn, has completed plans for the alteration of the 2-sty brick warehouse and garage, 62x100, at 543-547 West 25th st, for Lawrence Donahue, Yonkers, N. Y., owner. Cost, \$10,000.

MANHATTAN.—Harby, Abrons & Melius, Inc., 30 East 42d st, have completed plans for the alteration to the 5-sty brick factory, 106x88, at the northeast cor of 6th av and 13th st, for the Eagle Pencil Works, 170 East 14th st, owner. Cost, \$3,000.

**STABLES AND GARAGES.**

117TH ST.—De Rose & Cavalieri, 509 Willis av, Bronx, have completed plans for a 4-sty garage, 50x100, at 246 East 117th st, for John Giannattasia, 509 Willis av, owner. Cost, \$28,000.

37TH ST.—Plans have been completed privately for a 1-sty brick and stone garage, 25x98, at 548 West 37th st, for Anna M. Meyers, 4817 6th av, Brooklyn, owner. Cost, \$5,000.

**STORES, OFFICES AND LOFTS.**

29TH ST.—Edward A. Munger, 15 Dey st, will revise plans for alterations to the 5-sty store and telephone building, 50x80, at 30-32 East 29th st, for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, owner. Cost, \$12,000.

39TH ST.—E. J. Rosencrans, 50 Union sq, has completed plans for alterations to the 11-sty office and store building, 192x98, at 231-249 West 39th st, for the McGraw Realty Co., James H. McGraw, pres., on premises, owner. Cost, \$6,000.

PRINCE ST.—Henry H. Holly, 33 West 32d st, has completed plans for alterations to the 6-sty brick store and loft building, 25x95, at 136 Prince st, for William F. Martin, 149 Broadway, owner. Cost, \$5,000.

4TH AV.—Frederick C. Zobel, 35 West 39th st, will draw plans for a brick and stone store and loft building, probably 12 stories, on plot 46x125, at 235-7 4th av, and 99-103 East 19th st, for the Stonewall Realty Co., Robert P. Zobel, pres., 35 West 39th st, owner.

23D ST.—D. E. Waid, 1 Madison av, has completed plans for alterations to the office building in 23d to 24th sts, from Madison to 4th avs, for the Metropolitan Life Insurance Co., John R. Hegeman, pres., 1 Madison av, owner. Includes alteration to 1st sty and basement.

BROADWAY.—B. H. & C. N. Whinston, 3d av and 148th st, have completed plans for interior alterations to the 2-sty brick store and office building, 95x100, at 3197 Broadway, for Robert M. Olyphant, 14 Wall st, owner, and Max Bernstein, on premises, lessee. Cost, \$5,000.

48TH ST.—Russell & Horn, 25 West 42d st, are preparing plans for the alteration and extension to the 5-sty brick store and loft building, 20x100, at 11 West 48th st, for Frank Hayslicht, on premises, owner, and Oreste & Giolito, 108 West 45th st, lessees. Cost, \$4,500.

8TH AV.—Sidney F. Oppenheim, 333 East 80th st, has completed plans for the al-

teration to the 2-sty brick store and loft building, 24x90, at 409 8th av, for Joseph Harris, 25 West 42d st, owner. Cost, \$5,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

PROSPECT AV.—Frederick French Co., 529 Courtland av, has completed plans for a 5-sty brick tenement, 44x88, on the west side of Prospect av, 95 ft south of 175th st, for the 1791 Prospect Av Inc, owner. Cost, \$45,000.

GROTE ST.—Kreymborg Architectural Co., 1029 3d av, has plans in progress for two 5-sty brick tenements, 50x100 and 54x110, in the south side of Grote st, 38 ft

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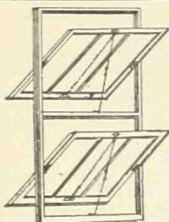
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east of Prospect av, for the Absar Realty Co., Abraham Weisman, pres., 919 Park av, owner. Cost, \$55,000 each.

174TH ST.—Goldner & Goldberg, 391 East 149th st, has plans in progress for two 5½-sty brick apartments, 63x87 and 60x90, at the southeast cor of 174th st and Howe av, for the Strong Realty Co., on premises, owner. Total cost, \$140,000.

182D ST.—Moore & Landsiedel, 3d av and 148th st, have plans in progress for two 5-sty apartment houses at the southeast cor of 182d st and Ryer av, for Alexander Wilson, 319 Madison av, Manhattan, owner. Cost, \$115,000.

174TH ST.—Irving Margon, 371 East 149th st, has completed plans for a 5-sty brick and stone apartment house in the north side of East 174th st and the south side of Nelson av, 135 ft west of their intersection, for the L. S. Construction Co., Louis Wolf, pres., 1312 Clinton av, owner and builder.

### DWELLINGS.

DE REIMER AV.—Carl J. Itzel, 1362 Prospect av, has completed plans for a 2-sty frame dwelling, 20x40, on the east side of De Reimer av, 325 ft north of Edenwald av, for Morris Kramer, 795 East 151st st, owner. Cost, \$3,500.

BELL AV.—Carl P. Johnson, 30 East 42d st, has completed plans for a 2-sty frame dwelling, 19x28, on the west side of Bell av, 450 ft south of Strang av, for Jacob Peiper, 658 East 228th st, owner. Cost, \$3,000.

COLLEGE ROAD.—Dwight J. Baum, 246th st and Waldo av, has completed plans for a 2½-sty frame dwelling, 27x53, on the west side of College rd, 264 ft north of Waldo av, for John P. Quinn, 607 West 184th st, owner. Cost, \$9,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

GREENE AV.—Cohn Bros., 361 Stone av, have plans in progress for two 4-sty brick and stone apartments, 61x87, on Greene av, near Marcy av, for the Lanoor Realty Co., Joseph Shore, pres., 539 Greene av, owner and builder. Cost, \$40,000 each.

ST. JOHN'S PL.—Cohn Bros., 361 Stone av, have plans in progress for two 4-sty brick and stone apartments, 64x89, in the south side of St. John's pl, 140 ft east of Rochester av. Owner's name will be announced later. Cost, \$40,000 each.

ROBINSON ST.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 4-sty brick and stone apartment house, 75x100, in the south side of Robinson st, 382 ft west of Rogers av, for the Realty Construction Corp., 1422 Pitkin av, owner and builder. Cost, \$50,000.

88TH ST.—Cannella & Gallo, 60 Graham av, have completed plans for a 4-sty brick apartment house, 25x84, in the north side of 80th st, 399 ft west of 4th av, for Vincenzo Celano, 337 88th st, owner. Cost, \$12,000.

WEST ST.—A. Brook, 350 Fulton st, has plans in progress for two 2-sty brick and stone tenements, 20x60, at the southeast cor of West st and Lott lane, for I. Lowrie, 4219 15th av, owner and builder. Cost, \$7,500.

CROWN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick tenement, 20x85, in the south side of Crown st, 80 ft west of Rogers av, for Spencer Aldrich, 29 Broadway, Manhattan, owner. Cost, \$17,000.

SUMPTER ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for four 4-sty brick apartments, 50x88, in the south side of Sumpter st, 90 ft west of Stone av, for Anthony Mayer, 1015 Hancock st, owner and builder. Cost, \$100,000.

BEDFORD AV.—Cohn Bros., 363 Stone av, have plans in progress for a 4-sty brick and stone apartment house, 50x90, at the cor of Bedford av and East 25th st, for the Safe Construction Co., 125 Bristol st, owner and builder. Cost, \$65,000.

MONTAGUE ST.—William T. McCarthy, 16 Court st, has completed plans for the alteration and extension to the 4-sty brick apartment house in the north side of Montague st, 50 ft west of Henry st, for Emily F. Ducker, on premises, owner. Cost, \$12,000.

JOHNSON AV.—Cannello & Gallo, 60 Graham av, are preparing sketches for a 4-sty brick and stone apartment house, 50x89, on Johnson av. Exact location and owner's name will be announced later. Cost, \$35,000.

ROBINSON ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick and stone apartment, 75x100, in the south side of Robinson st, 382 ft west of Rogers av, for the Realty Construction Corp., P. Glickman, pres., 1422 Pitkin av, owner and builder. Cost, \$50,000.

### CHURCHES.

ELTON ST.—William H. Gompert, 171 Madison av, Manhattan, has completed plans for a 2-sty brick and stone Sunday school building, 46x92, in the east side of Elton st, 100 ft south of Arlington av, for the Arlington Av Presbyterian Church, Rev. J. H. Kerr, pastor, 268 Arlington av, owner. Cost, \$27,000.

HAMBURG AV.—Louis Allmendinger, 29 Palmetto st, has completed plans for the alteration to the 1-sty frame church, at the northwest cor of Hamburg av and Wenfield st, for the Irving Square Presbyterian Church. Cost, \$5,000.

### DWELLINGS.

28TH ST.—S. B. McDonald, 2827 West 15th st, has completed plans for two 2-sty frame dwellings, 20x55, in the north side of 28th st, 581 ft east of Mill rd, for the C. I. Construction Co., A. M. Constanti, pres., Bay 50th st and Cropsey av, owner and builder. Cost, \$3,000 each.

WEST 27TH ST.—S. B. McDonald, 2827 West 15th st, has completed plans for four 2-sty brick and stone dwellings, 20x55, in the east side of West 27th st, 320 ft north of Mermaid av, for Joseph Esposito, 2858 Warehouse av, Brooklyn, owner and builder. Cost, \$4,000 each.

BEVERLY ROAD.—Laspla & Salvati, 525 Grand st, have completed plans for a 2-sty brick dwelling, 18x48, in the north side of Beverly rd, 100 ft east of 58th st, for Polilo Bros., Edward Polilo, pres., 231 Union av, owner and builder. Cost, \$4,000.

WEST 15TH ST.—Cannella & Gallo, 60 Graham av, have completed plans for a 3-sty brick dwelling, 30x28, in the east side of West 15th st, 370 ft north of Neptune av, for Genolomo Rubino, 311 Bowery, Manhattan, owner and builder. Cost, \$8,000.

EAST 7TH ST.—C. F. Wigren, 550 51st st, has completed plans for four 2-sty frame dwellings, 17x52, in the west side of East 7th st, 94 ft south of Av H, for H. E. Bengel, 807 Ocean Parkway, owner. Total cost, \$12,000.

SUMNER AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for interior alterations and extension to the 3-sty dwelling and store at the southeast cor of Sumner and Gates avs, for Max Ellenbrick, 646 Gates av, owner. Cost, \$3,500.

EAST 34TH ST.—Samuel Millman & Son, 1780 Pitkin av, have completed sketches for nineteen 2½-sty frame dwellings, 17x42, in East 34th st, near Church av. Owner's name will be announced later. Cost, \$4,500 each.

AVENUE P.—Laspla & Salvati, 525 Grand st, have plans in progress for a 2-sty brick and stone dwelling, 20x55, on the south side of Av P, 120 ft east of East 2d st, for John Firreno, 575 Sackett st, owner. Cost, \$5,000.

EAST 79TH ST.—Plans have been completed privately for two 2-sty frame and stucco dwellings in the north side of East 79th st, 100 ft and 130 ft east of 22d av, for O. L. & W. G. Perfect, 18th av and 84th st, Bensonhurst, L. L. owners and builders. Cost, \$6,000 each.

GLEN ST.—Harry Dorf, 614 Kosciusko st, has completed plans for six 2-sty brick dwellings, 17x33, in the north side of Glen st, 165 ft west of Crescent st, for the Homesdall Construction Co., Joseph Grogan, pres., 614 Kosciusko st, owner. Total cost, \$18,000.

GEORGIA AV.—M. Joseph Harrison, 63 Park Row, Manhattan, has completed plans for a 2-sty brick dwelling, 32x35, on the east side of Georgia av, 210 ft north of Liberty av, for Harris L. Feldman, 162 Liberty av, owner. Cost, \$5,000.

WEST ST.—Benjamin F. Hudson, 319 9th st, has plans nearing completion for a 2½-sty frame dwelling, 18x36, in the west side of West st, 211 ft north of 63d st, for J. C. McKelvey, 121 Av N, Brooklyn, owner. Cost, \$4,000.

THATFORD AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for four 2-sty brick dwellings, 19x55, on the east side of Thatford av, near Riverdale av, for the B. & C. Building Co., J. Burstein, pres., 301 Stone av, owner and builder. Total cost, \$20,000.

WEST 34TH ST.—George Suess, 2956 West 29th st, is preparing sketches for ten 2-sty brick and stone dwellings, 20x56, in West 34th st, near Mermaid av. Owner's name will be announced later. Cost, \$5,000 each.

39TH ST.—Brooks & Carso, 4914 5th av, are revising plans for the brick and stone dwelling with store, 20x70, in the south side of 39th st, 150 ft west of 9th av, for J. Moore, 864 39th st, owner and builder. Cost, \$3,000.

**CONEY ISLAND AV.**—R. T. Schaefer, 1526 Flatbush av, has plans nearing completion for the alteration and extension to the 3-sty dwelling with bakery, on the west side of Coney Island av, 120 ft north of Av V, for Mrs. M. Meinstein, on premises. Cost, \$2,500.

**FACTORIES AND WAREHOUSES.**

**VAN DYKE ST.**—Benjamin F. Hudson, 319 9th st, has completed plans for a 1-sty brick office and storage building, 20x98, in the south side of Van Dyke st, 100 ft west of Van Brunt st, for Joseph H. Kenny, 8305 19th st, owner and builder. Cost, \$4,000.

**NORMAN AV.**—Tobias Goldstone, 50 Graham av, has completed plans for extension to the 1 and 2-sty brick factory, 25x60 and 18x25, at the northeast cor of Norman av and Monitor st. Owner's name will be announced later. Cost, \$7,000.

**FERRIS ST.**—Benjamin F. Hudson, 319 9th st, is revising plans for a 1-sty brick machine shop, 100x100, at the northeast cor of Ferris and Sullivan sts. Cost, \$12,000.

**9TH ST.**—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for alterations and addition to the 3-sty brick factory building, 50x90, in the north side of 9th st, 387 ft east of Gowanus Canal, for the Tartar Chemical Works, 135 William st, Manhattan, owner and builder. Cost, \$8,000.

**STABLES AND GARAGES.**

**4TH AV.**—W. J. Conway, 400 Union st, has completed plans for a 1-sty brick garage, 60x90, on the west side of 4th av, 76 ft north of 1st st, for Joseph Rustico, 658 Union st, owner. Cost, \$7,000.

**ST. JOHN'S PLACE.**—Henry J. Nurick, 830 Putnam av, has completed plans for a 1-sty brick garage, 125x120, in the south side of St. John's pl, 150 ft east of Ralph av, for John Sklor, 133 Floyd st, owner. Cost, \$20,000.

**CHESTER ST.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 1-sty brick public garage, 37x111, in the west side of Chester st, 180 ft north of Dumont av, for Morris Lashowitz, 1685 Union st, owner and builder. Cost, \$10,000.

**STORES, OFFICES AND LOFTS.**

**BROADWAY.**—William Debus, 86 Cedar st, Brooklyn, has completed plans for the alteration to the 3-sty brick store at 1593 to 1597 Broadway, for William Meruk & Son, 1124 Myrtle av, owner and the Five and Ten Cent Store, on premises, lessee. Cost \$2,500.

**ELM PL.**—J. A. Gorman, 445 Fenimore st, Brooklyn, has plans in progress for the alteration and addition to the 3-sty brick department store in Elm pl, 71 ft north of Cook st, for A. I. Namm & Son, 452 Fulton st, owner. Cost, \$20,000.

**MISCELLANEOUS.**

**JAMAICA AV.**—P. W. Darbyshire, 475 5th av, Manhattan, has completed plans for a 1-sty granite and marble mausoleum, 18x35, at Jamaica av and Salem Fields Cemetery, for the Estate of J. S. Halle, c/o Mrs. J. S. Halle, 32 West 54th st, Manhattan, owner.

**SACKMAN ST.**—Cohn Bros., 361 Stone av, have plans in progress for alterations and addition to the 4-sty brick and stone labor lyceum, 90x93, in the east side of Sackman st, 100 ft east of Liberty av, for the Brownsville Labor Lyceum Assn., M. Hurock, manager, on premises, owner. Cost, \$40,000.

**BEDFORD AV.**—John E. Nitchie, World Bldg, Manhattan, is preparing plans for the alteration of the 1-sty brick skating rink, 240x120, at Bedford and Atlantic avs, for the Brooklyn Ice Palace, Inc., on premises, owner.

**Queens.**

**APARTMENTS, FLATS & TENEMENTS.**  
**JAMAICA, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 3-sty brick tenements, 25 x57, on the west side of Flushing av, 125 ft north of Willet st, for I. Wohl, 111 Flushing av, Jamaica, owner. Total cost, \$27,000.

**DWELLINGS.**

**FOREST HILLS, L. I.**—Plans have been completed privately for a 2½-sty brick dwelling, 19x35, in the north side of Whitson st, 51 ft west of Norden rd, for Robert Tappan, 33 West 42d st, Manhattan, owner. Cost, \$8,500.

**MIDDLE VILLAGE, L. I.**—William Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2-sty frame dwellings, 20x24 and 20x54, in the south side of Steuben st, 61 ft west of Hinman st, and in the south side of Steuben st, 93 ft west of Hinman st, for I. Gootzeit, 2156 Metropolitan av, Middle Village, owner. Total cost, \$5,500.

**HOLLIS, L. I.**—Plans have been completed privately for a 2-sty frame dwelling, 36x31, on the north side of Chichester av, 50 ft east of Catskill st, for N. S. Blatch Co., Inc., 597 5th av, Manhattan, owner. Cost, \$5,000.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 33x20, in the west side of Crestwood av, 405 ft north of School st, for the H. B. Scutt Building Co., 336 Fulton st, Jamaica, owner. Cost, \$6,000.

**RIDGEWOOD, L. I.**—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for three 2½-sty frame dwellings, 21x40, on the north side of Midwood av, 100 ft west of Charlotte pl, for George Biewener and Louis Nehrman, 1029 Fresh Pond rd, Brooklyn, owners and builders. Total cost, \$12,000.

**WOODHAVEN, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for nine 2½-sty frame dwellings, 16x36, in the south side of Earl Court, east of Vanderveer av, for Sim & Creig,

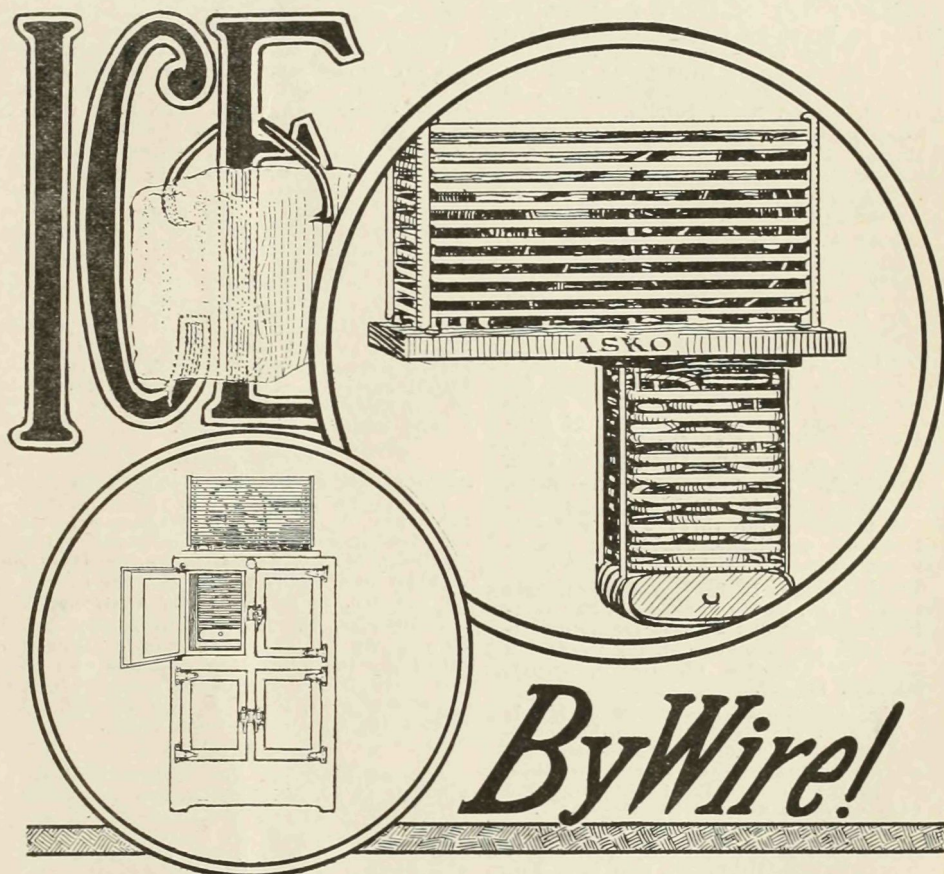
Inc., Woodhaven, owners and builders. Cost, \$3,000.

**COLLEGE POINT, L. I.**—D. J. Pirrone, East Elmhurst, has completed plans for a 2-sty frame dwelling, 22x39, on the north side of Av D, 160 ft east of 8th st, for A. J. Grimm, 46 West Jackson av, Corona, L. I., owner. Cost, \$4,000.

**FLUSHING, L. I.**—G. A. Cooper, 75 Whitestone av, Flushing, has completed plans for two 2½-sty frame dwellings, 26 x36, in the west side of Whitestone rd, 206 ft south of Dexter av, for Mrs. L. Bartholdi, Auburndale, L. I., owner. Total cost, \$8,000.

**FLUSHING, L. I.**—F. Johnson, 46 Prospect av, Flushing, has completed plans for a 2-sty frame dwelling, 20x29, on the east side of Brewster av, 45 ft north of Mitchell av, for William Skeuse, 5 Prospect av, Flushing, owner. Cost, \$3,000.

**COLLEGE POINT, L. I.**—Plans have been completed privately for a 2-sty frame dwelling and store, 20x50, at the northwest cor of High and 18th sts, for George Jench, College Point, owner. Cost, \$4,000.



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ROCKAWAY BEACH, L. I.—A. Elgar, 2189 Broadway, Manhattan, has completed plans for a 2½-sty frame dwelling, 22 x36, in the west side of Beach 141st st, 550 ft south of Newport av, for C. B. Schultheis, 78 Gold st, Manhattan, owner. Cost, \$5,500.

FLUSHING, L. I.—M. F. Duflock, 68 Barclay st, Flushing, has completed plans for a 2½-sty frame dwelling, 25x35, on the south side of Madison av, 190 ft west of South Parsons av, for A. C. Mitchell, 149 Madison av, Flushing, owner. Cost, \$5,000.

LONG ISLAND CITY.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for ten 3-sty brick dwellings and stores, 20x55, at the northeast cor of 7th and Grand avs, for the Sternberg Construction Co., 911 Belmont av, Brooklyn, owner. Total cost, \$64,000.

EDGEMERE, L. I.—Joseph Cornell, Mott av, Far Rockaway, has completed plans for thirteen 1-sty frame and shingle bungalows, 14x30, in Beach 46th st, for W. Crovello, O'Kane Building, Far Rockaway, owner and builder. Total cost, \$13,000.

JAMAICA, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for five 2-sty brick dwellings, 20x38, at the southeast cor of Hillside av and Al-sop st, for the Triangle Holding Co., 44 Court st, owner. Cost, \$25,000.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, is preparing plans for four 2½-sty frame dwellings for the Woodmere Realty Co., Woodmere, L. I., owner and builder.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x31, on the south side of Glen av, 104 ft east of Park av, for the Spartan Realty Co, 66 Orange st, owner. Cost, \$3,500.

HOLLIS, L. I.—I. M. Kirby, 363 Fulton st, Jamaica, has completed plans for three 2½-sty frame and shingle dwellings, 18x45, at the northwest cor of Hill-side av and Palatina st, for Herman Bert, 363 Fulton st, Jamaica. Cost, \$9,000 each.

BAYSIDE, L. I.—Joseph Josensky, Woodhill av, Bayside, has had plans completed privately for three 2½-sty frame and shingle dwellings, 24x52, bet Broadway and Lawrence Blvd. Cost, \$7,000 each.

WOODHAVEN, L. I.—David Scott, 1254 McCormick av, Ozone Park, L. I., has completed plans for five 2½-sty frame dwellings, 18x36, in Yarmouth st, for Frederick Muller, 161 Cornelia st, Bklyn, owner. Total cost, \$16,000.

DOUGLASTON, L. I.—George J. Hard-way, 22 East 33d st, Manhattan, has completed plans for exterior and interior alterations to the 2½-sty frame dwelling, 21x30, in the south side of Willoe st, 270 ft east of Main av, for Nathaniel Doyle, 455 West 28th st, Manhattan. Cost, \$4,000.

RICHMOND HILL, L. I.—C. W. Vanderbeck, 342 Oak st, Richmond Hill, has completed plans for a 2-sty frame dwelling, 26 x30, at the northeast cor of Waterbury st and Brandon av, for Mrs. Lena W. Schell, 151 Queens Blvd., Elmhurst, L. I., owner. Cost, \$5,500.

ELMHURST, L. I.—W. J. Cunningham, 23 North 20th st, Elmhurst, has completed plans for a 2½-sty frame dwelling, 23x48, in the west side of Dongan st, 760 ft south of Broadway, for John Ross, 154 East 53d st, Manhattan, owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.  
LONG ISLAND CITY.—King & Campbell, 103 Park av, has completed plans for a 1-sty brick storage shed, 200x97, on the south side of Webster av, from 5th to 6th avs, for the Arrow Motor Realty Co., on premises, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.  
LONG ISLAND CITY.—Paul J. H. Doerrei, 503 8th av, L. I. City, has completed plans for a 1-sty brick shop, 40x75, in the east side of Hancock st, 115 ft north of Harris av, for Joseph Bleir, 1 Bridge Plaza, L. I. City, owner. Cost, \$7,000.

### Richmond.

FACTORIES AND WAREHOUSES.  
ROSEBANK, S. I.—The Brader Pure Products Co., 152 Maple av, Rosebank, has had plans completed privately for a 2-sty reinforced concrete factory, 50x60.

### Nassau.

DWELLINGS.  
GLEN COVE, L. I.—Herbert M. Baer, 665 5th av, Manhattan, is preparing plans for alterations and addition to the 2½-sty frame residence at Glen Cove, L. I. Owner's name withheld. Cost, \$4,000.

FACTORIES AND WAREHOUSES.  
ROCKVILLE CENTRE, L. I.—H. C. Major has completed plans for the alteration and addition to the power plant on Morris av for the Village of Rockville Centre, owner. Cost, \$3,500.

### Suffolk.

DWELLINGS.  
AMITYVILLE, L. I.—Moore & Landsiedel, 3d av and 148th st, Bronx, is preparing plans for a 2-sty brick and stucco dwelling, 28x41, at Ocean av and Merrick rd, for D. L. Smith, 282 East 141st st, owner and builder. Cost, \$7,000.

### Westchester.

APARTMENTS, FLATS & TENEMENTS.  
YONKERS, N. Y.—J. M. Felson, 1133 Broadway, Manhattan, is preparing plans for the alteration of the 3-sty brick dwelling, 20x100, at 356 South Broadway, into an apartment building with stores, for I. Stern, Yonkers, owner. Cost, \$5,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for the alteration and addition to the 3-sty frame apartment house, 22x40, on Winifred av, for Aron Weinburger, 480 East 141st st, owner. Cost, \$3,000.

### DWELLINGS.

MT. VERNON, N. Y.—Gustave Kilthau, 8 South 2d av, Mt. Vernon, has completed plans for a 2½-sty frame dwelling, 24x24, at 625 Hanover pl, for John F. Fairchild, 8 South 2d av, Mt. Vernon, owner and builder. Cost, \$4,000.

NEW ROCHELLE, N. Y.—Henry J. Robinson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 34x28, in 8th st, for W. A. Moore, Pelhamwood, N. Y., owner. Cost, \$6,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing sketches for a 2½-sty frame and stucco dwelling, 22x50, in Crescent pl, for Peter Hantz, Yonkers, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.  
NEW ROCHELLE, N. Y.—Gustave Kilthau, 6 Neptune pl, New Rochelle, has completed plans for addition to the 2-sty brick factory, in Relyea pl, for Voland & Son, Relyea pl, New Rochelle, owner, consisting of a 2-sty 'L' addition, 50x irreg, to be built of concrete. Cost, \$8,000.

### MISCELLANEOUS.

NEW ROCHELLE, N. Y.—Charles Lupprian, 160 Main st, New Rochelle, has plans in progress for a City Yard in Main st, for the City of New Rochelle, John Hetinger, Commissioner, City Hall, New Rochelle, owner. Consists of a 2½-sty brick office building and men's quarters, 35x35; a 2½-sty garage and men's quarters 35x35, and a 1-sty stable, 88x22; also sheds and dock.

### New Jersey.

APARTMENTS, FLATS & TENEMENTS.  
BLOOMFIELD, N. J.—B. Halsted Shepard, 564 Main st, East Orange, has completed plans for two 4-sty apartments, 50 x80, at the cor of Broad st and Park av, for the Penn Building Co., Robert Trivett, pres., 210 Dodd st, East Orange, N. J., owner and builder. Cost, \$40,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment

house, 38x70, at 18-20 Enos pl, for Benjamin Caminsky, 50 William st, Jersey City, owner. Cost, \$40,000.

EDGEWATER, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, have completed plans for a 4-sty brick apartment house and store, 50x68, at the southeast cor of Hilliard av and Edgewater pl, for Bales Even, on premises, owner. Cost, \$32,000.

GARFIELD, N. J.—Henry Gerritsen, 133 River Drive, Garfield, has completed plans for a 2-sty brick flat, 22x58, at 82 Gramham av, for Vincenzo Caimniscio, Garfield, owner. Cost, \$5,500.

HARRISON, N. J.—Joseph W. Baker, 110 North 4th st, Harrison, will draw plans for a 3-sty frame apartment house in the east side of 4th st, 50 ft north of Hamilton av, for Stephen F. Riordan, 408 Hamilton st, Harrison, owner.

BELLEVILLE, N. J.—E. Twist, News Building, Passaic, has completed plans for three 2-sty brick apartments and stores, 42x60, at 200 Washington av, for J. A. Troast, 84 Prospect st, Passaic, owner. Cost, \$7,000.

WEST ORANGE, N. J.—Charles Henry Baldwin, 564 Main st, East Orange, N. J., has completed plans for a 3-sty frame flat, 25x52, in the south side of Babcock pl, near Valley rd, for Meyer Rosenbaum, 29 Kling st, West Orange, owner. Cost, \$7,500.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans in progress for a 4-sty brick and stone apartment at the cor of Clifton av and Treadwell st for Putensky & Portnoff, 10 Rose Terrace, Newark, owners and builders. Cost, \$75,000.

### BANKS.

SOUTH RIVER, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing plans for a 1-sty brick bank, 25x33x82, for the South River Trust Co., Samuel J. Yates, pres., South River, owner. Cost, \$30,000.

### DWELLINGS.

NEWARK, N. J.—Private plans are in progress for a 2½-sty frame and stucco dwelling, 23x30, in 20th st, for Mrs. Marie E. Rubly, 849 14th st, Newark, owner.

EDGEWATER HEIGHTS, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, West New York, has plans in progress for a 2½-sty brick dwelling, 25x30, on the south side of Morningside av, near Commonwealth av, for Victor Weber, 414 Hudson av, West New York, N. J., owner. Cost, \$4,500.

LEONIA, N. J.—Private plans are in progress for six 2-sty brick and stone dwellings, 20x55, on the east side of Glenwood av, northeast cor of Riley av, for the Bergen Construction Co., Inc., Leonia, owner. Cost, \$5,500 each.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 2-sty brick dwelling, 21x44, at 158 Wegman Parkway, for Louis Dorison, 115 Grant av, Jersey City, owner and builder. Cost, \$6,000.

CRANFORD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling in Lincoln Park for S. R. Droscher, 362 Lincoln av, Cranford, owner and builder. Cost, \$5,000.

HACKENSACK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for three 2½-sty frame dwellings, 25x30, for William Lucas, Hackensack, owner. Cost, \$4,000 each.

PERTH AMBOY, N. J.—Goldberger & Griesen, Raritan Building, Perth Amboy, have completed plans for a 2-sty brick dwelling, 27x36, in Barclay st, for Hans Miljes, 436 Washington st, Perth Amboy, owner and builder. Cost, \$4,000.

UNION HILL, N. J.—E. H. Schrader, 138 4th st, Union Hill, has plans in progress for a 2-sty dwelling, 22x32, in the north side of Union st, near the Boulevard, for A. Engel & Alfred Diedrich, 134 Bergenline av, Union Hill, owner. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.  
GUTTENBURG, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, West New York, is preparing plans for a 1-sty brick factory, 75x75, at the northeast cor of Park av and 25th st, for D. J. Murphy, owner. Cost, \$7,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, are preparing plans for a 3-sty brick tobacco factory, 60x80, in Suttan st, for H. Rippen, 361 Division st, Perth Amboy, owner. Cost, \$30,000.

NEWARK, N. J.—W. Frank Bower, 44 Harrison st, East Orange, is preparing plans for a 1-sty brick factory, 100x200. Exact location and owner's name will be announced later. Cost, \$30,000.

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NEWARK, N. J.—R. W. Erler, 45 Clinton st, Newark, is preparing plans for a 2-sty brick power house, garage and loft building in Cross st, for Wardell's Steam Laundry, on premises, owner. Cost, \$25,000.

NEWARK, N. J.—E. F. Hauser, Union Building, Newark, is preparing plans for the addition to the factory at 690-692 South 12th st, for Frank Theiss, on premises, owner. Cost, \$4,000.

**SCHOOLS AND COLLEGES.**

PATERSON, N. J.—Charles E. Sleight, Romaine Building, Paterson, has plans in progress for a 3-sty brick and terra cotta school (P. S. No. 7), 150x165, to contain 16 classrooms, auditorium and manual training rooms, at Dixon and Caldwell avs, for the City of Paterson, Board of Education, George S. O'Neill, pres., room 23, City Hall, Paterson, owner. Cost, \$125,000.

NORTH ARLINGTON, N. J.—Jose W. Baker, 111 North 4th st, Harrison, N. J., has plans nearing completion for addition to rear of the 2-sty brick public school, 32x96, for the Board of Education of the Borough of North Arlington, N. J., owner. Addition will contain five classrooms, also addition to auditorium, increasing seating capacity. Cost, \$25,000.

**THEATRES.**

WEST NEW YORK, N. J.—George Wilaredt, 411 23d st, West New York, is preparing plans for the alteration to the 1-sty moving picture theatre, with stores, on Bergenline av, bet 13th and 14th sts, for John Woelfel, owner. Cost, \$5,000.

**Other Cities.**

**CHURCHES.**

HENDERSON, N. Y.—George Hamilton, Jefferson County Bank Building, Watertown, N. Y., is preparing plans for a 1½-sty and basement church, 34x50, with wing, for the First M. E. Church, Rev. T. W. Carling, pastor, Henderson, owner. Includes a Sunday school, also a recreation room in basement of wing. Cost, \$12,000.

FORT EDWARD, N. Y.—M. L. & H. G. Emery, Bible House, Manhattan, have plans nearing completion for the 2½-sty church on Broadway, for the St. Joseph's Roman Catholic Church. Cost, \$70,000.

JOHNSON CITY, N. Y.—Jewell, Umbrecht & Kaley, 1108 Press Building, Binghamton, have completed plans for a 1 and 2-sty brick or stone church, 120x56, and a Sunday school, 60x65, in Main st, cor Johnson av, for the First Baptist Church of Johnson City. Cost, \$45,000.

**HOSPITALS AND ASYLUMS.**

STAMFORD, CONN.—Harry Allen Jacobs, 320 5th av, is preparing plans for a 2½-sty stone, terra cotta blocks and stucco home, 32x184, on Hamilton av, for the Stamford Children's Home, c/o Mrs. E. Y. Weber, and others, Riverside, Conn.

**STORES, OFFICES AND LOFTS.**

WATERTOWN, N. Y.—D. D. Kieff, Flower block, Watertown, has completed plans for a 3-sty brick and reinforced concrete office building, 100x100, in Franklin st, for the Northern New York Utilities Inc., C. C. Burnside, pres., Flower Block Annex, Watertown, owner. Cost, \$75,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

MANHATTAN.—A. H. Hillers, 747 Madison av, has the general contract for the alteration of the 4-sty brick and stone residence at 134 West 4th st, into studio apartments, for Mrs. J. H. Nichols, from plans by Josephine Wright Chapman, 46 Washington sq. Cost, \$10,000.

MANHATTAN.—E. G. Hantsche & Co., 733 1st av, have the general contract for the alteration of the 6-sty brick and stone dwelling, 22x97, into studio apartments, at 71 West Washington pl, for Rudolph Evans, 124 Waverly pl, owner, from plans by Robert Cowie and Ludwig Eisinger, 52 Vanderbilt av, architects. Cost, \$15,000.

BROOKLYN, N. Y.—Richard Von Lehn, 2701 Av G, has the general contract for the two 4-sty brick and stone tenements, 25x90, in the south side of 11th st, 248 ft east of 5th av, for William H. & W. M. Ostheimer, on premises, owner, from plans by William H. Ludwig, 16 Court st. Cost, \$25,000.

WEST NEW YORK, N. J.—George F. Goelz, Grantwood, N. J., has the general contract for the alteration of the 3-sty frame tenement with stores at 641-3 Bergenline av, for John D. Rover, 426 15th st.

West New York, owner, from plans by William Mayer, Jr., 711 Bergenline av, West New York. Cost, \$3,000.

**DWELLINGS.**

MANHATTAN.—John Burkhardt, 531 West 55th st, has the general contract for the alteration of the brick residence at 4 East 73d st, for a Mr. Van Ingen, on premises, owner, from plans by Trowbridge & Livingston, 527 5th av.

MANHATTAN.—Walter S. Brigham, 2255 Broadway, has the general contract for alterations to the store and office building at 2307 Broadway, for J. Jorgenson & Son, 2271 Broadway, lessee, from plans by Charles H. Richter, 68 Broad st, architect.

MANHATTAN.—E. S. Haynes, 10 East 43d st, has the general contract for the alteration and addition to the 4-sty brick residence at 125 East 62d st, for Sarah B. Wise, 28 East 63d st, owner, and Irving V. Steyer, on premises, lessee, from privately prepared plans. Cost, \$5,000.

MANHATTAN.—Justin C. O'Brien, 118 East 28th st, has the general contract for the alteration and addition to the 4-sty brick dwelling, 17x57 ft, at 39 East 83d st, for Evelyn Crimmins, 40 East 68th st, owner. Cost, \$8,000.

MANHATTAN.—James C. McWalters & Son, 1493 Broadway, have the general contract for the alteration to the 5-sty brick and stone dwelling at 39 East 63d st, for Grenville T. Emmet, 52 Wall st, owner, from plans by Mott B. Schmidt, 15 East 40th st.

BLOOMFIELD, N. J.—Thomas Garside, 225 Watsessing av, Bloomfield, has the general contract for the 2-sty frame dwelling, for Harry Pettit, 45 Berkeley av, Bloomfield, owner, from privately prepared plans. Cost, \$3,000.

BAYVILLE, L. I.—N. S. Blatch, Inc., 597 5th av, Manhattan, has the general contract for the construction of the gate lodge and garage near Locust Valley, for Edwin Thanhouser, 46 Main st, New Rochelle, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan.

HAWTHORNE, N. Y.—Schaefer Construction Co., 5 West 31st st, Manhattan, has the general contract for the 2-sty rubble stone and terra cotta blocks reception cottage, 45x80, for the Jewish Protective and Aid Society, Hawthorne, N. Y., owner, from plans by Harry Allen Jacobs, 320 5th av, Manhattan. Cost, \$12,000.

PATCHOGUE, L. I.—Charles H. Vrooman, Patchogue, has the general contract for the alteration and addition to the 2-sty residence of J. Anderson, from plans by Knowles & Bascoe, 280 Madison av, Manhattan. Cost, \$5,000.

OYSTER BAY, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, has the general contract for alterations to the 2½-sty stucco on brick and terra cotta blocks residence on Guthrie Island, for E. M. Townsend on premises, owner, from plans by Charles A. Valentine, 25 Madison av, Manhattan, architect. Cost, \$20,000.

FAR ROCKAWAY, L. I.—George F. Cook, Inwood, L. I., has the general contract for a 2½-sty frame and shingle dwelling, 35x42, on the south side of Greenwood av, 90 ft east of Everdell pl, for L. L. Starks, 299 Central av, Water-vilet pl, Far Rockaway, owner, from plans by Morrell Smith, Central av, Far Rockaway, architect. Cost, \$10,000.

CEDARHURST, L. I.—J. Christianson, Cedarhurst, has the general contract for a 2½-sty frame and stucco dwelling, 34x 39, on Cedarhurst av, for J. Rowe, Cedarhurst, owner, from plans by Joseph H. Cornell, Mott av, Far Rockaway, architect. Cost, \$10,000.

UPPER MONTCLAIR, N. J.—Peterson & Benson, 33 Oxford st, Montclair, have the general contract for alterations and additions to the 2½-sty frame dwelling, 30x 50, at 342 Park st, for L. V. Hubbard, on premises, owner, from plans by Hutton & Buys, 103 Park av, Manhattan, architects. Project consists of a 1-sty frame addition and small interior changes. Cost, \$4,000.

WEST ISLIP, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2½-sty frame and stucco dwelling, 35x60, on South Country rd, for Harford P. Walker, Main st, Babylon, owner, from plans by A. F. Pickering, 103 Park av, Manhattan.

FOREST HILLS, L. I.—Johnson & Mollitor, Park pl, Long Beach, L. I., have the general contract for a 2½-sty hollow tile and stucco dwelling, 25x52, for H. Hirschberg, 1 East 33d st, Manhattan, owner, from plans by Alfred Fellheimer, 7 East 32d st, Manhattan. Cost, \$25,000.

WEEHAWKEN, N. J.—Everett N. Wood, 15 Columbia Terrace, Weehawken, has the general contract for a 2½-sty brick and

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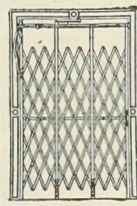
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**CHELSEA LUMBER CO.**

**SASH, DOORS & TRIM**

LUMBER AND MOULDINGS  
PANELS, COMPO BOARD

87 Manhattan Street  
Near Amsterdam Avenue

stucco residence, 30x36, with a garage 10 x20, in the north side of Clifton Terrace, 50 ft east of Potter pl, for George G. Raymond, 466 Pallsade av, Weehawken, owner, from privately prepared plans. Cost, \$10,000.

ATHENIA, N. J.—Hyman Rachel, 71 Quincy st, Passaic, has the general contract for the 2½-sty frame dwelling on Speer av, for Victoria Gile, owner, from plans by Abram Preiskel, Hobart Trust Building, Passaic. Cost, \$3,500.

#### FACTORIES AND WAREHOUSES.

MANHATTAN.—The Gabler Construction Co., 114 Leroy st, has the general contract for the alteration to the 5-sty brick warehouse and store building at 67 Murray st, for the Griffin Realty Co., Francis D. Griffin, pres., 71 Murray st, owner, from plans by C. B. Brun, 405 Lexington av. Cost, \$10,000.

BROOKLYN, N. Y.—P. J. McAuley, 647 Prospect pl, Brooklyn, has the general contract for alterations to the brick factory building at 11 Ashland pl, for Gas-san-Thompson Co., 124 Atlantic av, owner, from plans by R. I. Dodge, 233 Broadway, Manhattan, architect. Cost, \$10,000.

BROOKLYN, N. Y.—Adam Wischerth, Highland Blvd, Brooklyn, has the general contract for alterations and addition to the 1-sty brick store building in the south side of Rock st, 129 ft east of Bogert st, for Adolf Gobel, on premises, owner, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn, architect. Consists of interior alterations and a 1-sty addition.

BROOKLYN, N. Y.—John Thatcher & Son, 60 Park av, has the general contract for the extension to the 2-sty brick factory in the north side of Dean st, 100 ft east of Carlton av, for C. Kenyon & Co., 754 Pacific st, Brooklyn, owner, from plans by William Higginson, 21 Park Row, Manhattan. Cost, \$6,000.

BROOKLYN, N. Y.—George F. Driscoll Co., 550 Union st, Bklyn, has the general contract for the 1 and 2-sty brick storage bldg, 100x200, with a wing 50x100, in 9th and 10th sts, south of 2d av, for Thomas Houlston, 100 9th st, owner, from plans by William Higginson, 13 Park Row, Manhattan. Cost, \$60,000.

BRONX.—The J. B. C. Bartlett Iron Works, 229 West 36th st, Manhattan, have the general contract for interior alterations to the Port Morris Power House, for the N. Y. Central & Hudson River R. R. Co., 70 East 45th st, from privately prepared plans.

ELIZABETH, N. J.—William Clifford & Sons Co., 360 Union av, Elizabeth, have the general contract for the 2-sty hollow tile and stucco storage bldg, 50x100, at 83d st, for the Frank Hand Co., on premises, owner, from privately prepared plans.

ELIZABETH, N. J.—William Clifford & Sons Co., 360 Union av, Elizabeth, have the general contract for the 4-sty reinforced concrete storage bldg, 50x92, in West Grand st, for the Weimar Storage & Trucking Co., from privately prepared plans.

BLOOMFIELD, N. J.—A. J. Staknevich, 85 Bay av, Bloomfield, has the general contract for the reinforced concrete shipping room and loading platform, for Scott & Bowne, Orange st, Bloomfield, owners, from plans by John E. Nitchie, 63 Park Row, Manhattan. Cost, \$3,000.

ELIZABETH, N. J.—Henry Wilhelms, 803 East Jersey st, Elizabeth, has the general contract for the 4-sty brick and terra cotta warehouse, 61x125, in East Jersey st, for McManus Bros., 109 1st st, Elizabeth, owners, from plans by Oakley & Son, 1261 Clinton pl, Elizabeth. Cost, \$70,000.

NORTH TONAWANDA, N. Y.—The Turner Construction Co., Prudential Building, Buffalo, has the general contract for the addition to the 1-sty brick and reinforced concrete boiler house for the R. Wur-litzer Co., 701 Main st, Buffalo, owner, from privately prepared plans.

NEWARK, N. J.—Stillman-Delehanty-Ferris Co., 26 Exchange pl, Jersey City, has the general contract for the four 1-sty frame and asbestos protected metal car storage sheds, 54x144 ft each, at the Passaic Wharf, for the Public Service Corp., Railway Dept., Terminal Building, Newark, from privately prepared plans. Cost, \$23,500.

HOBOKEN, N. J.—James Whalen, 1024 Garden st, Hoboken, has the general contract for the addition to the 5-sty brick and steel factory building, 50x60, at 312-316 Grand st, for Keuffel & Esser, on premises, owners, from plans by Fred Meystre, 84 Washington st, Hoboken, architect. The steel contract has been awarded to the Fagan Iron Works, 14th st, Jersey City. Cost, \$25,000.

SOLVAY, N. Y.—H. D. Best & Co., 52 Vanderbilt av, has the general contract for the 4-sty brick and reinforced concrete factory, 186x60, for Pass & Seymour, Solvay, N. Y., from plans by Russell & King, Snow Building, Syracuse. Cost, \$150,000.

#### HALLS AND CLUBS.

ROCKAWAY PARK, L. I.—John Lowry, Jr., 8 West 40th st, Manhattan, has the general contract for the alteration and addition to the 1 and 2-sty frame recreation center at the northeast cor of the Boardwalk and 110th st, for the St. George's Church, 209 East 16th st, owner, from plans by Edward Shepard Hewitt, 597 5th av, Manhattan. Cost, \$20,000.

#### HOTELS.

ALBANY, N. Y.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for the addition to the Ten Eyck Hotel, at State and Chapel sts, from plans by Esenwein & Johnson, 781 Ellicott sq, Buffalo. Cost, \$10,000.

#### MUNICIPAL.

EASTHAMPTON, L. I.—Frank B. Smith, Railroad av, Easthampton, has the general contract for the 1-sty brick post office building, 42x69, at Main st and Newton lane, for John P. Hoff, Easthampton, owner, and the U. S. Government, Treasury Dept., Washington, D. C., lessee, from plans by F. G. Lippert, 132 Nassau st, Manhattan. Cost, \$9,000.

#### STABLES AND GARAGES.

BROOKLYN, N. Y.—Robert Buttelman, 2 Epsilon pl, Brooklyn, has the general contract for the alteration of the 1-sty brick stable, 86x97, into a public garage and storage building, in the south side of Bainbridge st, 165 ft east of Sumner av, for Henry Alhers, 240 Decatur st, owner, from plans by Koch & Wagner, 26 Court st. Cost, \$22,000.

ROCKVILLE CENTRE, L. I.—Moses Cornwell, 79 Observer st, Rockville Centre, has the general contract for a 1-sty brick garage, 23x114, for the Knickerbocker Ice Co., Park av, Rockville Centre, and 1480 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$10,000.

WEEHAWKEN, N. J.—R. Ardito, 112 Washington st, Weehawken, has the general contract for twelve 1-sty concrete individual garages on Gregory av for Fred Dressel, 545 Gregory av, Weehawken, owner, from plans by Joseph Lugosch, 21 Bergenline av, Union Hill. Cost, \$3,500.

AWOSTING, N. J.—The Harriman Industrial Corp., Harriman, N. Y., has the general contract for the three 1-sty brick and fieldstone garages, for the Ringwood Co., from plans by Robert C. Hutchinson, 126 Liberty st, Manhattan. Total cost, \$8,500.

PATERSON, N. J.—Charles Alberg, 452 Madison av, Paterson, has the general contract for the 1-sty brick private garage, 28x110 ft, in Governor st, for H. Levine & Sons, 91 Prospect st, Paterson, owners, from plans by Charles E. Sleight, Romaine Bldg., Paterson. Cost, \$5,000.

ORANGE, N. J.—Preiss & Co., 127 Essex av, Orange, have the general contract for the 2-sty brick garage on Central av, near Center st, for Daniel G. Bury, 47 Parrow st, Orange, owner, from privately prepared plans. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—E. E. Paul Co., 101 Park av, has the general contract for the alteration to the brick office building, 35x50, at 161-163 Water st, for Dodwell & Co., on premises, owner, from plans by Lawrence F. Peck, 599 5th av.

MANHATTAN.—Wharton Green Co., 22 William st, has the general contract for alterations to the brick and stone office building at 135 Broadway, for the New York Title & Mortgage Co., on premises, owner, from privately prepared plans. Project includes the removing of partitions.

MANHATTAN.—Kerner & Goldstein, 405 Lexington av, have the general contract for alterations to the 4-sty brick loft building, 33x100, at 513-515 6th av, for Alexander Powell, 415 Canal st, owner, from plans by Maximilian Zipkes, 405 Lexington av. Cost, \$6,000.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, has the general contract for the alteration to the 36th floor at 120 Broadway, for the Equitable Building Corp., 120 Broadway, owner, and the Bankers' Club of America, 120 Broadway, lessee, from plans by A. F. Gilbert, 80 Maiden lane. Cost, \$100,000.

MANHATTAN.—F. W. Burnham, 30 East 42d st, has the general contract for the

alteration to the store at 51 East 42d st, for the Hetherington Drug Store, on premises, from plans by Herbert M. Baer, 665 5th av. Cost, \$2,500.

BRONX.—The W. L. Crow Construction Co., 103 Park av, has the general contract for the 6-sty brick and reinforced concrete store and office bldg, 50x130, at Monterey av and 177th st, for the New York Edison Co., 130 East 15th st, owner, from plans by W. Weissenberger, Jr., 32 Union sq. Cost, \$100,000.

BROOKLYN, N. Y.—William H. Tiedemann, 1622 Jefferson av, Brooklyn, has the general contract for the alteration of the 3-sty brick tenement into a store, residence and restaurant, on the south side of Wyckoff av, southeast cor of Gates av, for Samuel Davison, 220 Van Buren st, Brooklyn, owner, and Louis Polk, on premises, lessee, from plans by Louis Berger, 1652 Myrtle av, architect. Cost, \$4,000.

WHITE PLAINS, N. Y.—John T. Brady Co., 103 Park av, Manhattan, has the general contract for a 1-sty brick store building, 40x165, on Railroad av, for J. H. McArdle, c/o Genung McArdle & Leeney, 135 Main st, White Plains, owner, from plans by A. G. C. Fletcher, 103 Park av, Manhattan.

BALDWIN, L. I.—Frederick Howell, Pearsall av, Freeport, L. I., has the general contract for the three frame stores in Main st, for F. E. Hurley, 350 Main st, Jamaica, owner, from privately prepared plans.

#### MISCELLANEOUS.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for alterations to the 1-sty brick sub station, 51x99, at 528-538 West 15th st, for Dry Dock, East Broadway & Baltimore Railroad Co., 2396 3d av, Manhattan, owner, and the New York Railways Co., Theodore P. Shonts, pres., 165 Broadway, lessee, from plans by Charles N. Corby, 50 Park pl, Manhattan, architect. George H. Pegram, 165 Broadway, is the engineer. Cost, \$20,000.

ROCKAWAY PARK, L. I.—Max Borchardt, John st, Far Rockaway, has the general contract for a generator house, 59x47, on the north side of Railroad av, 325 ft west of Undine st, for the Queens Borough Gas & Electric Co., 347 Central av, Far Rockaway, owner, from plans by Morrell Smith, Far Rockaway, architect.

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL METAL TRADES' ASSOCIATION will hold its convention at the Hotel Astor, New York City, April 25 and 26.

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.

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 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.

Municipal Building.

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

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

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

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

Week Ending March 24.

MANHATTAN ORDERS SERVED.

- Allen st, 165 (rear)—Bessie Corsun, 1731 Bway, Bklyn.....FE(R)-St(R)
Austin pl, 432-40—Consol Gas Co, 130 E 15.....GE
Austin pl, 432-40—Henry & Frederick Mesinger, FP(R)-WSS(R)
Barclay st, 63—Frances R Livingston, c Hy B, Bayshore, L I.....Stp(R)
Bond st, 9—Syrkin & Back.....DC
Bond st, 9—Est Wm J A Fuller, c F H Mann, 56 Wall.....DC
Bowery, 81—Louis Cohen.....DC
Bowery, 300—Est Geo W Humphreys, c Amelia Georgiana, 237 W 130.....A(R)
Broadway, 35-7—Augustus Hemenway, 53 State, Boston, Mass.....WSS(R)
Broome st, 516—City Real Estate Co, 176 Broadway.....DC
Broadway, 580-90—Therese Weil, c Benj J, 5 Beekman.....FP(R)-WSS(R)
Cannon st, 49—First Modner Society.....DC
Cannon st, 49—Congregation Atem Yehuda Zwi Stretin.....DC
Centre st, 209—Est Loring P Hawes, 176 Centre.....FP-ExS-Ex(R)
Charles st, 122-4—Est Samuel W Harriott, c W L Allers, 118 W 76th.....St(R)-Ex(R)
Cherry st, 87—Business Men's Realty Co, M Vesell, pres, 41 Division.....GE
Cherry st, 87—Antoney Dorman.....FP(R)-GE
Christopher st, 179—Carl Oelhaf.....St(R)-ExS
Church st, 314—John C Best, 437 Bainbridge, Bklyn.....FE(R)-St(R)-FP(R)
Crosby st, 49—Theodore Hansen, 20 Broad, St(R)-FP-FE(R)
East Broadway, 2-6—Lawrence Holding Co, c M Golde, 84 5 av.....A-FD
East st, 39-40—Charles A Coe Est, c Hy E, 69 Wall.....ExS
4 st, 59 E—Pellor & Katz.....Rec-FP(R)
22 st, 309-11 E—E W Bliss Bldg Co, 312 E 23, FE(R)-FP(R)
23 st, 143-7 E—Chas A Needham.....FE(R)-ExS
46 st, 20-2 E—James Pedersen & Geo Stevens, 40 E 41.....FP(R)
70 st, 417-9 E—Bernard K Maybeck.....DC
74 st, 443 E—Cobin & Rose.....DC
74 st, 443 E—Joseph Tauber, Ex(R)-ExS-O-FE(R)
75 st, 322 E—Potuzak Bros.....O
75 st, 322 E—Adam Muhlfeld.....O
75 st, 444-6 E—Laura E Mertens et al, 56 Hamilton ter.....FP(R)
114 st, 121 E—Samuel Wucher.....FA-Rec
128 st, 105-11 E—Adelbert S Nichols, 1901 Park av.....St(R)
8 av, 750-2—Est Henry Astor, c Ashforth & Co, 11 E 42.....FP(R)-WSS(R)
8 av, 750-2—W R Addicks.....GE
11 av, 430—Charles Shortmeier.....ExS-O-FE(R)
1 av, 356—George Lutz, 367 1 av, WSS(R)-FA-D&R-Rub
Goerck st, 71-3—Blumberg & Goldberg.....Rec-GE
Goerck st, 71-3—Joseph Rosenberg.....FP-Rec-GE
Grand st, 149—Mary A De Julio.....El-GE-Rec
Great Jones st, 41—Frederick R Vernon, 65 Duane.....St(R)
Hester st, 130-2—Louis Ladinski.....El
Hester st, 130-2—Michael Ginsberg.....FA-Rec
Hester st, 130-2—Klatzker Bruderlicher Interstutzungs Verein.....FA
Houston st, 177 E—Emile Talbot, 34 E 81.....Rub
James slip, 8—Kate Toumey.....WSS(R)-DC
John st, 50-6—Edward A Schmidt, Randor, Pa, FE(R)-St(R)-FP(R)-ExS

- Lewis st, 69—Chewra Kadische ez Hachajera, DC
Lewis st, 84 1/2—Benjamin Seidenberg, FE(R)-St(R)-ExS-WSS(R)-Ex(R)-D&R
Lewis st, 84 1/2—Consol Gas Co, 130 E 15.....GE
Liberty st, 123—Benjamin Lowentritt, 45 W 34, Ex(R)-ExS-O-FE(R)-FP
Madison av, 183—National Hebrew School.....Rub
Old slip, 23—Ella C Cammann, c Herman H, 84 William.....FE(R)-St(R)-FP(R)-Ex(R)-WSS(R)
Park av, 1695—Wm F Mittendorf, 140 Madison av.....DC
Pearl st, 441-7—Daniel F Mahony, 101 W 42, FP(R)
6 av, 185—Rhineland Real Estate Co, 31 Nassau.....FP-Ex
6 av, 188—Bode Est, c Sophie A, 424 W 147, FE(R)-St(R)-ExS
6 av, 200—Hyman Polskin & Sons.....Rec
Spring st, 121—Mary W Hoffman, 107 E 36, FE(R)-Ex(R)
Spruce st, 16—F M Bell & Co.....Rec
Spruce st, 16—Wm Koven.....GE-Rec
Spruce st, 16—Nathan Kantor.....DC-GE-Rec
Spruce st, 16—Continental Sheet Iron Wks, DC-GE
3 av, 2007—Edwin A Cruikshank, 156 Broadway.....FE-St(R)
Warren st, 8—Taylor & Co.....Rec-Rub
Washington st, 1 1/4—Demetre & Macaronidy.....FA
Washington st, 1 1/4—John Booras.....TD
Washington pl, 3-5—Chas Van Bergen, c E Coffin, 34 Pine.....St(R)
Washington st, 253—Est of Elizabeth M Stevens, c Columbia Tr Co, 60 Bway, Ex(R)-FE-St(R)-ExS
West Broadway, 248-50—S Charles Welsh, 213 Bway.....FP(R)
4 st, 39 W—Carland Realty Co, 165 Bway.....FA
21 st, 246 W—Bertha Miller.....FA
25 st, 134-6 W—Isadore Blumeson.....DC-Rec
32 st, 6-8 W—Philip Stromberg.....Rec
31 st, 129-31 W—Jane E Duffy, 215 W 71, St(R)-FE(R)-FP
32 st, 6-8 W—Louis Grauer & Co.....Rec
32 st, 6-8 W—Jay Bee Walst.....El
32 st, 6-8 W—Maurice B Kaufman.....Rec
32 st, 6-8 W—Blesenthal-Johnston Co.....El
32 st, 12-4 W—Pacific Realty Co, 290 Bway, St-ExS-WSS(R)-Ex(R)-FP(R)
42 st, 3 W—Howard Realty & Development Co, ExS
43 st, 206-8 W—Morris Newgold, 1295 Madison.....DC
43 st, 210 W—Borough Realty Co, 99 Nassau, WSS(R)-FP-GE
43 st, 210 W—Faustino Baccasavia.....FA-Rec-GE
43 st, 210 W—Lely Maloney.....GE
43 st, 230-2 W—Solomon Dombblatt, FA-GE-Rec-FP(R)
43 st, 230-2 W—Flk Hand Laundry.....FA-Rec
43 st, 230-2 W—Sperry & Hutchinson Co, 2 W 45.....WSS(R)-FP-GE
48 st, 67 W—William Naddelman.....FP(R)-Rec

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912 OF REAL ESTATE RECORD AND BUILDERS' GUIDE, published weekly at New York, N. Y., for April 1, 1917.

State of New York, County of New York, ss. Before me, a Notary Public in and for the State and county aforesaid, personally appeared F. T. Miller, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, Publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication, required by the Act of August 24, 1912, embodied in Section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

- 1. That the names and addresses of the publisher, editor, managing editor and business managers are: Publisher, Record & Guide Company, 119 West 40th St., New York, N. Y. Editor, None. Managing Editor, A. K. Mack, 119 West 40th St., New York, N. Y. Business Manager, W. C. Stuart, 119 West 40th St., New York, N. Y.
2. That the owners are: F. W. Dodge Company, 119 West 40th St., New York, N. Y. Estate of F. W. Dodge, 119 West 40th St., New York, N. Y. F. T. Miller, 119 West 40th St., New York, N. Y.
3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages or other securities are: None.
4. That the two paragraphs next above, giving the names of the owners, stockholders and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

F. T. MILLER, President of Record & Guide Company, Publishers of Real Estate Record and Builders' Guide. Sworn to and subscribed before me this 23d day of March, 1917. (Seal) HENRI DAVID, Notary Public No. 196, N. Y. County, Register's No. 8165. (My commission expires March 30, 1918.)

- 48 st, 604-6 W—P Brady & Son Co, 554 W 58, WSS(R)
West Houston st, 57-61—Standard Glove Mfg Co.....Rub-Rec-El-D&R
West Houston st, 57-61—Henry Endzweig, El-GE-Rec
West Houston st, 57-61—Meyer Jacob, El-Rec(R)
West Houston st, 57-61—Levinson Bros, Rec-O-El-D&R-FA
William st, 181—Chas G Palestine.....GE-Rec
42 st, 30 E—42d St Grill, Inc.....Ex(R)-FA(R)
8 av, 2139—Premium Holding Co, 149 Church, Rub
Henry st, 184—Samuel Cohen.....D&R
Sullivan st, 29-37—Est P Roberts, c U S Tr Co, 45 Wall.....Ex(R)-FP-St(R)
10 st, 32-4—Swift & Co.....Ex
Washington st, 379-83—Wm Zinsser Realty Co, 233 Bway.....WSS
Water st, 79-81—Chesebrough Est, J T Durham, 33 Howard.....Ex-FP-St(R)
Water st, 213-5—Berlin Aniline Wks, St(R)-Ex-Ex(R)
West Broadway, 465-9—Thomas W Lennon, 46 W 86.....FP-Ex
17 st, 18 W—Mrs Edward Spencer.....Ex-FP
17 st, 43 W—C A Van Valen.....Ex-FP
17 st, 112 W—George O Pitzipio.....St(R)

BRONX ORDERS SERVED.

- 133 st, 487-9 E—Doll Realty Co.....FE(R)-FP-ExS
136 st, 708-10 E—Newby & Evans Co, FE(R)-Ex(R)-ExS
149 st, 420 E—Steuere Pub Co.....ExS-FP-FE
142 st, 336 E—Central Union Gas Co, 529 Courtlandt av.....St(R)-Ex(R)-ExS

BROOKLYN ORDERS SERVED.

- Atlantic av, 1404—Frank S Jones, 790 St Marks av.....CF
Atlantic av, 1341-3—Chas J Pothbury.....CF
Beaver st, 100-4—Isaac Rosenberg.....FA
Bergen st, 938—J Lynagh.....FP
Bancroft pl, 2-6—Harris Brodsky.....Rec
Berriman st, 291—Isaac Gottlieb.....NoS-Rec-FA
Carroll st, 1209—D T McInerney.....Rec-El(R)
11 av, 270—Herman Stochak, NoS-FA-Rec-CF-El(R)
18 st, 78—R H Comey & Co, 73-9.....CF
55 st, 359-63—Chas B Templeman, 332 55.....CF
4 av, 5205—David Kean.....NoS-FA-Rec
45 st, 1241—D Davis.....FA-Rec
Gates av, 2263—Henry Forkel.....NoS-FA-Rec
Grove st, 163—Adolph Mihlstein.....FA-Rec
Gravesend av, 588—T H Lynch.....NoS-FA-Rec
Greenpoint av, 247—Empire-City Gerard Co, 265 Greenpoint av.....FA-Rec
Ellery st, 19—Blecher Bros, 49 Nostrand av, NoS-Rec
Hamilton av, 407—Bklyn Alcatraz Asphalt Co, CF
Hendrix st, 504—D Greenblat.....FA-NoS
Jamaica av, 75—Samuel Kaufman.....FA
Jamaica av, 75—Samuel Kaufman.....FA
Johnson st, 557—Bertram J Goodman.....CF
Jackson av, 367—Samuel J Fishkin.....NoS-DC
Kosciusko st, 567 1/2—H Batterman Co, Broadway.....CF
Locust av, 1614-22—Louis Montablane.....FP
Marion st, 41-3—Louis Lavey.....CF
9 st, 52—Cranford Co.....CF
Nassau st, 190—Joseph A Hanley.....NoS-FA-Rec
Nostrand av, 849—Transit Development Co, 85 Clinton.....Rec
Newell st, 193—Lewis J Ward.....CF
Pitkin av, 2167—David Soloway.....FA-GE(R)
Reid av, 230—E Ehrlich.....FP-SA
Portland av, 182-6 S—Globe Auto Sales Co, CF
17 st, 526—E W Skoldberg, 290 Prospect Park West.....Rec
South 5 st, 420—I Rokeach & Sons, 345 Hewes, Rec
St Marks av, 562—Louis Camardella, 425 E Parkway.....D&R-FA-Rec-El(R)
State st, 224—Palmer-Herring Motor Co, FP-CF
Sutter av, 1019—Werner & Krantowitz, NoS-Rec-FA
Shaefer st, 94—John A Kirschmer.....Rec-El(R)
13 av, 5203—Samuel Weinstein.....El(R)

QUEENS ORDERS SERVED.

- Bridge Plaza and Prospect st, swc (L I C)—Michael T Watts.....CF
Broadway and Prince st (Flushing)—Acker, Merrill & Condit Co.....DC
Forest st, 43 (Winfield)—Felix Handscher, Rec
Fulton st and Westland av (Queens Vly)—Thos F Farrell.....CF
Forest av, 782 (Rgdwd)—Est Casper Herold, NoS-Rec-FA
Grand av, 292 (L I C)—Mrs E Carpenter.....Rec
Highland blvd, 337 (Evergreen)—E V Wildfoerster.....FA-Rec-NoS
Onderdonk av, 466 (Rgdwd)—Nicolaus Lammerms.....Rec
Ridgewood av, 4354 (R Hill)—Samuel Rosner, CF
Van Wyck av and Caryl st (Jamaica)—N Y & Queens Elec Light & Power Co.....StSys(R)
Willetts Point rd (Whitestone)—David S Mold, Jr.....CF
Woolsey st, 41 (L I C)—Sarah E Thompson, Rec
Woodhaven av and Old rd (Elmhurst)—Robt Burton.....CF
Vernon av, 110 (L I C)—Benj Jarashow, FA-Rec-Rub-D&R-DC
South Division av, 24—John Deutsch.....O
East Jackson av, 71 (Corona)—David Ginsberg.....Rec
Fulton st, 124 (Astoria)—Patrick Fay.....FP
Greenwood av, 196 (R Hill)—Lande & Lipman, FP(R)-GE
Main st, 210 (L I C)—Mrs Mary J Hutchinson, DC
13 st, 405 (L I C)—Samuel Jacobs.....DC
Atlantic av, 4704 (R Hill)—Richard H Days, Rub

RICHMOND ORDERS SERVED.

- Rossville, S I—Osland Chemical Co, RefSys(R)-FD-FP(R)
Stapleton, S I—Swift & Co, RefSys(R)-D&R-FD
Western av, Mariners Harbor (Port Ivory, S I)—Procter & Gamble Mfg Co, RefSys(R)-FP(R)-FD-CF
Richmond Terrace, 686 (New Brighton)—Charles W Fogarty.....FA-Rec

# Classified Buyers' Guide

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

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

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

## Architectural & Legal Photographers.

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

## Auctioneers.

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

## Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.  
SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

## Bank and Office Fixtures.

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

## Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.  
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.  
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

## Boilers.

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

## Brick.

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

## Bronze Tablets and Memorials.

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

## Builders.

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

## Building Management.

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

## Building Material (Masons).

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

## Building Material (2nd Hand).

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Astoria, L. I. Tel. Astoria.

## Building Reports.

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

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

## Cabinet Work.

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

## Carpenters, Contracting.

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

## Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.  
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.  
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 9570.  
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

## Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552.  
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.  
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

## Compo-Board.

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

## Concrete Floors and Sidewalks.

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

## Consulting Engineers.

FLYNN, CHARLES A., 220 Broadway. Tel. Cortlandt 2050.  
KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

## Contractors' Bonds.

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

## Contractors (General).

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

## Cornice and Skylights.

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

## Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St., Tel. Morningside 2544.  
CHESLEY CO., A. C., 270 Rider Ave. Tel. Melrose 2452.  
EMPIRE CITY-GERARD CO., Greenpoint avenue. Provost St., Blyn. Tel. Greenpoint 818.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.  
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

## Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.  
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

## Elevator, Alterations and Repairs.

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

## Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.  
SHUR-LOC ELEVATOR SAFETY CO., 706 Pulitzer Bldg. Tel. Beekman 2254.

## Elevators—Hand Power.

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

## Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.  
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.  
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.  
WHEELER-McDOWELL ELEVATOR CO., 9 Varick St. Tel. Spring 6085.

## Fire Escapes.

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

## Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.

## Fireproofing, Hollow Tile.

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

## Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

## Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.

## Gas.

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

## Gas Cooking Appliances.

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

## House Mover and Shorer.

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

## House Wreckers.

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

## Incinerators.

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

## Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.  
RITCH, WM. T., 34 W. 33d St. Tel. Madison Square 3060.  
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

## Interior Woodwork.

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

## Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

## Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.  
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.  
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.  
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.  
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.