

REAL ESTATE RECORD AND BUILDERS GUIDE.

(Copyright, 1917, by The Record and Guide Co.)

NEW YORK, APRIL 7, 1917

DELEGATION FROM BROOKLYN GOES TO ALBANY TO FAVOR THREE-FAMILY HOUSE BILL

ANOTHER step, and a big one, was taken last Wednesday when a delegation of more than one hundred men interested in Brooklyn real estate went to Albany to urge the passage of the Lawson bill, which makes practical the erection of three-story dwellings, for occupancy by three families, and the conversion of existing buildings of this type, without conflict with the Tenement House Department.

The hearing was before the Joint Senate Committees of Affairs of Cities and Affairs of New York City and many organizations were represented, including the Brooklyn Board of Brokers, the Brooklyn Builders' Association, the Brooklyn Civic Club, the Manufacturers' Association, the Brooklyn Building Material Men's Association, the Prospect Heights Citizens' Association, the New York State Real Estate Association and other interests. These organizations appeared in favor of the bill.

William P. Rae, president of the Brooklyn Board of Real Estate Brokers, led the delegation, and the chief lieutenants were Joseph M. May and George H. Gray. Arthur J. Waldron, chairman of the Tenement House Committee of the Board, was another of the leaders.

Mr. Rae stated, in part: "The real estate interests of Brooklyn have been trying for some years to get an amendment to the Tenement House Law whereby it would be possible to erect new three-story tenements, and alter existing three-story dwellings, for the use of three families. The bill in question is a simple one and does not provide, as outlined in a letter sent out by the secretary of the Tenement House Committee, that 'the bill proposed will cause airshafts of such a size that it will produce dark rooms and be unsanitary' also 'it is expected to have a strong political backing when the matter of its introduction leads to the impression that efforts are being made to jam it through without proper discussion and consideration.'"

"The introduction of the bill at this time was caused by trying to sit in and agree with the members of the Tenement House Committee. The Committee is responsible for the lateness of the hour. As far as this political introduction for jamming through or its backing, I would say that we have come here as a body all representing owners interested only in the welfare of the city and Borough. We are here only to speak of the merits of this bill, and we ask your support for its passage."

Borough President Lewis H. Pounds was the first speaker introduced by Mr. Rae. Mr. Pounds said:

"I am familiar with some of the burdens of the owners of three-family houses in Brooklyn. I have regard for sanitary and proper living conditions. My examination of the bill leads me to believe that it will in no wise bring in an element that is undesirable from the aspect of correct living conditions. A building properly constructed with only one family on each floor is apt to give better conditions than tenement houses with a larger number of families on each floor. In the older parts of Brooklyn, houses needing this relief are in the hands of good owners and would be remodeled under proper conditions, supervision and control. Of course, the new buildings would be erected under the supervision of the Building Department.

These are some of the reasons why I wish to join with these men in asking your committees to recommend the passage of this amendment."

William B. Greenman, representing the Brooklyn Builders' Association, said: "The real estate and building interests in Brooklyn have felt for some time that something must be done to prevent the erection of so many six-story tenements. In 1914 the building of three-family houses was reduced to twelve, as compared with 591 five and six-story tenement houses."

Mr. Greenman told in detail how a plan for the model three-family house, 50x100 feet, had been worked out. The principal difficulty arose in the size of the airshaft and in the Tenement House Law provisions for an extensive bulkhead to the roof. The plan finally provided for a shaft 7x7 feet, increasing the depth of the building to 52 feet. A scuttle to the roof was determined upon as being sufficient without a solid bulkhead."

Assemblyman O'Hara, of the Third Assembly District, Queens, said:

"In my district we have a large number of solidly-built brick houses, which, under the present law, can be used only for two families. If the amendment is passed it will mean that many thousand houses in my district will be really productive, where now they bring in only two-thirds of the revenue they would, and should, produce. I earnestly urge the committee to report this bill."

S. Harby Plough, treasurer of the Builders' Protective Association of the Bronx, read resolutions in favor of the amendment, which the executive committee had adopted.

Frank Bailey, vice-president of the Title Guarantee & Trust Company, said:

"The business of our company is to lend money on bond and mortgages and examining titles. It does not make any difference to us whether we have larger or smaller houses, as far as any interest that I represent is concerned. I want you to understand that the people who have been connected with this bill have just as high ideals as any member of the Tenement House Commission in New York City. I believe this to be one of the most important movements for the betterment of the Borough—in fact, of the city—that has ever been started."

Mr. Rae announced that United States Senator Calder would have been present if he had not been attending to a more patriotic duty, and then introduced the Senator's father, Alexander G. Calder, who said in part:

"I have had some experience in the building business in Brooklyn. My sons and myself have erected more than 1,000 buildings in that Borough. Out of this number we have erected about 100 three-family houses, which are occupied by a class of thrifty men who have worked hard and accumulated a few thousand dollars and invested it in just such homes. These people should be encouraged. The first house that I built when I was twenty-five years of age was a three-family house, and I put a mortgage on it of \$2,500, and I moved up to the top floor of that house, so the income of the lower part would pay off the mortgage. I consider myself just as good and loyal a citizen as the man who lives in a mansion. I have not been in the building business for some years, but my sympathy is for the class of men which save their money and invest it in

real estate, according to their means, and they should be encouraged."

Arthur D. Constant, of the Brooklyn Builders' Association, told how that organization had gone unanimously on record for the bill. Jacob C. Klinck, president of the Brooklyn Civic Club, stated that resolutions endorsing the proposed amendment had been passed by that club. Audley Clarke, of the Building Material Men's Association, made the final plea, pointing out that the amendment would allow the development of sections which otherwise held no promise whatever. Senator Lawson told the delegation that the committees would give earnest consideration to the bill.

The following is the personnel of the Three-family House Committee: A. J. Waldron, chairman; William P. Rae, William B. Greenman, Edward J. Maguire, Robert A. Wright, George H. Gray, John R. Ryon, Joseph M. May, William Raymond Burling, James B. Fisher, Harry A. Crosby, Walter Dewsnap, George H. Ohnewald and Arnold D. Ajello.

The following active members of the Brooklyn Board of Brokers support the bill: Henry W. Ackerson, Arnold D. Ajello, J. Howard Ashfield, Bailey & Barrera (Stephen F. Barrera), Louis Beers' Sons (Louis Beer, Jr.), J. D. H. Bergen & Son (DeHart Bergen), Z. D. Berry, James Blake, James L. Brumley, Bulkley & Horton Co. (Isaac O. Horton), Burling Realty Co. (Wm. Raymond Burling), Wm. M. Bennett Sons (Wm. H. Bennett), Isaac Cortelyou, Wm. H. Cary, Sig. Cederstrom, The Chauncey Real Estate Co. (C. E. Donnellon, Thomas Hovenden (John R. Ryon), John F. Churlo, Noah Clark, Inc. (Charles L. Gilbert), Harry A. Crosby, Rufus K. Corneille, Robert H. Dunnet, Desmond Dunne Co., Samuel Dombek, H. Elliott Esterbrook, Thomas R. Farrell, James B. Fisher, Henry Flegenheimer, Gustave Girard, Louis Gold, W. H. Goldey, E. J. & S. Grant (E. J. Grant), Arthur B. Gritman, John E. Henry, Jr., E. F. Hemberger, John F. James & Sons (Clinton R. James, John F. James), Jere Johnson, Jr., Co. (Remsen Johnson, F. B. Snow), Kelsey, Suydam & Mollenhauer (C. C. Mollenhauer), B. F. Knowles Co. (B. F. Knowles), Everett Kuhn, W. A. Krafft, Geo. E. Lovett & Co. (Geo. E. Lovett), W. J. T. Lynch, Edward Lyons, O. B. Lafreniere, Joseph T. McMahon, Joseph M. May, Mitchell & Coverdale (Nathan J. Mitchell), William G. Morrisey, A. J. Murphy, S. Noonon, Michael C. O'Brien, Charles A. O'Malley, Geo. W. Palmer & Co. (Robert F. Mullins), Charles Partridge, David Porter, John Pullman Real Estate Co., Howard C. Pyle & Co. (George H. Gray, Howard C. Pyle), William P. Rae Co. (William P. Rae), Redmond Bros. (Thomas Redmond), William Redmond, John Reis Co. (Geo. H. Ohnewald), Thomas E. Rogers, Rustin & Robbins (F. C. Robbins, E. J. Rustin), John H. Rowland, Frank A. Seaver & Co., Benjamin J. Sforza, Fenwick B. Small, Clarence B. Smith, Benjamin T. Snyder, Charles C. Stelle, Nathan Stern, Maurice G. Straus, Timm & Behrens (Charles D. Behrens), Frank H. Tyler, Tutino & Cerny (E. Tutino), Van Iderstine Bros. (John I. Van Iderstine), George O. Walbridge, A. J. Waldron, Frank A. Walker, Arthur H. Waterman, Louis Weber, Samuel Welsch, Westwood Realty Co. (C. B. Gwathmey), Winham Bros. (B. E. A. Winham), Robert A. Wright and W. J. Wheeler.

LEGAL NOTES AFFECTING REALTY

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

"Sales in Gross" and by Acre.

THE general rule is that when specific or designated tracts or parcels of land are sold as a whole for a gross sum, and there is no express or implied warranty as to quantity, the transactions is termed a sale in gross. In such a sale quantity is not of the essence of the contract, and in the absence of fraud or gross mistake the purchaser is entitled to no diminution or abatement of the purchase price, if the quantity of land is subsequently ascertained to be less than was supposed or estimated at the time of the sale. The theory on which relief is denied is that the purchaser gets the specific land which he contracted to buy, and must be deemed to have assumed the risk of deficiency in quantity.

But this rule has no application to sales by the acre as distinguished from sales in gross. A different rule governs when it is apparent from the conveyance that the land is not described by definite and certain boundaries, which furnish the standard of quantity; and the representation of the number of acres is an essential ingredient in the contract, regulating the aggregate sum to be paid. In such case, if there be a material and substantial variance, equity will place the parties in the same relative condition in which they would have stood had the real quantity been known at the time of the bargain. Whether the statement of the quantity in a bond or deed shall be regarded as descriptive, or of the essence of the contract, largely depends upon the manner of its use and its connection with other descriptive parts.

Where several tracts of land, sold together for a lump sum, were conveyed, some in gross and some by quantities of acres, there being no fixed acreage price, the Alabama Supreme Court held, *Terry v. Rich*, 73 So. 76, that the amount of damages or abatement in purchase price for deficiency in quantity of those parcels sold by the acre should be the proportionate value of the missing acres, based on the purchase price of the whole.

Way of Necessity.

When a grantor conveys land shut off from access to a road by the grantor's remaining land, or partly by his land and partly by that of a stranger, a way of necessity arises over the grantor's adjoining land. Such right is vested in the grantee as an appurtenance to the estate granted. A way of necessity follows in like manner from a decree of partition, under which one of the parcels set off in severally is entirely enclosed by others. The effect of such partition is to convey the interest of the various covenants in the particular parcels to the allottees of those parcels. Each is, therefore, a grantor and a grantee, and the one to whom an enclosed piece is set off has the same rights against the others that he would have if they had joined in a voluntary conveyance to him.—*Mesmer v. Uhariet*, California Supreme Court, 162 Pac. 104.

Boundaries.

A will devised to the testator's son for life all that part of certain land "lying east of a ditch running north and south through said tract of land, containing ten acres, more or less." A codicil to the will read that the testator revoked so much of paragraph 4 as referred to a certain tract of land willed to his son under certain conditions, and willed to him the land described in such paragraph as his absolute property. The Missouri Supreme Court holds, *Friesz v. Butcher*, 191 S. W. 66, that the testator intended the ditch to be the western boundary of the land devised to the son, whether there were 10 acres, more than 10, or less than 10 acres

actually on the east side of the ditch. Even in cases of doubt as to whether the boundaries are conflicting, the natural monuments, referred to in an instrument, should determine the boundaries, rather than the call in general terms for a given number of acres.

Conflicting Descriptions.

The Alabama Supreme Court holds, *Williams v. Bryan*, 73 So. 372, that the rule that a statement of the quantity of land inserted in a deed by way of description must yield to natural or permanent objects called for in the conveyance applies to the description of an area excepted from an entire tract in comprehensive terms. A deed of a tract, "except one and one-half acres off of the southeast corner to a branch," excepts the whole of the corner to the branch, though it contains 3½ acres.

Broker's Commission.

Under a contract to sell land the broker's commission depended on his closing sale within fifteen days. The broker secured a purchaser, but sale was not completed within the specified time because of the inability of the abstractor to complete abstracts. The owner, learning who the prospective purchaser was, thereafter refused to sell to him. The Alabama Supreme Court holds, *Espalla v. Warren*, 73 So. 23, that the broker was not entitled to commission, although for a time after the expiration of the time limit the parties continued

uninterruptedly to negotiate as if the contract was still in force. If a sale to the broker's client had followed in consequence of his services, and the seller had thus accepted the benefit of the broker's efforts notwithstanding the expiration of the written contract, the seller would have been liable for the stipulated commission.

Termination of Broker's Contract.

Where a sale of land is made after the termination in good faith of the broker's contract, it is held that he is not entitled to any commission therefor, although before such termination he devoted his efforts to selling and the subsequent sale was the result of such efforts. *Holmes Realty Co. v. Silcox*, Michigan Supreme Court, 160 N. W. 465.

Mortgage of After-Acquired Property.

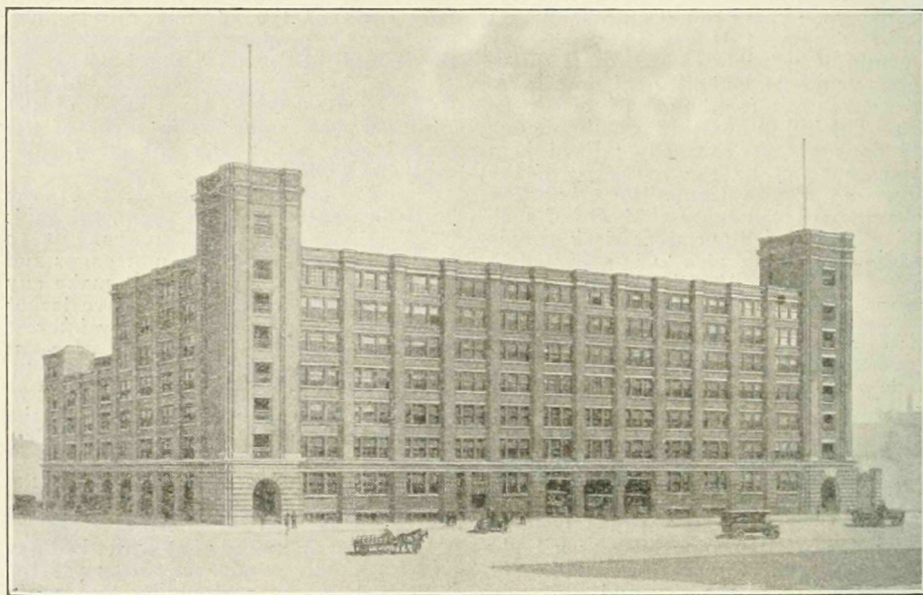
The doctrine that a mortgage of property to be acquired is void against the mortgagor's creditors and purchasers for value does not apply to a mortgage by a corporation under provisions of its charter to secure payment of money to be advanced to enable it to carry on its business.—*Moulder & Holcomb Co. v. Glasgow Cooperaage Co.*, Kentucky Court of Appeals, 191 S. W. 273.

Boundaries.

Where a deed describes the land as bounded on one side by the land of a third person, the true boundary line between the land conveyed and the land of such person must be taken as the boundary line, and not the line as it was understood to exist at the time of the execution of the deed, if there is a variance between the two lines.—*Morgan v. Godbee*, Georgia Supreme Court, 91 S. E. 117.

NEW PLANT IN PITTSBURGH FOR THE NATIONAL BISCUIT COMPANY

Turner Construction Company Obtains Contract



Turner Construction Co., Builder.

W. F. Wilmuth, Architect.

NEW PLANT FOR NATIONAL BISCUIT CO., AT PITTSBURGH.

TURNER Construction Company, 244 Madison avenue, Manhattan, recently obtained a general contract for the erection of what is claimed will be one of the largest and most modernly equipped baking plants in existence. This operation will be located in Pittsburgh, Pa., at the corner of Penn avenue and Lambert street. The National Biscuit Company is the owner and the construction will proceed from plans and specifications prepared by W. F. Wilmuth, architect and engineer. Reinforced concrete will be the material used throughout in the construction of this plant. The cost of the operation will exceed \$1,000,000. The projected plant will comprise a bread and cracker bakery, power house, stable, railroad sidings and trestles and coal

vaults. The two principal structures will be the bakeries. These will be seven stories in height, with basement, and will have ground dimensions of 211x111 feet and 200x90 feet, respectively. The power house will be two stories in height, 58x90 feet, and the stable will be three stories, 75x158 feet. The project has been designed in a simple and dignified manner with large areas of the facades devoted to window space. This feature will permit of the maximum amount of natural light and ventilation, and will further assure a more sanitary product. In the planning for this operation sanitation and safety were the prime requisites, and throughout the structure will be installed the most modern appliances for the attainment of the desired ends. The construction of this work will be started at once.

DIGEST OF RECENT LEGISLATION AT ALBANY

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

(Special to the Record and Guide.)

ALBANY, April 6.—Ignoring the wishes of taxpayers the Legislature has decided to pass the Local Option bill which will bring the question to a vote of the people every five years in New York City at a special election to be held during Spring. A petition sent by the Real Estate Board of New York this week to Senators and Assemblymen objecting to the passage of the Local Option bill came too late to be effective. The decision to advance this legislation had been made and the bill was ordered to third reading and will be adopted next week in the Assembly.

The petition of the Real Estate Board continues as follows: "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, that structures that have helped to give New York City a world-wide reputation in this respect would not have been undertaken under conditions which the bill seeks to impose."

A bill introduced by Senator Lawson, of Brooklyn, to permit the reconstruction of buildings for three-family purposes has received the unanimous support of builders and real estate men. At a hearing held this week before the Senate Cities Committee more than one hundred builders and property owners of Brooklyn and Bronx Boroughs appeared and urged the adoption of this measure. The bill makes reasonable changes in the Tenement House Law which will allow owners of three-story one-family houses to turn them into apartments for three families and enable the renters of stores to use the back room for living quarters. Borough President Pounds, of Brooklyn; Commissioner of Buildings P. J. Carlin, of Brooklyn; Professor Alfred G. Reeves and many other influential citizens of Kings County spoke in favor of the adoption of the amendments.

The trial of Mayor John Purroy Mitchel for contempt of the Senate in stating that "it appears some members of the Senate are working more in the interest of the German government than in the interest of the United States" occupied two of the three working days of the Senate, to the exclusion of other business, and therefore very little legislation could be attended to. Some hearings on bills affecting real estate owners were held and the following is a summary of the work of the various committees:

A hearing was held on the bill of Assemblyman Evans amending the Banking Law, prohibiting trust companies, savings banks, etc., from lending money on bond and mortgage on real estate or securities based thereon except directly to the owner thereof, in which case the bond and mortgage must be taken by the bank in its own name; also providing that any bank may lend money on real estate for not exceeding twenty years on an amortization plan approved by the Superintendent of Banks.

The hearing took place before the Committee on Banks and E. P. Doyle appeared for the Real Estate Board objecting to the passage of the bill. Before the same committee Assemblyman Perlman's bill, amending the Banking Law in relation to loans made by trust companies and limiting mortgage investments of trust companies to titles either insured by a title company or registered under the Torrens Law was discussed. The Real Estate Board also opposed the bill, on the ground that it is unfair to the borrower to compel him to obtain a title policy of registration certificate unless the lender wishes him to do so.

Before the Assembly Cities Committee a bill of Assemblyman Youker

amending the City Charter by authorizing the Board of Aldermen to license and regulate boarding houses was opposed at the request of the Real Estate Board by its representative, E. P. Doyle, who argued that too many regulations and restrictions upon the liberty of the individual in the conduct of business and ownership of property are existing and should not be added to. It is against the interests of real estate owners that there should be any more interference with ownership or occupancy than at present.

None of the above mentioned bills have been acted upon by the committees. S. L. S.

The following bills affecting real estate have been introduced:

IN THE ASSEMBLY.

1649. By Talmage. Amending the Tax Law (Secs. 138 and 139), by providing that the purchaser of property at a tax sale upon which there is a duly recorded mortgage, shall give to the mortgagee a written notice of such sale within two years, instead of one year from the expiration of the year allowed to redeem, requiring him to pay the amount of purchase money, with interest, within six months. In case of redemption after the expiration of a year, an additional sum of thirty-seven and one-half per cent. must be paid.

IN THE SENATE.

1303. By Lockwood. Amending the Greater New York Charter (New Sec. 604), by authorizing the Commissioner of Plant and Structures to construct, equip and operate a street surface railroad, beginning at a point in Delancey street at or near its intersection with the Bowery, in the Borough of Manhattan; thence in a general easterly direction on and along Delancey street to the westerly approach of the Williamsburgh Bridge; thence on and along such bridge to the Williamsburgh Bridge plaza in the Borough of Brooklyn; then on and along such plaza to a point at or near Havemeyer

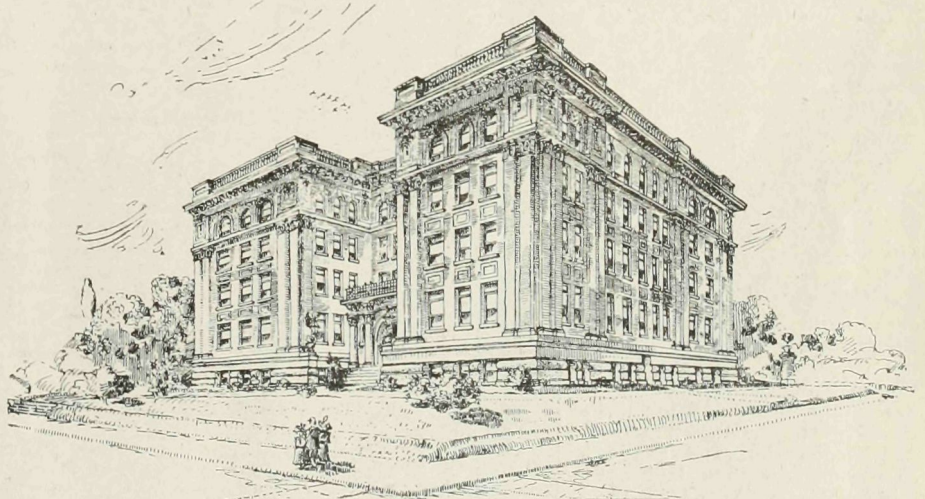
street; thence on and along the extension of Grand street to a point at or near the intersection of such extension of Grand street with Hooper street. The right of condemnation is granted, upon approval of the Board of Estimate and Apportionment. In lieu of constructing such railroad, or any portion thereof, the Commissioner of Plant and Structures, with the approval of the Board of Estimate, may acquire by condemnation the right in common with any corporation now using such streets, including the right to use all the power wires or other equipment necessary on the tracks along any of the streets described above. There is a proviso in the bill, however, that such street surface railroad shall not be constructed or operated until the consent of the owners of one-half in value of the property on the streets affected is first obtained. The provisions of the Public Service Commissions Law and of the Railroad Law shall have no application to the proposed street surface railroad, except in so far as the Public Service Commission shall be requested to determine the compensation to be paid for the use of the tracks of an existing street surface railroad, upon the request of such railroad and the city authorities.

1304. By Lockwood. Amending the Railroad Law (Sec. 183), by providing that a street surface railroad company may use the tracks of another street surface railroad company in Delancey street, Manhattan, for the entire distance between the west side of the Bowery and the approach to the Williamsburgh Bridge at or near Clinton street. The consent of the company whose tracks are used is not necessary in this case.

New Trolley Line.

The Public Service Commission has approved an agreement between several of the constituent companies of the B. R. T. system, by which if the Board of Estimate grants the necessary franchises a new trolley line will be built through 86th street, from Fifth avenue, Brooklyn, to Third avenue, Brooklyn, passing the 86th street terminal station on the Fourth avenue subway.

BIKUR CHOLIM KOSHER HOSPITAL ON LAFAYETTE AVENUE, BROOKLYN



M. Joseph Harrison, Architect.

PROPOSED JEWISH HOSPITAL IN BROOKLYN

WORKING plans are in course of preparation in the office of M. Joseph Harrison, 63 Park row, Manhattan, for a modern hospital building to be erected in Brooklyn for the Bikur Cholim Koshers Hospital. The structure will be located on the southeast corner of Lafayette and Sumner avenues, will be four stories in height, with basement, and is expected to cost in the neighborhood of a quarter of a million dollars. The projected building will have dimensions of 80 by 100 feet, and will be set back from the building line, so as to allow for a large lawn, which will be extensively landscaped. The structure has been designed in the Renaissance style, and the facades will be of tapestry brick, with trimmings of granite and Indiana limestone. The construction throughout will be fireproof, and every effort has been made in planning to provide the

maximum of sanitation with the greatest degree of comfort and convenience for the patients. In the construction of this structure the latest approved methods of hospital practice and efficiency will be followed, and the building will be equipped with the most modern appliances known to surgical and medical science. This hospital will contain both private and public wards. According to the plans, there will be thirty private rooms and twelve public rooms, accommodating a total of 174 beds. The structure will also contain operating rooms, dispensary, laboratories and garage, and morgue. The main reception room and corridor will be located on the first floor, as well as the executive offices and rooms for doctors. One of the special features of the structure will be a roof garden for convalescing patients. Open air sleeping balconies will be erected on the sides of the building.

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 THREE.

THE Commissioners' plan of 1807 was not at all adapted to the western part of Manhattan Island between 59th and 155th streets. The streets, being laid out on a rigid gridiron system, bore no reference whatever to topography. Nearly all ran obliquely to the natural water-courses. The rocky ridges along the Hudson River were cut through by numerous cross-streets though the grades to reach the river were so steep as to make traffic practically impossible. The grade of certain cross-streets was laid out on top of bluffs at high elevations and on the space below at low elevations, making no provision at all for their connection. Cul-de-sacs with but one inlet and outlet were left both above and below the bluff. No attempt was made to maintain the bank upon which the upper grade was laid. Many streets lay on so precipitous ground as to make the expense of regulating them exceed the value of the abutting lots.

Andrew H. Green was particularly urgent in demanding that these defects be remedied. It was he who obtained the legislative authority necessary for a new survey. And it was he, who, as Comptroller of Central Park, assumed active charge of correcting the old plan. To him New York, for the improvements effected in its original street plan above 59th street, owes more than to any other man.

In 1866 (Ch. 550) the Legislature made it the duty of the Commissioners of Central Park to make a survey of that part of the city bounded on the north by 155th street; on the east by Eighth avenue and Central Park West, north of 82d street, by Columbus avenue south of 82d street to 72d street, and Amsterdam avenue south of 72d street to 67th street; on the south by 67th street, between Amsterdam avenue and the Hudson River, and on the west by the Hudson River. The Commissioners were to prepare maps, plans and profiles showing such changes in the width, direction and grades of the streets then laid out within the area, and in the pier and bulkhead lines then established, as in their opinion could be made with benefit to the property affected. They were also to report before May 1, 1868, upon the boundaries and grades of such streets, avenues, roads, public squares and places, as in their opinion, could be laid out or discontinued.

This tract, according to the survey, included about 1,860 acres and was subdivided into 332 blocks, each with dimensions of about 200x800 feet. It was intersected by 69.42 miles of streets, of which 30.42 miles, or nearly half, had been acquired by the city.

Each block contained originally sixty-four lots, 25x100 feet in area. Large tracts in single ownerships were comparatively few, only forty-eight blocks being undivided in ownership. Of the other 284 blocks, 104 were divided into two to five separate ownerships; 101 into six to ten; 63 into eleven to twenty; 12 into twenty-one to thirty; 3 into thirty-

one to forty, and 1 into more than forty. The blocks south of 133d street were all very much subdivided. Altogether there were 2,365 separate subdivisions of property. Not including those worth less than \$200, there were 1,656 buildings in the district, of which 502 had been built without any respect to the street lines.

Upon the submission of this report, the Legislature in 1867 passed another act (Ch. 697), which required the Commissioners to establish a plan for the district between Eighth avenue, the Hudson River, 59th street and 155th street, and for a space 350 feet in width

"commissioners" is used in this paper, the Board of Commissioners of Central Park is referred to unless otherwise noted. Though the plan between 59th and 155th streets was amended by the Commissioners of Central Park under legislative authority granted by several acts, this was the most important act. These acts are cited in the text in connection with each improvement.)

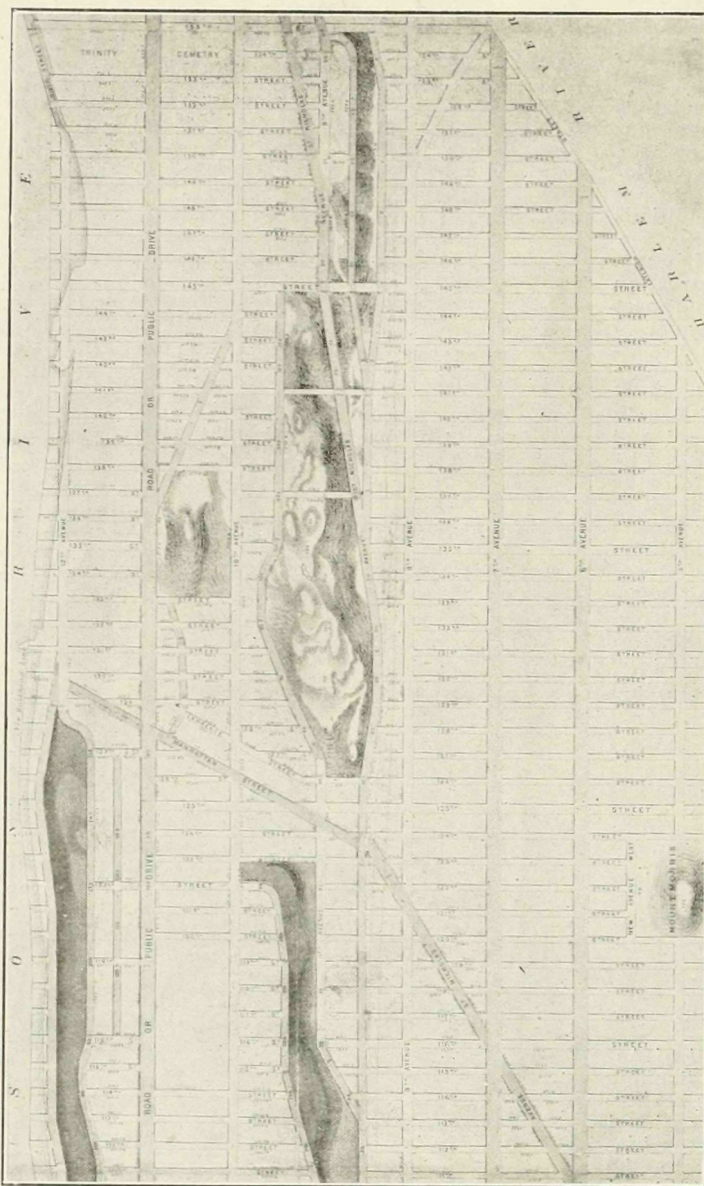
The Commissioners deemed it better to confine their action to correcting the chief errors in the existing plan than to evolve an entirely new plan. The original plan had already been so far carried out as to be in large part almost incapable of practical change. In the main these changes consisted, first, in a discontinuance of such portions of streets that lay on very precipitous ground; and, second, in a layout of new streets in the vicinity of the streets discontinued.

The cross-streets, the Commissioners considered, if anything, already too frequent. No general convenience would result from increasing their number. The introduction of intermediate avenues they would have considered desirable had it not consumed too much ground. Such avenues, 75 feet in width, would have demanded one-eleventh of the property in the whole district. The shallow depth of the frontage on such avenues would in many instances have moreover made the abutting property unavailable for improvement until a redistribution of ownership, through sales and transfers, could have developed wholesome building lots.

Wherever it was practicable to avoid it, access to existing subdivisions of property was not cut off by the closing of streets. Where streets were abandoned through small subdivisions of property, the land was taken for parks; where they were abandoned through large subdivisions of property, the land was left to private improvement. New avenues were only provided in those cases where they were clearly conducive to economy and public convenience.

The avenues, being recognized as the superior lines of traffic, were provided with as good grades as practicable so as to allow of easy travel. The grades of the

(Continued on page 472.)



DISTRICT FROM 110TH TO 155TH STREET, AS LAID OUT IN 1868.

surrounding Central Park. This plan was to contain streets, avenues, roads, public squares and places of such width, extent and direction as the Commissioners might consider conducive to the public good; part or parts of streets, avenues, roads, public squares and places already laid out might be discontinued; those not discontinued might be widened and new grades could be established for all streets. New pier and bulkhead lines, with their grades, were also to be laid out with reference to commerce from 55th street on the Hudson, around to Third avenue on the East River. The Commissioners were not required to complete the laying out of the whole district before filing maps and plans for a portion of the tract. The powers of the Commissioners were to be exercised before May 1, 1872. (Where the word

*This series of papers is based on data collected by the writer for the Committee on City Plan. References: Andrew H. Green, Report to the Common Council of the City of New York, Aug. 24, 1858 (10 p.); Andrew H. Green, Communication to the Commissioners of Central Park relative to the improvement of Sixth and Seventh avenues from the Central Park to the Harlem River; the laying out of the island above 155th street, the Drive from 59th street to 155th street, and other subjects, Dec. 1865 (75 p.); same also in Tenth Annual Report, Board of Commissioners of the Central Park, 1866 (pp. 101-148); Andrew H. Green, Communication from the Comptroller of the Park to the Commissioners of the Central Park, 1867 (pp. 129-156); Andrew H. Green, Report accompanying the plan adopted for the west side of the city from 9th street to 155th street, Nov. 1, 1867, Eleventh Annual Report, Board of Commissioners, Central Park, 1867 (pp. 157-166); J. W. Gerard, City Water Rights, Streets and Real Estate, 1872 (pp. 235-267).

MEASURES AFFECTING REAL ESTATE

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

SEVERAL tax measures designed to relieve real estate and distribute the tax burden have been approved by the Legislation Committee of the Real Estate Board of New York. Among these is Senator Mills' bill, Int. 1022, taxing investments (bonds, notes, etc., forming part of a series of similar obligations, except real estate mortgages) and abolishing the secured debts tax; also Senator Mills' bill, Int. 1188, taxing investment companies to the extent of 1½ mills for every dollar face value of its capital, with a surtax of 1 per cent of its surplus and undivided profits, in lieu of all other State and local taxation. Senator Emerson's bill, Int. 1040, providing for an annual Franchise Tax of 3 per cent on the net income of manufacturing and mercantile corporations, and exempting them from personal property and corporation franchise taxes, is also approved.

Approval is also given to Senator Boylan's bill, Int. 1023, which would relieve owners of assessment charges for additional receiving basins when they have paid for an original basin, except in cases where they petition for such additional basins. Senator Brown's bill, Int. 1036, providing for a joint New York and New Jersey Commission to make recommendations for port improvements, is approved. Approval is also given to Assemblyman Seesselberg's bill, Int. 1315, which would give authority to the Board of Estimate to modify or reduce an old assessment when such assessment is excessive, or when two such assessments exceed 60 per cent of the assessed value.

The committee's action in detail on these bills and several others follows:

Senate Int. 497, Gilchrist, an act to amend the Banking Law in relation to the requirements as to mortgage loans.

The purpose of this bill is to permit savings banks to make mortgage loans on real estate on a certificate of title registered under the Torrens Law, as well as on a complete abstract of title or a policy of title insurance. The Real Estate Board is in hearty accord with this purpose, but it prefers Assembly Bill, Int. 12, Goldstein (Senate Rec. No. 102), which is a better drawn bill and includes savings and loan associations as well as savings banks, which it has already approved.

Senate Int. 944, Daly (Assembly Int. 1179, Bush), providing for the issuance of not exceeding \$68,000,000 bonds for improving the canal system of the State.

The Real Estate Board is opposed to this measure. \$68,000,000 should not be provided for any new canal improvements, unless especially imperative, until the new canal improvements now under way in the State are completed and in operation, and opportunity is afforded to learn their exact value to commerce and shipping, and on the basis of such data, to estimate where and to what extent, if at all, additional appropriations can profitably be made.

Senate Int. 1022, Mills (Assembly Int. 1401, Judson), amending the Tax Law by abolishing the secured debts tax and imposing a tax on investments, such as bonds, notes or other obligations payable one year or more from date, which form part of a series of similar obligations, whether secured or not, except those secured by deed of trust or mortgage on real property recorded in the State, and except when used as collateral to secure investments taxable under the article. The tax is 20 cents per year on each \$100 of face value of the investment and may be paid for one or more years, not exceeding five. Such investments are exempted from all State and local taxation for the years for which investment tax is paid, except bank taxes, franchise tax or insurance corporations and trust companies, the inheritance tax and the stock transfer tax. Secured debts on which the secured debts tax was paid prior to May, 1915, are exempt from taxation under the act and those paid between that date and December 31, 1916, are exempt for five years.

This bill has the approval of the Real Estate Board. By taxing investments instead of secured debts, the Board believes the State will derive considerably

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.

more revenue than heretofore, as a large amount of property, which now escapes taxation under the secured debts tax, will not be able to escape under the investment tax.

Senate Int. 1023, Boylan, an act amending the Greater New York Charter by providing that wherever receiving basins have been built and paid for on any street the cost of any additional receiving basin shall not be an assessment charge unless petitioned for by a majority of the owners of the property on the block in which such receiving basin is proposed to be located.

The Real Estate Board approves this measure. It is very plainly unfair to compel property owners to pay an assessment charge for additional receiving basins, which they do not want, when they have already paid their assessment for existing receiving basins.

Senate Int. 1034, Walters (Assembly Int. 1392, Law), an act providing that all State employees shall be subject to the provisions of the Workmen's Compensation Law.

The enactment of this bill will be fair and just to the employees of the State and at the same time it will relieve the State from all damage suits, to which it would otherwise be subject. It is a very desirable measure and is approved by the Real Estate Board.

Senate Int. 1036, E. R. Brown (Assembly Int. 1411, Adler), establishing a Commission to act jointly with a similar Commission of the State of New Jersey in the investigation of port conditions at the port of New York and to submit a comprehensive report recommending the proper policy that shall be pursued for the best interests of the entire port of New York, and the legislation, State and Federal, that will be necessary to make such recommendations effective and making an appropriation for the expenses of said commission.

The Real Estate Board heartily endorses this measure. This is a necessary step forward toward securing the proper development of the Port of New York.

Senate Int. 1040, Emerson (Assembly Int. 1463, Judson), imposing an Annual Franchise Tax of 3 per cent. on the net income of all manufacturing and mercantile corporations as returned to the United States Treasury Department. Corporations subject to this tax are exempted from personal property and corporation franchise taxes. Elevated or surface railroads not operated by steam, and water, gas and electric corporations taxable under sections 185 and 186, Tax Law, are exempt from the net income tax.

This bill is approved by the Real Estate Board. Its enactment would bring in additional revenue and would thus relieve real estate from some of its burdens.

Senate Int. 1091, G. L. Thompson (Assembly Int. 1339, McWhinney), giving the Public Service Commission jurisdiction over water corporations and water plants for furnishing water for household use, making steam or for water power, manufacturing or other commercial purposes. The Commission is empowered to regulate just and reasonable charges and service to be furnished, purity of water, methods of accounting and exercise general supervision over such corporations.

The Real Estate Board approves this bill. It believes that the Public Service Commission should have jurisdiction and control over such water corporations and water plants.

Senate Int. 1115, Lockwood (Assembly Int. 1462, Simpson), an act to amend chapter 4 of

Laws of 1891, entitled "An act to provide for rapid transit railways in cities of over one million inhabitants," in relation to procuring work and materials and in relation to contracts in emergencies or for limited amounts.

This bill provides that the Public Service Commission may award contracts in case of an emergency, when the estimated expense of the contract does not exceed \$25,000, without advertising for proposals. The present limit is \$10,000. The Real Estate Board is opposed to this bill. There is too much risk involved in such a procedure. The Real Estate Board does not believe that any emergency will ever occur when it is necessary to award such a contract amounting to \$25,000.

Senate Int. 1118, G. L. Thompson (Assembly Int. 1447, Murphy), amending the Highway Law in relation to the registration of vehicles known as trailers to be drawn by motor vehicles on the public highways.

This bill is approved by the Real Estate Board. It provides for registration fees to be paid for such trailers in accordance with their weight and carrying capacity. The bill seems to be a necessary amendment of the law regulating motor vehicles and provides an additional source of revenue along proper lines.

Senate Int. 1188, Mills, amending the Tax Law in relation to investment companies.

The bill provides that investment companies are to be taxed to the extent of 1½ mills for every dollar face value of its capital and in addition 1 per cent of its surplus and undivided profits, this franchise tax to be in lieu of all other State and local taxation. The bill is approved, as it merely puts the investment companies in line with the present tax on trust companies.

Assembly Int. 1315, Seesselberg, amending the Greater New York Charter, authorizing the Board of Estimate to modify or reduce an assessment for improvement confirmed after January 1, 1908, against any real property, if the Board deems such assessment excessive or the combined assessments against the property in any two successive years exceed 60 per cent. of the assessed value.

This bill is approved by the Real Estate Board. In cases where assessments amount to almost as much as the assessed value of the property—there are several instances where the assessments are greater than the value of the property—the city cannot collect the assessments and the owner cannot sell the property. The Board of Estimate should be given the power to reduce the assessments in such cases.

Assembly Int. 1503, Ahern, amending the Workmen's Compensation Law, by making certain changes relative to the loss of the thumb or fingers of the right hand and the amount of compensation therefor.

The Real Estate Board approves of the principle of granting additional compensation for the injury referred to, but it is opposed to this particular bill. It does not believe that this is the way to obtain the best results. The Board proposes that the proper way to accomplish the desired result is to authorize the Industrial Commission to increase the award in its discretion—not to exceed 50 per cent—where in the opinion of the Commission the loss of the fingers and thumb are equivalent to the loss of the use of the hand.

Assembly Int. 1512, Greenberg, an act to amend the Code of Civil Procedure so as to provide that in an action brought by a working man or woman for wages the plaintiff shall be allowed, in addition to other costs, for each day's attendance in court an amount equal to his daily wage.

The Real Estate Board is opposed to this bill. If this is fair for a working man or woman, then it would also be fair to provide that in such a case the employer or his agent who had engaged the working man or woman should be compensated for his loss of time in case the plaintiff did not succeed. As it might not be fair to impose on a working man or woman the very large value of the employer's or his agent's lost time, it could hardly be the subject of complaint if, in addition to any costs

(Continued on page 472.)

CITY PLANNING.

(Continued from page 470.)

cross-streets was fixed as nearly as possible with reference to their natural surface. This was done on the theory that the cross-streets would be used for dwellings and that streets used for such purposes could have much steeper grades than those intended for heavy traffic.

With Central Park extending nearly three miles on the easterly boundary of the district, it was not deemed advisable to lay out any public squares or places other than those that occurred where the streets from the natural conformation of the ground could be most advantageously discontinued. The ground laid out as public squares was, as a rule, so steep as to be unavailable for buildings. Flat land was, however, occasionally included in these open places in order to promote the regularity and symmetry of the plan as well as to give it an aspect of completeness.

Convent avenue, Edgecomb avenue, Morningside Drive and Riverside Drive were laid out on top of their respective banks to save the expense of improving the cross-streets at a lower grade than their natural level. Each of these avenues was kept so near the upper edge of its bluff, running more or less circuitously according to the formation of the land, that the outer side frequently required embankment walls. This was done to make as much land as possible available for residences. Each avenue was laid out with a sister avenue or avenues on the level below its bluff. Convent avenue, with its St. Nicholas avenue (Ch. 367, Laws 1866) and St. Nicholas Terrace; Edgecomb avenue, with its Bradhurst avenue; Morningside Drive, with its Morningside avenue, and Riverside Drive, with its Twelfth avenue. This avenue had the same general direction as the upper avenue, with its lines and grades, however, determined by the natural features of the land and the existing improvements.

Between the upper and lower avenues, the cross-streets were with but few exceptions abandoned, these exceptions being at points where the natural conformation of the land rendered an easy descent practicable without great expense and the intermediate space in the case of Morningside and Riverside Drives devoted to park purposes. Colonial Park and St. Nicholas Park were not placed on the map until much later. In addition to these two the only other public places laid out were the gores formed by the intersection of Broadway with Amsterdam, Columbus and West End avenues. Riverside Park extended only to Twelfth avenue, which ran between the park and the railroad. It has since been extended first to the railroad by the closing of Twelfth avenue and then to the bulkhead line in the Hudson River. That part of the park above 129th street is also of a more recent creation.

Intimations of a boulevard system are discernable in certain street widenings. To afford a drive north of Central Park both Sixth (Ch. 564, Laws 1865) and Seventh (Ch. 363, Laws 1859) avenues were widened 25 feet on each side to a width of 150 feet between 110th street and the Harlem River. To connect Riverside Park with Central Park and Morningside Park, 110th and 122d streets were widened to 80 feet, as was also 127th street, between Broadway and Riverside Drive. Manhattan avenue was laid out midway between and parallel to Eighth and Ninth avenues from 100th street, the most northerly carriage entrance on the west side of the park, to connect the drives in the park with St. Nicholas avenue at 124th street.

The most ambitious part of the program contemplated a circuitous boulevard following the shore line on both sides of the upper part of the island, commencing at the north end of Sixth or Seventh avenue, at 155th street and terminating at 59th street and Eighth avenue (Ch. 565, Laws 1865). This boulevard was to follow the course of the Bloomingdale Road south of 106th

street, where the Commissioners deemed such a course to be the most advantageous. Above 106th street the location of the boulevard was left to the discretion of the Commissioners. Broadway from 59th to 155 streets was laid out as part of this boulevard.

To have followed the Bloomingdale Road in laying out Broadway from 86th to 105th street would have brought it, in the Commissioners' opinion, too near Amsterdam avenue. They, therefore, followed the Bloomingdale Road only to 78th street, where they adopted a course nearly equidistant between Amsterdam and West End avenues to 105th street. At that point Broadway was merged with Eleventh avenue north to 155th street to save the expense of opening a new street.

The Commissioners would have liked to keep Broadway free from all railroad tracks. "In forming a judgment on the question of the width of the drive," they remark in their report, "it will be well not to leave out of view the fact that as the city railroads have been thrust into streets where they should not go, they are quite as likely to be placed upon this drive, in spite of all remonstrances and opposition. Is it not better, then, to give this drive such width as will accommodate a railroad, if it should be forced into it, rather than leave it of a width that will render its use difficult and inconvenient when the railroad is placed there?" On the basis of these considerations they gave the street a width of 150 feet.

Claremont avenue was laid out to reduce the area to be taken for Riverside Park and to afford more space for buildings on the high ground. The configuration of the natural surface made this change desirable. The importance of obtaining a wide street through Manhattanville was recognized in 1866, and Manhattan street was widened to 100 feet (Ch. 367). Manhattan street is the only opening to the river for a great distance through which it was practicable to lay a street of such grades as would facilitate heavy traffic.

The old Bloomingdale Road was retained only from 127th to 133d streets and from 137th to 144th street. The former, the present Old Broadway, was retained because many improvements fronted upon both sides of it. The latter, Hamilton Place, was preserved as an outlet for Amsterdam avenue, which at this point is very steep.

LEGISLATION.

(Continued from page 471.)

that might be recovered against the plaintiff, the defendant should be allowed for each day's necessary attendance in court an amount equal to the defendant's daily wage. This legislation would furnish an opportunity for a tremendous abuse, as owing to delays in trials because of the amount of business on hand in court and other delays that the plaintiff's attorney would be tempted to ask for, there would be imposed upon the employer possibly several days' wages of the plaintiff. The measure would furnish an opportunity to extort from an employer wages claimed, but not justly due, rather than take the risk of this addition to costs. As any wage-earner today who has a just claim against an employer can get thoroughly competent counsel assistance free of charge from the Legal Aid Society, and as such a wage-earner can also get a body execution against the employer upon a judgment that he may recover, and as all these matters are partialities shown to the wage-earner, it would seem that he should not be entitled to what is asked for in this bill.

Assembly Int. 1541, Shipplacoff, amending Greater New York charter, providing that every city employee under an annual compensation for which an increase has not yet been made shall receive an increase of \$100 until the compensation amounts to \$1,200 a year.

The Real Estate Board is opposed to this bill. It proposes to grant to all employees an annual bonus or honorarium without regard to worth.

ASSOCIATION MEETS.

New York Building Managers Get Opportunity to Study Workings of Equitable Building.

THE Equitable Building Corporation, represented by its building manager, Clarence T. Coley, entertained the New York Building Managers' Association at its last regular monthly meeting on the evening of April 3, 1917. The meeting was held in the general conference room of the Equitable Building, 120 Broadway. The Equitable Building, housing about 500 separate tenants with 12,000 persons in all, presents one of the most interesting problems in building management that can well be imagined, and the insight obtained of the operation of this enormous structure proved extremely interesting and instructive to the members of the association. Each guest was furnished with a handsome booklet of the building, describing the structure and giving the various floor plans in detail.

Mr. Coley made a short address, describing the general construction of the building from the foundation up, together with a close analysis of each floor plan, and then outlined briefly the general scope of the management department. Particular attention was paid to elevators, of which there are sixty-one in the building.

After Mr. Coley finished he called on the heads of all the various operating departments of the building, and each of the men gave a short talk on the detail workings of his department. The department heads included the chief engineer, electrician, plumber, painter, elevator supervisor and head porter. In addition to these operating departments the building maintains a welfare department for women, a fire department, composed of ex-firemen from the New York City Fire Department, and a small detective force, headed by a former member of the New York City Detective Bureau.

After this the members present were conducted through the entire building and various features were explained by Mr. Coley and his assistants. A fire alarm was rung in to show the practical working of that department. The entire fourth floor of the building is given over to supply departments, and these were all inspected and the method of supply distribution explained.

Assembly Int. 1549, Goldberg, an act in relation to the retirement of City Magistrates and Justices of the Court of Special Sessions, their appointment as official referees and their compensation as such.

This bill is opposed by the Real Estate Board. It proposes to put ex-Magistrates and Justices of the Court of Special Sessions on the basis of the ex-Justices of the Supreme Court by making them official referees and thereby allowing them to draw from the city treasury the official referee's salary. The ex-Justices of the Supreme Court can take care of all the business now referred to them as official referees. No more official referees are needed. The Justices of the Supreme Court, before becoming official referees, have had an experience in general law which is of value in disposing of the matters referred to them as official referees. The Magistrates and the Justices of the Special Sessions have no such experience, and there is no reason why they should be added to the list of persons who, having drawn salaries from the city treasury as long as they were able, on being retired continue to draw salaries.

Station Name Changed.

The Public Service Commission has approved an application of the Interborough Rapid Transit Company for a change of the name of the station between 210th street and Gun Hill road on the Webster avenue extension of the Third avenue elevated railroad, from "Gun Hill Road" to "Williamsbridge-210th street."

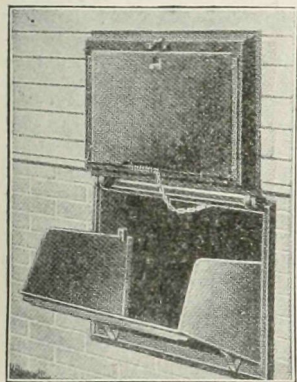
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Coal Chute.

EFFICIENCY in handling coal, wood or other commodities requires that every building in which these supplies are to be stored be equipped with a chute of some style or other. A coal chute is now on the market that increases the efficiency in handling these commodities, and also forms an attractive basement window. The frame and door of this chute are made from strong cast iron.



The frame is reinforced with steel and angle iron, which stiffens the sides and makes an anchor for holding the frame in the masonry. The lights are of 1/4-inch wire glass set in putty. This chute can only be opened from the inside, and locks automatically from the outside. A chain attached to the latch makes it possible to open the door from the inside without climbing over the coal. The door locks open above the frame, and thus protects the side of the building. A shield covers the glass and protects it from breakage while the coal is being put in, and automatically uncovers the glass when the door is closed. If desired the shield can be latched against the glass after the door is closed. This chute is said to be burglar and storm proof, and the claim is made that it will last a lifetime.

Washing and Wringing Machine.

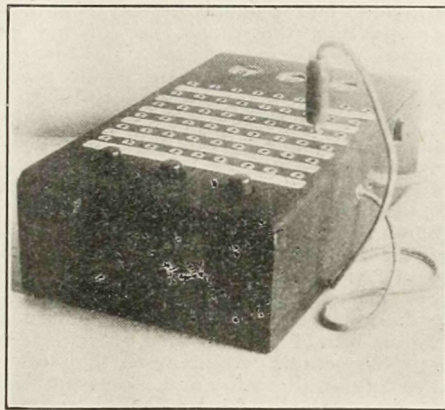
A NEW electric washing and wringing machine has recently been perfected and placed on the market that is said to embody some interesting features. This device has an automatic stop button, which when pressed stops the cylinder in the correct position for opening. A slight pull on the button starts the cylinder. Every moving part of this machine is covered, thus preventing accidents and making it impossible for the clothing to catch and be torn. When the cylinder doors are open they engage with the sides of the tub in such a manner as to prevent the clothes from dropping down under the cylinder. Another feature of the construction of this machine is a window equipped with a cross bar to indicate the proper water level. This machine has also a wringer control lever, sanitary all-zinc cylinder that reverses automatically, and a quick-acting drain cock.

India Ink Solvent.

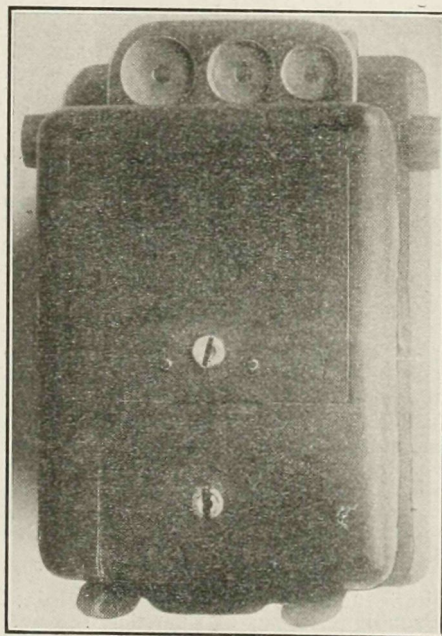
DRAUGHTSMEN in the offices of architects and engineers will be interested in a fluid preparation that has recently been placed on the market for cleaning drawing ink from tracing cloth. This eradicator is applied with a cloth saturated with the fluid and the claim is made that no trace of the ink is visible, and further, that the cloth is not affected in any manner.

Telephone Accessory.

OWNERS and managers of apartment houses, hotels and other buildings in which a number of telephones are installed for the use of tenants and guests are thoroughly familiar with the difficulties that are very often incidental to the telephone service. Sometimes the tenant will dispute the price charged, and at other times the claim is made that charges are made for calls that



were never had. There are times when a person not a resident of the building will make use of the telephone without the knowledge of the lessee, and when the bill is presented at the end of the month a complaint of overcharge will naturally follow. There are also times when the switchboard operator fails to keep a proper record of the number of calls, or charges calls to the wrong tenant, and these mistakes, besides being costly to the owner of the building, are a source of dissatisfaction to the tenant. These drawbacks, in addition to the time



consumed in bookkeeping, means an annual loss to the landlord.

In order to eliminate these troubles and save the owners and managers of buildings the money they ordinarily lose, a unique little machine has recently been invented and patented. This device is known as the coin collecting and recording machine, and has been designed to be used in connection with the switchboard and extension telephones in a building. The device is not

a part of the telephone, nor does it interfere in any manner with the operation of the instrument. The apparatus is an accessory that simplifies the collection of telephone tolls among the tenants of the structure.

This machine is a neat device placed on the switchboard table, and it is connected with the coin collector in every apartment. When the tenant desires a number, the operator at the switchboard informs him what coin to drop into the slot. Should the line be busy, the coin is returned. This machine enables the operator to be advised by the customer as to whether the coin is deposited in any particular machine. Such notification will correspond with the different denominations of the coins used, so that the operator will have due notification as to particular denomination of the coin deposited. The operator can also cause any deposited number of coins to be delivered to the customer, either for the purpose of making change or for returning the equivalent of any deposited number of coins. The operator can cause the change to be delivered to a customer not having the requisite coin to make the call without inconvenience of seeking the proper change. The machine is also of such construction that, should occasion arise where the tenant does not have the necessary money with which to pay for the call the operator can cause a check or checks to be delivered from the machine to be deposited back, in lieu of coins. These checks are redeemed by the customer at the time of collection from the boxes.

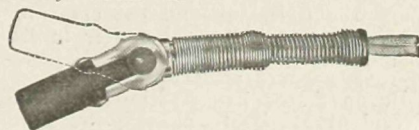
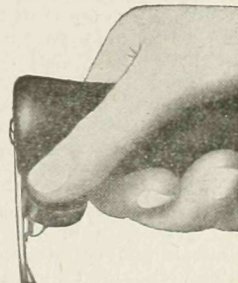
It is quite obvious that this coin collecting device will save a lot of trouble and eliminate arguments resulting from misunderstandings over telephone charges. Since this device is a convenience to both owner and tenant, their installation in apartment houses should meet with but little opposition. They would seem to fill a long felt want.

Unbreakable Window Glass.

ACCORDING to a recent number of the Popular Science Monthly, a new glass, transparent, tough and strong, has been invented. The claim is made that a 22-caliber bullet will not shatter this glass. The secret of its strength is said to be a sheet of white, transparent celluloid, 20-1000 in. in thickness, placed between two pieces of glass. The glass and celluloid are then welded together under high temperature and tremendous pressure, the result being a solid sheet possessing the transparency of the best plate glass combined with the strength of a sheet of metal.

Plug for Electric Iron.

AMONG recent developments in electric home appliances is a hinged cord-protector, which, the manufacturer claims, will prevent breakage of the cord. The cord passes through a double spiral spring, the end of which is securely fastened to a slide hinge joint provided on the upper part of a metal cap plug. This spiral spring supports the cord and is said to prevent sharp bends and kinks which usually occur in



the cord near the plug. A composition plug bar is provided as an anchor for the cord. Slotted contact springs are used to give four-point contact. Another improvement in electric irons is a thumb rest. The claim is made that placing the thumb on this rest at intervals while using the electric iron relieves the wrist and makes ironing easier.

REAL ESTATE BUILDERS

RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President
W. C. STUART, Vice-Pres't & General Manager
J. W. FRANK, Secretary & Treasurer
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyright, 1917, by The Record and Guide Co.

TABLE OF CONTENTS

TABLE OF CONTENTS.
(Section One)

Three-Family House Bill Favored.....	467
Legal Notes Affecting Realty.....	468
Biscuit Company to Build at Pittsburgh..	468
Digest of Recent Legislation.....	469
One Hundred Years of City Planning, Part Two; Herbert S. Swan.....	470
Measures Affecting Real Estate.....	471
Building Managers' Association Meets.....	472
Editorials	474
Query Department.....	475
Real Estate Review.....	476
Film City in The Bronx.....	476
Building Statistics for First Quarter.....	492
Building Material Market.....	491
Classified Buyers' Guide.....	502
Current Building Operations.....	491
Departmental Rulings.....	500
Leases	482
New and Useful Appliances.....	473
Personal and Trade Notes.....	493
Private Sales of the Week.....	478
Real Estate Notes.....	490
Statistical Table of the Week.....	490
Trade and Technical Society Events.....	500
Wholesale Material Market.....	492

The die is cast. Let every unit in the most wonderful economic machine in the history of the world be concentrated in a gigantic endeavor to uphold American traditions and ideals. This country has the consciousness of knowing that it is entering the war with clean hands.

Prominent New York society women with country estates on Long Island are organizing for agricultural preparedness. Their purpose will be the stimulation of interest in the cultivation of all unused land at all points to which their sphere of influence may be extended.

The offer of 1,000 trained construction experts to the United States Government by James A. Stewart & Company indicates how Big Business is rallying for the national defense. Civil and mechanical engineering skill has played a prominent part in the European war.

Staten Island real estate conditions are unusually promising at this time, according to reports from local brokers. Home seekers are stated to be leading in the demand for building sites for all-year occupancy. Considerable activity is also being anticipated in the buying and building of bungalows.

East 59th street, between Second and Fifth avenues, is to be widened, in order to provide four more feet of roadway. The improvement should tend to relieve the vehicular congestion which has been hampering traffic since the opening of the Queensboro Bridge and the creation of the important industrial center in Long Island City.

Baron Astor has petitioned Borough President Marks to change the Zoning Resolution so that he might be permitted to erect a business building on the west side of Madison avenue, from 35th to 36th street, at present restricted to residential improvement. It is intimated that the Baron is determined to go ahead with this project, even if it entails litigation. One of the interested parties will, in all likelihood, be the Murray Hill Association, J. Pierpont Morgan president.

Three-Family Houses.

Determined efforts are now being made by the Brooklyn Board of Brokers to permit the remodeling of the one-family house so as to allow its occupancy by three families, without coming in conflict with the Tenement House Law. To this end a hearing on the Lawson bill was held at Albany this week, and a large delegation attended in order to lend support to the measure. The three-family house fight is one of long standing and the Record and Guide has always taken the stand that this type of building should be removed from the jurisdiction of the Tenement House Department.

Safety is the first consideration. It is hard to convince most people, whether they be owners or tenants, that a reasonably well-constructed dwelling, three stories in height, is a greater fire hazard than a larger building housing many families, even though the construction be more modern. From this standpoint of health and morality there is no question but that the converted dwelling will provide larger and better ventilated rooms than the usual type of the so-called multi-family house, and the privacy obtained will prevent undue segregation and help the community morally.

Another consideration, and one which must not be lost sight of, is that property values will be enhanced and the city will be the benefactor, through increased assessment rolls. There are hundreds of houses throughout the city, and especially in Brooklyn, which are not bringing in adequate financial return to the owners. In fact, they are frequently a direct burden and expense. This condition would be changed, for the increased rentals would more than offset the cost of alteration and increased taxation.

The great majority of people interested in Brooklyn favored the Zoning Resolution, and in many instances they requested more severe restrictions than originally suggested by the Commission. The object in mind was to keep the Borough a "Home City" and to obviate the overcrowded conditions which have prevailed in many sections of Manhattan. If the three-family house is not permitted a severe hardship will result on hundreds of owners. Today conditions similar to those on the Middle West Side prevail. The private house is a drug on the market. The time has passed when it is practical for the man of moderate means to live in a dwelling, except in the outlying districts of the city. The result will be a wholesale sacrificing of values and the properties turned over to the speculative builder for improvement with apartment houses.

Careful study of the conditions in Brooklyn has resulted in disclosing the fact that values are such that the two-family house is not practical, except in certain sections. These houses are well tenanted, but even when full the owners cannot expect to make any considerable profit on the investment.

There is one thing which should be kept in mind as much as possible. It is most desirable that the heights of buildings be restricted as far as practical, and every reasonable concession should be made in order to effect this result. Where low buildings are already erected it is better to provide legitimate means for their occupancy, rather than enforce their demolition unless their life of usefulness is over.

According to the report prepared for the Tenement House Committee of the Brooklyn Bureau of Charities, the average density of the tenements erected in Brooklyn in 1915 was 724 persons to an acre, while the maximum density was more than 1,600 an acre. These figures deal only with the land improved and do not include the highways. With the exception of Manhattan and the Bronx nowhere in this country is the land used so intensively as in Brooklyn. The permitting of three-family houses will have the tendency to curtail density of population, which will rebound in future years to the benefit of all who make the Borough their home.

Mortgage Market.

Property owners are awaiting with keen interest the effect which the entry of the United States into the world war will have upon the New York City mortgage market. The prospect of actual participation in the war, which became almost certain within the last few weeks, has not influenced to any marked extent the money market, and general opinion seems to hold that there will be no appreciable change in the situation as far as loans on New York real estate are concerned.

During the past year the steady readjustment process, which followed the enactment of the Zoning Resolution, coupled with the unusual business activity and the strength of renting conditions, have tended to give real estate values the stability that encouraged the attraction of new funds into mortgages, and in spite of the ever present possibility of the United States becoming involved in the war, loans on real estate continued to be made, with no rise in the rates of interest.

The big business men who made fortunes in their various industrial and commercial fields began to invest their surplus profits in desirable properties in Manhattan, and a number of valuable residential and business properties passed into the hands of this class of purchaser. Within recent months a number of smaller buyers have returned to the market, fulfilling the prediction made by experts that the great sums of money which have been accumulating in the banks would eventually seek an outlet into real estate, either in the form of equities or mortgages.

In spite of the new turn to the international situation, which was not altogether unexpected, it is probable that there will be no appreciable restriction on real estate loans. The present predominant factor in the real estate situation, namely the excellent renting market, will continue to be present, gaining rather than losing strength, on account of the failure of new building to keep pace with the demand. Under such conditions values are maintained and the shrinkage of equities reduced to a minimum, creating a most desirable field for mortgage investment.

Building in 1917.

Recently there has been wide discussion in regard to the building situation, with the statement often made that there seems to have been a decided slump in building construction, especially in New York and vicinity. According to a comparative table of figures, compiled by the F. W. Dodge Company and published elsewhere in this issue, the total cost of structural operations actually contracted for during the first quarter of 1917 makes a distinctive showing, and if the balance of the year holds to the promise of the first three months, the year, as a whole, from the standpoint of expenditure involved, will be one of the best in the history of the building industry. For the first quarter of the current year the total figure for contracts awarded amounted to \$68,652,000, as compared with \$27,269,000 for the same period one year ago. The figure for this year is the highest since 1913, when the total reached \$76,658,000, and the second highest since 1910. The territory represented by these totals includes all of New York State and Northern New Jersey. A large percentage of this cost is for construction in the Metropolitan district.

While it will possibly be said that these figures are somewhat misleading on account of the present extremely high cost of labor and building materials, and that they are not representative of an actual increase in the number of projects, we feel that they do signify that at the present time the building industry is enjoying a period of activity that is favorably comparable with those of other years during the last decade. One of the important phases of the present building situation is the imposing number of structural projects that

are now figuring, and for which there are indications that contracts will be awarded soon. This condition forcefully backs up the figures of contracts awarded for the first quarter of the year and indicates that the building industry is actually entering upon a prosperous season notwithstanding the many adverse conditions that would seem to militate against prosperity for the builders.

Among the projects that have become active during the last few weeks are included structures of practically every type and description. Apartment houses, hotels, commercial structures, factories and city and country residences make up the list. As might be expected, the commercial projects predominate. Next in importance to commercial work is the private residential construction that is now in progress and in prospect. Long Island has been a prolific field for operations of this character. The total cost of the residences and allied construction now under way reaches a very imposing figure.

The work is scattered from Westbury to Montauk Point, and includes a number of handsome dwellings, costing from thirty thousand to a half million dollars each. The development of large country estates, especially on Long Island, has been one of the factors that have kept life in the building trades during the last year, when other types of construction were not even so prolific as now. Many individuals who acquired large fortunes in the manufacture of munitions and through the unprecedented prosperity of this country have spent and are continuing to spend immense sums in developing fine park-like estates in the vicinity of New York. The majority of this construction has been the work of Manhattan contractors and practically all of it was designed by New York architects.

Restoring Thoroughfares.

Prospects are bright at this time for the restoration of Broadway and Seventh avenue by the early summer. Borough President Marks has announced that contracts are to be let for the repaving of Broadway from Vesey to 14th streets, and the Public Service Commission is endeavoring to have the pavement on Seventh avenue between Times Square and 16th street in a normal condition by June 1.

The chaotic condition of these two important arteries of travel has not only aggravated traffic conditions and contributed to a great extent to the present congestion, but also has been an unending source of complaint from property owners and storekeepers, who have felt the effects of subway construction in blocked streets and the diverting of pedestrian traffic.

Both Broadway and Seventh avenue, in the sections that have been utilized for the construction of additional transit facilities, are ripe for new improvement. The new transportation facilities to be afforded will make the thoroughfares even more accessible than they have been in the past, and it is being predicted that the actual operation of trains on the new systems, and the elimination of the depressing street conditions which have held up both traffic and business, will result in the revival of interest in sections still retaining unusual advantages for desirable business improvement.

Second Mortgages.

Editor of the RECORD AND GUIDE:

An act has been introduced in the State Legislature seeking to remove the taint of usury from second mortgages. A similar bill was considered at the last session and remained in the committee, although it had the warm support and advocacy of the Real Estate Board of Brokers, the Bronx Board of Trade, the Taxpayers' Association, the Real Estate Association of the State of New York and, in addition, the heads of all financial institutions, savings banks, trust and life insurance companies.

The passage of this act has been commended by many real estate lawyers,

who urge that the usury law now on the statute books should be amended so as not to apply to second mortgages. The elimination would be followed by an inflow of capital that would preclude the necessity of high charges, and at the same time encourage investors who are reluctant to adopt subterfuges to circumvent the law. It was originally intended to benefit the poor man, but it has worked to his detriment.

The law of supply and demand must govern, and every attempt to regulate by statute must prove abortive. Under the existing laws, this class of investors charge an exorbitant fee as an insurance against loss. The risk cannot be avoided by any specious plan of manipulation. As a result, a charge is made anywhere from 10 to 20 per cent. If these loans are validated by law, the charges would be minimized.

This condition has been recognized by a majority of the States, the legal rate extending 10 to 15 per cent to a total absence of the usury laws. This act will have a tendency to check a runaway market, and relieve the situation for borrowers when panic conditions prevail.

The 6 per cent limitation has closed the field to honest investors, and left only "mortgage sharks" to deal with, who, by indirection and subterfuge, circumvent the law, making an extortionate charge to compensate them for their risk.

If the law is amended more money will be available and a greater impulse given to real estate. It will bring honest lenders into the market and reduce rates which are now excessively high, in view of the jeopardy of the investment. The danger of usury being removed negotiations could safely be conducted in the open.

At the time of the Grant & Ward failure, which precipitated the panic of 1884, also in the dark days of 1907, money loaned at 1 per cent per day, and yet this enormous rate of interest was willingly paid, as the only means of saving large fortunes. Pawnbrokers charge 30 per cent per annum, and this law was passed solely for the benefit of the poorer classes.

A liberal law is necessary to protect the owner of real estate, so that he can raise money on second mortgages, to save his equity by enabling him to meet the payment of interest, taxes, or a payment on account of a reduction of the first mortgage. The usury laws of the State of New York, as applicable to second mortgages, should be repealed and money permitted to earn according to supply and demand.

Although the legal rate of interest on all mortgages is 6 per cent, yet the vast majority of first mortgage loans are made at 4½ and 5 per cent, clearly evidencing that the lender is governed entirely by the law of supply and demand. Under the existing law the negotiation of second mortgages is practically impossible, and the passage of this act will remedy an existing evil that will largely aid the unfortunate owner to secure himself against adverse conditions. The quicker the usury laws in New York, as applicable to second mortgage, are repealed, and the rate of interest regulated by the natural laws of supply and demand the better will it serve all interests.

JOHN FINCK.

Validity of Covenant.

Editor of the RECORD AND GUIDE:

A case which attracted no little attention, involving the question of the validity of a restrictive covenant against the use and occupancy of premises by colored people came before Justice Greenbaum, in the Supreme Court, this week, and was dismissed. Agnes K. Tompkins, of 213 West 136th street, alleging that she was one of some ninety subscribers to an agreement to exclude colored people, brought an action against Anna Wiedersih, of 895 Fairmount Place, Bronx, the owner of premises 214 West 136th street, to enjoin her from letting her premises to any people of col-

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. 211.—Is there any organization of property owners in New York or any other organization which keeps a record of tenants who have "beaten" the landlord out of his rent? I heard some time ago that one of the taxpayers' associations had made an attempt to co-operate among its various members toward this end.

B. O. A.

Answer No. 211.—The New York Building Managers' Association have, we understand, some such system for the information of their own members. There are one or two incorporated concerns which claim to furnish this information.

Question 212.—I understand that tentative agreement has been reached for the leasing of the tracks of the Long Island Railroad from Corona to Whitestone, and from Corona to Little Neck (City Line), on the Port Washington branch of the system. Will the Long Island Railroad continue to operate trains to Whitestone and to Port Washington from the Pennsylvania Station, or will trains run from Port Washington to Little Neck only, connections then being made with subway system?

E. P.

Answer 212.—The proposed lease with the Long Island Railroad Company is for trackage rights on the Little Neck and Whitestone branches and does not contemplate the elimination of the Long Island Service. That company will still be under the obligation to render a regular passenger and freight service.

Question No. 213.—Must every lease in writing be recorded to be binding?

F. M.

Answer No. 213.—No.

or of whatever shade, and for \$10,000 damages. Mrs. Wiedersih bought the property about a year ago, subject to the restrictive covenant running from Lenox to Eighth avenue. She was unable to get a white tenant when the premises had been vacated by the white tenant who had occupied them, and in consequence she offered the house through a colored broker for occupancy by colored people. She had actually let the premises to a colored tenant when the action was begun.

The plaintiff failed in her effort to obtain a temporary injunction when the case went on the calendar in the regular order for trial. H. Irwin Keenan appeared for the plaintiff and I appeared as counsel for the defendant.

The case appeared on the calendar for trial late in October, but the plaintiffs counsel was not ready, and it dragged along until February of this year, when the plaintiff made an application to Justice Delehanty for leave to discontinue the action without costs, which action was vigorously opposed by the defendant's attorney, and was denied. The plaintiff made a second effort before Justice Delehanty with a like result.

Then, after the case had several times been called for trial by Justice Greenbaum, it was this week dismissed by that judge. The plaintiff's attorney admitted that "owing to a technicality" he was unable to make out his case.

The covenant in question was entered into about 1910 between owners of property on both sides of 136th street, from Lenox to Eighth avenue. The Title Guarantee and Trust Company inserted in its policy of title insurance, covering these premises, the provision that the company "does not guarantee the validity of the covenant," describing it by the record of book and page in the Register's office. It would seem that the dismissal by Justice Greenbaum leaves this covenant a dead letter.

JOSEPH P. HENNESEY.

Thomas J. O'Reilly

Real Estate

Agent, Broker, Appraiser
Broadway at 109th St.

DOWNTOWN OFFICE
51 Chambers Street

Branch Manager
PHOENIX ASSURANCE CO., Ltd.
of London

New York Representative of
CAUGHY, HEARN & COMPANY
Baltimore and Washington

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET

1531-7 Broadway
N. W. corner 45th St.
Astor Theatre Building
Phone: Bryant 4773

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE
Management of Estates a Specialty

148 WEST 57th STREET
Near Carnegie Hall Telephone 6096 Circle

260 LENOX AVENUE
N. E. Cor. 123rd Street Telephone 6500 Harlem

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

MICHAEL E. LIPSET

REAL ESTATE

1181 BROADWAY

Southwest Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329

FRANCIS W. FORD'S SONS

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C. FORD
WALTER H. FORD, C.E. HAROLD S. FORD

REAL ESTATE NEWS OF THE WEEK

Demand Sustained For Investment Properties

—Excellent Condition of the Renting Market

INDIVIDUAL sales of both magnitude and interest were features in a market which maintained its steadiness, but reflected no new developments. Both residential and business properties claimed their share of attention from investors, and the speculative element which has been rather conspicuous in the trading within recent weeks continued to both absorb and dispose of a number of properties in various sections of the city. Although it is too early for the effects of the war declaration to be noted in the business, the general impression prevailing holds that there will not be any appreciable depressing effect on the real estate market, since in many sections of the city prices have already reached a low ebb, and cannot further decline.

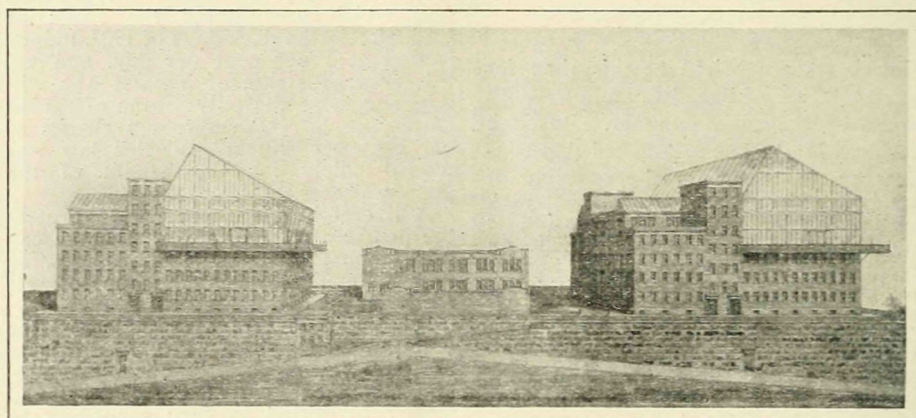
The upward trend which has followed the excellent condition of the renting branch of the market will probably continue, since the participation of the United States in the war will stimulate rather than depress business, a situation to be reflected in a continuation of present renting conditions, and the consequent strengthening of values. The presence of the professional operator in the market is perhaps the best indication of how the future is being interpreted, since this class of buyer rarely buys unless he anticipates an early resale.

Among the leading deals of the week was the sale of a prominent office build-

ing on lower Broadway, passing into the hands of an investor for possible improvement. The sale marks the passing of the third parcel in the immediate neighborhood into new ownerships, reflecting the increased demand for investment properties in the downtown section. Other important sales involved the Eldorado apartment house at the northwest corner of Central Park West and 90th street; two similar buildings near Madison Square; a Washington Heights multi-family structure traded for an unimproved block front on Wadsworth avenue, and apartment houses and private dwellings at Broadway and 102d street, adjoining the Hotel Marseilles, acquired by the owner of the latter property, in order to round out the ownership of the entire block front.

In the Bronx a \$2,000,000 film city is planned to occupy the greater part of a square block, near the Jackson avenue subway station, in the immediate neighborhood of the 149th street and Third avenue district, the center of the theatrical and shopping activity of the borough. The project, in addition to its importance from the building standpoint, will strengthen the Bronx as an industrial center. Another large transaction forecasting probable industrial improvement was consummated in the Borough of Richmond, where a million-dollar tract of unimproved land at Clifton passed into new ownership.

PROJECTED "FILM CITY" FOR THE BRONX



CONTRACTS have been signed for the sale of a plot of forty-six lots, comprising the greater part of the block square, bounded by Westchester avenue, 149th street, Trinity and Cauldwell avenues, in the Bronx. A company, soon to be incorporated, and represented by Max Henry Ring, as attorney, has acquired the property through Achilles R. Scharsmith, from William M. Alberti, Alfred H. Howe and others. The deal will involve about \$1,200,000.

The property is about 40 feet above grade, and it is planned to create a "film city" which is said will be the largest and most complete assembling of studio and laboratory buildings on one piece of property in the Greater New York section. The structures will be erected on the top of the present grade, which will assure permanent light and air, which is so essential to this business. The driveway will lead up to the studios from Cauldwell avenue. Adjacent to the property is the Bronx Opera House and the Roval and Bronx Theatres, and about five blocks distant is Third avenue and 149th street, the hub of the Bronx, from which any part of the city can be reached for one fare. Many sites were considered before this one was decided upon. Albert Title, president of the Philadelphia Ideal Film Exchange, 235 North 13th street, Philadelphia, and formerly president of the Ideal Film Laboratories and Studios of Hudson Heights, N. J., is the moving spirit of the new venture.

Plans are being prepared for the erection of four studios and laboratories, complete with all accessories, as well as a swimming pool, theatre and automobile sheds. Two of the studios will be 128x156 feet in size and will reach a height of 85 feet. Large portions of the structure will be of glass. There will be a dark and light studio in each building. The dark studio will be on the first floor, 65 feet wide and 120 feet in length, with extensions for the cameras at each end of 16 feet. The light studio will be on the second floor, 65 feet wide by 156 feet in length, and will have a balcony 10 feet wide on three sides, adding considerable additional space for camera purposes.

Each studio will have appurtenant to it and with direct connection, a carpenter's workshop, 40x45 feet, also on one side, a scene dock, 15 feet in depth by 80 feet long, thereby leaving the studio floor unincumbered. Besides the necessary property rooms, each studio will have five single and seven double dressing rooms, supplied with showers and bath tubs. There will be large dressing rooms for "extras," two greenrooms for men and women have been provided, also a dining room and kitchen for each studio in the basement. An unusual feature in connection with these studios is the providing of galleries for spectators, four for each studio. These galleries will have separate stairways, so that the spectators will not have to come in contact with the actors and other workers in the buildings.

Let Us Help You!

Recently we received a letter from a building expert, in which he said:—

“At the present time many buildings of the loft, apartment house and office building types are erected without the proper conduits in the floors or walls for carrying telephone wires.

“Take, for example, the floor of the office building on which we are located. It contains 12,000 square feet. No provisions were made on the floor itself for laying conduits to carry cables or for outlets at floor or column bases. As a result, we were put to the annoyance of carrying wires along partitions.

“Ever since we have been on the floor, we have been inconvenienced considerably, due to the lack of outlets, and we have been unable to adjust our departments to make as full use of the telephone as we would like.

“This is typical of every floor in this building and of a great many buildings which are being erected every year.”

Mr. Architect, Mr. Builder, Mr. Owner:
The engineers of this company will be glad at any time to give you the benefit of their experience in planning for telephone service in new or remodelled buildings.

Why not avail yourself of their services?



NEW YORK TELEPHONE COMPANY

On the roof, a space 60x60 has been laid aside for open-air scenes, and a large freight elevator will connect the various floors with the roof for the purpose of bringing up material required in the various scenes. The laboratory building will be supplied with the latest facilities for producing quick and effective results. The buildings will be so located that there are almost direct axis north and south, thus insuring the best possible light. They are separated from each other by a court 190 feet in length, and the laboratory building in the middle along the property line, and are reached from the street by means of a winding driveway.

Opposite the laboratory will be the automobile shed, leaving an open plaza about 120x190, which can be used for open-air scenes if desired. Both the

dark and light studios will have a revolving stage, 45 feet in diameter, enabling four scenes to be set at one time within a radius of 45 feet. They will also have a cyclo-panoramic apparatus to permit movable scenes to be taken. There will also be a moving platform which can be used for panoramic effects. The dark studio will be equipped with a swimming pool 32x50, and provided with movable floors. The artificial lighting will be as complete as possible. There will be forty skylights which are movable on tracks ten feet apart and will have a clearance from the floor of 20 feet. The Cooper-Hewitt equipment for each studio will consist of 40 skylight banks and 22 floor banks. The arc light equipment, complete with 15 broadside lamps, will be manufactured by M. J. Whol.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30, against 34 last week and 21 a year ago.

The number of sales south of 59th street was 11, as compared with 9 last week and 13 a year ago.

The sales north of 59th street aggregated 19, as compared with 25 last week and 8 a year ago.

From the Bronx 19 sales at private contract were reported, as against 16 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 490 of this issue.

New Broadway Skyscraper.

A twenty-story office building will rise on the site of the Welles Building, at 14 to 20 Broadway, as a result of the sale this week which marked the transfer of ownership from the Hunnewell estate of Boston to Felix Isman. There are several leases at present in the building with four and five years to run, and it is understood that it is undecided whether the project will go ahead at the termination of these leases, or whether efforts will be made to have them taken over. Tenants are reported to have been obtained for all the space in the proposed structure, and this element in the situation may encourage an early undertaking of the proposed project. The Welles Building was acquired by Felix Isman through the Douglas Robinson, Charles S. Brown Company for a price under \$850,000, although it is assessed by the city at \$1,100,000. It is a nine-story structure with a frontage of 89.5 feet on Broadway, with an "L" to Beaver street, where it has a frontage of 51.2, surrounding the corner property. The northerly and easterly lines measure respectively 154.2 and 115.6 feet. The entire building site available comprises about 16,000 square feet. The deal marks the third important transaction affecting lower Broadway office buildings within the last few months. Last December the twenty-one-story office building at 42 Broadway, formerly owned by the New York Real Estate & Security Co., was acquired by Kennedy, Mitchell & Co., and later the property at 35 to 39 Broadway was sold by the Hemenway Estate of Boston to the firm of Gaston, Williams & Wigmore, for reimprovement with a six-story building to be used in part for their own occupancy. Mr. Isman has been prominently identified with the New York real estate market for many years, and has acquired from time to time a number of valuable properties in various sections of the city.

Large Trade Consummated.

Arnold, Byrne & Baumann sold for Klein & Jackson to Melville H. Bearns the Subway Building at the northeast corner of St. Nicholas avenue and 181st street, a modern two-story store and office building, on a plot 100 feet on St. Nicholas avenue and 175 feet in 181st street. In part payment Mr. Bearns gave eleven improved properties in Manhattan, Bronx and Brooklyn. They comprise the northwest corner of Duane and Greenwich streets, a three-story building, 20x50, leased at \$3,500 per annum; southeast corner of First avenue and Fifth street, a five-story building, 21.9x67.2, leased at \$3,500 per annum; southeast corner of Decatur avenue and 204th street, one-story taxpayer, 50x100, leased at \$1,920 per annum; 641 East 136th street, a five-story house, 37.6x100, and the Brooklyn properties, 27-29 Nevins street, corner of Livingston street, two three-story buildings, 32.2x65; 4425 Fifth avenue, northeast corner of Forty-fifth street, a four-story apartment and store, 22.2x100; 8524 Fifth avenue, northwest corner of Eighty-sixth street, a four-story store and apartment, 20x96; 290 Atlantic avenue, southwest corner of Smith street, a three-story dwelling, 20.11x93.5; 69 Lafayette street, northwest corner of Elliot street, a four-story store and dwell-

You cannot economize in safety and have safety!

Also, it is wise to look a bit forward. Would you install material or equipment that had not Underwriters' Laboratories approval—with an idea of economizing?

Of course not.

To secure safety at elevator shaftway doors an approved mechanical interlock is a necessity.

Shur-Loc is approved as such by the Underwriters' Laboratories both for fire and accident.

Shur-Loc is a shaftway door lock and power control interlock combined—operated by an equipment on the car. When the operator stops at the landing level and presses a foot pedal in the car floor the power controller is thereby locked mechanically (before the door can be opened) and the car cannot start again until the shaft door is safely re-closed and locked.

Do not heed recommendations to economize safety by installing electric contacts or other devices which break the power circuit but do not interlock the power controller mechanically—and which have not full approval by all constituted authorities!

For demonstration, information or estimates, Telephone or Write

SHUR-LOC ELEVATOR SAFETY CO., Inc.
127 WHITE STREET
NEW YORK CITY



Any Coal You Can Get!

Do you know that Kewanee Smokeless Firebox Boilers will burn *any kind* of coal and burn it *well*? When coal famines happen, you have to burn *anything you can get*, and "anything-you-can-get" will burn in a Kewanee Boiler efficiently. *Also without smoke.*

If you have a Kewanee Boiler in your building, you needn't worry a minute if the coal barons and the railroads tie up your favorite brand. All you have to do is to telephone the coal man and say: "Send me whatever you have." And *no matter what it is*, your Kewanee Boiler will burn it to your *utter satisfaction*.

And after you have burned "any-kind-of-coal-you-can-get" for awhile, you won't burn anything else. You'll forget the high cost of coal. Bear in mind that *the efficiency of the boiler isn't measured by the coal you use, but the efficiency of the coal is measured by the boiler you use*. The Kewanee Smokeless Firebox Boiler will hold you safe through any famine. You can *always* get poor grades of coal—and the Kewanee Boiler will burn it with maximum heat, minimum smoke and minimum cost.

Your architect and heating contractor are using Kewanee Boilers constantly. They KNOW. Ask them.

KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Heating Boilers, Radiators, Tanks and
Water Heating Garbage Burners

New York City: 47 W. 42nd St.



ing, 20x60; 956 East Nineteenth street, a two and one-half-story dwelling, 40x100, and 172 Grand street, southeast corner of Bedford avenue, 16.10x37, a two-story building. Most of the properties are free and clear, and negotiations are pending for several resales. Stoddard & Mark, as attorneys, represented Klein & Jackson in the deal. The Subway Building was erected by Klein & Jackson in 1911, and is occupied by some well-known business concerns. It has an arcade, which contains four elevators connecting with the subway station, and is considered one of the busiest corners on Washington Heights. This is the second purchase of a subway station corner taxpayer made by Mr. Bearns through Arnold, Byrne & Baumann within the past month. His other purchase was the southwest corner of St. Nicholas avenue and 191st street, which also has elevators connecting with the subway. Mr. Bearns is the owner of the southeast corner of St. Nicholas avenue and 181st street, and it is his intention to hold all these properties as permanent investments.

Herbert Du Puy Adds to Holdings.

Among the interesting transactions closed during the week was the assembling of a number of properties by Herbert Du Puy, who is already an extensive holder of real estate in Manhattan. Through the Morewood Realty Holding Company, one of the companies controlled by Herbert Du Puy, chairman of the Crucible Steel Company of America, was acquired from Suzanne Imperatori, 245 West 102d street, the five-story American basement house, and from Eva V. Briggs, 243 adjoining, making a combined plot 36x100. The same company also acquired from the Meredith Realty Company the seven-story apartment house, known as Harold Court, at the northwest corner of Broadway and 102d street, having a frontage of 100 feet on Broadway and 75 feet in the street; also the six-story apartment house, known as the Brittany, adjoining Harold Court on

the west, and covering a plot 50x100; also from Lillian P. Sack, 242 West 103d street, a dwelling on a lot 16x100, and from Hans R. Voker, 244, adjoining, on a lot 17x100. These various properties adjoin the Hotel Marseilles, at the southwest corner of Broadway and 103d street, owned by the same company, which now controls a plot measuring 202 feet on Broadway, 153 feet in 103d street and 161 feet in 102d street. L. J. Phillips & Company were the brokers in the transaction, and state that the properties were purchased for cash, and, including the Marseilles Hotel, represent an investment of approximately \$2,000,000. No immediate improvements of the plots is contemplated by the new owner. James C. Ewing, vice-president of the Morewood Realty Holding Company, represented that corporation in the transaction.

Big Staten Island Deal.

An important sale on Staten Island involving nearly \$1,000,000 has been closed by J. Sterling Drake, who sold for the International Dock & Warehouse Company of St. Paul, Minn., to the Staten Island Development Company all of the former company's holdings in the Borough of Richmond, consisting of four parcels of land and riparian rights at Clifton, immediately south of and adjoining the property of the Baltimore & Ohio Railroad. The first parcel has a continuous frontage on the easterly side of Bay street of 1,175 feet, a frontage on the bulkhead line of 1,095 feet and the same on the pier line, the side lines or depths into New York Bay being 1,585 feet on the north and 1,160 feet on the south, the entire tract having an area of about 33 acres. The second parcel, 100x150, is directly opposite, at the southwest corner of Bay street and Maple avenue; the third is triangular in shape, measuring 75x100, at the west side of Bay street and the east side of New York avenue, and the fourth is another triangle, 100x100, formed by the west side of New York avenue and the south side of the

Baltimore & Ohio Railroad right-of-way. Although no plans have been announced regarding the future of the property, it is understood that the unusual advantages which the property enjoys for industrial improvement will eventually mean its development along these lines.

Heights Properties in Trade.

The City Construction Company, Newmark & Jacobs, have sold to Julius M. Cohen the six-story apartment house, known as the Rivercliff, at 628 West 151st street on a plot 150x99.11. The building houses sixty families and is arranged in suites of three, four and five rooms. It is fully tenanted, with a rent roll of about \$35,500 a year, and has been held at \$300,000. As part payment, Mr. Cohen gave the vacant block front of eight lots on the east side of Wadsworth avenue, from 176th to 177th street, measuring 199.11x100.

Acquire \$500,000 Apartments.

Bing & Bing have purchased from the Thomas Estate, represented by Henry Work, the Eldorado, the eight-story apartment house at the northwest corner of Central Park West and 90th street, on a plot 100x100. The property has been held at \$500,000. It is the southerly one of two buildings erected two years ago by John V. Signall, the adjoining one at the 91st street corner having been acquired recently by Goldberg & Kramer. Bing & Bing intend to remodel the structure into three and four-room apartments. Harold L. Lewis was the broker.

Deal in Grand Central Zone.

Wm. A. White & Sons sold for Charles A. Sherman, executor, 290 Madison avenue, a four-story private house, on a lot 25x95, for many years the residence of the late Charles G. Moller. The property lies just outside the restricted residential zone, and is on the block with the large building of the Johns-Manville Company, located at the 41st street corner, and the Anderson Galleries at the 40th street corner. The brokers report that the property was held at \$160,000.

Sale at Madison Square.

The Land Estates, a subsidiary of the New York Mortgage and Security Company, has sold the two eight-story apartment houses at 39 to 43 East 27th street, on a plot 75x113, opposite Madison Square Garden and adjoining the French Church du St. Esprit. The property is assessed at \$365,000.

Manhattan.

South—of 59th Street.

CATHERINE ST.—Douglas Robinson, Charles S. Brown Co. sold for Emily I. Curtis, of Cleveland, O., 77 Catherine st, between Hamilton and Cherry sts, 25.9x106, improved with a 3-sty building, to Peter P. Cappell.

WALL ST.—Warner M. Van Norden, head of the Lotos Tea Concern, purchased from the Ranken Realty Co. the 3-sty building 120 and 122 Wall st, northwest corner of South st. The property fronts 38 ft. in the former and 23.7 ft. in the latter street, and will be remodeled to conform with the style of architecture prevailing in Far Eastern countries. The cost of buildings and alterations will represent an investment of \$75,000.

17TH ST.—Charles F. Noyes Co. resold for Robert M. Catts to James N. Jarvie 114-118 West 17th st, a 7-sty building, with two elevators, covering lot 75x92, and containing about 50,000 sq. ft. of space. The property is assessed by the city at \$132,000 and was taken under foreclosure at \$150,000 a few years ago. Mr. Jarvie paid all cash for the property, and the Noyes Co. has been appointed agent to manage the parcel.

36TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the estate of Loyall Farragut, the son of Admiral Farragut, the 4-sty dwelling, 24.3x98.9, at 113 East 36th st. The house is located midway between Park and Lexington avs and was at one time occupied by the late Admiral Farragut. The new owner, whose name is withheld, has purchased the property for occupancy.

AV A.—Joseph P. Day sold the premises at the southeast corner of Av A and 20th st for the estate of Caspar A. Stock. The property has been in the family for the last forty years, and comprises a 4-sty substantial mill constructed loft building, 23x95.6.

LEXINGTON AV.—Wm. A. White & Sons has sold for E. Pavenstedt, representing A. Maass, 691 Lexington av, a 5-sty building, approximately 30x100, with an "L" to 57th st. The buyer is the Hewitt Realty Co., which gave in part payment 33 Cooper sq.

Is It To Rent?

Remember vacant property never paid a tax bill. It is a constant and unnecessary loss.

An ad. in the JEWISH MORNING JOURNAL readily brings you the tenants you need. It carries your message daily to over 100,000 progressive merchants and executives, all prospective and desirable occupants for your vacant store, loft or building.

Insert an ad. to day and see for yourself why the JEWISH MORNING JOURNAL is the city's greatest medium for To-Let ads.

Claims prove nothing.

Judge by results.

THE JEWISH MORNING JOURNAL

THE ONLY JEWISH MORNING NEWSPAPER

77-79 BOWERY, NEW YORK

Telephone Orchard 8400

Daniel Birdsall & Co., Inc. REAL ESTATE AND INSURANCE

Uptown Office

425 Fifth Avenue, cor. 38th St.

Telephone, Vanderbilt 4281

Main Office

317 Broadway, cor. Thomas St.

Telephone, Worth 800

Established 1860

North—of 59th Street.

ACADEMY ST.—Frederick Brown bought from the Marva Realty Corporation 631 Academy st, corner of Vermilyea av; 54 Vermilyea av, adjoining the corner of Academy st; 645 Academy st and 64 Vermilyea av, four 5-sty apartments, 50x100 each and accommodating 83 families. The sale was negotiated by Maurice I. Strunsky and H. F. Byrnes & Co., and involved about \$305,000.

EDGEcombe AV.—W. J. Huston & Son sold for the Podgur Realty Co. 335 and 337 Edgecombe av, a 5-sty apartment house, 80x100, near 150th st, to an investing client of Henry Schumacher's Sons. The property was held at \$140,000.

70TH ST.—Otto H. Kahn has sold to a client of Douglas Robinson, Charles S. Brown Co. his stable at 165 East 70th st, covering a lot 32.8x100.5.

78TH ST.—Slawson & Hobbs have sold for Albert J. Erdmann the 4-sty dwelling, 124 West 78th st, on lot 16x97.10.

81ST ST.—Julius Friend (Inc.) sold for S. Charles Welsh, the 4-sty dwelling 27 West 81st st, including the rear lot running through to 82d st, size 25x204.4.

121ST ST.—Ennis & Sinnott have bought the two 5-sty flats, each 18x100.11, at 232 and 234 West 121st st from Hannah Fallon and Herbert J. Wells respectively. The Firm of Leonard J. Carpenter was the broker.

HAVEN AV.—Frederick Brown has resold to William Daly 98-100 Haven av, opposite 171st st, a 5-sty apartment house, on plot 50x103.3, with accommodations for 24 families. In exchange the buyer gave the free and clear plot, 123.8x150x114x101.7, at the southeast corner of Shakespeare av and 169th st. The deal was negotiated by the George E. Fowler Co. Mr. Brown acquired the Haven av property last week from Charles Lippman.

WADSWORTH AV.—The Paul Jones, a group of 6-sty apartment houses occupying the block front on the west side of Wadsworth av, between 184th and 185th sts, was sold by the Auerbach estate, which acquired the property several years ago from the American Real Estate Co. The property has a frontage on the av of 179.10 with a depth of 70 ft. in each st and has been purchased by Daniel H. Jackson. The transaction involved about \$175,000 and was negotiated by Leopold Weil.

3D AV.—Frederick Brown has resold to Mabel E. Hurd 2189 3d av, a 3-sty frame building, 23.10x80, near 119th st, occupied by the Acker, Merrill & Condit Co. George Brettell negotiated the sale. The property was recently acquired from the Purdy estate.

7TH AV.—C. A. Knowles & Co. and A. G. Davis sold to a client of G. E. Norman the 6-sty tenement at 2319 7th av, for the Greenwood Cemetery Corporation.

Bronx.

DAWSON ST.—Arthur Weyl & Co. and Alexander Selkin sold for the estate of Many Fred to Mrs. M. A. Donnelly the 3-fam. house at 789 Dawson st.

161ST ST.—Alexander Selkin sold for Sophie Jaffe the northeast corner of Jackson av and 161st st, known as 721 East 161st st, a 2-sty dwelling, 21x75, to Samuel Weissman.

169TH ST.—Schwab & Co. sold for Mrs. Minnie Tillman the 4-sty double flat at 411 East 169th st to the Falco Constn. Co., on plot 25x73.

BARNES AV.—J. Irving Walsh sold for W. E. Podesta to a client the southwest corner of Barnes av and 222d st, a vacant plot, 130x89. The property was held at \$11,000.

BRYANT AV.—Lawyers' Mortgage Co. sold 1507 Bryant av, a 3-sty house, on lot 20x100.

GRAND BOULEVARD & CONCOURSE.—Frederick Brown bought from Louis Davis 2593 Grand Concourse, adjoining the northeast corner of 192d st, a 5-sty apartment, 56x109.4. This house was recently completed by the Miller Construction Co.

GRAND BOULEVARD & CONCOURSE.—Frederick Brown purchased four apartment houses in process of construction on the east side of the Concourse, beginning 75 ft. north of 167th st, from the Dulcet Holding Corporation, Hyman Adelstein, president. The houses are scheduled for completion by May 1, and will accommodate 120 families. The properties were held at \$425,000.

PARK AV.—Richard Dickson re-sold for Frederick C. McLaughlin, the 1-fam. dwelling, 4457 Park av, on lot 19x90.

SHERMAN AV.—Kurz & Uren sold for Delco Holding Co., the vacant plot located at the southeasterly corner of Sherman av and McClelland st, having 200 ft. frontage in Sherman av by 100 ft. deep in McClelland st, to a builder for improvement.

Brooklyn.

CHAUNCEY ST, ETC.—Friday & Lehman have sold 300 Chauncey st, a 6-fam. flat, for the Travis Realty Co.; 516 McDonough st, a 3-fam. flat, to Florence Ehlinger; 685A Hancock st, a 2-fam. dwelling, for Rae Haendler to Philip Morris; and 302 Chauncey st, a 3-sty double apartment house, to Walter Steinmetz.

HEYWARD ST.—Charles Buermann & Co. sold for Martin Kruse the 2-sty dwelling at 165 Heyward st, the former home of John W. Sullivan, to Daskell & Fishman. F. Matthew Buermann acted as attorney.

76TH ST.—James Watters sold for Catherine Garmey the 2½-sty detached frame dwelling at 232 76th st, on plot 50x109.4.

BEDFORD AV.—Louis Starr sold for the Bedford Holding Co., Paul M. Herzog, president, to Louis Gold, the plot 207x251, at the northwest corner of Bedford and Atlantic avs, with an "L" of 105 ft. on Bedford pl, held at \$200,000. The buyer will erect taxpayers.

GREENE AV.—R. A. Schlesing sold for John Fischer, the 3-fam. house at 1521 Greene av to Frederick Siegler.

Borrowers

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

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

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

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein

REAL ESTATE AGENT
BROKER, APPRAISER

242 East Houston Street

Tel. 1930 Orchard Near Avenue A

Entire charge taken of property
27 years' experience

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY ALFRED J. ROONEY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 WEST 51st STREET, Tel. 1970 Columbus
277 BROADWAY, Tel. Worth 1823

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

BRONX

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street

East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser

3428 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

Tel. 615 Fordham WEBSTER AVE. & 200th St.

Tel. 36 Wmsbridge ULLMAN Burke Subway Station

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (207th St.)

OPERATORS

ELIAS A. COHEN

Real Estate Operator

206 BROADWAY, Corner Fulton Street

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

THE LUSTGARTEN CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843
The Chauncey
Real Estate Co.
 187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
 AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
 ESTABLISHED 1882
DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers
 APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 Equitable Trust Co.
 The U. S. Title Guaranty Co., etc., etc.
 215 MONTAGUE STREET
 Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874
CORWITH BROS.
Greenpoint
Real Estate
FACTORY SITES
A SPECIALTY
 Mortgage Loans, Appraisals, Insurance
 Entire Management of Property
 851 Manhattan Avenue, Brooklyn

ESTABLISHED 1864
BROOKLYN
ESTATE MANAGERS
 Members
 Brooklyn Board of Real Estate Brokers
 CHAS. L. GILBERT, Pres.
 ROBT. E. PATTERSON, Sec'y
NOAH CLARK, Inc.
Real Estate—Insurance
 Water Fronts, Factory Sites, Appraisals
 Main Office
 837 Manhattan Avenue
 Branches
 545 Morgan Avenue 753 Nostrand Avenue
 BROOKLYN, N. Y.

Member Allied Real Estate Interests
 Member Brooklyn Board of Real Estate Brokers
Money to Loan on First Mortgages
5%
Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS
 188 and 190 MONTAGUE STREET
 BROOKLYN
 Telephone 834 Main
 SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

PARK AV.—Bulkley & Horton Co. sold the 6-fam. apartment house with store, at 110-112 Park av, for the estate of F. L. Matthews.

REID AV.—W. Sesser bought the 4-sty apartment house at 179 Reid av, southeast corner of Madison st, 20x80, from A. J. Waldron, dying in part payment 336 McDonough st, a frame residence, on a plot 60x100 ft. G. Lebett & Co. were the brokers.

ST. MARKS AV.—Frank S. Jones is reported to have sold his dwelling at 790 St. Marks av, one of the show places of that vicinity. The dwelling was erected by Mr. Jones 12 years ago and covers a plot 150x150. There is a 40 foot driveway to the dwelling on the Prospect pl side of the property.

LEASES.

Bank Leases on Broadway.

The Equitable Office Building Corporation leased the old Liberty National Bank site at 139 Broadway, 23.3x110, for twenty years, to the Hannevig Marine Trust Company, which will lend money on ships. This is a new line of financial business in this country. Christoffer Hannevig, of Norway, who has been active in shipping since the European War started, will head the new company. Mr. Hannevig has also been engaged in boat building in London and Liverpool, and has associated with him, among others, Max Straus, of A. E. Johnson & Company, New York agents of the Russian-American and Scandinavian-American Lines, of New York; George A. Charters, of New York, director of the Tropical Fruit Company, of Fanning Charters Fruit Distributing Company, importers and exporters of fruit; H. E. Norbom, of Philadelphia, president of the Pennsylvania Shipbuilding Company, at Gloucester, N. J., and the treasurer and managing director of the Pusey & Jones Company, of Wilmington, Del.; also Finn, Hannevig, of New York. Bullowa & Bullowa, attorneys, represented Mr. Hannevig, and Simpson, Thatcher & Bartlett represented the Equitable Office Building Corporation, whose negotiations were carried on by George T. Mortimer, president, and G. C. Morsh, manager. The Equitable Office Building Corporation took over this lease from the Liberty National Bank when the latter leased its present quarters in the Equitable Building two years ago.

Tiffany Studios Lease.

M. & L. Hess, Inc., and Pease and Elliman leased for Louis Stern, Benjamin Stern and the Estate of Isaac Stern the fifth floor at 32 to 46 West 23d street, extending through to 21 to 35 West 22d street, covering an area of about 35,000 square feet for a term of years at a reported aggregate rental of \$150,000 to the Tiffany Studios, now located at 347 Madison avenue, corner 45th street. The premises will be used for its department of interior decoration and manufacturing ornamental bronze articles and iron work for interior and exterior residences and public buildings, including lighting fixtures, lamps, tablets, etc.; also for designing and making ornamental stained glass for church windows. The Tiffany Studios was founded by Louis C. Tiffany, and has been established in the city for more than a quarter of a century. The lessees were compelled to vacate the premises at Madison avenue and 45th street, recently purchased by August Heckscher, owing to the fact that the plot is to be improved with a twenty-story office building. The new sales and showrooms will be situated at 13 West 57th street.

Carroll Estate Lease Building.

An interesting transaction in Nassau street was closed this week by Rice & Hill, who have arranged for an assignment of the lease of the five-story building on a lot 22.6x47.6 at 63 Nassau street, held by the Nassau Cafe, Inc., from the Carroll Estate and others, running for fifteen years, from May 1, 1917, to the Broadway-John Street Corporation, Elias A. Cohen, president. As a part consideration for the assignment of this lease, Rice & Hill have arranged a lease from the Broadway-John Street Corporation to the Nassau Cafe, Inc., of the store and basement in the building from May 1, the rental for the term ap-

ESTABLISHED 1879
William P. Rae Co.
 Woolworth Building | 180 Montague Street
 New York | Brooklyn, N. Y.
 Tel. Barclay 7451 | Tel. Main 4396
Real Estate
Auctioneers, Appraisers

Brokers, Attention!
 The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.
 We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.
 It will pay you to get in touch with us.
Realty Associates
 Capital and Surplus \$5,000,000
 162 REMSEN ST. BROOKLYN
 Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers
BROOKLYN
REAL ESTATE
 EXPERT APPRAISER
S. WELSCH
 215 MONTAGUE STREET
 Brooklyn
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

KETCHAM BROS.
 ESTABLISHED 1891
 EVERY BRANCH OF THE
Real Estate Business
 Broadway Stuyvesant
 Section Properties Our Specialty
 129 RALPH AVENUE
 Telephone, 85 Bushwick BROOKLYN

JAMES L. BRUMLEY
 ESTABLISHED 1888
 EXPERT
Real Estate Appraiser
Broker and Auctioneer
 189 MONTAGUE ST.
 Telephone BROOKLYN, N. Y.

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

THE 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



York & Sawyer, Architects

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.

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

STEEL WINSLOW WINDOWS

Winslow Brothers Co.

8 West 40th Street

PLASTERING

Conroy Brothers, Inc.

30 East 42nd Street

Tel. Murray Hill 4812

ARCHITECTURAL TERRA COTTA

Atlantic Terra Cotta Co.

1170 Broadway

Tel. Madison Square 5740

MISCELLANEOUS IRON

Jacob Cutler Iron Works, Inc.

247 Norman Avenue, Brooklyn

Tel. Greenpoint 5314

STRUCTURAL STEEL

Milliken Brothers, (Incorporated)

111 Broadway, New York

Tel. Rector 3530

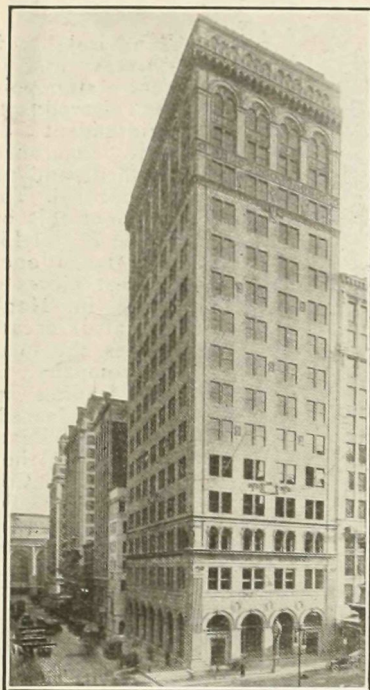
Electric Service Supplied by

THE NEW YORK EDISON COMPANY

IRVING PLACE and 15th STREET

Telephone Stuyvesant 5600

SIX ELECTRIC ELEVATORS



York & 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
Baltimore

Philadelphia
Hartford

Washington
Cleveland
Montreal

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

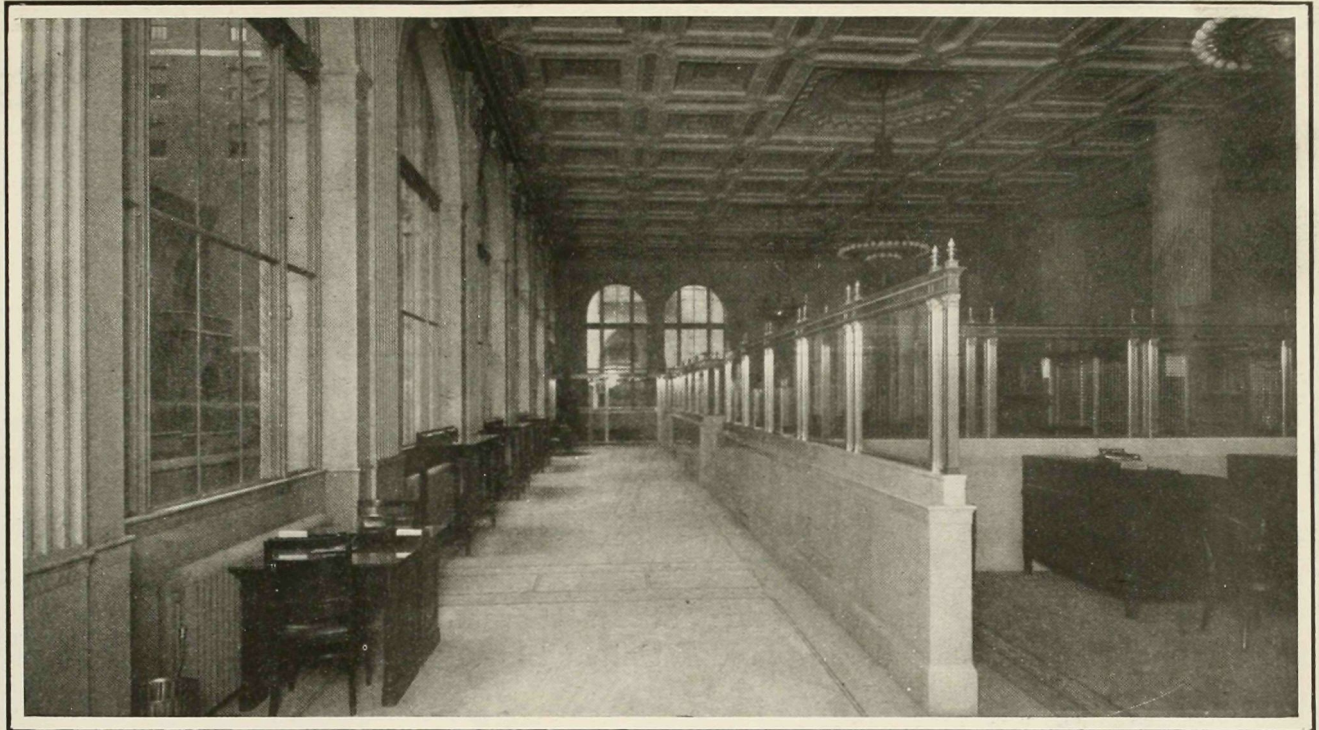
Manufacturers of Electric and Hydraulic passenger and freight elevators, dumbwaiters, ash hoists and curtain operating devices for theaters and moving picture houses.

Investigate **ELECTRIC TURBINE AUTOMATIC DUMBWAITER**

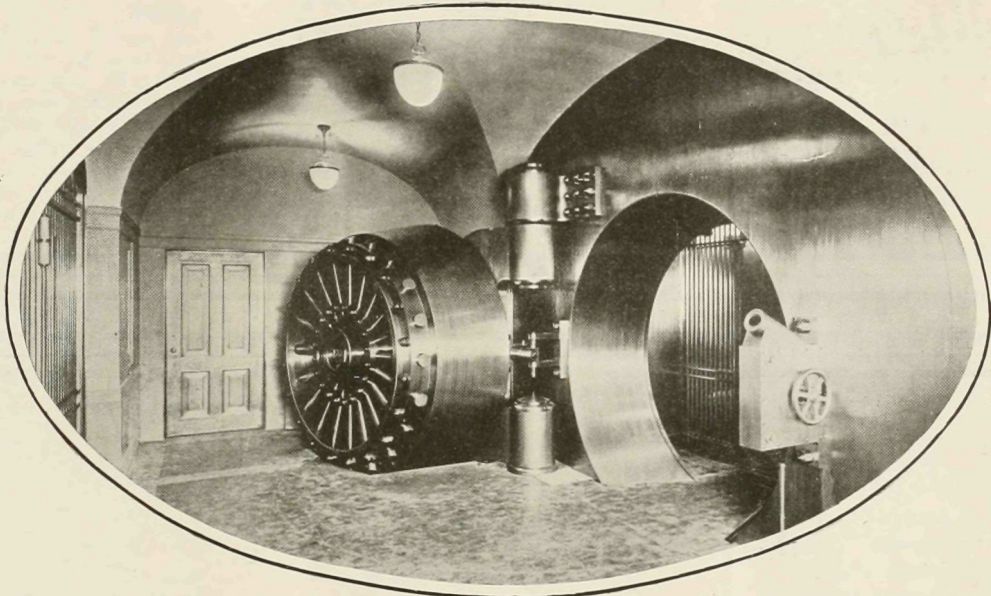
REG. U. S. PAT. OFF.

PATS. APP. FOR

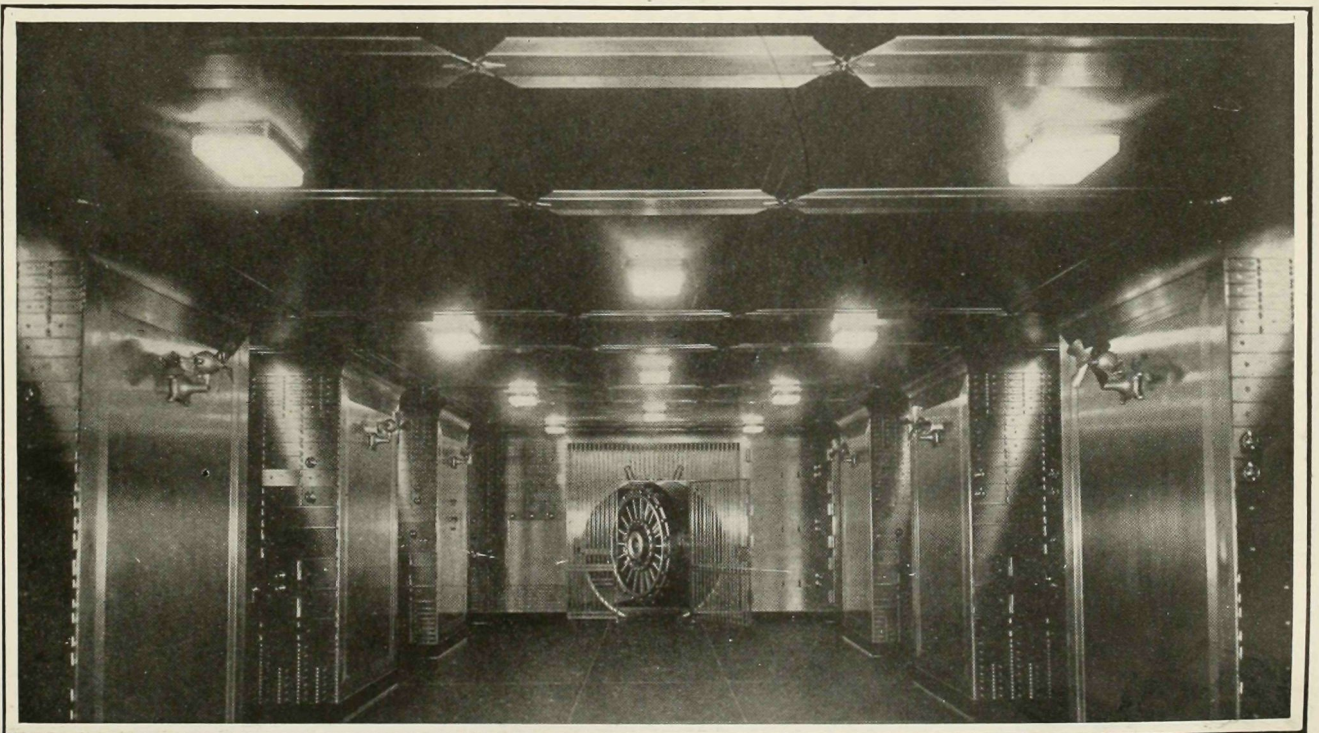
TELEPHONE RECTOR 134



GENERAL VIEW OF THE BANKING ROOM OF THE FIFTH AVENUE OFFICE, GUARANTY TRUST COMPANY OF NEW YORK, AT THE 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 FORTY-THIRD 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

proximating \$75,000. By the acquisition of the building at 63 Nassau street, the Broadway-John Street Corporation now controls a plot at the northwest corner of Maiden lane and Nassau street 50x100. Alterations and improvements will be made to the structures.

China House to Move.

Ames & Company and Wm. A. White & Sons leased for the W. L. Improvement Corporation, Henry N. Tift, president, the store and basement at 411 Fifth avenue for a term of years at a reported aggregate rental of \$150,000 to Rich & Fisher, retail dealers in china and glassware. The firm is now located at 467 Fifth avenue, which is to be demolished for the erection of the new structure recently leased to E. W. Woolworth & Company.

Lease in Nassau Street.

Harris & Vaughan and Herbert Hecht & Company leased for Goldsmith Brothers, to the Regal Shoe Company, the six-story building at 81 Nassau street, between Fulton and John streets, for a term of years at an aggregate rental of about \$100,000. The lessors recently purchased this building, together with the adjoining property at 79 Nassau street.

Tenant for Mid-Town Hotel.

David H. Knopp leased from the Phelps Stokes Estates the Madison Square apartments and the Madison Square Hotel, adjoining on either side the Manhattan Club at the southeast corner of Madison avenue and 26th street, and the three connecting buildings at 45 to 49 East 25th street, adjoining the Appellate Division of the Supreme Court, used as annexes of the larger hostilities. The properties were held at \$70,000 and were leased through Wm. A. White & Sons.

Manhattan.

AMES & CO. have leased for the Preferred Rentals Stockton Building (Inc.) the 3d floor at 11 East 31st st to Gilbert & Rosenblatt, jobbers in cloaks and suits; also for the Brolrix Corporation to American Limb Doll Co., the 5th floor at 149-155 West 24th st; for Samuel W. Peck the 3d floor of 6 West 29th st to Zboyan & Halberstadt, wholesale furriers.

AMES & CO. have rented for Mrs. Amanda Williams the 4-sty dwelling at 129 East 27th st to A. Krikorian; for Potterton Bros. the 4-sty dwelling at 220 West 28th st to W. H. Bland; for Mrs. B. Allen the 4-sty dwelling at 323 West 33d st to Mrs. Helen Cooke; for Freedlander Bros. the 3-sty dwelling at 225 West 25th st to P. Gervais; the dwelling 227 West 25th st to H. Burns; for George W. Wepler the 3-sty dwelling at 303 West 103d st to Charles W. Spogen; for Sarah A. Thomas to John Stotzer the 4-sty dwelling, 458 West 22d st.

AMES & CO. have leased for Jesse T. Meeker a store at 44 East 44th st to Alexander Wilson, retailer of women's shoes, slippers and hosiery; also, for Robert S. Minturn the ground floor store and basement at 11 East 22d st to the Franklin Woolen Co., wholesalers; for the Terminal Realty Co. the ground floor store at 26 West 31st st to De Ruvo & Mastrinardi, for hair dressing parlors; for Jesse T. Meeker to I. Abzug, the parlor store at 44 East 34th st; for Walsh & Ives the ground floor store at 352 West 50th st to M. Perlstein, manufacturer of automobile radiators; for Menger & Ring the store at 142 West 31st st to Levinson & Co., electrical fixtures; for Thomas H. Stewart a floor in 125 West 26th st to Greenbrough Bros., furriers.

ALBERT B. ASHFORTH (Inc.) has leased space in the Brokaw Building, Broadway and 42d st, to the Western Import Co., The Day Elder Motors Corporation, H. Sumner Sternberg Advertising Agency; in the Tilden Building, 105 West 40th st, space to the Standard Plunger Elevator Co., Charles Marks and Frederick Alger, Franklin Specialty Mfg. Co., John E. Seeley Co.

ALBERT B. ASHFORTH (INC.) leased apartments at 140 West 55th st to Frederick W. Gwynne; at 6 East 30th st to Richard S. Hursh; at 78 Irving pl to Caroline F. Nieman, and at 25 East 99th st to Jacob Diamond.

EWING, BACON & HENRY have leased space in 404 4th av to Retail Research Ass'n, Harry C. Michaels, Kaplan & Rodnick, Siegel, Cooper & Co. and Oscar Hoffman.

DANIEL BIRDSALL & CO. rented at 76 Greene st the store to Frank E. Hatch Co.; at 182 Franklin st the entire building to M. J. & H. J. Meyer Co.; at 45 Greene st the 5th loft to Ziefert & Malina; at 126 Chambers st the 3d loft to Orgain & Co.; at 150 Chambers st a loft to Nierenberg & Harper, and at 476 Broome st the 1st loft to Julius Klorfein.

WM. D. BLOODGOOD & CO. leased for A. Leopoldst the 2d floor at 127 West 47th st to Charles Falek.

BRETT & GOODE CO. leased for the Berkeley Arcade Corporation the 9th floor in its new building at 19-25 West 44th st, running through the block to 18-22 West 45th st, to the Ameri-

can Chicle Co. for a term of years at an aggregate of about \$100,000. The lessee will occupy the space of over 16,000 sq. ft. for its executive offices, which are now located in the Metropolitan tower.

BRETT & GOODE CO. leased in 62-4 West 14th st, through to 65-1 West 13th st, the 6th floor to Siegel Bros. & Goodman, represented by L. Tanenbaum, Strauss & Co.; also in 7-11 West 45th st space to Mandel & Kohn, and in 104-60 West 14th st; a half floor to the Kuhn Cnecking Co., in conjunction with S. G. Hoyt & Co.

CAMMANN, VOORHEES & FLOYD have leased the 5-sty building 121 Broad st for Fajen Brothers to Theodore Fickel Inc.; also space in the Crystal Building, 41-49 West st, to Endicott-Hammond Co. and C. C. Galbraith & Son.

CARSTEIN & LINNEKIN (INC.) have leased the store at 4 West 29th st to Sheinborn & Weper; space at 24-6 East 21st st to Meyer Kleinman; 8-4 Broadway to William K. Dient; and at 14-8 5th av to Zadek-Feldstein Co.

SYDNEY C. COHEN has leased the 1st floor at 203-209 West 120th st, the new theatre building, to a syndicate of Chinese merchants, headed by Young Nam, for a Chinese restaurant, for 15 years at a rental of \$90,000. Also leased the 1st floor of 243-251 West 120th st to the Prudential Outfitting Co.

CROSS & BROWN CO. has leased at 425-435 East 24th st, in the Little & Ives Building, 20,000 sq. ft. to Emerson Phonograph Co.; at 16 West 61st st, 9,000 ft. of space to H. C. Beaver; at 30 East 42d st, space on the 13th floor to the Lincoln Memorial University; at 501 5th av, space to Cueseter Beercoit.

CROSS & BROWN CO. has renewed the lease of the building 39-41 Chambers st, running through to Reade st, for a long term to the Martin B. Brown Printing & Binding Co. The building will be extensively improved and further adapted to the business of the tenant. Cross & Brown Co. also leased 4,000 ft. on the 5th floor of 16 West 61st st to Asch & Co.; the basement at 518-26 West 35th st to the Schlesinger-Reedburn Corp.; the ground floor at 334 Av B to the Smith Motor Truck Corp. for the estate of John W. Brookman.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 901 Lexington av to Mrs. Minerva C. Siutz; also apartments at 103 East 80th st to Earle Joseph and 122 East 82d st for David Dows to John M. P. Thacher; renewed leases at 122 East 82d st to Miss Irene Bigelow and George L. Kobbe and 151 East 81st st to Bishop Courtney and Miss C. M. Cusack and at 383 Park av for Clarence Payne to J. Graham Parsons.

DOUGLAS L. ELLIMAN & CO. leased for Frederick Winant, representing H. A. C. Taylor, 4 East 12d st, a 5-sty dwelling on a lot 25x100, to Veryl Preston.

DOUGLAS L. ELLIMAN & CO. have renewed the leases of two large apartments each comprising an entire floor, at 640 Park av, north-west corner of 66th st, to Mrs. J. C. Hoagland and E. Drexel Godfrey.

DOUGLAS L. ELLIMAN & CO. have leased an apartment from October 1, 1917, in the new building under construction at 70 East 7th st to Mrs. William Walker; also at 116 East 55th st to William H. Zinsser, and in the new building at 105 West 55th st to Mrs. Emily R. Flagg and Stanley N. Thompson; sublet an apartment at 156 East 79th st for Mrs. J. C. Fairchild to Guy H. Scull, first Deputy Police Commissioner, in conjunction with Payson McL. Merrill Co.

DOUGLAS L. ELLIMAN & CO. have leased for Charles M. Chapin his residence at 135 East 62d st, a 4-sty house, on a lot 23x100, for a long term of years to Ray Morris.

J. ARTHUR FISCHER has leased for the Stern & Saalberg Realty Co. the store and basement in 555 8th av, adjoining the corner of 35th st, to P. A. Condeelis for gentlemen's furnishings. This building was formerly used as a motion picture theatre, and the owner will alter the same by installing new store fronts for the tenant's business.

GOODALE, PERRY & DWIGHT (Inc.) leased the store at 9 East 22 st to the Republic Specialty Co., a loft at 22 East 21st st to Samuel Enzler, space at 36 East 23d st to Max Gordan, a loft at 114 East 28th st to Joseph G. Kemper and William Natanson.

A. A. HAGEMAN has leased the northerly store at 688 6th av to Chas. I. Stager, the south-erly store to A. Triafatis, and the store at 65 West 39th st to Frank O'Neil.

HERBERT HECHT & CO. have leased for Joe Reinhorn for a long term, the entire upper portion of the building 216 West 42d st, adjoining the New Amsterdam Theatre. The premises will be opened as a Chinese restaurant after extensive alterations.

HERBERT HECHT & CO. have leased for Ashforth & Co., agents for William Waldorf Astor, for 10 years, the corner store at the southwest corner of 8th av and 45th st, formerly occupied by Hallanan & Co., to the Liggett-Riker-Hegeman Co.

HERBERT HECHT & CO. have leased a store at 75 Nassau st to Henry Alexander, located for the past 19 years at 79 Nassau st, which property was recently sold to Goldsmith Bros.

M. & L. HESS (INC.) have leased for William P. Eno, represented by W. S. Barnum, the 4th and 5th floors at 37-41 East 18th st, comprising 15,000 sq. ft. to the Knapp Co., publishers; also the 12th floor at 24-6 West 25th st to S. Grossman; and the 8th floor at 12-14 West 32d st to a costume and dress concern.

M. & L. HESS (INC.) have leased space on the 16th floor of the Hess Building, at the southwest corner of 26th st & 4th av, to the Shawmut Woolen Mills, of Stoughton, Mass.; also space on the 7th floor at 49-53 East 21st st to Charles Massoth, Jr., dresses. The building is now entirely rented.

THE HOUGHTON COMPANY has sub-leased for Charles Bergut the 3-sty dwelling, 105 West 87th st, to Annie A. Clifford.

A. KANE CO. leased for N. Taylor Phillips the 3-sty dwelling 229 West 127th st to Frank Zeruhn, and to Margaret Gaylor, 314 West 137th st.

LAKIN & DINKELSPIEL leased the 2d floor at 106 West 46th st to John D. Gaifalos.

LEWIS & HALL have leased for Minturn Post Collins the 4th floor at 22 to 26 West 32d st.

A. L. LIBMAN has rented for the Leavitt Realty Co. the entire front of the 2d floor of the Leavitt Building, 126-132 West 46th st, to Al Hack Poster Renting Co.

MICHAEL E. LIPSET has leased for Spear & Co., as agents, the store and basement 13-15 West 20th st to Chuck Davis & Co.; for the



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. 1/2, 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. Plisworth, 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

Henry Brady AUCTIONEER

REAL ESTATE INSURANCE

200 W. 23d St., Cor. Seventh Ave.

Members Brooklyn Board of R. E. Brokers HOWARD C. PYLE GEO. H. GRAY

Brooklyn Real Estate Howard C. Pyle Co.

Mortgage Loans Expert Appraising

201 Montague Street BROOKLYN

WILLIAM H. ARCHIBALD

316 WEST 23D STREET

REAL ESTATE AND INSURANCE

Management of Estates a Specialty

Phone, 5566 Chelsea

Established 1879

WILLIAM G. MORRISSEY

BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN 5857

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

REAL ESTATE management, collection, repairs; thoroughly understanding business; seven years' experience; desires progressive connection. Box 345, Record and Guide.

WANTED—By a large corporation, young man thoroughly familiar with records in real estate office. Good chance for advancement. Address, stating age, experience and salary desired, M. C. care KIERNAN, 189 Broadway.

WE ARE entirely out of the New York Editions of Record and Guide of March 17 and 24, 1917. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on April 13, 1917. Record and Guide Company, 119 West 40th Street.

FOR SALE OR TO LEASE

\$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, prices and other particulars address E. V. TILLSON, Tillsonburg, Ontario.

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

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

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.

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

SANDY LOTS, 50x105, one block from 219th St. Subway, opposite Park and Boulevard; price \$4,500. Inquire 3833 Carpenter Ave., Bronx.

FOR SALE—230 ACRES FARM and orchard land, one-half mile from station. Price \$6,900.

L. H. ALLEN, Turnerville, Ga.

DEAL, N. J.—SACRIFICE.

Mansion, large acreage, improved, fine road frontages.

KAVANAGH, 963 Madison Ave.

SEVERAL HUNDRED MILLION FEE of round long leaf yellow pine timber in Florida for sale in fee-simple. Good transportation facilities. If interested, write to R. J. TAYLOR, Guyton, Ga.

FOR SALE—11 ROOM HOUSE, 3 baths, 4 master bedrooms, 3 fireplaces, billiard room; steam heat; large lot; garage; in Greenacres, Scarsdale; easy terms. H. G. LARZELERE, Owner, New Rochelle.

FOR SALE OR RENT.

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

LOVELY HOME,

so planned as to be also income property; refined neighborhood; 20 minutes from Grand Central station. 2317 Loring Place, University Heights, New York City.

A SMALL PRIVATE HOUSE,

on west side, wanted in exchange for % foot residence that has great speculative value and produces good income.

OCCUPANCY, 346 Record and Guide.

NEW ROCHELLE, N. Y.

For rent, physician's or family home, centrally located, all improvements; large plot; handy to station and water front. Call forenoons or phone 48.

'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.

MAMARONECK, N. Y.

\$9,000 House; 10 rooms, bath, ¼ acre, near station and Sound; will sacrifice for \$7,200, mortgage \$5,500. Apply WM. R. BOHMERT, Orienta Point, Mamaroneck, N. Y.

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.

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 Fennimore 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.

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.

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.

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.

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.

MODERN HOUSE,

eight rooms; separate toilet and bath; steam heat, electricity and gas; one block from L and trolley; eight minutes from L. I. station; beautiful location; trees; easy terms; plot 40x100. Tel., Richmond Hill 1361-W. Owner, 1530 McCormick Ave., Ozone Park, L. I.

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.

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.

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.

INVESTORS, SPECULATORS AND BUILDERS!

Have MOST PROMISING sites in the Borough of Brooklyn. Inquiries solicited.

ROBERT H. DUNNET,
189 Montague St., Brooklyn.

A RARE BARGAIN.

Will sell 3 lots (60x100), located at Beechhurst, Whitestone Landing, for what they cost me; bought 10 years ago, have since greatly increased in value; property restricted, fully improved and developed; 26 minutes from Pennsylvania Terminal; 4 minutes to water front; considered today best suburban buy in Long Island; unusual opportunity. Box 344, Record and Guide.

100x100

145-151 East 32d Street

We offer this plot in exchange for a small piece of property, lightly mortgaged; need some cash; any reasonable proposition considered. Owner anxious to dispose of the same.

WILLIAM D. BLOODGOOD & CO.
542 5th Ave. Tel., Vanderbilt 1270

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 ½ cost.

D. M. WHITE & CO.,

Leading Real Estate Dealers, Peterborough, New Hampshire.

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. Reector 9086.

SALE OR EXCHANGE.

Modern poultry farm and country place, New Jersey; accommodate 5,000 birds; beautiful buildings; all improvements; orchards; town of 17,000 population. Want small income or dwellings. \$15,000.

New Jersey tenement; good speculation; small mortgage. Will add cash for other property. \$15,000.

Flatbush corner apartment; faces three streets; 16 apartments; one mortgage. Want farm near New York. \$45,000.

Two four story double apartments, near Eastern Parkway and Park. Want dwelling in Manhattan. Also have acreage near New York to exchange for dwelling, Washington Square section preferred or North Shore, Long Island.

Have several country estates and suburban properties to exchange for residences, lots or income.

ARTHUR J. SCHOLZ COMPANY,

931 Jefferson Avenue, Brooklyn, N. Y.
Tel.—Bushwick 7152.

Arragon Holding Corp. 10,000 sq. ft. at 18-22 West 20th st, through to 19 West 19th st, to Stein, Moss & Co.; for the Mutual Profit Coupon Corp. 3d loft at 210 5th av to French-American Fashion Publishing Co.; for estate of Chas. A. Baudouine 2d loft at 256 5th av to Sigmund I. Herzog; and for Lewis H. May, agents, 8th loft at 18 West 27th st to Lapkin, Solomon & Newman, Inc.

MANNING & TRUNK have leased for Louis V. O'Donohue to the United States Naval Recruiting Service a floor at 225-227 West 42d st and for The Ritcor Realty Corp. to Benjamin D. Berg the 6th floor of 1562 Broadway.

SAMUEL H. MARTIN has leased for the New York Association for Improving the Condition of the Poor the 4-sty dwelling at 32 West 61st st to Nellie Walsh.

McDOWELL & McMAHON have leased to the United Stores Co. store at 1612 St. Nicholas av.

PEPE & BRO. have leased for the Davann Co. the house at 39 West 9th st to Mrs. Hefflin at \$1,500 a year. The house will be altered into studio apartments.

GEO. W. MERCER & SON leased for the estate of George T. Stewart, the 3-sty dwelling at 271 West 22d st to Frances Schultz; also the dwelling at 452 West 20th st to Marie Yennes; also the building at 511 West 21st st to Anton Louy & Co.; the building at 142 8th av, to William Kirkpatrick, and the building at 305 West 16th st to the Chemical Novelty Co.; the store and basement of 74 Hudson st to the French Telegraph Cable Co., for a telegraph office, and at 76 Hudson st, the store and basement to Nathan Brothers, butter and egg dealers.

CHARLES F. NOYES CO. has leased in the Masonic Building, 46 West 24th st, offices on the 18th floor to the Business Art Co., and space in the same building to International Gas Developer Co.; also in 71 West 23d st, offices to the Tip Top Button Works; in the Caledonian Building, 50-52 Pine st, the Charles F. Noyes Co. has leased additional space to Aron & Wise, and in the same building five offices to Spitz & Bromberger; and in 25 Pine st space on the 5th floor to the Alaska Copper Corporation.

CHARLES F. NOYES CO. has leased a large portion of the 4th floor in 25 Pine st to W. F. Burns Export Corporation; additional space in the Hilliard Building, 55 John st, to the Ocean Accident & Guarantee Corporation; a large portion of the 6th floor of 37-39 Liberty st to the Plate Glass Insurance Exchange of New York, and space on the 9th floor of the Fahys Building, 52-54 Maiden la to Lewis & Hill (Inc.).

CHARLES F. NOYES CO. has leased for Lawyers Title & Trust Co. the 14th floor of 160 Broadway to Thomas & Hampton D. Ewing, patent attorneys of New York and Washington; also offices in the same building to the Universal Tire & Rubber Co., Ernest W. Marshall and Louis Sachs.

PEPE & BRO. have leased for the Davann Co. 17 West 9th st, a 4-sty brick building to Mrs. Hefflin for 5 years at an aggregate rental of about \$15,000. The property will be occupied as studio apartments.

CHARLES F. NOYES CO. has leased for a long term the store and basement at 6 Stone st for Katherine Murphy et al to John F. McClunn; space in 3 East 17th st, recently sold by Clarence Payne to Albert LeBou & Samuel W. Libe and to Abraham Meltzer, and space in 61 Beekman st to Israel Bregman.

CHARLES F. NOYES CO. has leased additional space in the Market & Fulton Bank Building to C. A. Andresen, Inc., and in the

same building offices to George L. Fowler; a floor in 37-39 Liberty st to Lowenfeld & Prager, and offices in the Hanover Square Building, 130-132 Pearl st to E. Breuer.

THOMAS J. O'REILLY rented stores for the estate of Robert E. Westcott in the building at the northeast corner of Broadway and 110th st to Charles Raphael; for Emigrant Industrial Savings Bank at 132-38 West 27th st to Gitler & Co. for 5 years.

PEASE & ELLIMAN have leased for the Schulte Cigar Co. to "Nedicks," owned by the Burnee Corp., space for branch establishment at 170 Nassau st; also a portion of the floor for the Schulte Cigar Co. at the southwest corner of Broadway and 41st st to the same company.

PEASE & ELLIMAN have leased for Horace S. Ely & Co., as agents, to Mrs. Juliette Innes Ellsworth the 3-sty dwelling at 145 East 62d st; sub-rented, furnished, for Mrs. F. C. Ranier, her apartment in 35 Claremont av to M. Demme; for Edgar Ellinger and his associates an apartment in the house under construction at 70 East 77th st to Leo Vogel; sub-leased for Mrs. G. K. Levy her apartment in 161 East 79th st to Charles E. Bayne, and for Isaac Feidenheit the store in the recently remodeled building at 125 West 43d st to Miss K. Guanz.

PEASE & ELLIMAN leased for the Park Row Realty Co., the northerly half of the store in the Park Row Building at 13-21 Park Row, for a long term to the Beacon Hat Co., owners of the Peter Rabbit Hat establishments, for a branch.

PEASE & ELLIMAN have leased for the Schulte Realty Co. the large store at 70 East 23d st to George Simon, and the store at 74 West 23d st to Carl Scurra.

PEASE & ELLIMAN, in conjunction with Horace S. Ely & Co. have leased for the estate of Mary A. Chisholm to Mrs. Julian T. Davies the 3-sty dwelling at 51 West 11th st; sub-leased for Peter Cooper Bryce to Morris Herrman an apartment of 13 rooms and 5 baths at 31 East 72d st, now under construction for occupancy in the fall, on the site of the old Waldo residence, at the northeast corner of 72d st and Madison av.

HULBERT PECK'S SONS leased the 4-sty dwelling 351 West 35th st to M. D. Lanther; also the upper part of 270-272 West 34th st, for the Stevenson Brewing Co.; the store at 422 Amsterdam av to A. F. Beckmann & Co., to be added to their chain of grocery stores, and the 3-sty dwelling, 241 West 36th st, for the McCall Pattern Co.

PORTER & CO. have leased the store at 552 West 158th st, to James Tessitore for a barber shop.

DOUGLAS ROBINSON, CHARLES S BROWN CO. rented a studio apartment to Dorothy Keene Taylor and Margaret H. Erhart, and an apartment at 86 West 119th st to Joseph Sagovitz.

RULAND & WHITING CO. leased for the Grandon Realty Co., represented by Bloomberg & Bloomberg, attorneys, the store and basement at 413 Grand st. After extensive alterations the same will be occupied by the New York Telephone Co. as a commercial office.

RULAND & WHITING CO. have rented the store space at 97 Reade st for Philip L. Rose to Eugene Falco; also the basement at 186 William st for Schulte Realty Co. to J. Zimmerman; the 3d loft at 62 Vesey st for J. Archibald Murray to the Kimmel Press.

RULAND & WHITING CO have rented the building at 141 Maiden la for Ogden and Clarkson, as agents, to the Val De Oro Cigar Co.; also, the store and basement at 72 Cliff st for the Charles F. Noyes Co, as agent, to Meliton Cross.

LOUIS SCHRAG has leased for the Revel Realty & Securities Co., the 8th loft in the building 247-51 West 19th st, to the Pioneer Braid Co.; for the 536 Realty Co., the top loft at 536 West 23d st to the Kloo Manufacturing Co., and for Hugo L. Metz the 4-sty house 235 West 21st st to Hill & Faggot (Inc.).

JOSEPH F. SEITZ has leased for William Bertschinger, dwellings at 235 East 48th st to Theresa Anderson; also for the estate of John Walsh, 139 East 53d st to Mary McGovern, and 669 Lexington av to Gustav Hildebrand.

SLAWSON & HOBBS have leased for Frederick Fox & Co., agents, the 11th loft at 261-265 West 36th st to H. Jaekel's Sons; also for Albert B. Ashforth (Inc.), agent, a small office at 105 West 40th st to Albert C. Boni.

MALCOLM E. SMITH & CO. leased at 50 West 67th st apartments to C. Stanley King, Mrs. Helene Horgan, Justice Grugan, Gwilym Miles, Seaman Miller, Miss Kitty Gordon, the Vedanta Society, Hy. Block, Ralph Fisher, Emily Stevens, Joseph Schuman and Henry I. Myers.

FREDERICK SOUTHACK & ALWYN BALL, JR., rented for George W. Wheeler the entire building at 312 Washington st to a produce concern and for William MacBain a loft at 156 Reade st to Harold L. Brown Co.

STEPHEN H. TYNG, JR., & CO. (INC.) leased large space at 50 Union sq to the Master Steam & Hot Water Fitters' Assn., for the past 25 years located at 260 West Broadway; offices at 31 Union sq to Floreshelm & Braverman, Jones-Melssner Co., novelties, and George Molineux, music publisher; the 9th floor at 31 East 17th st to the Animate Toy Co.

STEPHEN H. TYNG, JR., & CO. (INC.) leased, in conjunction with Charles F. Noyes Co., the 9th floor at 25 City Hall pl to Theo. Ricksecker Co., perfumers, for 10 years; also, in conjunction with Douglas Robinson, Charles S. Brown Co., the entire 10th floor at 73 5th av to Sweet-Orr & Co., Inc., for their women's overalls department; for the James McCreery Realty Corp. 5,000 sq. ft. of space on the 5th floor at 64-74 West 23d st to the Rapid Embroidery Co.; and in conjunction with Frederick Fox & Co. the entire 3d floor at 29-31 East 22d st to Jacob Sturmer, embroideries.

DAVID H. VAN DAMM & CO. leased a garage at 157 84th st, between 3d and Lexington avs, for 21 years at a total rental of about \$310,000 to I. Picker.

VAN NORDEN & WILSON have leased for the 47th St Realty Co., L. L. Hill, president, the buildings at 247-249 West 47th st, to the Famous Players Film Co.

E. K. VAN WINKLE, in conjunction with Douglas L. Elliman & Co., leased an apartment in the new building at 40 West 84th st to Lord George Wellsley.

JOHN E. WEISS has leased for the Broadway-John Street Corporation, Elias A. Cohen, president, two stores at an aggregate rental of \$20,000, to J. C. Clarke, printer, and James O. Anderson, leather goods and novelties.

WERTHEIM & CLEAR have leased for Mrs. Anna Roemisch, the parlor floor store at 609 Lexington av to the Cocolaets Mfg. Co.

WHITE-GOODMAN have leased to the Schapiograph Co. the 1st, 2d and 3d lofts at 228 West Broadway; to J. B. Kawachi offices at 874 Broadway; to Schwartz Bros. the 3d loft at 118 Spring st; to F. P. Slingo the store and basement at 228 West Broadway; to Crescent Towel Supply Co. 1st loft at 60-62 Warren st; and to G. W. Cohen & Bros. the store floor at 740-744 Broadway.

WM. A. WHITE & SONS have leased the store in 250-252 West 27th st to Frederick H. Brantigan for storage warehouse purposes.

WM. A. WHITE & SONS have leased to B. T. Hoogland's Sons' offices in the Anderson Build-

Real Estate Board

Incorporated 1908

Organized 1896

FRANK D. AMES
Pres.

BURTON J. BERRY
Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

A. V. AMY & CO.

Agents, Brokers and Appraisers

Woolworth Bldg., 233 Broadway

Phone: Barclay 5524

Branch—300 W. 113th St. Phone: Cathedral 8147

Brooklyn Properties to Rent

ANYTHING—Large or small house, apartment, or mercantile property.

ANYWHERE—We have been in the Hill section over 47 years, pioneer in St. Marks section, and will soon open another office in Bay Ridge.

BULKLEY & HORTON CO.

414 Myrtle Ave., nr. Clinton Ave.; 585 Nostrand Ave., nr. Dean St.; 7508 Third Ave., nr. 75th St. (about April 1st), BROOKLYN.

Joseph Day

Auctioneer

31 NASSAU STREET

Real Estate Experts

155 WEST **DUROSS** 14TH ST.

Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 6266 Chelsea

Klein & Jackson

wish to announce the removal of their offices to the Astor Trust Building, Fifth Avenue corner Forty-second Street, Suite 805.

April 2, 1917.

GENTLEMAN'S FARM—\$9,500.

For gentleman; worth double; in N. Y. State; 75 acres; large modern home; excellent surroundings; \$5,500 cash; \$4,000 mortgage. If you are looking for place worth \$16,000 or more

HERE IT IS.

You will buy on sight.

Box 347, Record and Guide.

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.

PARTNER WANTED.—A man to give his time and invest in a sanitary well bucket and curbing. I have only one of its kind. Can make \$5,000 first year.

W. B. HEIDT, Box 245, Gadsden, Ala.

ing, 14 John st, and to Garcia Pando Co., the 3d loft in 47-49 Greene st.

WM. A. WHITE & SONS have leased to Machinery Merchants (Inc.) the store and basement at 168 Centre st.

WM. A. WHITE & SONS have leased in 72 Wall st, the 3d loft to the St. George Society of New York, and offices to Francis C. Brown in 68 William st.

WM. A. WHITE & SONS have leased offices in 41 West 21st st to Matthew Bershad, button manufacturer; and law offices in 68 William st to Watson, Kristeller & Swift; also offices in the Franklin-Hudson Building, 100 Hudson st, to The Loevy Co.

WM. H. WHITING & CO. have leased the entire building at 109 Fulton st to John H. Andrews; the building at 183 Washington st to Joseph Bleier; the store 51 Fulton st to Belkin & Wilpan; part of the 7th floor 373 4th av to Typo Mercantile Agency; loft at 95 Chambers st through to 77 Reade st to J. P. Cochrane & Co., and the top loft 18-20 Cliff st to Efficient Novelty Co.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Mrs. Fanny Slater at 328 West 83d st; Mrs. Clio Angier at 817 West End av; to Arturo Calvo at 251 West 95th st; also at 209 West 97th st to Mrs. George T. Hauser and to Harry Harrington; at 10 West 61st st to Madame Aline Brothers; 336 Columbus av to Mrs. Josephine Ferret; at 250 West 91st st to Esteban Jaramillo; at 1331-1333 Madison av to Charles Emsheimer; at 1335 Madison av to Albert H. Frankel and to Madame Juliette Tallet; at 35 West 82d st to Ainly D. March; 244 Riverside dr to Ellis P. Weaver; 170 West 75th st to Mrs. Gertrude D. Steele and at 79 West 92d st to Mrs. Vera E. Bates.

F. R. WOOD, W. H. DOLSON CO. leased apartments at 229 West 97th st to Edith M. Goette; at 225 West 86th st to Mrs. Josephine L. Disbrow and Harry M. Lasker; at 501 West 139th st to Louise L. Voorhis; at 562 West 144th st to Emanuel Greenburg; at 630 West 172d st to Theodore B. Neale; at 634 West 172d st to Beatrice F. Bowen and Otto Aufmolk; at 20 Arden st to Leo Hart and Joseph A. Converse, and at 432 West 204th st to George P. Deeming and at 436 West 204th st to John O'Brien.

F. R. WOOD, W. H. DOLSON CO has rented for John J. Healy the store adjoining the corner of 145th st and Broadway, facing Broadway, in the Healy Building, to the David Grand Corporation.

Bronx.

LOUIS STARR leased for the Edmond Francis Realty Co., to David Picker, the Elsmere Theatre, at the southeast corner of Crotona pkwy and Elsmere pl, for a long term at an aggregate rental of about \$200,000.

Brooklyn.

CALDER'S REAL ESTATE CO. has leased for the Bensonhurst Sanitarium Co. and International Sunshine Society the Bensonhurst Sanitarium and Westover Lodge, located at 33d and Cropsey avs, Bensonhurst, to Dr. Harrison Willis of Ocean parkway, who will use it as a private sanitarium.

JAMES J. MEAD, restaurateur, leased the Brighton Beach Casino from the Robinson Amusement Co. The Casino is located at the foot of Ocean parkway, Brighton Beach, and has a frontage of 280 ft. on that thoroughfare and runs along Sea Breeze av for a distance of 200 ft.

CHARLES E. RICKERSON rented 224 Park pl, a 3-sty dwelling, to Victor Moblard; also 158 Underhill av, a 2-sty dwelling, to Dr. J. Harold Clark.

JOHN WOODENBURY, in connection with the Albany Av. Real Estate Co., has leased to the Sterling Place Garage and Sales Co. the garage and sales room building at 1410-14 Bedford av. This is the property formerly occupied by the I. S. Remsen Locomobile Co.

REAL ESTATE NOTES.

EN ROUTE FROM ALBANY Tuesday the Athletic Committee of the Brooklyn Board of Real Estate Brokers decided to provide a baseball team this season, and Joseph W. Catherine was selected to manage the nine. Robert F. Mullins and Gustave Girard were appointed a sub-committee to work out a plan to hold an outing and athletic meet this summer. The ball team will begin spring training at "R. E. B." Field, Ocean Parkway and Avenue S, this afternoon. Manager Catherine will have his hands full this season selecting a nine from the many recruits who will try for the regular berths. The large number of new members elected to the Board since last season has added much new talent to strengthen the aggregation.

AT THE REGISTER'S OFFICE this week, were recorded copies of a number of old deeds granting certain lands and rights to the city of New York. Some of the deeds date back as far as 1694, 1759 and 1791. Among the grantors are Samuel Bayard, Garrett Duyckinck, John Leake, George Janeway, Aaron Burr, Anthony Arnoux, Peter Poillon and Samuel B. Ruggles.

JOHN J. BRITTON, for the last five years manager for Kew Gardens, with offices in the Marbridge Building, has entered the general real estate business and will specialize in properties located in the leading suburban districts. He will continue to occupy his present offices.

THE NEW YORK RENTING CO. has been appointed agent of the 12-sty loft and office building at 33 Union Sq West; also the 6-sty building at 423 West Broadway.

M. VINCENT BRADY, formerly with the Lorton H. Slawson Co., has established himself in the general real estate business with offices at 5 West 31st st.

L. CASARIO has opened offices at 341 East 149th st, where he will engage in a general real estate and insurance business.

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.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	176	148
Assessed Value.....	\$10,494,150	\$8,318,100
No. with consideration.....	25	27
Consideration.....	\$1,498,880	\$1,378,550
Assessed Value.....	\$1,684,500	\$1,428,000
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	2,080	1,986
Assessed Value.....	\$137,765,250	\$112,391,250
No. with Consideration.....	274	305
Consideration.....	\$15,275,967	\$14,351,510
Assessed Value.....	\$18,856,300	\$15,030,750

Mortgages.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	113	96
Amount.....	\$3,201,882	\$3,129,750
To Banks & Ins. Cos.....	26	18
Amount.....	\$700,500	\$1,251,000
No. at 6%.....	38	36
Amount.....	\$1,392,062	\$1,290,050
No. at 5½%.....	8	5
Amount.....	\$247,000	\$548,090
No. at 5%.....	28	22
Amount.....	\$623,984	\$525,100
No. at 4½%.....	3	2
Amount.....	\$55,000	\$50,000
No. at 4%.....	1	.....
Amount.....	\$10,500	.....
Unusual Rates.....	2	1
Amount.....	\$8,286	2,500
Interest not given.....	33	30
Amount.....	\$865,050	\$714,100
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	1,048	1,017
Amount.....	\$38,295,548	\$30,609,341
To Banks & Ins. Cos.....	222	239
Amount.....	\$19,235,500	\$14,118,770

Mortgage Extensions.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	38	40
Amount.....	\$2,339,650	\$3,371,750
To Banks & Ins. Cos.....	14	16
Amount.....	\$1,682,000	\$2,583,500
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	616	529
Amount.....	\$37,208,550	\$28,304,844
To Banks & Ins. Cos.....	305	269
Amount.....	\$28,135,775	\$21,104,350

Building Permits.

	1917	1916
Mar. 31 to Apr. 6	Apr. 1 to 7	
New Buildings.....	16	10
Cost.....	\$1,125,500	\$1,519,000
Alterations.....	\$296,090	\$345,855
Jan. 1 to Apr. 6	Jan. 1 to Apr. 7	
New Buildings.....	120	109
Cost.....	\$18,403,300	\$12,998,095
Alterations.....	\$3,628,089	\$5,722,964

BUILDING FOR THE FUTURE

Adequate side-wall and floor outlets are essential in the electrical equipment of the modern apartment house.

Popular use of household appliances is causing a demand for facilities for their proper operation.

Make your properties more attractive to the prospective tenant by providing these facilities.

Our experts will call on request.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN
360 Pearl Street
Telephone 8000 Main.

BRONX.

Conveyances.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	153	127
No. with consideration.....	16	24
Consideration.....	\$167,725	\$140,351
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	1,515	1,588
No. with consideration.....	172	203
Consideration.....	\$1,858,786	\$1,503,333

Mortgages.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	45	59
Amount.....	\$267,650	\$629,815
To Banks & Ins. Cos.....	4	8
Amount.....	\$62,750	\$195,500
No. at 6%.....	20	26
Amount.....	\$115,700	\$217,576
No. at 5½%.....	2	7
Amount.....	\$5,500	\$87,350
No. at 5%.....	5	8
Amount.....	\$18,800	\$182,000
No. at 4½%.....	2	.....
Amount.....	\$58,750	.....
Unusual rates.....	.....	3
Amount.....	.....	\$21,499
Interest not given.....	16	15
Amount.....	\$68,900	\$121,390
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	667	909
Amount.....	\$4,474,267	\$9,273,965
To Banks & Ins. Cos.....	60	80
Amount.....	\$965,400	\$2,168,700

Mortgage Extensions.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
Total No.....	21	28
Amount.....	\$448,800	\$786,100
To Banks & Ins. Cos.....	8	8
Amount.....	\$212,400	\$434,000
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
Total No.....	221	212
Amount.....	\$4,471,413	\$4,428,895
To Banks & Ins. Cos.....	97	84
Amount.....	\$1,538,650	\$2,507,505

Building Permits.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
New Buildings.....	14	23
Cost.....	\$228,150	\$700,740
Alterations.....	\$11,100	\$30,800
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
New Buildings.....	145	185
Cost.....	\$2,797,775	\$5,975,190
Alterations.....	\$267,550	\$278,225

BROOKLYN.

Conveyances.

	1917	1916
Mar. 29 to Apr. 4	Mar. 30 to Apr. 5	
Total No.....	486	546
No. with consideration.....	34	63
Consideration.....	\$437,713	\$393,973
Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	
Total No.....	5,779	5,818
No. with consideration.....	584	556
Consideration.....	\$7,494,763	\$4,468,391

Mortgages.

	1917	1916
Mar. 29 to Apr. 4	Mar. 30 to Apr. 5	
Total No.....	342	425
Amount.....	\$1,232,860	\$1,558,708
To Banks & Ins. Cos.....	72	82
Amount.....	\$455,372	\$565,900
No. at 6%.....	176	246
Amount.....	\$426,498	\$657,561
No. at 5½%.....	83	90
Amount.....	\$442,272	\$471,225
No. at 5%.....	48	47
Amount.....	\$247,700	\$279,325
Unusual rates.....	2	1
Amount.....	\$5,900	\$300
Interest not given.....	33	41
Amount.....	\$110,490	\$149,297
Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	
Total No.....	3,950	4,248
Amount.....	\$18,343,587	\$17,602,197
To Banks & Ins. Cos.....	780	949
Amount.....	\$6,408,622	\$6,585,177

Building Permits.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
New Buildings.....	32	133
Cost.....	\$248,850	\$844,270
Alterations.....	\$119,150	\$1,165
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
New Buildings.....	1,023	696
Cost.....	\$9,375,000	\$13,132,200
Alterations.....	\$1,509,714	\$1,122,223

QUEENS.

Building Permits.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
New Buildings.....	89	97
Cost.....	\$257,645	\$336,550
Alterations.....	\$22,950	\$129,174
Jan. 1 to Apr. 6	Jan. 1 to Apr. 6	
New Buildings.....	958	1,350
Cost.....	\$3,550,947	\$6,087,594
Alterations.....	\$283,950	\$366,918

RICHMOND.

Building Permits.

	1917	1916
Mar. 30 to Apr. 5	Mar. 31 to Apr. 6	
New Buildings.....	8	20
Cost.....	\$18,600	\$45,240
Alterations.....	\$890	\$7,500
Jan. 1 to Apr. 5	Jan. 1 to Apr. 6	
New Buildings.....	141	211
Cost.....	\$540,963	\$331,365
Alterations.....	\$143,498	\$46,199

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

UNDoubtedly the paramount issues of the week have been the deliberations and decision of Congress in regard to the participation of the United States in the world war, but in the enthusiasm of the moment conditions that are to a large extent affecting the building industry must not be lost sight of. Activity in the building trades has held in a promising manner during the week, with a number of important contracts awarded and others reported pending, thus establishing a condition that is expected to place the period among the representative ones of the 1917 season. The improvement noted is quite general in character and applies to the construction of a diversified type of structures. This seemingly demonstrates that the recent structural activity is more than a sporadic movement and is actually the result of better conditions that are being felt throughout all branches of the building industry. The feeling daily has been growing more prevalent that the time is now ripe for a greater building development, especially in these parts, than has been noticeable for some years.

The action of Congress this week is thoroughly approved by the allied building trades and is sure to be supported in a positive and forceful manner by that body. The trade, as a unit, has come to the fore with a demonstration of loyalty and willingness to serve the Government in any possible capacity, that discredits any hint of self-interest, and there is every reason to expect that during the coming months the industry will render an excellent account to the country. The General Contractors' Association, which includes in its membership virtually all of the leading contracting firms in this city as well as several up-State concerns, by its offer to the Government amply explains the attitude of all branches of the industry, that each separate unit and trade is willing to do its utmost to further the plans of this nation in its firm endeavor for the preservation of the principles of democracy.

As a potent example of the attitude of the individual members of the association came the announcement that the firm of James Stewart & Co., Inc., has offered to the Government a regiment composed of expert construction engineers, fully equipped and ready for field service by June 1. The concern proposes to assume the entire cost of organization and equipment and further offers transportation to any point designated by the War Department. This offer is only a particular instance of what the building fraternity of America is willing to do to

co-operate with the Federal Government in these times of stress.

One of the most significant signs that the current activity is genuine is the fact that there is a substantial number of important structural operations now figuring that will undoubtedly be placed under contract in the near future. It has been some years since there has been such a large number of building projects out for estimates at one time. This condition is a very hopeful one for the trade generally, indicating, as it does, that the balance of the year is most likely to be one of exceptional activity, notwithstanding the steadily rising prices of building materials and the other perplexing circumstances from which the industry has long been suffering.

Prices of building materials and supplies continue to soar. The movement is following the trend that has now maintained for a long time and to which there is seemingly no end. With the ever-increasing cost of raw materials, labor, freight rates and other factors entering into the production of structural materials there is little indication as to when the limit will be reached and there is positively no prospect of a recession. Manufacturers of building materials have practically no hope that the conditions under which they are producing can be changed to an extent that will radically affect the prices of structural commodities during the current season other than to make further advances a necessity.

As predicted in these columns some weeks ago, the price of Portland cement has been increased to \$2.15 a barrel, wholesale to dealers. There is only one time in recent building history when this commodity was more costly than it is today. Then the quantity used was not nearly so large and the cost was not felt so keenly by the consumer. Considering the fact that the stocks on reserve at the mills are extremely low and furthermore that practically all of the current year's capacity is contracted for, dealers do not hesitate to declare that the price of this commodity will be even further advanced as the building season wears on and the demand becomes more acute. Common brick prices are holding steadily in a market that is daily strengthening. The demand for common brick is increasing and the general tone of the market is hopeful. Metal products are firm, with a tendency toward higher price levels. The political situation does not seem to have had any appreciable effect on the markets for building materials, and it is to be hoped that no adverse condition will arise to stop what now promises to be a season of exceptional activity for all concerned.

Common Brick.—The situation in the common brick market is very satisfactory, with prices holding firmly at \$10 in cargo lots to dealers, under a demand that is daily strengthening. The tone of the market is now better than it has been for quite a while and manufacturers have every confidence that the condition will be maintained for the balance of the season. According to the current inquiries the future requirements for common brick will be extremely heavy. There are numberless large building projects in sight that will consume large quantities, but as brick barges are now arriving from up-river regularly and there is a fairly strong reserve at the yards there is no possibility that there will be a brick shortage. The Hudson river is now open to navigation for its entire length, and it is expected that brick of the current year's manufacture will be available some time in June.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, April 6, 1917: Condition of market: Demand

good; prices unchanged. Quotations: Hudson Rivers, \$10.00 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 7; arrivals, 50; sales, 44. Distribution: Manhattan, 26; Brooklyn, 9; New Jersey points, 8; College Point, 1. Left over Friday, April 6, 13.

Structural Steel.—The present activity in the structural steel industry is exhibiting a tendency to confine itself to Federal and municipal requirements rather than for production of steel for private structural operations. Some leading fabricators seem to be practically marking time pending the outcome of the Congressional deliberations, as it is almost certain that the Federal Government will commandeer the plants for the manufacture of munitions and supplies for the fighting forces. Substantially all of the business reported during the past week was for the requirements for Government work. Shipbuilding plants are also taking a considerable tonnage for improvements and there is somewhat of a demand for steel for new buildings and extensions to factories and commercial

structures. The investment and speculative building seems to have been effectually stopped by the abnormally high prices, not only of structural steel but of practically all other building materials. The railroads continue in their requirements for tonnage for bridge construction and track improvements. The great number of operations that are now being figured in the Metropolitan district will require immense tonnages of structural shapes, and the outlook for future business is excellent unless something unforeseen occurs. There has been practically no change in the prices of structural steel shapes during the past week. Mill shipments are quoted at 3.919c. to 4.169c. for delivery in three to six months.

Lumber.—The lumber market in the Metropolitan district is indicating no signs as yet that the current national crisis is affecting its activity. A very potent deterrent, however, is the wretched transportation situation, and it is this condition above all others that is hindering the industry and withholding the prosperity that should now be rightfully enjoyed. The spring building season has begun in an auspicious manner for the lumber industry, with a strong demand for all kinds and grades of this product and every prospect that the activity will be maintained throughout the coming months. Stocks in the hands of dealers are considered almost too low for safety, and with the freight congestion unrelieved it is hard to predict just what the result will be. Wholesalers are virtually swamped with orders even in the face of steadily advancing prices for practically every line. One of the chief difficulties of the lumber industry is at the production end, where the shortage of labor and the generally advanced overhead costs are limiting production, and in view of these conditions it is difficult to see how a recession in lumber prices will be possible for a long time.

Wire Products.—The demand for wire products of all description is particularly heavy and mills are said to be some weeks behind in delivery. Barb wire has been especially difficult to obtain on account of the large amounts exported to the Allies. The condition of this market indicates that a general advance in prices will be announced at an early date. Wire nails are likely to sustain a substantial increase in price at any time and with the enormous demand and short supply jobbers are even now willing to pay from 10c. to 15c. above the scheduled prices in order to obtain a reasonably prompt delivery. The shortage in this line is a serious proposition, and one that is almost certain to become worse.

Portland Cement.—The expected has happened and cement prices have advanced to \$2.15 a barrel wholesale to dealers, and there is every prospect that this price will sustain a further increase at most any time. The demand for this important structural commodity has greatly increased during recent months, and with the growing popularity of reinforced concrete as a medium for factory and commercial building construction it is fully expected that manufacturers will be unable to keep abreast of the demand.

Cast Iron Pipe.—The price of this commodity has been advanced \$3 per ton following the recent increases announced in many other metal products. The buying is comparatively heavy, with the majority of tonnage going to private consumers rather than for municipal work. Carload lots of 6 in. class B and heavier are now quoted at \$50.50 per net ton, tidewater, with class A and gas pipe taking an extra of \$1 per ton.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

North River common.....\$10.00@
Raritan common.....10.50@
Second hand common, per load
of 1,500.....10.00@
Red face brick, rough or
smooth, car lots.....\$21.00@
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.....\$2.15@
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.....@ \$0.98
Less than 5 bbls......99

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

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

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.....@ 25.00

per M.....

Hemlock, Eastern mixed

cargoes.....22.00@

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

Spruce, Eastern, random car-

goes, narrow (delivered).....\$29.00@ 32.00

Wide cargoes.....32.00@ 34.00

Add \$1.00 per M. for each inch in width

over 12 in. 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.....\$4.75@ 5.00

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.....@ 27.00

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

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lb.

bags, per ton.....@ \$15.00

Dry Mortar, in bags, return-

able at 10c. each, per ton.....6.75@ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.06 ¾

Block, 3 in. (hollow)......06 ¾

Block, 4 in. (hollow)......12 ½

Boards, ¾ in. x 8 ft......15 ½

SAND—

Screened and washed Cow Bay,

BUILDING FIGURES FOR QUARTER

Comparative Statistics for the Four
Boroughs Compiled in Convenient Form

THE Record and Guide prints here- with the quarterly table of building statistics for the Boroughs of Manhattan, Bronx, Queens and Richmond, together with the comparative figures for last year during the corresponding period. The figures are interesting and important to real estate men and builders as indicating the building situation from the standpoint of the official records of plans filed.

ALTERATIONS IN THE BRONX
January 1, to March 31, Inclusive

	No.	1916	No.	1917
Dwellings, brick	10	\$6,150	13	\$18,150
Dwellings, frame	51	51,950	42	45,900
Ten'm'ts, brick	26	47,600	18	21,025
Ten'm'ts, frame	9	8,000	3	1,100
Hotels.....	1	4,000	.....	.....
Stores.....	12	22,175	6	26,800
Office buildings..	2	6,900	1	250
Manufactories and Workshops	10	20,800	13	73,150
Schools.....	3	500	2	4,200
Churches.....	1	12,000	.....	.....
Public Buildings	9	62,950	4	5,000
Stables and Gar-	2	15,000	13	62,350
Miscellaneous...	434	56,778	442	118,702
Totals.....	570	\$314,803	557	\$376,627

Increase, Cost, 1917
Decrease No. 1917 \$61,824
13

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive

	No.	1916	No.	1917
Dwellings, over \$50,000..	3	\$455,000	3	\$230,000
Betw'n \$20,000 and \$50,000..	1	30,000	1	30,000
Under \$20,000..	.....	.....	.....	.....
Tenements.....	34	3,237,500	13	1,390,000
Hotels.....	5	1,440,000	4	2,350,000
Stores, lofts etc. over \$30,000..	10	1,490,000	2	285,000
Betw'n \$15,000 and \$30,000..	1	20,000	1	15,000
Under \$15,000..	5	33,000	1	12,500
Office buildings	8	1,430,000	10	6,707,500
Manufactories and Workshops	10	2,259,500	12	1,046,000
Schoolhouses...	3	795,000	1	71,000
Churches.....	3	208,000	2	950,000
Public Build'gs Municipal.....	.....	.....	9	803,500
Places of Amusement, etc.....	1	2,000	9	1,759,500
Stables and Garages.....	14	839,500	29	943,000
Other Structures.....	5	6,095	6	184,800
Hospitals.....	.....	.....	1	500,000
Totals.....	103	\$12,245,095	104	\$17,277,800

Increase Year, 1917..... 11 \$5,032,705

ALTERATIONS IN MANHATTAN.

January 1 to March 31, Inclusive.

	No.	1916	No.	1917
Dwellings.....	132	\$249,565	128	\$491,550
Tenements.....	151	167,504	165	310,905
Stores, lofts etc.	283	571,111	205	608,674
Office buildings	107	733,099	99	744,300
Manufactories and workshops	130	354,829	97	339,405
Schoolhouses.....	3	4,850	14	83,550
Churches.....	12	2,520,825	7	132,800
Public Build'gs Municipal.....	12	95,000	5	11,700
Places of amusement, etc.	35	148,250	46	404,650
Hotels.....	42	491,735	19	94,475
Stables and Garages.....	33	160,725	49	406,450
Totals.....	940	\$5,497,493	834	\$3,628,459
Decrease, 1917.....	106	\$1,869,034	.....	.....

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive

	No.	1916	No.	1917
Dwell'gs Brick over \$50,000..	.....	.....	.....	.....
Dwell'gs brick Bet \$50,000 and \$20,000..	12	\$77,500	7	395,000
Tenem'ts, brick over \$15,000..	87	4,291,000	26	1,768,000
Under \$15,000..	.....	.....	.....	.....
Tenements frame.....	.....	.....	.....	.....
Hotels.....	.....	.....	.....	.....
Stores over \$30,000.....	1	30,000	.....	.....
Stores, between \$30,000 and \$15,000.....	1	20,000	2	35,000
Under \$15,000..	6	31,200	4	21,200
Office Build'gs	3	81,000	3	3,100
Manufactories and workshops	14	541,000	10	36,275
Schoolhouses...	.....	.....	4	128,000
Churches.....	1	30,000	.....	.....
Public Build'gs —Municipal.....	.....	.....	1	300
Places of Amuse'mt, etc.	7	199,500	11	305,200
Stables and Garages.....	14	107,400	51	87,300
Dwell'gs, frame	17	71,100	18	76,750
Other Structures.....	4	2,050	1	600
Totals.....	167	\$5,481,750	138	\$2,501,225
Decrease, 1917..	29	\$2,980,525	.....	.....

Queens
PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive.

(The Classifications have not been completed at this writing.)

	No.	1916	No.	1917
Dwellings.....	1337	\$5,747,709	904	\$2,304,447
Decrease, 1917.....	433	\$3,407,262	.....	.....

ALTERATIONS IN QUEENS.

January 1 to March 31, Inclusive

	No.	1916	No.	1917
Dwellings.....	652	\$358,981	608	\$238,572
Decrease, 1917.....	44	\$120,409	.....	.....

Richmond

PLANS FILED FOR NEW BUILDINGS.

January 1 to March 31, Inclusive.

(The Classifications have not been completed at this writing.)

	No.	1916	No.	1917
Dwellings.....	252	\$409,125	251	\$809,233
Decrease, 1917.....	.....	.....	.....	409,125

Increase Cost, 1917..... \$400,108

ALTERATIONS IN RICHMOND.

January 1 to March 31, Inclusive

	No.	1916	No.	1917
Dwellings.....	135	\$52,949	109	\$138,986
Decrease, 1917.....	.....	.....	.....	52,949

Increase Cost, 1917..... \$86,037

Building Statistics.

Comparative statistics of building and engineering operations in New York, New England, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and eastern Kansas, as compiled by the F. W. Dodge Company:

Contracts awarded January 1 to April 1, 1917, \$318,785,000; 1916, \$223,645,000; 1915, \$167,637,300; 1914, \$149,032,000; 1913, \$196,788,000; 1912, \$154,413,500; 1911, \$173,904,313; 1910, \$172,922,809.

Comparative statistics of building and engineering operations in New York State and northern New Jersey, as compiled by the F. W. Dodge Company:

Contracts awarded January 1 to April 1, 1917, \$68,652,000; 1916, \$27,269,000; 1915, \$34,634,500; 1914, \$25,688,000; 1913, \$76,658,000; 1912, \$43,317,500; 1911, \$46,309,000; 1910, \$56,972,000.

Comparative statistics of building and engineering operations in New York State and Northern New Jersey, tabulated by months and based upon contracts awarded, as compiled by the F. W. Dodge Company:

	1915	1916	1917
Jan.	\$9,940,500	\$9,227,500	\$21,858,000
Feb.	11,896,000	6,070,500	20,370,000
March ..	12,798,000	11,971,000	26,424,000

Development of Floral Park.

A residential development will be projected at Floral Park, L. I., as a result of a purchase by a syndicate of property at Plainfield avenue and Floral Parkway. Nicholas Serracino, 1170 Broadway, has been commissioned to prepare plans and specifications.

Americans Active Abroad.

American architects and contractors are interested in several important foreign projects, their respective fields of activity reaching as far south as Chili, South America, and as far east as China. Shattuck & Hussey, architects, Harriett lane, Baltimore, Md., are preparing plans for two large medical schools and hospital buildings in China for the Rockefeller Foundation and have several other schools, churches, club and hospital structures either under construction or design in the same country. They have offices at No. 1 Nan Chin Tze, Pekin, and in the Union Building, Shanghai. Slee & Bryson, architects, 154 Montague street, Brooklyn, have completed plans for a two-and-a-half story hollow tile and stucco residence at Tukahuano, Chili, to cost about \$30,000, for Samuel S. Coles, the Norwegian vice-consul at that place. At Guantanamo, Cuba, the Stewart Engineering Company, of 17 Battery place, Manhattan, have obtained the general contract to erect a fuel oil storage plant for the Bureau of Yards and Docks of the United States Government, from privately prepared plans. The estimated cost of the new plant has been placed at \$320,000.

Rockefeller Foundation Hospital.

Butler & Rodman, 16 East 23d street, will draw plans for the new hospital building to be erected on the grounds of the Rockefeller Institute for Medical Research, at Avenue A and 66th street. The Rockefeller Foundation has appropriated \$200,000 for the project. It will provide a military unit hospital of 100 beds, for the purpose of treating patients suffering from infected wounds, and applying the surgical methods in use at the military hospital at Compiegne, France, by Drs. Alexis Carrel and H. B. Dakin.

Contracts Awarded.

The Public Service Commission has awarded two contracts for portions of special work for use on new rapid transit lines. Both are contracts for frogs

and switches and are for use on the Eastern Parkway subway in Brooklyn. One award was made to the Bethlehem Steel Products Company of 111 Broadway, New York City, the low bidder, at \$34,136.60. The second award was made to William Wharton, Jr., & Co., Inc., of 30 Church street, New York City, whose contract price was \$37,205. The Commission also has under consideration another bid for special work for use on the Livonia avenue line in Brooklyn, Jerome avenue line in the Bronx and the Broadway line in Manhattan. Bids were recently received for this work, the low bidder being the Ramapo Iron Works of 30 Church street, New York City, at \$28,170.

PERSONAL AND TRADE NOTES.

Glucroft & Glucroft, architects, announce the removal of their offices to 729 Flushing avenue, Brooklyn.

Harry Leslie Walker, architect, now at 103 Park avenue, will move, early in May, to the Berkeley Building, 19 West 44th street.

C. S. Bilyeu, formerly with Hildreth & Co., engineers, has become associated with the Gulick-Henderson organization of inspecting engineers, New York City.

Francis T. Homer, of New York, vice-president of the United Gas & Electric Corporation, was elected president of the American Cities Company, New Orleans, La., at a recent annual meeting of the board of directors.

Samuel Roth, for twelve years with J. Schlesinger (Inc.), general contractor, has severed his connection with that organization, to become associated with the firm of Morris Wolf, also a general contractor and builder.

S. B. Newman and M. F. Cavallon, who have been associated with the Master Builders' Company, announce that they have formed the Newman-Cavallon Company, for the sale of building products, with offices at 8 West 40th street.

Francis N. Howland was elected president of the Mechanics' and Traders' Exchange, at the annual meeting held on March 27. Other officers elected were Frank E. Conover, vice-president; Edwin Outwater, treasurer, and C. E. Cheney, secretary.

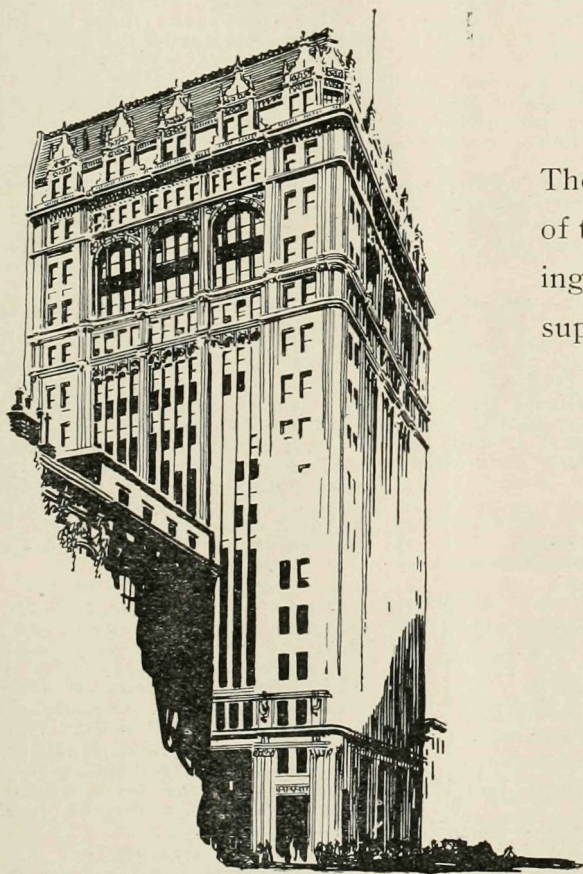
H. McL. Harding, consulting terminal engineer of New York City, has been appointed consulting terminal expert in connection with the building of a chain of terminals to be located at various cities along the New York State barge canal. Mr. Harding is president of the Society of Terminal Engineers, recently organized in New York City.

Master Builders' Association of Passaic and Vicinity has been organized, with a membership representing Passaic, Rutherford, Garfield, Nutley, Clifton, Wallington and Lodi. The following officers were elected: President, Adrian Zandee; vice-president, Albert Martin, Jr.; secretary, Thomas A. Hopkins, and treasurer, John Berridge.

Albert A. Oliver & Son (Inc.) have moved their offices from the Architects' Building to the Flatiron Building, Broadway and 23d street. The Clinton Wire Cloth Company has appointed the firm sales manager for all their structural products in the territory east of the Rocky Mountains, necessitating the acquisition of larger quarters.

J. G. Rainwater Lumber Company, headquarters, New Orleans, has opened an office at 45 Broadway, Manhattan, in charge of H. Thatcher. The Rainwater Company manufactures and deals at wholesale in long and short leaf yellow pine lumber, ties and piling and creosoted material, oak timbers and hardwoods, and operates mills at Purvis and Poplarville, Miss.

Special-Service Flooring Corporation has been incorporated with offices at 405 Lexington avenue, to render special service in connection with the construction of composition floors. John F. Stanley is president of the company. Other officers are W. P. Smith, formerly Can-



What They Think of Edison Service

The Emmet Building at 95 Madison Avenue, one of the most finely equipped of the modern loft buildings, employs Edison Service. Mr William Hay, superintendent of the property, says

"As an engineer of experience I recommended the use of Edison supply for these premises. The service has come up to my expectations in every way. It has not only shown itself a true economy but a great antidote for building management worry"

The New York Edison Company

At Your Service

General Offices
Irving Place and 15th Street
Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND

BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

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. CARPENTERS BUILDERS

AND
GENERAL CONTRACTORS

JOBGING PROMPTLY ATTENDED TO
MODERN STORE FRONTS A SPECIALTY

References Furnished on Application

1151 Broadway
New York

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

adian manager of the Marbeloid Company, secretary, and J. E. Shanley, Jr., former district manager of the Marbeloid Company at Cleveland, treasurer. The company includes the laying of floors in its sphere of activity, the special service being designed to study and meet the individual tastes of clients.

New York State Association of Master Painters and Decorators, at the recent convention in Rochester, elected the following officers for the ensuing year: President, Oscar L. Wood, of Syracuse; vice-president, Frederick C. Glunz, of Buffalo, and secretary-treasurer, Carl Goeddertz, of Rochester. Nine members were elected to the Executive Board and trustees were chosen for two and for three years respectively.

Northern Waterproofing Company, 195 Lexington avenue, Manhattan, has obtained the roofing contracts for the following projects: Pier and freight shed for the Borough of Manhattan, owner, and the Furness-Withey Company, lessee, at the foot of West 55th street; the apartment house at the northeast corner of Fifth avenue and 74th street, for the Fifth Avenue and 74th Street Corporation; the apartment house at 112-118 East 74th street, for S. Morrill Banner; the almshouse in the Town of Mount Pleasant, for the Board of Supervisors of Westchester County; also the waterproofing contract for the terminal and track elevation at Coney Island for the New York Municipal Railway and for the hospital on Mount Kimble avenue, Morristown, N. J., for the All Souls Hospital.

NO ARCHITECTS SELECTED.

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

BINGHAMTON, N. Y.—The Board of Education, City Hall, Binghamton, contemplates making alterations and repairs to the 2-sty Oak st school, for which no architect has been selected. Cost, \$30,000.

GENEVA, N. Y.—The B. P. O. E. Building Committee, c/o Leed Colton and others, Geneva, contemplates building an addition to the 3-sty brick and hollow tile lodge building, for which no architect has been selected. Cost, \$30,000.

FULTON, N. Y.—The Board of Education, c/o L. C. Foster, First National Bank Building, Fulton, contemplates building a brick and steel high school, for which no architect has been retained.

HAWORTH, N. J.—The Haworth Golf Club, C. C. Nobles, 621 Broadway, Manhattan, owner, contemplates alterations to the clubhouse and golf links. No architect has been selected.

LAKEWOOD, N. J.—Dr. O. C. Thompson, Main st, Lakewood, owner, contemplates erecting a 2½-sty frame dwelling on Monmouth av, bet 3d and 4th sts, for which no architect has been selected. Cost, \$6,000.

UTICA, N. Y.—The Union Athletic Club Hotel, c/o Joseph Wagner, 1329 Thorne st, Utica, contemplates rebuilding the hotel at York and Thorne sts. No architect has been selected. Cost, \$10,000.

TOMS RIVER, N. J.—David Marion, 7 Water st, Toms River, contemplates building an addition to the hotel at Main and Washington sts, for which no architect has been retained.

PLANS FIGURING.

DWELLINGS.

GLEN COVE, L. I.—Herbert M. Baer, 665 5th av, Manhattan, architect, is taking bids on the general contract, to close April 10, for alterations and addition to the 2½-sty frame dwelling, 120x25, for Norvin R. Lindheim, 60 Wall st, Manhattan, owner. Consists of two side additions, 10x18 and 9x22, and minor interior alterations. Cost, \$4,000.

TARRYTOWN, N. Y.—Eugene J. Lang, 477 5th av, Manhattan, architect, is taking bids on the general contract, to close April 14, for the 2½-sty hollow tile stucco and stone residence, 125x60, with garage, on Warrin av, for B. F. Hermann, owner.

HOSPITALS AND ASYLUMS.

STOCKTON, N. Y.—The Board of Supervisors of Chautauqua County, J. A. McGinnies, clerk, Ripley, N. Y., owner, is receiving competitive sketches, to close May 1, for a tuberculosis hospital on Cassa-

daga Lake, for which no architect has been selected. Elizabeth Newton Estate, c/o Judge John Lamber, Fredonia, N. Y., is the donor.

MUNICIPAL.

EAST ORANGE, N. J.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., April 18, for the stone post office building for the U. S. Government, Washington, D. C., owner.

BROOKLYN, N. Y.—The City of New York, Fire Dept., Municipal Building, Manhattan, is taking bids to close 10.30 a. m., April 9, for the installation of a new heating system for Company No. 107, Hook and Ladder, at 40 New Jersey av.

SCHOOLS AND COLLEGES.

DUMONT, N. J.—The Board of Education, W. E. Casey, District Clerk, is taking bids on the general contract to close 8.30 p. m., April 16, for the alteration and addition to the 2-sty brick school, from plans by Ernest Sibley, Palisade Park, N. J. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Alfred C. Bossom, 366 5th av, architect, is taking bids on the general contract to close April 10 for the alteration to the buildings at 112 to 114 West 42d st, and for the erection of a new building at No. 110, for the James McCreery Realty Corp., 112 West 42d st, owner.

THEATRES.

MANHATTAN.—The Hoffman Co., 1420 South Penn sq, Philadelphia, architect, is taking bids on the general contract to close April 10, for the alteration and extension to the 2-sty moving picture theatre at 586-590 7th av, for C. William Funk, 37 Lincoln Drive, Philadelphia, owner, and the William Penn Amusement Co., 113 South 3d st, Philadelphia, lessee. Cost, \$15,000.

MISCELLANEOUS.

MANHATTAN.—Hugo Taussig, 1476 Broadway, Manhattan, architect, is taking bids on the general contract to close April 10 for the alteration to the 9-sty market building, 50x103, at 409-411 West 14th st, for Joseph S. Herman, 407 West 14th st, owner, and the Nathan Schweitzer Co., 291 Washington st, lessee. Cost, \$18,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

4TH ST.—Frank Vitolo, 16 East 23d st, has completed plans for alteration of the 3-sty dwelling, 25x60, at 146 West 4th st, into studio and apartments, for Pepe & Bro., 4th st and Washington sq, South, owner. Consists of raising roof 15 ft to provide a studio. Cost, \$6,000.

88TH ST.—Charles B. Meyers, 1 Union sq, will draw plans for the alteration of the four 4-sty brick and stone dwellings, on plot 77x102, at 121-127 West 88th st, into apartments, for Charles Pfomm, c/o Henry Morgenthau Co., 30 East 42d st, owner.

GRAMERCY PARK.—Grosvenor Atterbury, 20 West 43d st, will draw plans for the alteration of the brick and stone dwelling at 2 Gramercy Park, into studio apartments, for Ronald C. Lee, 2 East 33d st, owner. Consists of altering the building from 4 to 5 stys.

RIVERSIDE DR.—John Brandt, 271 West 125th st, has completed plans for alterations and addition to the 5-sty brick apartment house, 25x78, at 415 Riverside dr for Emma I. Topfritz Estate, 311 West 94th st, owner. Consists of a 2-sty addition. Cost, \$10,000.

DWELLINGS.

52D ST.—J. C. Cocker, 2017 5th av, has completed plans for alterations and extension to the 4-sty brick dwelling, 20x100, at 236-238 West 52d st, for the Pruden Hardware Co., George N. Shafer, pres., on premises, owner. Consists of a 1-sty brick extension, 20x50. Cost, \$5,000.

74TH ST.—Edward Necarsulmer, 507 5th av, is preparing preliminary sketches for alterations to the brick dwelling at 5 East 74th st for Jerome J. Hanauer, owner.

MUNICIPAL.

BLACKWELL'S ISLAND.—C. B. Meyers, 1 Union sq, Manhattan, will draw plans for repairs and addition to the workhouse and administration bldg, for the Dept of Correction, City of New York, Burdette G. Lewis, Com'r, Municipal Bldg, Manhattan, owner.

STABLES AND GARAGES.

CHARLETON ST.—James P. Whiskerman, 38 East 42d st, has completed plans for alterations to the 5-sty brick garage, 40x75, at 14 Charleton st, for Thomas Rudden Estate, Philip J. Rudden, administrator, 139 Prince st, owner. Cost, \$25,000.

CHRYSTIE ST.—Cantor & Dorfman, 373 Fulton st, Bklyn, are preparing plans for a 3-sty and basement reinforced concrete and brick garage and news delivery bldg, 100x71, at 43-49 Chrystie st, for the Metropolitan News Co., 164 Henry st, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

72D ST.—Otto Reissmann, 147 4th av, has revised plans in progress for alterations and extension to the 5-sty brick bakery and storage building, 57x62, at 534-6 East 72d st, for the 530 East 72d St Co., Edwin O. Holtner, 105 East 73d st, owner, and Elias Gottfried, 534 East 72d st, lessee. Includes a 1-sty rear extension. Cost, \$5,000.

BROADWAY.—Harold C. Lincoln, 162 West 34th st, has plans in progress for alterations to the 5-sty brick store and office building, 21x99, at 173 Broadway, for Joseph E. X. Leavitt Estate, and Katherine D. L. Parsons, c/o William F. and Daniel Appleton, trustees of estate, 28 East 80th st, owner, and the Co-Operative Realty Co., 162 West 34th st, lessee. Cost, \$20,000.

SPRING ST.—George J. Casazza, 1133 Broadway, has completed plans for a 3-sty brick and stone store and lodge room building, 25x57, at 182 Spring st, for Angelo Frasinetto, 79-81 Thompson st, owner. Cost, \$12,000.

34TH ST.—Robert D. Kohn, 56 West 45th st, has preliminary plans in progress for an annex to the 8 or 10-sty brick, stone and steel department store at 149-151 West 34th st, through to 148 West 35th st, for R. H. Macy & Co., Broadway and 34th st, Jesse I. Strauss, pres., owner. Charles E. Knox, 101 Park av, is the electrical engineer.

STATE ST.—Frederick D. Hill, 346 Broadway, has completed plans for a 15-sty store and office building, 85x186, at 9-12 State st, for Patrick A. Dollard Estate, c/o John V. Dollard, 27 Cedar st, owner. Cost, \$275,000.

WHITE ST.—H. F. Smith and Harry H. Holly, associate architects, 38 West 32d st, will draw plans for alterations to the brick and stone store and loft building at 8-10 White st, for the Estate of Mary Bolles, Elizabeth, N. J., owner, and A. H. Hinman Corp., 27 Leonard st, lessee. Cost, \$15,000.

6TH AV.—H. B. Crosby, 1st Natl. Bank Bldg., Paterson, N. J., has completed plans for interior alterations to the 3-sty brick restaurant, at 474 6th av, for T. M. Kip, 248 West 105th st, owner. Cost, \$4,000.

WILLIAM ST.—I. N. Phelps Stokes, 100 William st, has plans in progress for top addition to the 15-sty brick and reinforced concrete office bldg, 96x121, at 100 William st, for the Phelps Stokes Estate, I. M. Phelps Stokes, pres., 100 William st, owner. Cost, \$20,000.

DYCKMAN ST.—John C. Watson, 271 West 125th st, has completed plans for a 1-sty brick store and taxpayer, 100x75, at 116-24 Dyckman st, for the Eleto Realty Corp., Arlington C. Hall, pres., 2789 Broadway, owner. Cost, \$17,500.

WATER ST.—James W. O'Connor, 3 West 29th st, has completed plans for the alteration to the 7-sty brick office bldg, 113x57, at 62-72 Water st, for W. R. Grace & Co., 7 Hanover sq, owners. Cost, \$30,000.

CANAL ST.—George F. Pelham, 30 East 42d st, will draw plans for the extension to the 3-sty brick store bldg, at 145-147 Canal st, for Jacob J. Schmukler, 133 Canal st, owner.

57TH ST.—George & Edward Blum, 505 5th av, have plans in progress for the alteration of the 4-sty brick dwelling, 25x100, into store and lofts, at 18 West 57th st, for Charvet & Co., 50 West 46th st, owners. Cost, \$20,000.

3D AV.—Wortmann & Braun, 114 East 28th st, have completed plans for the alteration to the property at the northeast cor of 3d av and 59th st for a Chinese restaurant. Cost, \$5,000.

BROADWAY.—Jardine, Hill & Murdock, 50 East 42d st, have completed plans for alterations to the 11-sty store and office bldg, 92x127, at 1457-1463 Broadway, for the Henry Phipps Estate, John A. Phipps, pres., 787 5th av, owner. Cost, \$6,000.

CHURCH ST.—J. V. Davies, c/o owner, has completed plans for alterations to the 5-sty brick and stone store and office bldg, 43x77, at 30 Church st, and 187 Greenwich and 57 Dey sts, for the Hudson & Manhattan Railroad Co., Wilbur C. Fisk, pres.,

SAFETY FIRST — THEN ECONOMY

We can show you both

WHY USE LIME MORTAR FOR BRICK WALLS?

Same has no tensile strength—Don't invite disaster

Brooklyn Bridge Brand Rosendale Natural Cement

Meets Standard Specifications and Complies with the New Building Code

The BEST and CHEAPEST CEMENT for BRICK and STONE MASONRY

Consolidated Rosendale Cement Co.

50 Church Street

New York, N. Y.

Garbage Cans Are Offenses To All The Senses

They lower the standard of buildings, tenants and employees. They are expensive, unsanitary, inconvenient. Bottles, tin cans, rags, paper, etc., are fire and health hazards.

The KERNER SYSTEM abolishes all of these from new buildings. No fuel used except the waste refuse of the building which is compelled to be self-consuming. No odors or expense of operation. A wonderful renting attraction. The greatest sanitary convenience. Approved by all Cities and Investment Companies.

MURRAY HILL
2470

351 LEXINGTON AVENUE

CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars

HARRIS FLOORING COMPANY

PAUL T. RIBETT, Jr., Manager

Tel.—Greeley 3160-3161

Specialists in Oak and Maple Flooring

Thoroughly kiln dried—properly manufactured. The Flooring that lays tight and smooth. Large stock on hand. Prompt shipments in any quantity.

OFFICE AND STEAM HEATED WAREHOUSE 558-560 West 34th Street, NEW YORK CITY.
USE DAVIS SHELLAC FOR FINE FINISH

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick**

ENAMELED AND PORCELAIN BRICK, several colors

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

HARD BUILDING BRICK

Pompeian (or Mottled), both Plain or Moulded.

HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street,

NEW YORK

Telephone, 6750 Barclay

TELEPHONE, KENMORE 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, B'oklyn, N. Y.

Making the Most of a Building

Satisfaction with any building's elevator equipment begins in the architect's plan. Making the most of any building means, among other things, installing an equipment of

OTIS ELEVATORS

And this is just as true of the small one or two-story structure as of the great edifice like the Telephone and Telegraph Building with its 26 Otis Elevators.

OTIS ELEVATOR COMPANY

Eleventh Ave. and 26th St.
New York

Get RITCH Quick

34 West
33d St.



Mad. Sq.
3060

Insurance and Bond
Specialists

ALL AETNA LINES

AUTOMATIC ADJUSTING SHADE FIXTURE.

The "AA" Shade Fixture enables the hanging of a shade or curtain to cover the entire width of the glass and yet avoid having the brackets strike the jamb or casing when window or door is opened. For shades and curtains on casement windows and doors.

Estimates furnished from plans.

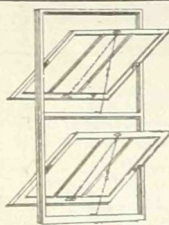


F. J. KLOES

Established 1872

243 Canal Street,
New York

Telephone—Franklin 2216



FIREPROOF WINDOWS

M. F. Westergren

Incorporated

213-231 East 144th St.
NEW YORK

Telephone (3291)
(3292) Melrose
(3293)

30 Church st, owner, and John Ruege & Benjamin Klein, 101 West 69th st, lessee. Cost, \$12,000.

THEATRES.

BROADWAY.—William H. McElpatrick, Columbia Theatre Building, 701 7th av, has completed plans for a 3-sty theatre, store and ballroom, 150x200, on Broadway, northwest cor of 181st st, for the 181st St Construction Co., 729 7th av, Benj. G. Morse, pres., owner. Cost, \$500,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS
OGDEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty brick apartment house, 75x100, on the west side of Ogden av, 262 ft north of West 171st st, for the Lankan Realty Co., Mr. Candmer, 656 West 181st st, owner. Cost, \$70,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Irving Margon, 370 East 149th st, has completed plans for a 1-sty brick store bldg, 30x100, on the west side of Southern blvd, 154 ft south of 180th st, for the Wilson Bryant Co., c/o Samuel Horowitz, 391 East 149th st. Cost, \$12,000.

MISCELLANEOUS.

BRONX RIVER AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 1-sty frame amusement device, 44x84, on the east side of Bronx River av, 200 ft west of Pugsley av, for the Clason Point Park, Inc., owner, and Louis Berni, 216 West 20th st, lessee. Cost, \$5,000.

239TH ST.—Private plans are being prepared privately for a 1 and 2-sty brick and steel inspection shed, office and recreation room, 130x591, at 239th st and White Plains rd, for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, owner.

HOME AV.—George H. Pegram, 165 Broadway, is preparing plans for a brick and steel inspection shed and boiler house at Jerome av and Mosholu Parkway for the Interborough Rapid Transit Co., 165 Broadway, owner.

239TH ST.—George H. Pegram, 165 Broadway, has completed plans for the yard improvement at the 239th st railroad yards, junction of Baychester and Bissell avs, for the Interborough Rapid Transit Co., owner, 165 Broadway. Project consists of the construction of a boiler house, signal tower, circuit breaker, storage, store room, inspection shed and coal storage buildings.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
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 and builder. Cost, \$17,000.

ST. JOHN'S PL.—Cohn Bros., 361 Stone av, have plans nearing completion for two 4-sty brick and stone apartments, 64 x89, for Abraham Kaplan, 1462 Eastern Parkway, owner and builder. Cost, \$40,000 each.

HALSEY ST.—Slee & Bryson, 154 Montague st, are completing plans for the alteration and addition to the 4-sty brick and stone apartment house with stores at the northeast cor of Halsey st and Throop av for J. J. Stowers, owner. Cost, \$16,000.

BAY RIDGE AV.—Thomas Bennett, 5123 3d av, has completed plans for two 3-sty brick and stone tenements, 25x70, on the north side of Bay Ridge av, 131 ft east of 6th av, for Ernest Stillman Bldg. Co., 540 47th st, owner and builder. Cost, \$10,000 each.

UNION ST.—William J. Conway, 400 Union st, has completed plans for alterations to the 4-sty brick apartment house with store, in the south side of Union st, 165 ft east of Columbia st, for Francisco De Angelo, on premises, owner. Cost, \$3,000.

SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house with stores, at the southwest cor of South 4th st and Bridge Plaza, for A. Segal.

KINGS HIGHWAY.—Cohn Bros., 361 Stone av, will draw plans for a 4-sty brick and stone apartment house with stores, at the northwest cor of Kings highway and East 18th st, for James Kelly, 1723 Av Q, owner and builder.

CHURCHES.

EAST 10TH ST.—Slee & Bryson, 154 Montague st, are preparing sketches for a 1-sty brick church, at the southwest cor of East 10th st, and Av N, for the Woodlawn Reformed Church, c/o Rev. J. Gilmore Abby, 1460 East 10th st, owner.

DWELLINGS.

CROPSEY AV.—Lucian Pisciotta, 391 East 149th st, Manhattan, has completed plans for a 2-sty brick dwelling and store,

20x56, on the east side of Cropsey av, 78 ft north of Bay 49th st, for Andrea Mezzarello, 216 Av A, Manhattan, owner. Cost, \$6,000.

LENOX RD.—Samuel Millman & Son, 1780 Pitkin av, have plans in progress for eight 2½-sty frame dwellings, 18x36, on the south side of Lenox rd, between East 34th and East 35th sts. Owner's name will be announced later. Cost, \$3,500 each.

AV R.—A. White Pierce, 26 Court st, has completed plans for three 2½-sty frame dwellings, 20x42, at the southwest cor of Av R and East 19th st, for the Baelon Building Co., Joseph Baelon, 1545 St. Marks av, owner and builder. Cost, \$13,500.

GATES AV.—Lewis Folk, 1546 Myrtle av, has completed plans for interior alterations to the 3-sty dwelling and store at the southeast cor of Gates and Wyckoff avs, for Samuel Davidson, 220 Van Buren st, owner. Cost, \$3,500.

HOPKINSON AV.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for alterations to the 3-sty brick dwelling and store on the west side of Hopkinson av, 215 ft north of Pitkin av, for C. Weinstein, 442 Hopkinson av, owner. Cost, \$3,000.

LENOX RD.—S. Millman & Son, 1780 Pitkin av, have completed plans for eight 2-sty frame dwellings, 18x35, on Lenox rd, bet 34th and 35th sts, for the Milland Realty Co., Aaron Rastire, pres., 1434 Eastern pkwy, owner and builder. Cost, \$3,500 each.

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

MYRTLE AV.—Louis Berger & Co., 1652 Myrtle av, has completed plans for alterations and extension to the 3-sty brick and stone dwelling and store building at 1831-1833 Myrtle av, for I. Cohn, pres., Ridge-wood Dry Goods Co., on premises, lessee. Project consists of alterations to the present building and a 3-sty extension, 40x55. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

DOBBIN ST.—Christopher Bauer, Jr., 801 Manhattan av, has completed plans for three 2-sty dye houses, 25x70, in the east side of Dobbin st, 225 ft north of Nassau av, for Richard F. Abbe, 75 Gramercy st, owner. Cost, \$11,000.

SACKMAN ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for interior alterations to the 2-sty brick factory, at the northwest corner of Sackman and Herkimer sts, for Michael Benesko, Saratoga av, Bklyn, owner. Cost, \$4,000.

MUNICIPAL.

CLARKSON AV.—Helmle & Corbett, 190 Montague st, have completed plans for a 4-sty brick and stone dormitory, 52x133, on the north side of Clarkson av, 925 ft east of New York av, for the City of New York, Dept of Charities, 327 Schermerhorn st, owner. Cost, \$70,000.

STABLES AND GARAGES.

RUSSELL ST.—Christopher Bauer, Jr., 801 Manhattan av, has completed plans for a 1-sty brick garage, 32x38, in the east side of Russell st, 110 ft north of Meeker av, for Ludwig Gutmann, 201 Manhattan av, owner and builder. Cost, \$3,000.

CENTRAL AV.—Louis Allmendinger, 20 Palmetto st, has completed plans for the alteration to the 2-sty brick garage on the south side of Central av, 50 ft east of Meneham st, for Adam Lieber, 319 Central av, owner and builder. Cost, \$4,500.

ST. MARKS AV.—Christian A. Guldberg, 29 West 34th st, Manhattan, has completed plans for a 1-sty brick garage, 30x40, at 1007 St. Marks av, for H. Hendrickson, owner, on premises. Cost, \$3,000.

VAN SINDEREN AV.—Abraham Farber, 1746 Pitkin av, has completed plans for a 1-sty brick and stone garage, 100x100, on the east side of Van Sinderen av, 100 ft south of Sutter av, for the Vesta Building Co., Herman Rosalusk, pres., 1621 Pitkin av, owner. Cost, \$20,000.

PROSPECT PL.—Cohn Bros., 361 Stone av, has completed plans for a 1-sty brick garage, 24x60, in the south side of Prospect pl, 242 ft west of Franklin av, for Louis Oxford, 361 Stone av, owner. Cost, \$5,000.

WATERBURY ST.—Lewis Allmendinger, 20 Palmetto st, has completed plans for a 1 and 2-sty brick stable, garage and storage building, 105x150, at the southeast cor of Waterbury and Grand sts, for Fred Con Dann, 145 Waterbury st, owner. Cost, \$12,000.

Dragon
PORTLAND CEMENT
THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK
"CONCRETE FOR PERMANENCE"

DEGRAW ST.—E. M. Adelson, 1776 Pitkin av, has completed sketches for a 1-sty brick garage, at the cor of Degraw st and 4th st, for J. J. Sullivan, 570 Hamilton st, Bklyn, owner. Cost \$40,000.

STORES, OFFICES AND LOFTS.

HANCOCK ST.—Feinberg & Ricca, 26 Court st, have revised plans nearing completion for a 4-sty brick and stone store, office building and dwelling at the southwest cor of Hancock st and Broadway, for the Crandall Construction Co., J. Kleinfeld, 212 Utica av, owner. Cost, \$25,000.

THEATRES.

SENECA ST.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have completed plans for a 1-sty brick and stone moving picture theatre, 50x100, in Seneca st, for a Mr. Kull, owner. Exact location will be announced later. Cost, \$20,000.

MISCELLANEOUS.

ATLANTIC AV.—Lewis S. Beardsley, 38 West 32d st, Manhattan, is revising plans for a 2-sty brick bakery, 50x100, at the northwest cor of Atlantic and Hopkins avs, for the Torrens Petri Bakery Co., 347 Classon av, owner. Cost, \$18,000.

WASHINGTON AV.—McKim, Mead & White, 101 Park av, Manhattan, have completed plans for a 1-sty brick greenhouse, 99x18, on the west side of Washington av, opp Crown and Montgomery sts, for the Brooklyn Institute of Arts and Sciences, Academy of Music Bldg., owner. Cost, \$9,000.

Queens.

DWELLINGS.

RIDGEWOOD, L. I.—Charles H. Pfaff, 673 Enfield st, Brooklyn, has completed plans for two 2-sty brick dwellings, 20x52, in the north side of Grove st, 177 ft east of Fairview av, for Joseph Rappel, 1837 Linden st, Ridgewood, owner. Cost, \$8,000.

RICHMOND HILL, L. I.—Frank P. Sabetti, 1455 Bushwick av, Brooklyn, has completed plans for a 2-sty frame dwelling, 18x36, on the east side of Lefferts av, 80 ft north of Tuckahoe av, for the Gee Construction Co., 367 Fulton st, Brooklyn, owner and builder. Cost, \$4,500.

BAYSIDE, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for interior alterations to the residence at the southwest cor of Warburton av and Storm st for Margaret E. Flannery, Warburton av, Bayside, owner. Cost, \$3,500.

COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, has completed plans for a 2-sty frame dwelling, 20x30, at the southeast cor of Av F and 16th st, for Lucas Pelskowski, on premises, owner. Cost, \$3,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for seven 2-sty brick dwellings, 18x36, on the west side of Cedar av, 253 ft north of Brandon av, for the Classic Construction Co., Richmond Building, Richmond Hill, owner and builder. Cost, \$35,000.

WHITESTONE, L. I.—Rebel & Gundlach, 212 5th av, Manhattan, have completed plans for a 2-sty frame dwelling, 26x29, in the north side of 9th st, 100 ft west of 7th av, for Mrs. Cornelia Hess, 126 7th av, Whitestone. Cost, \$3,000.

FLUSHING, L. I.—Charles H. Pfaff, 673 Enfield st, has completed plans for a 2-sty brick dwelling, 20x50, in the east side of 16th st, 320 ft north of Franconia av, for Dominick Furci, 287 Shepard av, owner. Cost, \$4,000.

KEW GARDENS, L. I.—Walter McQuade, 47 West 34th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 47x32, in the south side of Pembroke pl, 106 ft east of Austin st, for Frank H. Hamlin, 601 Madison av and 54 West 106th st, Manhattan, owner. Cost, \$9,000.

WOODSIDE, L. I.—Frederick Then, 6 2d st, Woodside, has completed plans for a 2-sty frame dwelling, 21x50, in the east side of 2d st, 300 ft north of Woodside av, for Theresa Then, 6 2d st, Woodside, owner. Cost, \$3,000.

CORONA, L. I.—Angelo Magnoin, 112 50th st, Corona, has completed plans for a 2-sty brick dwelling, 20x52, in the west side of 44th st, 150 ft south of Burnside av, for A. Napoli Construction Co., 120 43d st, Corona, owner. Cost, \$4,000.

ELMHURST, L. I.—Edward Rose & Son, Grand st, Elmhurst, have completed plans for a 2-sty frame dwelling, 18x50, on the north side of Dongan st, 900 ft west of Broadway, for Alfred Johnson, Dongan st, Elmhurst, owner. Cost, \$3,500.

LAURELTON, L. I.—J. H. Cornell, Mott av, Far Rockaway, has completed plans

for a 2-sty frame dwelling, 34x23, in the east side of 20th st, 75 ft north of Westminster Blvd, for Harry Haney, 200 West 143d st, Manhattan, owner. Cost, \$5,500.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 16x42, at the northwest cor of Emerson st and Waterbury av, for the Richmond Hill Securities Co., 63 Dennington av, Woodhaven, L. I., owner. Cost, \$3,000.

Nassau.

DWELLINGS.

EAST NORWICH, L. I.—Little & Browne, 70 Kilby st, Boston, Mass., have plans in progress for a 2½-sty brick dwelling for Frank C. B. Page, Adams and Plymouth sts, Brooklyn, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

WHITE PLAINS, N. Y.—R. G. Swartwout, Realty Bldg, White Plains, has completed plans for a 3-sty hollow tile and brick apartment, 66x32, on Central av, for

Charles W. Walters, Central av, White Plains, owner. Cost, \$12,000.

DWELLINGS.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and shingle dwelling, 28x32, on Locust av, for Louis Hartleib, Locust av, Portchester, owner. Cost, \$5,000.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for a 2-sty frame and shingle cottage, 26x30, in Orchard st, for Stephan Stephanson, 528 Willett st, Portchester, owner and builder. Cost, \$3,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for three 3-sty frame flats, 22x66 ft each, at 246-250 Harrison st, for David Letz, 22 Carroll st, Paterson, owner. Cost, \$7,000 each.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, Jersey City, has new plans in progress for a 3-sty brick and stone

*This
Book of
Interiors
Offered
Free to
Your
Prospects*



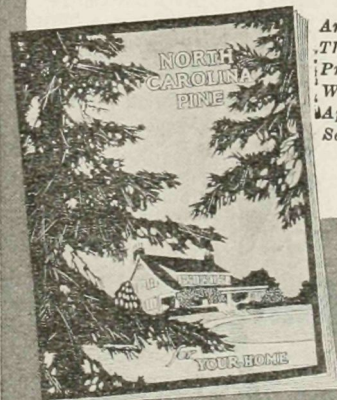
LET US HELP YOU LAND MORE CONTRACTS

When you hear of a man who thinks of building, send us his name and address. We will immediately mail to him—free—one or two very handsome books in which he is sure to be interested. We will also write him, stating that his name has been furnished by you. This, you see, will have a tendency to bring the two of you together, and probably give rise to a friendly feeling on his part.

Our Home-Builder's Book is crammed with practical ideas, pictures and floor plans, information the home-builder is sure to appreciate. Our book of interiors shows, in full color, the beautiful effect which may be secured by using North Carolina Pine, variously stained and enameled. Our Farm Building Book is a regular \$1 volume, containing 160 pages of plans for farm buildings. All Books FREE.

By the way, you ought to have these books yourself. If you have not already received them, write us today.

North Carolina Pine Association
73 Bank of Commerce Bldg.
NORFOLK VIRGINIA



*Another Book
That Your
Prospects
Will Surely
Appreciate
Sent Free*

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street

NEW YORK

Telephone, M. H. 3338

STOCK FIRE PROOF DOORS STANDARD DESIGNS

FOR CATALOGUE
APPLY TO

A. C. CHESLEY CO.

MANUFACTURERS OF
METAL AND METALLIC DOORS
AND WINDOWS

273 Rider Avenue, New York

Tel. 2452 Melrose

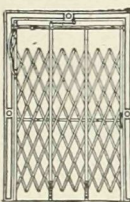
Norman-Seton, Inc.

MANUFACTURERS OF

Metal Clad Doors, Windows and
Trim Roofing, Skylight and
Cornice Work

FACTORY AND OFFICE
WINFIELD, LONG ISLAND

Telephone—9-11-912 Newtown



A. Bataille & Co.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire and
Grill Work, in Brass, Bronze
and Iron

Bank and Office Railings

587 Hudson St., New York

Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

HENRY MAURER & SON

Manufacturer of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

Phone

2544-2545 Morningside

CHELSEA LUMBER CO.
SASH, DOORS AND TRIM
LUMBER AND MOULDINGS
PANELS, COMPO BOARD

87 Manhattan Street

Near Amsterdam Avenue

apartment, 50x68, at 204 Waldo av, for the Magnolia Construction Co., Jacob Stolman, pres., 132 Stevens av, Jersey City, owner. Cost, \$20,000.

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

KEARNY, N. J.—Alfred Peter, 238 Washington st, Newark, has completed plans for a 3-sty brick and stone apartment, 50 x90, at the cor of Windsor st and Pomeroy av, for Donato Pizzolo, 39 Johnson av, Kearny, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, Jersey City, has plans in progress for a 3-sty brick apartment, 50 x68, at 200 Waldo av, for Jacob Stolman, 132 Stevens av, Jersey City, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Winfield K. Wenzel, 1 Montgomery st, Jersey City, is preparing sketches for a 4-sty brick and stone apartment, 50x77, on Baldwin av, for Abraham Corlin, 613 Garfield av, Jersey City, owner and builder. Cost, \$50,000.

JERSEY CITY, N. J.—The Woodward Realty Co., 125 Wegman Parkway, Jersey City, is having plans prepared for a 4-sty brick apartment, 69x150, in Academy st, near Bergen sq. Cost, \$100,000.

CARTERET, N. J.—J. Benj. Beatty, 15 North Reid st, Elizabeth, has plans in progress for a 2-sty hollow tile and stucco flat, 44x48, for Thomas Devereux, Carteret, owner. Cost, \$5,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 3-sty brick apartment, 50x80, at 195-197 Claremont av, for Selkin & Yelon, 513 Boulevard, Bayonne, owner. Cost, \$40,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 3-sty brick flat, 22x68, at 11 Park st, for Samuel Kroll, 899 Main st, Paterson, owner. Cost, \$9,000.

JERSEY CITY, N. J.—A. De Paola, 140 Central av, West Hoboken, has completed plans for a 3-sty brick apartment and store, 40x76, at the northwest cor of Wallis and Logan avs, for Frank Lembe, 1 Wallis av, Jersey City, owner. Cost, \$20,000.

BANKS.

ASBURY PARK, N. J.—Clarence W. Brazer, 1133 Broadway, is preparing plans for a 1-sty brick and marble bank building, 33x100, at the northeast cor of Bond st and Mattison av, for the Merchants National Bank of Asbury Park, James M. Ralston, Norwood av, Allenhurst, N. J., pres. Cost, \$40,000.

CHURCHES.

IRVINGTON, N. J.—Hughes & Backoff, Essex Building, Newark, have plans in progress for a stone and granite church, 40x70, at the cor of Florence and Elmwood avs, for the Second Reformed Church of Irvington, c/o J. F. Renner, 99 Florence av, Irvington. Cost, \$20,000.

DWELLINGS.

ARLINGTON, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame dwelling, 22x28, on the north side of Seeley av, bet Chestnut and Devon sts, for Martin Sivertsen, Davis av, Arlington, owner and builder. Cost, \$4,000.

ENGLEWOOD, N. J.—Caretto & Forster, 50 East 42d st, Manhattan, have completed plans for alterations and addition to the 2½-sty brick and stone dwelling, 40x20, for Alfred D. Childs, Lincoln st, Englewood, owner. Consists of a 2-sty frame addition.

RIDGEFIELD PARK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 28x30, for John A. Balding, 1 Mt. Vernon st, Ridgefield Park, owner and builder. Cost, \$5,000.

WOODCLIFF, N. J.—Private plans are in progress for a 2½-sty stone and frame Colonial residence, 28x30, at the southeast cor of 35th st and Palisade av, for James Thomson, 950 Broadway, Woodcliff-on-Hudson, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—J. H. & C. W. Ely, Firemen's Bldg, Newark, have plans nearing completion for addition to the manufacturing plant in Lillie st, bet 17th and 18th avs, for the General Electric Co., Schenectady, N. Y., and Boyd st and 17th av, Newark, owner. Will consist of an additional bldg.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, Jersey City, has plans nearing completion for a 2-sty brick factory building, 50x95, in Mercer st, near Cornelison av, for Henry Byrne, 392 Mercer st, Jersey City, owner and builder. Cost, \$14,000.

NEWARK, N. J.—Bartlett & Marsh, 738 Broad st, Newark, have new plans in progress for a brick, steel and reinforced concrete warehouse and cold storage building in Carlisle pl, for the New York & New Jersey Express Corp., c/o S. B. Signor, 309 Broadway, Manhattan, owner.

NEWARK, N. J.—J. B. Acocella, Union Building, Newark, has completed plans for additional buildings at 76-78 Frankfort st, for the Factory Supplies, Inc., owner. Cost, \$5,000.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, is preparing plans for the extension of the 5-sty brick mill at the northeast cor of Harrison and Straight sts, for Mrs. Isaac A. Hall, 167 Hamilton av, Paterson, owner.

UNION HILL, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, is preparing sketches for a furniture store and warehouse building at 149-151 Bergenline av, for William Gulben, 105 Hamilton av, Weehawken.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Louis Sonntag, City Hall, Newark, temporary school architect, City Hall, Newark, has completed plans for the East Side Public Manual Training and Commercial High School in Van Buren st for the Board of Education, City of Newark.

THEATRES.

NEWARK, N. J.—Samuel Cohen, 32 Union sq, Manhattan, has revised plans in progress for the addition and extension to the 2-sty brick and stone theatre, 70x80, at the cor of Bergen st and 16th av, for the Norman Amusement Co., lessee. Cost, \$15,000.

MISCELLANEOUS.

HOBOKEN, N. J.—F. Steigleiter, City Hall Building, Hoboken, is preparing plans for the top addition to the dairy building at 622 Madison st, for the Keystone Dairy Co., on premises, owner.

PATERSON, N. J.—Floyd Y. Parsons, 1133 Broadway, Manhattan, is preparing plans for a 2½-sty stone office building and shelter, 33x65, at the Cedar Lawn Cemetery, for the Cedar Lawn Cemetery Corp., owner.

Other Cities.

CHURCHES.

AUBURN, N. Y.—Samuel Hillger, Seward Block, Auburn, N. Y., is preparing sketches for a 2½-sty frame and stucco rectory for St. John's Episcopal Church, Rev. Ralph Bray, owner. Cost, \$7,000.

DWELLINGS.

TUXEDO, N. Y.—Trowbridge & Livingston, 527 5th av, Manhattan, have plans in progress for alterations to the 2½-sty brick and timber dwelling for Frank B. Keech, c/o F. B. Keech & Co., 7 Wall st, Manhattan, owner.

GREENWICH, CONN.—Ford, Butler & Oliver, 101 Park av, Manhattan, have plans in progress for a 2½-sty frame and shingle dwelling and garage, 160x38, in the Clapboard Ridge section, for Gustave Schwab, c/o Oelrichs & Co., 5 Broadway, Manhattan, owner.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—J. C. Lyons' Sons Co., 30 East 42d st, has the general contract for the alteration of the 5-sty brick dwelling, about 25x90, into bachelor apartments, at 30 West 54th st, for the J. C. Lyons' Sons Co., 30 East 42d st, owner, from plans by W. G. Stemler and O. W. Kritz, 103 Park av, architects. Cost, \$25,000.

MANHATTAN.—The Rangeley Construction Co., 7 East 42d st, has the general contract for the alteration and extension to the 4-sty brick and ornamental cast cement studio building at 29 East 55th st, for Kate Brennan, 554 Madison av, owner, and Herman Lans, 406 Madison av, lessee, from plans by Benjamin W. Levitan, 20 West 31st st.

MANHATTAN.—R. J. Algie, 2249 Broadway, has the general contract for the alteration of the 4-sty brick dwelling, 25x60, at 106 East 17th st, into an apartment, for Herman Goodstein, 299 Broadway, owner, from plans by Herbert Lucas, 2 West 45th st.

LONG ISLAND CITY.—A. Silverstein, 147 Spring st, Manhattan, has the general contract for the 5-sty brick and stone apartment house, 50x100, on the east side of 6th av, 90 ft south of Pierce av, for I. J. Silverstein, 147 Spring st, Manhattan, owner, from plans by Gronenberg & Leuchtag, 303 5th av, Manhattan. Cost, \$45,000.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, Perth Amboy, has the general contract for the two 2-sty brick apartments with stores at the northeast cor of East and Brunswick avs, for Adolph M. Metzendorf, 250 Brunswick av, owner, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy. Cost, \$15,000.

BANKS.

MANHATTAN.—The Whitney Co., 1 Liberty st, has the general contract for alterations to the 6-sty brick bank bldg, at 67 West 125th st, for the Estate of Francis S. Adams, 67 West 125th st, owner, and the Chatham & Phoenix National Bank, on premises, and 192 Broadway, lessee, from plans by Mowbray & Uffinger, 56 Liberty st, architects.

DWELLINGS.

MANHATTAN.—The J. Dall Construction Co., 10 East 80th st, has the general contract for alteration to front and interior of the 4-sty brick and stone dwelling, 20x102, at 12 East 80th st, for W. R. Cross, 33 Pine st, from plans by Cross & Cross, 10 East 47th st, architects. Includes raising building 1 sty. Cost, \$40,000.

MANHATTAN.—Ayer & Martin, 118 East 88th st, has the general contract for the alteration to the 4-sty brick and stone dwelling, 18x100, at 122 East 61st st, for Joel Rathbone, 161 East 79th st, owner, from plans by Louis S. Weeks, 101 Park av.

MANHATTAN.—The Whitney Co., 1 Liberty st, has the general contract for the alteration of the 5-sty brick residence at 27 East 79th st for Edward C. Parish, 27 East 79th st, owner, from plans by Parish & Schroeder, 278 Madison av.

MANHATTAN.—The Fred T. Ley Co., 52 Vanderbilt av, has the general contract for the 1-sty hollow tile and stucco bungalow, about 40x70, to be built on the roof of the Berkeley Bldg., 19-23 West 44th st, for T. W. Slocum, from plans by Arthur C. Jackson, 25 Madison av.

BRONX.—B. F. Hartnett, 928 Teller av, has the general contract for the alteration of the hotel on the west side of McCombs rd, 370 ft south of 170th st, into dwellings with stores, for J. Romaine Brown, 299 Madison av, Manhattan, owner, from plans by Peck & Brown, 7 East 42d st.

BROOKLYN, N. Y.—N. Bardseld, 636 East 34th St, has the general contract for the 2½-sty frame and stucco dwelling, 26x45, at the northeast cor of Av K and Elmore pl, for Louis Schwartz, owner, from plans by Cali & Kaiser, 81 East 125th st, Manhattan. Cost, \$7,000.

BROOKLYN, N. Y.—William Bardseed, 636 East 34th st, Brooklyn, has the general contract for a 2½-sty frame and stucco residence, 26x45, at the northeast cor of Av K and Elmore pl, for Louis Schwartz, owner, from plans by Cali & Kaiser, 81 East 125th st, Manhattan, architects. Cost, \$7,000.

JERSEY CITY, N. J.—Standard Development Co., 279 Grove st, Jersey City, has the general contract for two 2-sty dwellings at 124-126 Vroom st, for Caroline Kloes, 39 Highland av, Jersey City, owner, from plans by E. M. Patterson, 1 Montgomery st, Jersey City. Cost, \$7,000.

ELIZABETH, N. J.—James Warnock, 429 Livingston st, Elizabeth, has the general contract for a 2½-sty frame residence, 22x55, at 1139 Fairmount av, for Thomas Thurpe, 107 3d st, Elizabeth, owner, from privately prepared plans. Cost, \$5,000.

HOHOKUS, N. J.—George Conder, Ridgewood rd, Ridgewood, has the general contract for alterations and addition to the 2½-sty frame dwelling for Joseph S. Stout, 25 Broad st, Manhattan, owner, from plans by F. G. Lippert, 132 Nassau st, Manhattan.

HOWARD BEACH, L. I.—W. G. Carlson, 45 West 34th st, Manhattan, has the general contract for a 2½-sty stucco on tile dwelling, 25x150, for Mrs. Mayer Nussbaum, 36 West 59th st, Manhattan, owner, from plans by Fay Kellogg, 32 Union sq, Manhattan. Cost, \$10,000.

WHITE PLAINS, N. Y.—Charles Ward Hall, 140 Nassau st, Manhattan, has the general contract for the 2½-sty stone residence, 125x50, on North Central av, for Walter Rothchild, 420 Fulton st, Brooklyn, owner, from plans by Taylor & Levi, 105 West 40th st, Manhattan. Cost, \$50,000.

PURCHASE, N. Y.—Justin C. O'Brien, 118 East 28th st, Manhattan, has the general contract for the alteration to the 2½-sty frame residence of L. A. Hochstater, Purchase st, White Plains, owner, from plans by Paul B. Tuzo, 122 East 25th st. Cost, \$5,000.

MASPETH, L. I.—C. Brandlein & Co., 1810 Himrod st, Bklyn, have the general

contract for the 2-sty brick dwelling with store, 25.3x63, on the south side of Flushing av, 25 ft west of Martin av, for Paul Von Scheidt, 2142 Flushing av, Maspeth, owner, from plans by Henry Bruckhausen & Son, 130 Ellery st, Bklyn.

YONKERS, N. Y.—Watson & Bremner, 56 Douglas av, Yonkers, have the general contract for a 2½-sty frame and shingle dwelling, 28x30, in the Nepperhan Heights, cor of Morningside rd and Vesta av, for Harry Butler, owner, from plans by Philip Resnyk, 38 West 32d st, Manhattan, architect. Cost, \$7,000.

RIDGEWOOD, N. J.—William B. Peterson, Glen Rock, N. J., has completed plans for a 2½-sty frame dwelling, on the north side of Clinton av, for Mrs. Helen West Drinker, Ridgewood, owner, from privately prepared plans. Cost, \$6,500.

CORONA, L. I.—Scileppi & Damico, Corona, have the general contract for a 3-sty brick and cast cement dwelling and store, 25x100, at the southeast cor of 45th st and Hayes av, for Leonard Lahue, 6 Burnside av, Corona, owner, from plans by Alfred Di Blazi, 94 Jackson av, Corona, architect. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

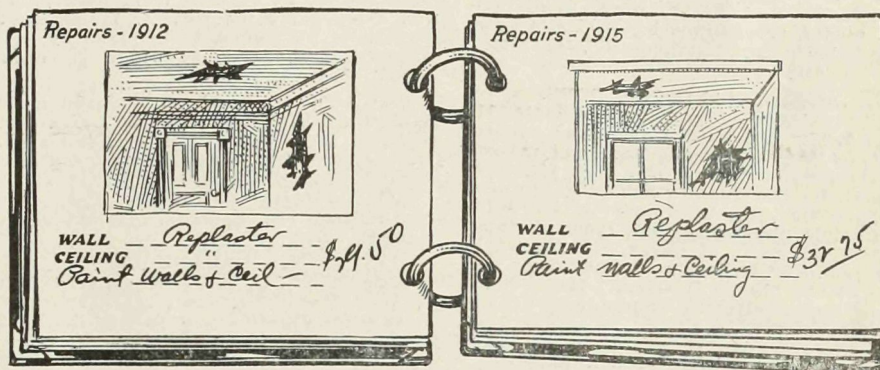
MANHATTAN.—Stone & Reidel, 1370 Dean st, Brooklyn, have the general contract for the annex to the 5-sty brick factory at 223 East 24th st, for the J. M. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans.

MANHATTAN.—William Higginson, 1123 Broadway, has the general contract for the alteration to the two 5-sty brick loft buildings at 42 South st, for the New York Cordage Co., 79 Wall st, owner, from plans by Harry Rocker, 371 Fulton st, Brooklyn.

BROOKLYN, N. Y.—Meyer & Sweeney, 384 Crown st, Brooklyn, have the general contract for the 1-sty brick loft, 40x57, on the east side of Thatford av, 125 ft north of Dumont av, for H. Brittenheim, 13 Classon av, owner, from plans by William S. Boyd, 203 West 14th st, Manhattan. Cost, \$4,000.

BROOKLYN, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 7-sty brick and stone factory and warehouse, 72x112, at 176-178 Front st, for Boerum & Pease

What does the record of your repair bills look like?



Plaster ceilings and side walls are bound to crack, bulge and drop. They need continual attention and demand continual repainting.

METAL CEILINGS AND SIDE WALLS

once properly erected, are not only pleasing in appearance, but they are durable and fire-resisting. They require practically no attention except repainting now and then.

The erection of metal ceilings and side walls means saving on repair bills and in many instances a reduction in your insurance rate. We have some interesting facts and figures on the fire-resisting qualities of metal ceilings and side walls and the relative cost of their proper erection.

Why not Write for Particulars

Brooklyn Metal Ceiling Company
289 Greene Avenue
Brooklyn, N. Y.

Co., Edward E. Jackson, Jr., pres., 184 Front st, owner, from plans by J. A. Gorman, 445 Fenimore st. Cost, \$165,000.

LONG ISLAND CITY.—Thomas Penders, 1 Bridge Plaza, L. I. City, has the general contract for the alteration to the 4-sty brick and stone factory, 70x140, at Newtown Creek, for the Van Iderstine Co., on premises, owner, from plans by Edward Hahn, Bridge Plaza, L. I. City. Cost, \$3,000.

ELIZABETH, N. J.—Charles Eilbacher, 275 Morris av, Elizabeth, has the general contract for the 2-sty storage building, with stores, 58x85, at 925-927 Elizabeth av, for George H. Miller, 929 Elizabeth av, Elizabeth, owner, from plans by Louis J. Keiming, 347 5th av, Manhattan.

NEWARK, N. J.—J. J. O'Leary, 500 Bloomfield av, Passaic, has the general contract for the 3-sty brick factory, 94x100, with a 1-sty garage, 22x25, at 88-98 St. Francis st, for Max Damm, 82 Greene st, Manhattan, owner, from plans by Jordan Green, Essex Building, Newark. Cost, \$60,000.

NEWTOWN, L. I.—The F. F. Paul Co., 101 Park av, Manhattan, has the general contract for the 2-sty brick and stone telephone building at the northwest cor of Broadway and Victor st for the New York Telephone Co., 15 Dey st, Manhattan, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan. Cost, \$75,000.

MUNICIPAL.

EASTHAMPTON, L. I.—E. M. Gay, Newtown Lane, Easthampton, has the general contract for a 2-sty fire station, 30 x60, for the Easthampton Fire Commissioners, N. E. Osborne, pres., Easthampton, owner, from plans by J. Curtis Lawrence, Main st, Easthampton, architect. Cost, \$9,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Fountain & Choate, 110 East 23d st, Manhattan, have the general contract for a 5-sty and basement private school bldg, 37x92, at 120 and 122 East 74th st, for the Buckley School Bldg Corp., B. Lord Buckley, head master, 696 Madison av, Manhattan, owner, from plans by John T. Simpson, 31 Essex Bldg, Newark, architect. Will contain 17 classrooms and gymnasium. Louis E. Eden, 1 Madison av, is the steam, electrical and plumbing engineer.

ASBURY PARK, N. J.—Charles E. Polhemus, 804 Emory st, Asbury Park, has the general contract for alteration of the 1-sty frame church into a public school to provide for 7 classrooms, at the cor of 1st av and Emory st, for the Board of Education of Asbury Park, William J. Thompson, pres., 1207 3d av, Asbury Park, owner, from plans by E. A. Arend, Kinmouth Building, Asbury Park. Cost, \$10,000.

STABLES AND GARAGES.

MANHATTAN.—Jacob A. Zimmerman & Son, 18 East 41st st, have the general contract for a 1-sty brick garage, 100x200, at the southeast cor of 11th av and 50th st, for the Columbian Realty Co., A. G. Zimmerman, 505 5th av, owner, and the United Electric Light & Power Co., 130 East 15th st, lessee, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$35,000.

MANHATTAN.—The Wells Construction Co., 237 5th av, has the general contract for the 5-sty brick and steel garage, 40x76, at 136 East 41st st, for Philip Weeks Estate Corp., c/o Henry J. Hanigan, 2345 Broadway, owner, from plans by B. H. & C. N. Winston, 509 Willis av. Cost, \$60,000.

MANHATTAN.—Harry Vought, Jr., Grand Central Terminal, has the general contract for the alteration to the 4-sty brick and reinforced concrete garage at 116-118 East 75th st, for Mrs. C. King Palmer, 38 West 59th st, owner, from plans by Addison Mizner, 431 5th av. Cost, \$30,000.

MANHATTAN.—The Plaza Construction Co., 100 East 106th st, has the general contract for a 1-sty brick auto service bldg, 75x100, at 106-110 West 63d st, for Captain William H. Wheeler, 66 West 51st st, Manhattan, owner, and F. S. Cassaway, Inc., 214 East 54th st, lessee, from plans by Electus D. Litchfield, 477 5th av, engineer. Cost, \$25,000.

MANHATTAN.—Jacob A. Zimmerman & Son, 18 East 41st st, have the general contract for a garage at the southeast cor of 11th av and 50th st, for the Columbian Realty Co., A. G. Zimmerman, sec., 505 5th av, owner, and the United Electric Light & Power Co., N. F. Brady, pres., 130 East 15th st, lessee, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$35,000.

SYOSSET, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2-sty brick and frame stable and coach-

man's cottage, for James A. Burden, Jr., 7 East 91st st, Manhattan, owner, from plans by Delano & Aldrich, 128 East 38th st, Manhattan, architects.

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

STORES, OFFICES AND LOFTS.

MANHATTAN.—John D. Devlin, Woolworth Building, has the general contract for the alteration to the offices and store-room in the building at 128 4th av, for the Charles A. Chesebrough Estate, 33 Howard st, owner, and the Baltimore Copper Smelting & Rolling Co., 521 West 23d st, lessee, from plans by Volckening & Holler, 82 Wall st. Cost, \$5,000.

MANHATTAN.—A. G. Imhoff, 249 West 18th st, has the general contract for alterations and extension to the 5-sty brick store, office and salesroom building at 12 West 50th st, for Adele F. Floyd, on premises, owner, from plans by William H. Ludwig, 16 Court st, Brooklyn, architect. Cost, \$12,000.

MANHATTAN.—Cruikshank & Fraser, 103 Park av, have the general contract for the alteration of the office bldg at 1 State st for the South Ferry Realty Co., owner, from plans by Starrett & Van Vleck, 8 West 40th st. Cost, \$10,000.

MANHATTAN.—The Frederick Construction Co., 391 East 149th st, has the general contract for alterations to the brick store, at 344-346 West 59th st, for the Cooper Realty Co., A. Holzman, 26 Exchange pl, owner, from plans by Sommerfeld & Stecker, 32 Union sq, architects. Cost, \$3,000.

NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, has the general contract for a 3-sty brick and stone mercantile building, 45x45, at the southeast cor of Springfield av and Prince st, for Charlotte Realty Co., owner, from plans by William E. Lehman, 738 Broad st, Newark. Cost, \$24,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—T. Ellender, 187 Pulaski st, has the general contract for the 3-sty brick Russian and Turkish bath, 40x108, on the north side of East New York av, 71 ft east of St. John's pl, for Esther Schumer, owner, from plans by Shampman & Shampman, 772 Broadway, Bklyn. Cost, \$55,000.

WHITE PLAINS, N. Y.—J. O'Rourke, 19 Lake st, White Plains, has the general contract for addition to the 1-sty brick and terra cotta library, 40x60, for the White Plains Public Library, Grand st, cor Quaropas st, White Plains, owner, from plans by Beverly S. King and Shiras Campbell, 103 Park av, Manhattan, architects. Andrew Carnegie, 2 East 91st st, Manhattan, is the donor. Cost, \$22,000.

WILTON, N. Y.—Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for a 2-sty and basement stucco on brick recreation bldg, 50x95, to contain auditorium and stage, at Mount McGregor, for the Metropolitan Life Insurance Co., John Hegeman, pres., 1 Madison av, Manhattan, owner, from plans by D. E. Waid, 1 Madison av, Manhattan.

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.

NATIONAL HOUSING ASSOCIATION will hold its annual meeting at Chicago October 15-17, 1917. Headquarters, Hotel La Salle. For information inquire of Lawrence Veiller, secretary, 105 East 22d st, New York City.

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.....Standpipes.
- SA.....Structural Alterations.
- *Tel.....Telegraphic Communication with Headquarters.
- TD.....Time Detector for Watchman.
- Vac.....Vacate Order (Discontinue use of)
- *WSS.....Windows, Skylights and Shutters.
- CF.....Certificates of Fitness.
- D & R.....Discontinuances or Removals.
- *FilSy.....Approved Filtering and Distilling Systems.
- *OS.....Oil Separator.
- RQ.....Reduce Quantities.
- *StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets 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 31.

MANHATTAN ORDERS SERVED.

Ann st, 15—Oscar OehlRub
Bank st, 113-5—Magnolia Metal Co. St(R)-ExS
Bleecker st, 102—Est Moritz H Rosenstein,
48 E 9FE(R)-St(R)
BOWERY, 77-9—Est Charles Bouton, c Farm-
ers' L & T Co, 22 William,
ExS-FP-St(R)-FE-Ex
Broadway, 392—Est Chas A Baudouine, 1181
Broadway.A-FD
Canal st, 171—Thomas Weinberg, 144 W 27,
WSS(R)-DC-FE(R)-FP
Chambers st, 95—James McHutchinson,
ExS-FE(R)-FP-FP(R)-O
Charles st, 16—Joseph Alterman, 135 8 av., DC
Cherry st, 87—Antoney Dorman.....Rub
4 st, 25 E—N Y Savings Bank, 87 8 av.,
FE(R)-FP-St(R)-ExS
10 st, 31-3 E—Susanna S Minturn, 109 E 21,
Stp(R)
10 st, 34-6 E—Braender Bldg & Constn Co.,
315 4 av.FD-A
19 st, 39 E—Thomas Adams est, 1 Madison
av.A-FD
20 st, 404 E—Lewis Leining, 355 E 19,
St(R)-ExS-Ex(R)-O
75 st, 322 E—A Klein & CoO
75 st, 429-31 E—Hugo Fredericks,
St(R)-FE-Ex(R)-ExS
5 av, 303-5—Surrey InvestorsFD
1 av, 2157—Mary Marine, 2257 1 av.,
FP-St(R)-ExS
Franklin st, 188—S Charles Welsh, 213 Bway,
FE(R)-ExS-St(R)
Fulton st, 120—Chas Herman Realty Co, 118
Fulton.FE(R)-St(R)-FP-ExS-Ex(R)
Goerck st, 9-11—Esther Realty Co.,
Ex(R)-St(R)-ExS-FP-FE(R)
Grand st, 176-80—Tepper Realty Co.A-FD
Greene st, 133-5—Etaglog Holding Co, 59
WilliamStp-FP
Horatio st, 97-103—Est Hugh J Grant, c
Julia M M, 20 E 72.....St(R)-FP-Ex(R)
Hudson st, 669-85—Georgette Hat Co, 26 W
38.D&R
Lewis st, 115—M H Realty Co, M Halperin,
pres, 63 Park Row.....FE(R)-Ex(R)-ExS
Ludlow st, 10-2—Est Abner Chichester,
FE(R)-St(R)-Ex(R)-O-WSS(R)
Reade st, 74-6—Katherine A Wood, 372 Clin-
ton av, Bklyn.
FE-St(R)-Ex(R)-FP-FE(R)-ExS
3 av, 2336—Wyanoak Realty Corp, 205 W 19,
FE(R)-St(R)-ExS-O-Ex(R)-Rub
3 av, 2336—W R Addicks.....GE
Washington pl, 14-6—Chas A Loeser, 18 Herd-
weg, Stuttgart, Germany.....St(R)-Ex(R)
Washington st, 186—B S Barnard Co, 50
ChurchFA-Rub-Rec
Washington st, 186—S & D Express Co.FA
Waverley pl, 155-7—Fellows Co of N Y, 26
ChristopherExS-FE(R)
West Broadway, 356-60—Jacob Emsheimer,
640 Bway.....WSS(R)-FD-A-FP-St(R)-O
FE(R)-ExS-Ex(R)-O
4 st, 9-11 W—Shovernisky & Hyman.....GE-Rec
4 st, 9-11 W—Sam Schlessinger.....El
4 st, 9-11 W—Hyman Abrams.....Rec
13 st, 107-9 W—Frank H Tyler, 1183 Fulton,
BklynFE(R)
14 st, 116-8 W—Zuckerman & Co.....El
14 st, 116-8 W—Kessler & Co.....Rec-GE-El
23 st, 106-14 W—Abbie L Whiteman, 7 Chest-
nut, Portchester, N Y.FP-WSS(R)-Stp(R)-FP
22 st, 338 W—Empire State Hldg Corp., 149

BwayWSS(R)-GE-FP
 26 st, 146-8 W—Palisade Holding Co...FP(R)
 32 st, 9 W—Jas R Roosevelt, 23 W 26...WSS(R)
 32 st, 11-3 W—Morris Freundlich...O-Rec
 32 st, 11-3 W—Jacob Cohen...Rec-D&R-O
 32 st, 11-3 W—Weinrib & Morawitz...Rec-O
 34 st, 3-9 W—Jas D Boyd, 100 Bway...FD-A
 42 st, 631 W—Est Chas E Appleby, 192 Bway...DC
 43 st, 212 W—Mrs Eva S Warden...WSS(R)-GE-DC
 43 st, 230-2 W—Mary Rouxel...Rub
 44 st, 15-7 W—Fernando Wood, 170 Bway...Ex(R)
 48 st, 67 W—Maud E Kimball, c Jno F Mack-
 lin, 45 S Elliott pl, Bklyn...ExS-WSS(R)-FE-St(R)
 53 st, 303-37 W—Wm B Wright, 301 W 53,
 St(R)-ExS-FP(R)
 76 st, 215 W—Benj Wender...Rec-FA
 76 st, 215 W—Jas Van Bruins...FA
 118 st, 106 W—Pauline Lieberman...Ex(R)-ExS
 Broadway, 1192-8—Hotel Operating Associates,
 RefSys(R)-FP-D&R-FD-CF
 Broadway, 2424—Vincent Astor, 21 W 26,
 RefSys(R)-FP-FD-CF
 Canal st, 189—Rubsam & Hormann Brewing
 Co...RefSys(R)-D&R-FP-FD-CF
 Central Park West, 50—Cromwell & Sullivan,
 RefSys(R)-D&R-FP-FD-CF
 Houston st, 42-4 E—George McKesson Brown,
 Harbor rd, Huntington, L I...WSS(R)
 6 st, 227 E—V Mastronardi...FP-RQ-NoS
 9 st, 26 E—Raymond Ortelg,
 RefSys(R)-FP-FD-CF
 33 st, 160 E—Seth Moseley...FA-NoS-El-FP(R)
 127 st, 239 E—Catholic Protective Society,
 El-FP
 5 av, 200—Fifth Av Bldg Co,
 RefSys(R)-FP-FD-CF
 5 av, 500-4—Walter J Salomon,
 Rec-NoS-FA-FP(R)
 Front st, 216—Timothy Buckley...FA-NoS
 Front st, 239—Samuel Machoner...APP
 Hudson st, 431-43—The Mirror,
 RefSys(R)-D&R-FP-FD
 Irving pl, 64—Huylers,
 RefSys(R)-D&R-FP-FD-CF
 Park pl, 33—Terminal Warehouse Co,
 RefSys(R)-FD-Stp(R)-FP(R)-CF
 Varick st, 31—F C Linde Co,
 RefSys(R)-FP-FD-RQ-CF
 West Broadway, 356—Metropolitan Mirror
 Works...Rec
 West Broadway, 356-60—J Rogers Silver Co,
 Rec-FP
 8 st, 23 W—L Lovisa...FA-D&R
 26 st, 125 W—Becker Button & Trimming Co,
 D&R-Rec
 30 st, 445-51 W—Runkel Bros,
 RefSys(R)-CF-D&R-FD
 32 st, 16-20 W—H Jackel & Sons,
 RefSys(R)-FP-D&R-FD
 39 st, 607-9 W—N Y Butchers Dressed Meat
 Co...RefSys(R)-FD-RQ
 49 st, 618-22 W—Rufus Darrow's Sons...FA-NoS
 55 st, 35-7 W—Mrs W B Sloane, 2 W 52,
 FP-NoS-WSS(R)-El-D&R
 89 st, 2 W—Barstun Realty Co,
 RefSys(R)-FP-D&R-FD-CF
 123 st, 247 W—John Jacobson...Rec-FA-FP
 155 st and St Nicholas pl—W J Glennon...APP
 159 st, 531 W—Wm H Spicer...D&R
 159 st, 531 W—Chas Rodenberg...D&R
 Broome st, 372-4—J H Maloney...Ex
 10 st, 434 E—Wm P Youngs & Bro...St(R)
 Liberty st, 146—Wm White & Sons, 46 Cedar,
 Ex(R)
 Norfolk st, 30 (rear)—Rachel Friedman,
 Ex-Ex(R)-St(R)
 29 st, 513-15 W—515 West 29th St Co...Ex-FP
 34 st, 43-45 W—Vee Green Holding Co,
 FP-Ex(R)
 Barclay st, 47-9—Abbie E Speeler & Est Lil-
 lian E Johnson...Ex-St(R)
 Bowery, 193—Joseph Schwartz...Ex-FP-St(R)
 Bowery, 264—L & M Friedlander...St(R)
 Bowery, 28—Douglas Robinson, Chas S Brown
 Co, 14 Wall...St(R)
 Broadway, 569-71—W W Astor, 21 W 26, St(R)
 Broadway, 597—Chas F Noyes Co, 92 William,
 St(R)
 Broadway, 732—Helen A Wissman...Ex
 Broome st, 436—Horace S Ely, 21 Liberty, St(R)
 Burling slip, 26—General Naval Stores Co, St(R)
 Canal st, 196—Ida Levinson...St(R)
 Canal st, 505-11—Central Cigar Mfg Co, St(R)
 Duane st, 168—Gordon Woodbury...FP-St(R)
 East Broadway, 16—David Cohen Est, 49 W
 113...FP
 East Broadway, 98—Ed N Crosby & Co,
 St(R)-Ex
 8 st, 53 E—Trustees of Sailors Snug Harbor,
 61 Bway...St(R)
 10 st, 56 E—F Kranzbaum...St(R)
 12 st, 100-2 E—J Edgar Leaycraft, 30 E 42,
 St(R)
 53 st, 3 E—Mrs Wm S Pyle, 375 Park av...St(R)
 Elizabeth st, 309—David Pasinsky...St(R)
 1 av, 479—Myles Realty Co...FP-Ex
 Fulton st, 33A—Chas E Osborne...Ex
 Fulton st, 49—Van Wyck Est, c Stephen, 55
 Wall...Ex
 Goerck st, 59-65—Wm Lustgarten, 68 William,
 Ex
 Greene st, 181—Benj Rosestein et al...Ex
 John st, 42—Horace S Ely & Co, 21 Liberty,
 Ex-St(R)
 John st, 58—C B T Benton...Ex-O
 Lafayette st, 417—Condit & Hall...Ex
 Madison st, 392-6—Morris Perlmutter,
 FP-Ex(R)-FE(R)-St(R)
 Mercer st, 187-9—J T Durham...St(R)-Ex-FP
 Mercer st, 193-5—L Tanenbaum, Strauss & Co,
 640 Bway...Ex-St(R)-FP
 Nassau st, 82-4—Ruland & Whiting Co, 5
 Beekman...FP-St(R)
 Nassau st, 102—A Raymond & Co,
 Ex(R)-St(R)-FP-O
 Nassau st, 150—N Y Life Insurance Co, 346
 Bway...Ex-FP
 Park pl, 59-61—Isaac Hart...FP-Ex(R)-O
 Park av, 4014—Brand & Silverstein...St(R)
 Pearl st, 219—Chas F Noyes Co, 92 William,
 St(R)
 Pearl st, 312—Schieffelin & Co...St(R)
 39 st, 539 W—Jacob Bros Co...Ex(R)-Ex
 White st, 128-32—V A Harder Realty & Const.
 Co...Ex(R)
 Avenue C, 171—Dominick Clammatisto...D&R-GE

Broadway, 258—Est Eugene A Hoffman...Spr(R)
 Broadway, 428-32—Miller Est...FP-FP(R)
 Broadway, 530-8—Henry Brigstein...O
 Broadway, 530-8—Samuel I Gross...O
 Broadway, 648—Elterman & Martus...Spr(R)
 Broadway, 787-9—Barnett B Goldberg...DC
 Broome st, 161—Meyer Horwitz, 12 W 30...DC
 Broome st, 161—Ernest Schwartz...DC-Rec-FA
 Cathedral Parkway, 204—Northcote Realty Co,
 505 5 av...Stp(R)
 Cathedral pkway, 210—Wm T Evans...Stp(R)
 Central Park West, 292-3—Dr Chas B Towns...A
 Chambers st, 87-9—George D Pine...O
 Cherry st, 90—Margaret Farrell, 684 St Nicho-
 las av...WSS(R)
 City Hall pl, 37—Textile Paper Co...D&R
 Columbia st, 80—Adam Schuchmann...ExS-FE
 East Broadway, 124—Samuel Hirsch et al...FD
 East Broadway, 196—Solomon Cirkner...DC
 East Broadway, 196—People's Relief Commit-
 tee...DC-Rec
 East Broadway, 196—Joseph Foshko...FA-DC-GE
 East Broadway, 196—Simon Goldberg...Rec-DC
 17 st, 20 E—Arada Rlty Co Corp, 203 Bway,
 FP(R)-WSS(R)
 27 st, 1 E—Samuel Kronenberg...FA-El-Rec
 27 st, 1 E—Morris Schleissner...El-Rec-GE
 27 st, 1 E—Seiden & Co...Rec
 27 st, 1 E—Birdsey Somers Co...Rec
 32 st, 25-7 E—John S Melcher...ExS-Ex(R)
 38 st, 200 E—Edward Ring...FA-Rec-GE
 38 st, 200 E—Martin Araklian...FA-FP-Rec
 38 st, 200 E—Nils Olsen...FA-GE-FP(R)-Rec
 37 st, 212 E—Wm A Ewing...GE-WSS(R)
 37 st, 212 E—Lulu Vickers...FA-DC
 88 st, 109 E—Lizzie Ritzler...DC
 107 st, 130 E—Harris Goldberg...FE-St-ExS
 111 st, 156 E—Est Chas F Cahill, c J J
 O'Grady 277 Bway...DC
 114 st, 43 E—Mennot Curzio...DC
 119 st, 506 E—Julius H Wald...DC
 125 st, 2 E—Isidor Lewkowitz...DC-FP(R)
 125 st, 58 E—Schulte Realty Co...WSS
 3 st, 318 E—Joseph Horowitz...DC
 5 st, 729 E—Harry Horowitz...FA
 11 av, 428—Chas Shortmeier,
 ExS-O-Ex(R)-FE(R)-St(R)
 5 av, 5-7—Trustees of Sailors Snug Harbor,
 61 Bway...FP-WSS(R)
 5 av, 25—Wm Lustgarten & Co...FP(R)
 5 av, 74-6—76 5th Av, Inc...ExS-St(R)
 5 av, 78—J B Bloomingdale Est, 31 Nassau,
 St-ExS-Ex(R)
 1 av, 636-44—Feeney & Devanny Realty Co,
 Ex(R)
 1 av, 1165-7—Rochelle Co...St(R)-Ex(R)-ExS
 Great Jones st, 6-10—Rosenthal & Goldberg, Rec
 Great Jones st, 6-10—L Rubenstein...El-Rec
 Greene st, 15-17—Trustees of Presbytery of N
 Y, 156 5 av...FP-St(R)-FE(R)-ExS-O-Ex(R)
 Greene st, 15-17—Louis Lefkowitz...O
 Greene st, 133-5—Simberg, Son & Co...Rec
BRONX ORDERS SERVED.
 Bathgate av, 1740—Daniel W McCahill...DC
 138 st, 428-46 E—Leslie R Palmer, 10 E 39,
 FP-DC
 151 st, 243 E—Giuseppe Fusco,
 FE-St(R)-FP-ExS-O
 225 st, 759 E—Baumgarten Bros,
 Rec-GE-Rec(R)
 148 st, 298 E—Ford Auto Repair Shop...FP-El
 Westchester av, 624—Rosenberg Bros,
 FA-NoS-GE
 Westchester av, 2156—David Faith...FA-Rec
BROOKLYN ORDERS SERVED.
 Jerome st, 134—Warnick Amusement Co,
 Rub-Spr(R)-St(R)
 Liberty av, 67—Brownsville Theatre Corp,
 Rub-Spr(R)-Stp(R)
 Monroe st, 852—Ballet Amusement Co,
 FA(R)-Rub-DC-O-FP(R)-WSS(R)
 Ft Greene pl, 189—Riverdale Cold Storage Co,
 RefSys(R)-D&R-FP-FD-CF
 Henry st, 22-8—Mason Au & Magenheimer
 Confect Mfg Co...RefSys(R)-D&R-FP-FD-CF
 Livingston st, 340-52—Fredk Loeser & Co,
 RefSys(R)-FP-FD-CF
 Pacific st, 740—Diamond Dairy Co,
 RefSys(R)-FP-FD
 Pacific st, 802—Ward Baking Co,
 RefSys(R)-FP-FD-CF
 Sands st, 148-58—Fredk Bischoff,
 RefSys(R)-FP-D&R-FD
 Smith st, 16-8—Balch, Price & Co, 380 Fulton,
 RefSys(R)-D&R-FP-FD
 Washington st, 284—Clarendon Hotel,
 RefSys(R)-FP-D&R-FD
 Gates av, 202—Albert Brussel...CF-FP
 Clifton pl, 210—Henry Bornhoff...NoS-FA-Rec
 Gates av, 661-5—Christian Horn...Rec-CF
 Halsey st, 18 (rear)—Bishop, McCormick &
 Bishop, 20 Halsey...FP
 Hall st, 14-16—Hutwelker & Briggs Co,
 Ex-FA-NoS
 Jerome st, 26—Fredk Kirby...Rec-NoS-FA
 McDougal st, 339—H Peterman...D&R
RICHMOND ORDERS SERVED.
 New Brighton, S I—Sailors' Snug Harbor,
 RefSys(R)-FP-FD-CF

PROPOSALS

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

NOTICE TO CONTRACTORS: Sealed proposals for Construction and Plumbing Work for Cottages for Employees at the New York State Reformatory for Women, Bedford Hills, N. Y., will be received by the President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 3 o'clock P. M., on Friday, April 20, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2671 and 2676. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, State Capitol, Albany, N. Y.
 Dated: April 3, 1917.

GRANT CONTRACTING CO.

Builders

and

General Contractors

7 East 42nd St. Murray Hill 4897

CHAS. A. FLYNN, M.E.

Consulting Engineer

SUPERVISION OF BUILDING OPERATION
 POWER PLANT ECONOMY

220 Broadway Suite 2404 Cortland 477

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA-COTTA
 Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

SKYLIGHTS
 FIREPROOF WINDOWS
 VENTILATORS
 METAL LATH

"HAYES"

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

PUBLIC AUCTION SALE

Tuesday, April 17th

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY

S. W. Cor. Broadway and 50th St.

(Together with 2 adjoining parcels on 50th St.),

In the Heart of the Theatrical, Restaurant and Automobile District
 Three 3-story brick buildings, used as automobile salesrooms. Plot, 50.8x127.10x irreg.

70% may remain on mortgage at 5%

HERMAN GOLDMAN, Esq., Att., 120 Broadway, N. Y. City

Write for Booklet

Telephone
 744 Cortlandt

Joseph Day
 Auctioneer

Executive Offices
 31 Nassau St., N. Y. C.

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.

To Architects—

Get wise and lay on stable Gangways, Condemned Fire Department Hose. Nice and clean.

KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

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.

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 2570.
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 477.
KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33rd St. Tel. Madison Square 3060.
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.

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.
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.

Electri 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 ANNEX & 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.

Garbage and Refuse Incinerator.

KERNER SYSTEM, 351 Lexington Ave. Tel. Murray Hill 2470.

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. Tel. 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.

EMPRE 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.

Second Hand Wire Rope.

KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

Second Hand Fire Department Hose.

KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

Second Hand Canvas Covers and Tents.

KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.