

REAL ESTATE RECORD AND BUILDERS GUIDE.

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COMMITTEE ON COAL PRODUCTION TO HELP SOLVE PROBLEM OF VITAL IMPORTANCE

UNDER the act of Congress approved August 29, 1916, providing that a Council of National Defense be established "for the cooperation of the industries and resources for the national security and welfare, to consist of the Secretary of War, the Secretary of the Navy, the Secretary of the Interior, the Secretary of Agriculture, the Secretary of Commerce and the Secretary of Labor," authority is given to the Council to organize subordinate bodies for its assistance and cooperation. F. S. Peabody, Chairman of the Committee on Coal Production, made the following statement:

"Pursuant to this authority the Council of National Defense has appointed Francis S. Peabody, chairman of and with authority to appoint a Committee on Coal Production, representative of the coal producing districts throughout the United States. It is the intention that the members of this committee shall act as chairmen of sub-committees to be appointed by them in their respective districts.

"The committee convened in Washington on May 9, at which time, in addition to the members of the committee, there were present Secretary of the Interior Franklin K. Lane, W. S. Gifford, Director of the Council of National Defense and Bernard M. Baruch, Chairman of the Committee on Raw Materials, Minerals, and Metals, of the Advisory Board of the Council of National Defense, from whom an outline of the proposed scope of the committee's work was received.

"In approving the appointment of this committee and laying before it the work that it was expected to do, Secretary Lane referred to the cooperative spirit already shown by the business men of the country in this mobilization of the resources of the United States. 'It would surprise the nations of Europe to know how intense is the spirit of loyalty on the part of our business men and capitalists. You are at the very root and foundation of the great industry—the war industry—that presents itself on the other side of the water. Now, there are two ways of dealing with a problem of this kind. One way is by the hearty cooperation of the men already engaged in the industry. The other way is by compulsion. My experience in the Interstate Commerce Commission led me to believe that the larger men in the railroad industry had quite as much vision as I had, and if I could show them the importance of an occasion they would try to meet it. So, instead of resorting to compulsion, instead of taking over mines and great operating plants, we are endeavoring to put you men at your best. This war is a challenge to us.'

"The country at the present time in the matter of its fuel production is confronted with a great emergency. Notwithstanding the increased production of coal from practically every district, the increasing requirements to meet the needs of all classes of industry, as well as for the comfort and welfare of the people and the transportation of troops, munitions, food, and other products, together with the supplying of our allies, and for our national protection—all these demands are liable to surpass the capacity of our mines unless the full cooperation of the mining, transporting, and

distributing agents of this country is secured. This emergency requires not only the development of the highest efficiency, especially on account of a diminished supply of labor used in the production of coal, but also in more comprehensive methods of cooperation by the coal producers with the transporting and distributing agencies, so that not only a full production will be secured, but also that this production finds its way over our railroads into those centers where the most urgent need exists.

If the demand for this product continues to increase it may be necessary that active steps be taken to so far as possible confine the distribution and use of it to those activities which are more nearly vital to the welfare and protection of the nation. That this may not effect an unnecessary hardship upon the domestic welfare of our people it is necessary to promote the closest co-operation, and because of the duty laid upon us to promote this welfare we urge upon you that you cooperate with this committee in its efforts to promote the largest production, the most equitable distribution, and the highest use to produce the best economic results. No doubt an emergency exists, but it is the belief of this committee that with your hearty support and the assistance of the public in conserving supply, sufficient fuel can be had to meet public necessity.

Cooperation Essential.

"The committee believes that the first essential toward an increased production of coal is a close cooperation between mine employer and mine employee, and inasmuch as the United Mine Workers of America and the mine operators in several districts have already pledged by joint resolutions to the Council of National Defense, under whom this committee works, and have nominated committees, the services of which have been offered to the Council of National Defense to this end, we now call upon the several committees to use their best and continued efforts to increase, in so far as they are able, the production of coal for the public necessities by keeping the mines continuously at work, avoiding labor disputes and unnecessary shutdowns. The operation of well-established mines should not be impeded and the suggestion is made and urged that the practice of moving miners from the mines of well-established producing companies or communities to other districts be discouraged, as this practice creates a state of unrest and tends to decrease the total output of coal, interfering with the stability of the industry which is necessary for the highest efficiency. An effort should be made to instill in the mind of the individual miner and operator, as well as the organized body, the necessity of individual efforts and continuous performance so far as work is offered. The miner or the company's representative who remains at work renders as patriotic service as the man at the front.

"The total production of coal throughout the country has been seriously curtailed by difficulties in transportation service and unequal distribution of cars, resulting in shortage in the number of cars available for loading, as well as congestion in the avenues leading to the points

of distribution. Operators are urged that they pledge themselves to load all cars obtainable in the shortest time after the same become available, and that they further take up and urge their customers to release these cars at the earliest possible date after delivery so as to make them available for further use without unnecessary delay, and that all practices such as unnecessary holding of cars for reconignment or other purposes be discontinued except when absolutely necessary for the public welfare.

"Transportation interests of this country have, at the suggestion of the Council of National Defense, formed a committee appointed by the Council, whose duty it is to co-ordinate and promote the efficiency of our railroads and by agreement with the heads of the various railroad companies of this country the general policy of their operation has been delegated into their hands. It is the purpose of the Committee on Coal Production to work in the closest harmony with the Committee on Transportation and Communication. We urge distributing interests, especially in the centers of large population, in so far as is possible to deliver coal to their customers along normal and ordinary lines without creating unnecessary panic. We urge in turn upon all such distributors that information be sent to this committee of conditions in such cities as may be benefited by a closer co-operation of all concerned in our effort to supply all communities with their needs.

"If it is found that in any districts surplus coal is obtainable at this time over and above the actual needs, it should be divided as equally as possible and stored in the bins of the ultimate consumer so that the normal operation of the industry so far as is possible may be continuous, which will tend to prevent the necessary hardships which result from an unequal distribution of coal.

"Already the centralization in the operation of our transportation lines which has been vested in its committee has proved of the greatest benefit to the coal industry, and we believe that a like centralization secured through this committee on coal production in all such matters as are furthered by the co-ordination of all interests will promote a still higher efficiency and be of greater benefit to producer as well as consumer.

"Secretary Lane expressed to this committee the desire of the Government that the business men of the United States feel that the burden of carrying on this war rests in no inconsiderable part upon those who represent the genius of economic and industrial life. In meeting the present emergency you can build for the future betterment of the industry by stabilizing it along sound economic lines. Hearty co-operation between mine-worker and operator, and between producer and consumer expresses the best type of patriotism. The co-operation of the representatives of the Eastern semi-bituminous coal districts in agreeing to furnish the United States Navy with its next year's supply on satisfactory terms presents an example of the splendid spirit which we believe will characterize the coal industry as a whole. This is the patriotic opportunity for co-ordinated effort and co-operative service to the nation. Therefore, we feel sure we can rely upon your hearty support."

The personnel of the Committee on Coal Production is as follows:

Francis S. Peabody, chairman; George W. Reed, secretary; E. J. Berwind, New York, representing Central Pennsylvania, Maryland and Low Volatile fields of West Virginia; W. W. Keefer, Pittsburgh, Pa., representing Western Pennsylvania, Ohio and Michigan; Van H. Manning, Washington, D. C., director, United States Bureau of Mines; C. M. Moderwell, Chicago, Ill., representing Illinois, Indiana and Western Kentucky; E. L. Pierce, Syracuse, N. Y., representing coke industry; Erskine Ramsey, Birmingham, Ala., representing Alabama, Tennessee, Georgia and North Carolina; George Otis Smith, Washing-

ton, D. C., director, United States Geological Survey; James J. Storrow, Boston, Mass., representing New England; H. N. Taylor, Kansas City, Mo., representing Arkansas, Iowa, Kansas, Missouri, Oklahoma and Texas; S. D. Wariner, Philadelphia, Pa., representing anthracite coal industry; J. F. Welborn, Denver, Colo., representing Colorado, Montana, New Mexico, North Dakota, Oregon, Utah, Washington and Wyoming, and Daniel B. Wentz, Philadelphia, Pa., representing Eastern Kentucky, Virginia and high volatile fields of West Virginia.

The headquarters are located in the new Interior Department Building, at Washington, D. C.

LEGAL NOTES AFFECTING REALTY

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

Parties Adversely Interested.

AN action was brought by a real estate broker against a client for commissions claimed to have been earned for effecting an agreement for an exchange of real estate. Defendant employed plaintiff as a broker to sell certain houses and lots in the city of New York, or to procure an exchange thereof for a farm. Plaintiff found a person who owned a farm at Austerlitz, N. Y., and an agreement was made between the respective owners of the city and country properties for an exchange. The only defense which the court found it necessary to consider was that based upon the fact that plaintiff had a secret agreement, concealed from defendant, whereby he was to receive a commission from the owner of the farm, as well as from defendant. That he had such a secret agreement was admitted, but it was the plaintiff's contention, in which he was upheld by the Appellate Term, that the fact of such an agreement did not preclude a recovery of commissions from the present defendant. The Appellate Term rested its decision upon *Knauss v. Krueger Brewing Co.*, 142 N. Y. 70, 36 N. E. 867. In that case the evidence showed that the broker was employed solely to bring the parties together, having nothing to do with the negotiations between them, and neither assuming nor being requested to advise as to the desirability of the purchase or the terms of sale. In that very case the court said:

"In regard to the subject of the double employment, if it be of a nature where by possibility the interests of the parties may be diverse, we agree that it cannot be upheld if concealed from knowledge." 142 N. Y. 77, 36 N. E. 868.

"On the other hand," the New York Appellate Division said, reversing the decision of the Appellate Term, *Erland v. Gibbons*, 163 N. Y. Supp. 582, "the authorities are numerous and unanimous to the effect that, where a broker advises his principal as to the desirability of a sale or exchange and takes an active part in the negotiations, he cannot recover his commissions if it appears that without his principal's knowledge he has an agreement for a commission from the other party to the negotiations. *Carman v. Beach*, 63 N. Y. 97; *Jacobs v. Beyer*, 141 App. Div. 49, 125 N. Y. Supp. 597; *Dickinson v. Tysen*, 209 N. Y. 395-400, 103 N. E. 703.

"In the present case, the concealment from defendant of the agreement for a commission from the owner of the farm is distinctly admitted by plaintiff. He swears that he did not communicate the fact to defendant 'because I did not think it was anybody's business.' As to the relation of advisor which he assumed towards defendant, the evidence leaves no doubt. The defendant, whom the trial court believed, swears most positively that plaintiff not only advised him to take the farm in exchange for his lots, but strongly urged him to do so, and the plaintiff himself testified that his agreement with defendant was that he should get a place for the latter and 'ad-

vise him whether I thought it was good or bad,' and again he says:

"Mr. Gibbons asked me what I thought of the place, and I told him I thought it was all right."

"Indeed, the whole testimony as to the actual transaction shows very clearly that plaintiff did not content himself with introducing the parties and leaving them to negotiate between themselves, but actively and rather insistently urged upon the defendant the desirability of making the proposed exchange. Under these circumstances, he cannot recover a brokerage."

Specific Performance of Contract.

In an action to enforce specific performance of a written contract for the exchange of real property, it appeared that the plaintiff agreed to exchange an elevator apartment house for property owned by defendants, the contract providing that an annexed statement of rents was a true and correct statement of the income of the premises. The statement showed that only three of the apartments were vacant, and at the time fixed for the transfer it appeared that, while more than three of the apartments were physically vacant, yet only two

were actually vacant, the others being held under valid leases, or under leases to commence the following day; the condition of the apartment house thus being better than represented. The New York Appellate Division held, *Leona Holding Corp. v. Bigelow*, 163 N. Y. Supp. 252, that plaintiff was entitled to specific performance, there being no substantial breach, notwithstanding a letter written by plaintiff's counsel informed defendants that there were five vacancies; the letter showing the true state of affairs, and that the apartments were under valid leases.

Boundaries.

Where a lane for its entire length was well defined and recognized as such for a period of more than 30 years and was used as a lane openly, notoriously, adversely, and continuously as a means of ingress and egress to and from the respective properties adjoining, the long acquiescence of the owners involved in accepting the fences along the sides of the lane as the boundary lines of their properties was held conclusive against them.—*Marion v. Balsley*, Michigan Supreme Court, 161 N. W. 820.

Exchange of Properties.

A contract for the exchange of properties provided that defendants' land was to be taken by plaintiff, subject to a mortgage for five years. Defendants being unable to secure an extension of the mortgage in time, the parties entered into a supplementary agreement, which allowed defendants until November 1 to procure the mortgage, and provided that, if they failed, plaintiff should be left to his own resources, with the help of a note which the defendants executed to him. The next day defendants conveyed the land to a third person at plaintiff's request. In an action on the note the New York Appellate Division holds, *Reisenburger v. Otto*, 163 N. Y. Supp. 243, that, while it was expected that plaintiff should be the mortgagor, defendants, by conveying to the third person, consented that he be substituted, and the conveyance did not render the supplementary agreement void, so as to preclude recovery on the note.

Incomplete Contract of Sale.

An offer to purchase real estate by letter accompanied by a payment of a certain sum was met by the introduction of new conditions which were not accepted by the purchaser. The latter in a subsequent letter introduced other new conditions, which the vendor did not accept, but requested a verbal conference. This was agreed to by the purchaser, but without the holding of any conference he subsequently demanded the return of earnest money. The Illinois Appellate Court, *Mertel v. Walter*, 200 Ill. App. 136, held that there was no meeting in the minds of the parties so as to constitute a contract of sale, and the purchaser was entitled to recover back the earnest money.

The Coal Situation.

At a meeting of the Upper Manhattan Property Owners' Association a committee of twelve was appointed to investigate the coal condition. It is the object of this committee to meet other committees from all property owners' associations, and to provide ways and means to supply heat for the tenants for the coming winter.

Many suggestions were made such as the use of soft coal, oil burners and gas. The various ideas are going to be experimented with and if found practical, legislation will be asked for to allow modifications of the various city ordinances so as to use these means to stave off the high prices and shortage of coal.

Suggestions will be asked from all manufacturers of substitutes for coal and if possible the use of coal will be entirely done away with. The method of oil burning so successfully used in the far West will be given a thorough trial.

The Committee will be glad to receive any suggestions that should be sent to Coal Committee of the Upper Manhattan Property Owners' Association.

REGISTERING ARCHITECTS.

ATENTION is called to the fact that the New York State Law regulating the practice of architecture has recently been amended. One of the amendments extends the exemption period whereby certificates of registration may be issued to architects who were in practice previous to the enactment of the original registration act, namely, April 28, 1915. All architects who were in practice in New York State previous to that date may now secure certificates, provided their applications are filed before January 1, 1918, and provided such applications are approved by the Board of Examiners. Application blanks may be secured by addressing the Department of Education, Educational Building, Albany, New York. One of the amendments just enacted is of interest to architects of other states and reads as follows: "Any architect who has lawfully practiced architecture for a period of more than ten years without the State shall be required to take only a practical examination, which shall be of the nature to be determined by the State Board of Examiners and Registration of Architects." One of the amendments of the New York Law which is of interest to those of other states contemplating similar legislation is as follows: "But this article shall not be construed to prevent persons other than architects from filing applications for building permits or obtaining such permits."

HUNDRED YEARS OF CITY PLANNING IN NEW YORK

The Street Plan of Brooklyn Which Covered a Period of Almost Half a Century

By HERBERT S. SWAN

PART FIVE.

THE street plan of Brooklyn is the result of six separate and distinct surveys executed by as many different authorities over a fifty-year period. City planning may be said to have commenced in Brooklyn with the incorporation of the village in 1816. This act required the Trustees to make a survey and map of the town in order that no resident might plead ignorance of the permanent plan adopted for the laying out of streets. This map, which was filed in 1819, embraced an area of less than one square mile. To the south it extended to Atlantic avenue. On the east it was bounded by a line defined by Red Hook Lane.

The streets laid out were village streets, not city streets. The widest had but a width of 60 feet. Most of the fifty streets, which had a total length of 27 miles, had a width of only 50 feet. Some were only 40 feet wide.

A distinctive feature of the street and block plan was the system of alleys. All kinds of alleys were laid out—alleys 5 feet wide; alleys 7 feet wide; alleys 10 feet wide, 15 feet wide, and 22 feet wide. Some alleys simply bisected the block. Others cut the blocks up into three, four or five parts. Some alleys were "T" shaped; some "L" shaped; some "H" shaped, and some "U" shaped. Though every block did not contain an alley some had several. The idea the Trustees had in mind seems to have contemplated an alley approach for every lot. The blocks were given various dimensions; some were square and some were oblong. In most cases the blocks were subdivided into lots, the lots being given a width generally of 25 feet and a length of 100 feet.

The men who formulated the original street system of Brooklyn planned, not for a city, but for a village. A community covering an area of 70 square miles and having a population of two million was beyond their wildest fancy. New York at that time had a population no larger than that of Grand Rapids today. The vacant areas on Manhattan seemed spacious enough to accommodate all the population the metropolis would ever have. In twenty years Brooklyn had altogether outgrown its village plan. Its population of 4,402 in 1816 had increased to 24,310 in 1835. This enormous growth made Brooklyn feel and act like a city.

The act incorporating the City of Brooklyn in 1835 provided for the appointment of a Commission to lay out streets in the undeveloped area annexed to the city. This tract of land embraced about 8,000 acres. The commission consisted of Samuel Cheever, Alonzo G. Hammond and J. Tiffany with

John S. Stoddard as engineer. The map of the Commission was filed January 1, 1839.

The point of view possessed by the Commissioners is indicated by the following quotation from their report:

"The Commissioners looking to the future, have kept in mind that they were tracing the lines of a city destined to a rapid and extensive growth; that most of the ground is but a short distance from and of easy access to the business points of the City of New York; that the prosperity and advance of this city will keep pace with that; that both are

been done in the first five wards of the city as well as in that part committed to the Commissioners it was found necessary to adopt no less than ten systems or parallelisms of streets.

The streets were generally given a width of 60, 70 or 80 feet. The blocks were in most cases about 200 feet deep and 700 feet long. Where two street systems came together forming a small angle it was often necessary to make the blocks in one system a fraction deeper than in the other to preserve the same number and width of streets.

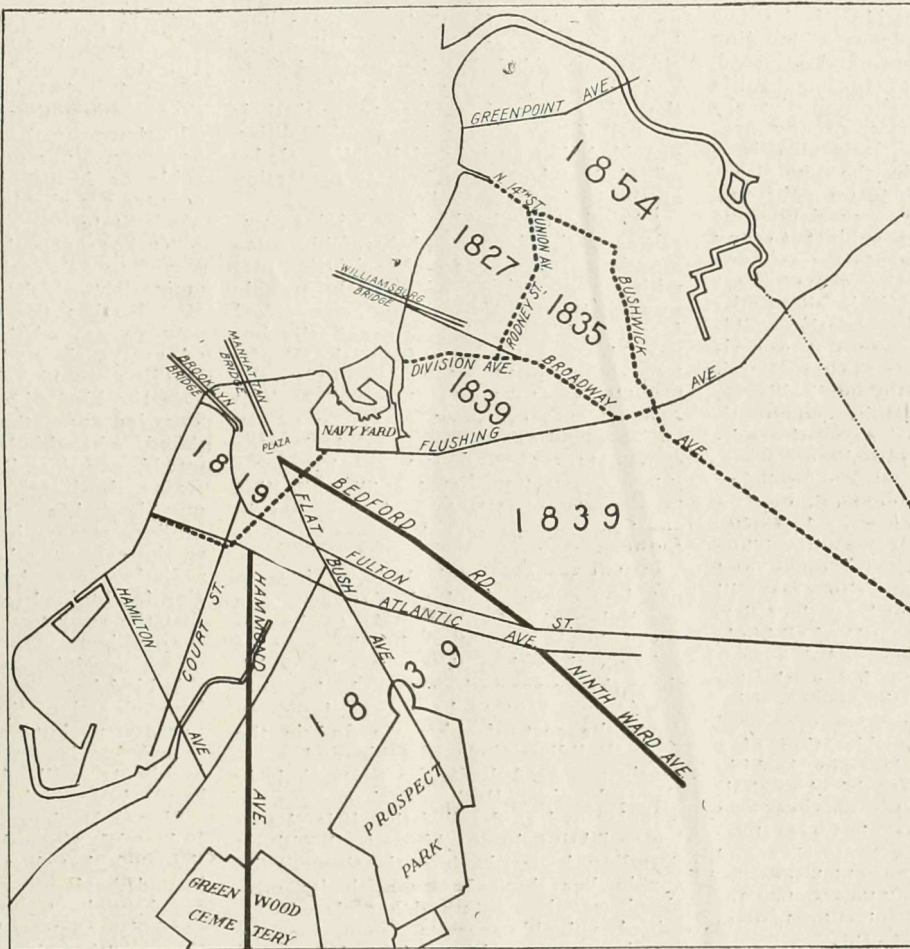
The Commissioners stated that they were aware of the fact that streets laid out upon curved lines forming oval or circular blocks were more ornamental than straight lines and square blocks. But as the ground which they had to plot was already valuable and was rapidly becoming more so, considerations of economy as well as of utility induced them to accept a rectangular plan.

Streets already on the ground interfered considerably with the plan the Commissioners had in mind. These led to some embarrassment, especially when the different parts of the city were to be brought together as a whole. Every attempt was made to avoid the sacrifice of an individual's property, but where such sacrifices became necessary to promote the great and permanent interests of the public the Commissioners left the individual to the justice of the city government for indemnity.

Seven diagonal streets were laid out between different parts of the city: Fulton street; Flushing avenue; Flatbush avenue; Hamilton avenue; Hammond avenue; Bedford road, and Ninth Ward avenue. Only the first four of these have been opened. Hammond avenue, which had a width of 100 feet, commenced at the intersection of Atlantic avenue with Smith street and ran southerly to the city line in the direction of Bath. New Utrecht avenue comes pretty near to being a projection of this proposed street. Bedford road had a width of 80 feet. It commenced at the intersection of Concord and Bridge streets and ran southeast to the intersection of Bedford avenue with Fulton street. Ninth Ward avenue, which had a width of 70 feet, commenced at the corner of Atlantic avenue and Bedford avenue and ran in a southeasterly direction to the Flatbush line stopping at Crown street and Schenectady avenue. Remsen avenue comes pretty near to being a prolongation of this street.

In most instances these diagonal streets ran obliquely to the adjoining streets. Though this resulted in a large number of triangular blocks it was thought that the property owners would find some compensation for the bad form.

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MAP SHOWING DATE OF DIFFERENT SUBDIVISIONS IN BROOKLYN FROM 1819 TO 1854. TOWN SURVEY OF 1879 IS NOT SHOWN ON THIS MAP. NOTE THE THREE DIAGONAL THOROUGHFARES, HAMMOND AVENUE, BEDFORD ROAD, AND NINTH WARD AVENUE, PROJECTED ON THE COMMISSIONER'S MAP OF 1839, BUT WHICH HAVE NEVER BEEN OPENED.

situated in a state of the most active and efficient enterprise; that the enlargement of the Erie Canal now going forward is emphatically to carry the navigation of the Hudson River to the waters of Lake Erie; that the inhabitants of a country of great fertility, and as broad in extent as several of the kingdoms of Europe are to come out to the Atlantic and to the world at this point for all time, with their countless productions to exchange for those of other latitudes and other nations. These with others they believe are the elements which are rapidly to cover these grounds with the habitations of man. If, therefore, it should be thought that some of the grounds have been too freely set apart for streets, avenues and public squares, the time is rapidly approaching when such objections will not be made."

In carrying out their survey the Commissioners were desirous so to lay out the city as to give generally a north and south front to the blocks. But so irregular was the shape of the ground and so undulating its surface that such a plan was found inconsistent with the most available direction of the streets, and a proper regard to their drainage. To adapt the work to what had already

NEW YORK SOCIETY OF ARCHITECTS CELEBRATE TENTH ANNIVERSARY

J. Riely Gordon Re-elected President

THE New York Society of Architects celebrated its Tenth Anniversary last Tuesday, at which time the annual meeting was held, followed by the election of officers, speeches, dinner and a theater party. The following officers were elected for the ensuing year:

J. Riely Gordon, president; Adam E. Fischer, first vice-president; Edward W. Loth, second vice-president; William T. Towner, secretary; Edward Wehrin, financial secretary, and Henry Holder, Jr., treasurer.

Robert D. Kohn, of the American Institute of Architects, said: "For some time there has been a feeling among architects in this State that we need a basic Building Code to govern those parts of the State outside of the few large cities where adequate building codes are now in existence and enforced. Aside from the danger to human life outside the big cities through the absence, except in factories, of any protective legislation, this lack also is a handicap to building in the big cities. It is possible for a man to go right outside a city to build a very dangerous building without being subject to any restrictive legislation whatever; perhaps directly opposite on the same street with buildings erected within city limits under a highly detailed restrictive building code. While this was not a serious condition as long as the population of the State was mainly in small villages, suburban, rural and farming communities, it does become serious as the suburbs grow into metropolitan areas. Many parts of the country now being built up without the protection of a Building Code will sooner or later become incorporated into some city. Thus as the population becomes more and more congested this new city area will have for half a century at least the existing fire traps and life hazards of all kinds as an irremovable burden, and danger.

"Not long ago plans for a theatre to be built in one of the communities in the Mohawk Valley were presented in this city for the consideration of a mortgage. The examiner in looking over these plans was astonished at their deficiencies. The theatre was to seat over two thousand people, yet there were few of those fire protection and life saving requirements which are included in every good building code. Indeed, the exits were quite inadequate and the construction defective.

"The examiner for the lending company asked the architect what kind of a building code he was working under, and the reply was 'In our town we have only one provision of law which we must look out for. We are not allowed to build any encroachments upon the sidewalk!' Now this condition is absurd. Human life is no less to be protected in a small community than in a large one, and to put two thousand people in a theatre in a small city without adequate and safe construction is even more risky than to do the same thing in a large city where a large fire department and the police at least afford help when a fire has broken out.

"In addition to this lack of building regulations in the smaller cities it is evident to those who have looked into the matter that even in some of the larger cities of the State building codes are not enforced such as they are in this community. I talked not long since to an architect in one of the up-State cities—a city of considerable size—who told me that they had a building code, but it did not bother them very much. He said, 'We do send our plans to the building inspector, but he has no sort of a staff to enforce them and when he bothers us too much we tell him to "beat it."'

"A Committee of the New York State Association of the American Institute of Architects has been working on this subject for some years, and this year,

with the help of Mr. Bannister, of the Brooklyn Chapter, secured the introduction of a bill into both houses of the Legislature. There it had your support and that of the State Builders' Association and the Underwriters as well. This bill provided for the appointment by the Governor of an unpaid commission to study the desirability of a State Building Code and the preparation of such a code for submission to the Legislature if it was found that it was desirable. The Commission was to consist of architects, engineers, builders and an attorney, all men of experience in their respective fields, and they were authorized to engage and pay additional experts. Members of the commission were not to be paid, but \$20,000 was to be appropriated for their expenses during the two years. This legislation specifically provided that the proposed State code in no way was to interfere with the adoption and enforcement of their own Building Codes by municipalities, provided that such local Building Codes afforded at least as adequate protection as the basic State Code.

"At a hearing held before a joint committee of the Senate and Assembly some months ago the proposed legislation met with no opposition. The only trouble was that an appropriation was asked for; and this year it was practically impossible to get money from the Legislature for anything but was not to the legislators absolutely imperative, and surely it was too much to expect to ask an average Assemblyman and Senator to consider as essential so abstract a thing as a Building Code. The bill died in committee. We have hopes that in another year we may be more successful.

"What we are particularly anxious to get is a very simple basic code, one specifying the fundamentals to be secured in any building in the way of safety rather than the means by which these things are to be attained. In other words, we want to keep very far away from the sort of thing we find in the State Building Code of Ohio and a recently prepared draft of a State Code in Pennsylvania. Both of these are so complex and so detailed that it is almost impossible to do anything at all without spending hours in investigation. Wisconsin has done better with its very simple requirements and has already attained valuable results, even for the farming communities. The Wisconsin Industrial Commission has been helpful in indicating the safe way to construct chimney flues, ordinary framing and other forms of building helpful to the farmer. Although there appear to be inadequate men for enforcing its provisions the mere existence of such a code is helpful to those who otherwise would have no guidance.

"Apparently, too, in that State, as well as in Minnesota, the Department of Agriculture, in cooperation with the local architects in their State Art Societies, have produced sets of plans of model farm houses which are distributed to the farmers at very small cost. These not only show attractive houses, but indicate how they may safely be built. All this sort of thing has yet to be done in this State.

"The movement for a State Building Code is the first step in the direction of providing against the time when large sections of our rural districts will be closely populated and hence need the protection of adequate and safe construction. It is very important that the architects of the State realize this situation. The time was when the architects left to others the preparation of building legislation and then spent their time afterwards in complaining about it. We have taken a new attitude in recent years. We ourselves should be the first to demand reform legislation and we should help in preparing it, since we

have the experience and ought to know what a good building code really is. When we render that sort of service to our State we architects are giving our best to democracy and are in the way to become worthy citizens."

William P. Bannister, secretary of the State Board for the Registration of Architects, said in part: "The passage of any law means the giving up of some privilege, therefore it is almost sure to bring forth a protest. The registration of architects is a most important one, not only from the standpoint of the owner but also the profession. The object of registering architects is primarily to give the applicant a certificate of competency. This is more or less of a guarantee that he is proficient in his profession.

"Let me give the New York Society of Architects a thought, one which, in my opinion, should be adopted. The society should form a board for the purpose of investigating the laws relating to the registration of architects as they exist in the various States in the union where such legislation has been passed. Up to recently twelve States have adopted such laws and it is understood that many others are to follow suit. The laws in the various communities, however, differ greatly and those applicable or in use in some parts of the country are absolutely valueless for New York State.

"It has been the object of the State Board to ask such questions at the examination which are reasonable. The Board takes the position of the property owner and the questions pronounced are such as any one considering building would ask. And it is remarkable the kind of answers that are given. For instance, the applicant might be asked, what kind of heating apparatus would you install in such and such a frame dwelling? The applicant frequently makes a stab at the answer and replies, steam, hot water or hot air, as the case may be. When asked about radiation, etc., but little real information is obtained to indicate to the Board that the applicant knows anything about the subject. One man stated, and it was a sensible reply, that in matters of this kind he employed an engineer. College education, though desirable, is not necessary, but a thorough working knowledge is essential. Registration of architects will do much, if properly handled, to right existing evils."

Henry D. Savre, one of the five State Industrial Commissioners, spoke upon the work that the Commission is engaged in and dwelt upon various phases which are brought to its attention. "It has been demonstrated," said Commissioner Savre, "that it requires five men at home to supply the wants of one man at the front. Everything must be supplied, food, clothing, munitions, etc., so it is readily seen that the entire male population is not available for the 'trenches.' What can architects do to help the Government in the present crisis? How can they add to the resources of the State? A committee should be formed to take an inventory of those employed in the various offices and their capabilities. How many draftsmen can be furnished? How many men can be counted on to push the large amount of Governmental construction work, so as to accelerate building as speedily as possible? This work is most important and should be started as soon as possible. An intelligent report on these lines will be a high form of patriotism."

Assistant Tenement House Commissioner William H. Abbott spoke on the present shortage of accommodations for families of moderate means and drew the attention of the architects present to the opportunity that exists for the remodeling of old tenements. "Architects have been remiss in not following up this opportunity," said Mr. Abbott. "It must be borne in mind that there are many old tenements in New York City, and these houses are with us to stay. Conditions do not warrant their demolition, but means should be taken to improve their physical condi-

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STREET WIDENING TO MEET TRAFFIC DEMANDS

Problem One of the Most Difficult and Important Now Confronting Cities and Towns—Traffic Regulation the First Step

By HON. NELSON P. LEWIS, Chief Engineer, Board of Estimate*

ONE of the most difficult problems confronting towns and cities is the provision for a greatly increased street traffic which has developed during the past few years, especially since the introduction of motor vehicles. The first step in such relief is obviously that of traffic regulation, the object of which has been well defined as "the passing by artificial regulation through existing streets of inadequate capacity, with safety to both vehicles and pedestrians, of a larger volume of traffic than the streets would accommodate were the movement of both left uncontrolled."

A great deal has been accomplished by intelligent police regulation, but the volume of traffic increases so rapidly that further steps soon become necessary, such as the cutting through of new or the widening of existing streets in order to convert them into important traffic arteries. It is this last method of improving traffic facilities which is the subject of this paper. There are two separate kinds of problems involved:

I. The widening of streets already congested, and,

II. The widening of streets which are in use or which are only laid out upon the city plan where there is no traffic congestion at the present time, but where future congestion should be avoided.

I. An increase in the traffic capacity of streets already congested may be accomplished in several different ways:

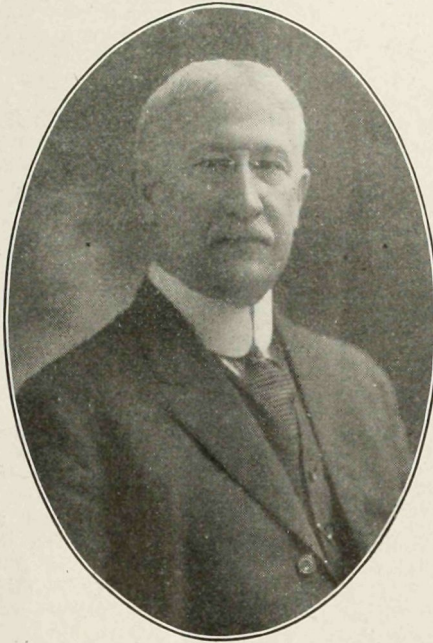
(a) By setting back the curb and increasing the roadway width and removing encroachments beyond the building lines in order to compensate for the narrower sidewalks, no change being made in the actual lines of the street. This is a simple method which will involve no expense to the public except that of the adjustment of the curb and pavement, but will require those who have been making use of a part of the public street for their own profit and convenience to remove encroachments at their own expense.

(b) An actual street widening by cutting off portions of the lots on one or both sides of the street, the improvement being carried out at a single step. This involves large expense, but will secure the desired result at once.

(c) A progressive widening by the establishment of new street lines, with the requirement that all new buildings erected shall be set back to the new lines and that all buildings which may be substantially altered, involving the building of new fronts, shall at the time of such alteration be set back to the new lines. This is a much more economical method, but the time required is often very long and the street during this progressive widening will present a very ragged and unsightly appearance.

(d) The widening of the roadway by appropriating practically all of the sidewalk space and the placing of the sidewalks in arcades back of the building line, easements on private property being acquired for this purpose. Such a plan will involve considerable expense, and unless there is some effective control of the architectural treatment of the building fronts including the design and spacing of the supporting columns and uniformity in the height of the arcade, the results are likely to be very unsatisfactory, although with such control the streets so treated would gain in interest and picturesqueness.

II. The avoidance of future congestion by the provision of adequate thoroughfares is, in many respects, a much



HON. NELSON P. LEWIS.

simpler problem, although it is impossible to predict with any degree of certainty which streets may be called upon to accommodate exceptionally heavy traffic. Two methods of treatment may be resorted to:

(a) Streets of ample width can be provided at certain intervals or where their grades and their positions with respect to the general plan will render a concentration of traffic probable. The initial improvement of the roadways of such streets may be at much less than their ultimate width, the sidewalk space being left in grass plots or planted with shrubbery until the time comes when space must be added to the roadways.

(b) Setback lines or building lines can be established in addition to the regular street lines, no buildings to be erected on this space, although it may be used for the beneficial enjoyment of the owner of the abutting property. In

this case the city would acquire the space between the street lines for a public street and acquire an easement of light and air for the spaces between the street lines and the building lines, which spaces could be converted to street use when greater roadway capacity is needed. This plan has the advantage of insuring more generous light and air space and at the same time will permit an initial development involving less burden upon the abutting property for land taken and for street pavement.

Illustrations are given for each of the several classes of widening as follows:

I. (a) The widening of the roadways of Fifth avenue and a number of other streets in New York City.

I. (b) The widening of Elm street, now Lafayette street, the widening of Varick street with the extension of Seventh avenue, and the widening of Livingston street in New York City.

The widening of Delaware avenue and Oxford avenue in Philadelphia.

The widening of West 12th street and Michigan avenue in Chicago.

The widening of Pleasant street and Avery street in Boston.

I. (c) The progressive widening of Chestnut street, Walnut street, Arch street and Frankford avenue, Philadelphia.

I. (d) The arcading of 15 street and South Penn Square in Philadelphia.

II. (a) The widening of old streets to create Queens Boulevard, 200 feet wide, in New York, and Moyamensing avenue at a width of 148 feet to 248 feet in Philadelphia.

II. (b) The establishment of building lines as well as street lines by the City of Liverpool.

Several instances of the establishment of setback lines in Winchester, Mass.

The efforts of New York and other cities to obtain authority to establish setback lines and the Flexible Street Ordinance of Philadelphia.

Reference is also made to the creation of the proposed traffic circuit in Philadelphia and to the creation of the Strand-to-Holborn improvement in London.

ARCHITECTS MEET.

(Continued from page 686.)

tion. This will rebound to the advantage of all, the property owner, the tenant and the health of the community at large. The tendency of the present time is to erect tenement houses containing small suites. The typical unit of today contains four rooms. I believe about sixty-five per cent. of new structures contain accommodations of this size."

William T. Kennedy, Assistant Corporation Counsel, spoke about the relationship between the Bureau of Penalties of the Law Department and architects. He said in part:

"Many of us fail to fully realize that, by virtue of the fact that we, in our particular profession, by study, experience and application acquired a rich fund of information, our responsibility as members of the community, the State, the nation and society in general, have increased proportionately with the additional knowledge which we have gained. I feel confident that you all, as members of the Society of Architects, are interested in the efforts exerted by the Bureau of Penalties, because of the fact that, by thoughtful application of your talents and knowledge as architects, you may contribute toward the accomplishing of the object sought by the Bureau in the prosecution of many of its various branches of work, namely, the proper

safeguarding of the lives, health and comfort of the people of the largest city in the country."

Edwin Q. Bell, Real Estate Editor of the New York American, spoke on the multitude of legislation which has been enacted into law during the past few years which has reacted against real estate. He pointed out that the owner of property was not given a fair chance to recuperate from the long, hard times that he was forced to pass through on account of overtaxation, over-regulation and over-legislation. While safety was the first consideration, still the rights of the property owner must be considered, otherwise the city and State would find that they had killed the "goose that laid the golden egg."

John H. Scheier, who is Chairman of the Fire Law Committee and acts in a similar capacity on the Factory Law Committee, said: "All of the men who have addressed the meeting are specialists in their various lines. They are all well known and we, as architects, come in contact with a number of them in our every day work. It is gratifying that we have been given an opportunity to hear their views which have been most instructive."

—The Park Board of New York, managing the park system, controls 8,500 acres of park land assessed at \$641,000,000.

*A paper presented at the Ninth National Conference on City Planning at Kansas City, Missouri, on May 7, 1917.

FUTURE OF INCOME PRODUCING PROPERTIES

War Should Have Effect of Stimulating Business—Increased Needs of Country will be Met by Added Supply

By J. D. EDDY

WHAT effect upon income producing property, already built and contemplated, is the entry of the United States into the European war going to have? No one, of course, can answer the question with certainty. Opinion, too, will vary. There are, however, facts brought out by the experience of nations during the past two years that will give a pretty good insight into what will happen in the immediate future of this country—a future measured at least by several years.

When the war began and for several months thereafter, the commercial and industrial life of the United States and the other countries of the world was practically halted. When business recovered from the first shock, it began to take stock and found, surprising as it was, that the activities of the world not only had not been stopped, but there was need for greater industrial and commercial effort. This realization at first brought about a resumption of normal activities; then came a boom, the like of which the United States had never before experienced. What has been the result? The nation has been awakened to its greatness. It has been called upon to supply the needs of its greatest business rivals, which were suddenly turned from producers into consumers.

Factories, which three years ago, were active but eight hours a day and less, are now working at capacity, meaning twenty-four hours a day, seven days a week. Labor is 100 per cent. employed, at higher wages than it was thought would ever be possible. Every aspect of the business life, commercial and industrial, of the country has been given an impetus which is difficult to realize. In other words, necessity has brought about efficiency the like of which the United States did not realize could be possible. During all of this time the country has been close to the edge of the whirlpool of war. Now it has been drawn into it. Instead of a producer for those nations already engaged, the United States has joined with the combatants.

The plunge, however, did not bring the shock that many people expected. Instead it has brought a thrill and has acted as a stimulant to business, not as a devitalizer. Many of the country's best thinkers believe that it will dispel that lethargy which, it was predicted, would be a deterrent of progress.

Napoleon is credited with having said that an army fights on its stomach. The truth of that statement has been proved. There is more to war than the mere marshalling of men into battle and providing them with guns and ammunition. While they are alive they must be fed and clothed, otherwise they would lose their power to fight.

Feeding and clothing a nation is the basis of all commercial and industrial activity. It is but another proof of the law of supply and demand. When the demand is there, the supply will be forthcoming. And the greater the demand, the better for business and all that the word implies. The country may be less prepared from a military standpoint for war than any of the European nations when they entered the conflict. But it is prepared with what makes war possible—wealth. And the war is going to make that wealth active.

Shrewd business men realize this fact, and as a consequence they are preparing to supply the demand that is being created. They are meeting the present problem with a spirit of optimism for the future. Instead of curtailing activities, they are redoubling them. This is not only far-sightedness, but it shows a loyalty that is inherent in the American.

Within a week after President Wilson made his address to Congress which

caused that body of men to take the action they did, a quiet investigation was made in Washington with a view to finding out just what moves the Government contemplated in relation to commanding the industrial forces of the country. It was learned from the best of authority that no such radical move had been considered. And the reasons given show that the guiding forces of the nation are looking far into the future.

This Government is not going to cripple the forces—commercial forces—which will be called upon to fight the bigger and greater war which will follow the cessation of hostilities—the commercial war which will engage all the forces of the nations of the world.

Fear that all plants, which were adapted to the manufacture of munitions of war, would be taken over by the government has alarmed the manufacturers of the country. They believed that the entry of the United States into the war would bring about just such a condition as Britain's entry created in that country.

But the experience of Great Britain has taught this country a lesson. Where, industrially, will Great Britain be after the war? The whole productive resources of the country have been concentrated upon the manufacture of war munitions and the supplies the soldiers need. With the end of the war, they will be equipped to produce something for which there is no market. The reconstruction will take valuable time.

Unless the war with Germany is a long-drawn-out conflict, no such condition is going to be created in the United States. This country will be prepared to enter the markets of the world and supply the needs of peace. Its products will provide for construction, not destruction.

This Government will merely go into the open market and buy what it needs. It will insist only that the manufacturers produce what it requires and at prices that will insure fair profits, but only fair profits. It will not stand for the inflated prices the manufacturers have been able to get from their European customers. There is every assurance that there will be an adequate supply of munitions; this branch of industry has been built up during the last two years to a high point of production.

The emphatic need of the country and its allies is food. To meet this need the Government has called upon the agricultural interests of the country to increase production to its highest possible point. There is no question but that the response will be as great as is the need.

Stimulated business requires to be housed. From the builder who provides homes for workmen, to the builder who erects skyscrapers, this increase in the activities of the country is going to mean prosperous times. Real estate owners already have recognized this fact. Records of the larger cities prove it.

Despite the high cost of materials; in face of the rising market of steel, cement and other things that go into building construction; with labor costing more than at any period in the country's history; there is an increase in building permits, which is astonishing to the uninitiated.

This is not a mushroom boom, occasioned by the prevalence of wealth. It is a steady, healthy growth that is nurtured by the increased demand. Property owners now realize that there is no prospect of a drop in prices of materials and labor for several years. And during those several years which intervene, they are going to have buildings that will produce incomes commensurate with their cost. Even though costs are higher, rents will be high in proportion.

Nowhere in the country has there been more of a "war scare" than in the cities

on the Atlantic seaboard. This war will be largely a naval war, fought on the Atlantic Ocean. And to those cities on the Eastern coast, the war is likely to be brought more acutely home than to the balance of the country. Consequently, the building activities in New York City can safely be taken as reflecting the situation in other cities. Here is a summing up of the conditions there, based on the experience of the last three months.

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, specially in New York and vicinity. According to a comparative table of figures, compiled by the F. W. Dodge Company, 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 years 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.

After the war, what? Well, every indication points to a continuance of the commercial and industrial prosperity for some years to come. Every one knows to what extent the activities of peace have been stopped in Europe. Every one knows what tremendous damage has been done to the cities and territory in which the battles of the war have been fought. There seems to be but one great country that will be in a condition to materially help in the reconstruction that will be necessary. The country able to do this great work, or rather supply the things necessary to do it, is going to be awfully busy for some years to come. And that country is the United States.

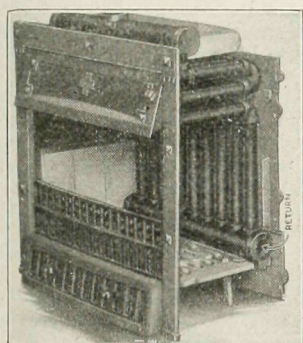
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Improved Fireplace Heater.

THERE has recently been introduced an improved hot water circulating fireplace heater that is said to have wide application. The heater burns either coal or gas, and may be installed at a nominal expense as an adjunct to the regular heating plant in the basement, by being connected to the system of



radiation. The grate and boiler can be operated together or separate, depending on the amount of heat required. This heating device is adapted especially for small cottages and bungalows in any locality. These heaters are designed to supply heat to from two to four rooms, in addition to the room in which the fireplace is located, with about the same expense for fuel as is consumed in an ordinary fireplace. This system is said to save the expense of additional flues to accommodate several fireplaces or stoves to heat the same amount of space.

Automatic Fire Detector.

A DEVICE designed for announcing danger from fire, by closing an electric circuit upon a sudden rise of temperature, has lately been perfected and placed on the market. This appliance consists of a brass shell incased in a metal guard and base which is provided with electrical connections and contact point. The shell contains 1.5 cubic inches of air, and with normal atmospheric changes the expansion of the air is provided for by means of an adjustable vent. Heat waves from a fire causes the air in the brass chamber to expand rapidly, forcing a taut diaphragm to bend out and close an electric contact. This detector is designed for mounting in any position, and the manufacturers state that neither vibration nor jar will have any effect on its operation. When used in connection with an annunciator and bells, or lamps, the instruments may be arranged to register at a central point the exact location of a fire.

Wire and Cable Grip.

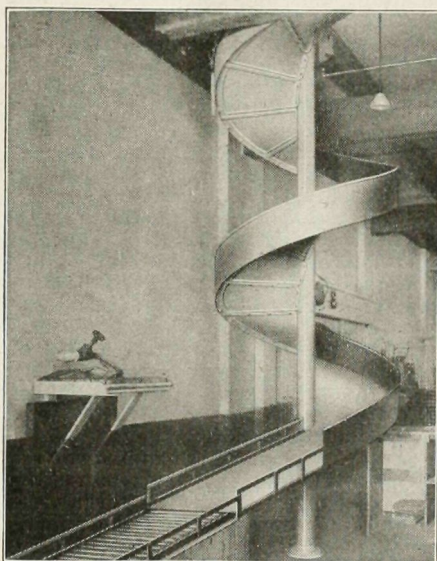
WIRE and cable grips made of cast steel wire of coarse strands have recently been introduced to the electrical trade. The flaring ends of these devices form a funnel-shaped entrance for the cable ends. The wire grip is not limited to use with a single wire or lead-covered cable, but can be used to pull in a three-wire feeder or a number of wires such as would be required in a signal system. The claim is made that these appliances will not destroy lead-covered cables in the pulling operation. The devices are made in single-eye and double eyeslip-grip styles.

Aluminum Shoes.

SHOES, made partly of aluminum have been suggested for workers in sand, gravel, broken stone, concrete and other abrasive materials in order to save wear and tear on the ordinary type of footwear. The uppers of these shoes should be of leather, with a waterproof tongue. Shoes of this character would be light and still afford an excellent protection to the feet. They could be supplied with insoles of felt to insure warmth.

Gravity Conveyors.

OWING to the scarcity of labor in many lines and the high wages now being demanded by even the most unskilled, labor-saving devices are ever increasing in popularity. This condition has been responsible for the growing use of the gravity conveyor illustrated herewith. The device is said to effect a great saving in labor and breakage to packages and contents. These conveyors are especially designed for the



specific requirements of the concern using them. These conveyors are constructed on scientific principles, utilizing centrifugal force to the utmost. In this manner a uniform speed is insured to all packages lowered, regardless of size, weight or character of the commodity. These conveyors are applicable to any structure where there are quantities of materials or products to be lowered from an upper floor to a lower level.

Back Water and Sewer Gas Valve.

AN IMPROVED device has recently been marketed for preventing the return of water, vermin and poisonous and disease-laden gases from sewers, which fits into and forms a perfect seal in the waste pipe leading to the main sewer. In addition to extensive use in residences and public buildings the claim is made that this valve has been used successfully by street railway, telephone, water and gas companies as a means of keeping manholes dry. The closure against back flow is effected by a balanced bronze and cast iron disc which fits against a brass seat, the contact surface being machined for a close fit. The operation of the valve is made positive in any position, by fastening lead in the counterweight cup if neces-

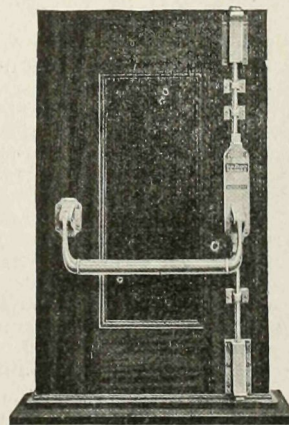
sary to make the disc swing to the required angle. No lead is required when the installation is in a horizontal pipe. If used upright or inclined, the lead is applied by taking off the cup and pouring into the cup, which has counter-sunk holes in the bottom to hold the lead permanently in position. The valve or disc need not be removed when the cup is being weighted for regulation, all that is necessary being to hold a wiping rag or flat surface under the counter-bored holes to prevent the escape of the lead before it hardens. This device is said to fit either standard or extra heavy soil pipe and is made in all sizes from two to twelve inches inclusive.

Electric Kitchenette.

THE electrical trade has recently welcomed the introduction of a compact combination electric range designed for small apartments, buffets and kitchenettes. This range consists of two compartments, a broiler and an oven. The grid is permanently placed in the upper section of the broiler. The heat is confined and thrown downward by means of a baffle plate or reflector placed on the top. For convenience the latter is fitted with a handle. When used for broiling the baffle plate is placed in a slide underneath the heat unit, inside the broiling compartment, thereby deflecting the heat upward to a circular plate on top. For the purpose of baking and roasting, the baffle plate remains in place inside the broiler, and the oven is substituted for the top plate and lid. The temperature may be adjusted by means of a three-heat snap switch conveniently placed on the lower panel of the broiler. The power demand is said to be 2,000 watts at high heat, at medium heat, 1,000 watts, and at low heat, 500 watts.

Self-Releasing Fire Exit Latches.

MANY fatalities resulting from fires or panics are due to faulty exits or to doors that refuse to open in an emergency, rather than directly to the fire itself. Accidents of this character are said to be impossible by the use of the self-releasing exit latch that is now on the market. This latch combines in a unit the usual locking devices, the door lock and top and bottom latches. The usual hardware trim is applied on the outside of the door. On the inside, about waist high, a solid bar stretches



across the door. This bar stands away from the wood and connects directly with the mechanism of the latch. Pressure applied to any part of the bar instantly releases the lock and latches simultaneously and permits the doors to open. The operation of these latches under conditions of a panic is evident. The occupants of the building rush toward the exit doors and the leaders are forced against the bar across the doors, thus operating the latches automatically and opening the doors to safety. These latches are especially designed for application in schools, theaters, churches, factories and public buildings where large crowds are likely to gather. They are made strong and extra heavy to stand the most severe handling. The operative members are machined and milled and there are no parts exposed to mangle fingers or tear clothing.

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"Business as Usual."

Immediately following the declaration of war a period of retrenchment set in, inspired by fear and doubt as to what the future would bring forth. This temporary depression was only natural, but it has been realized that general prosperity will sweep over the country should the "Business as Usual" campaign already started be generally adopted. Past experience has proven that expansion of trade always exists during war times and that the countries affected profit through the free circulation of money. Wages are increased, the number of unemployed minimized, demand for materials stimulated; in fact, every condition is present which would point toward prosperity.

The United States is in a peculiarly strong position, for it has been estimated that we have possession of approximately forty per cent. of the world's supply of gold, the greatest natural resources of any country on earth, in addition to being isolated geographically. But all this is of little avail if the "Business as Usual" policy be not adopted. It is true that the nation must economize, but this economy must take the form of the prevention of waste, rather than self-denial. For example, in the matter of food, it has been stated that about \$700,000,000 worth of eatables is annually consigned to the garbage pail. This is largely where the fault lies. There is no need for actual depreciation, but simply the utilization of everything that we have in our possession.

J. Ogden Armour was recently quoted as saying that "hysterical economy is as much a menace as is prodigal waste. Faith is the great need of the people today. My advice to farmers, wage-earners, merchants, manufacturers, in fact, everybody is, be confident and live your normal lives as far as possible. Make business proceed as usual."

Unquestionably we have started an era in which it will cost more to live, but

conditions will right themselves. Building costs have advanced and there is no likelihood that there will be a material reduction for some time to come. When the period of reaction does arrive, it is doubtful if the low levels of former years will obtain. We are on a new basis, just as we were twenty years ago. The depression in the late Nineties was followed by a tremendous expansion in business and never have prices reached the low levels thought normal in those days. But business went on and increased from year to year, until it culminated in a boom. Then followed the next period of inactivity, with lower levels, but the recession did not reach the point from which the advance started.

The large war loan is really not a loan, but rather the extension of credit to our allies. The billions of dollars will not be sent out of the country, but will be freed for the transaction of business and circulated among all classes. The country has been enriched through the obtaining of a very large customer, Uncle Sam. He is in the market to buy extensively and has already contracted to expend millions of dollars. These contracts will rebound to the advantage of the country at large. Pessimism must be guarded against and the slogan "Business as Usual" adopted and practiced.

Military Construction.

The ambitious program of military construction that has been prepared by the War Department and which calls for the erection of a great number of structures of different types at the various army posts and training camps will undoubtedly require the best efforts and highest degree of cooperation that the allied building trades of this country are in a position to render. The advancement of this program fortunately comes at a most opportune moment. The Government construction is becoming active at a time when private building has materially slowed down on account of the outbreak of the war and the consequent unsettled conditions. Thus, in addition to being a splendid opportunity for the structural interests to demonstrate in a forceful manner their ideas of practical patriotism, this Federal work is also a most welcome means of continuing the activity of the building trades along profitable lines until there is an improved outlook for activity of a private nature.

For the most efficient handling of the problems of national preparation and defense, particularly as applied to the erection of camps, barracks and the numerous other structures that will be required by the expansion of the military forces, the Government will largely depend upon the building trades of this country. These trades must surely submerge all selfish interests at this time in an earnest endeavor to support the nation by cooperating to the fullest extent in the necessary work.

During the past week the Government, through the War Department, announced the locations and scope of a large part of the scheduled construction, and there is little doubt but that the entire schedule of contemplated work will be of such magnitude that a large percentage of the building trades will find opportunity to assist in the program. The construction involved is scattered widely over the country and is likely to provide opportunities for service to the builders and allied industries of many States. The work in hand and that projected will call for the expenditure of millions of dollars in funds and require the services of thousands of skilled mechanics and laborers. The building trades will reap great benefits by the activity of the nation in defensive preparations, and it will become the part of the industry to assist in the expenditure of the vast sums of money to the best advantage and to make sure that the work proceeds with the utmost dispatch and efficiency that is compatible with good management.

The work involved is diversified in character and includes construction of practically all types. There are training and mobilization camps to be laid out, necessary buildings to be erected, water supply, sewage and other equipment arranged for and installed for use. Improvements will be made to existing forts and army posts to provide for the greater requirements on schedule. New fortifications are proposed and many other types of construction are being planned, so that at the present moment there seems to be no immediate possibility that the structural trades will lack for work. This construction will be accomplished at a reasonable profit to the builders, who will also have the satisfaction that comes with the feeling that they have been of material assistance to the Government in its time of need and that a real patriotic service has been rendered.

While it is most fortunate that the Governmental requirements for the services of the builders come at a time when the private construction has fallen off to a marked degree, the building trades would not have been excused from service had conditions been otherwise. At this time the nation's need comes first and no matter what the conditions had been, there is every confidence that the building industries of this country would have rendered a good account of themselves. As it is, the trades are bending every effort to support the Government to the fullest extent in its endeavor to erect the necessary structures in record time and in such a manner that will leave no taint in the minds of those in charge of the affairs of the nation as to the patriotism of the building and allied trades and their willingness to be of service in whatever capacity called upon.

11,500,000 in 1940.

One of the greatest contributing factors that have tended toward creating the sensational rises in land values of New York City has been the steadily increasing population. So consistent has been this increase that great areas have been and still are being transformed into thriving residential communities, and hitherto unproductive lands, bringing little or no return to the Tax Department, have been converted into sources of great revenue, incidentally enriching their owners.

Real estate speculators for years have based their successful manipulation on properly anticipating the various kinds of demands that this increasing population would create, and the best judges of New York real estate and those men who have made their fortunes through this medium may base their chief reasons for success on their ability to forecast the population trends. The recent estimate, therefore, on New York City's future inhabitants as prepared by the New York Telephone Company assumes an especial interest since this company, on account of constantly expanding business, must anticipate the amount of telephone equipment that will be needed in the future. Among the many factors that were considered in the undertaking of this study, the estimated growth of population was prominent.

In 1940, according to partially completed estimates, there should be 153,500,000 people in the United States, 66 per cent. of them living east of the Mississippi River. New York City's growth as viewed by telephone engineers will be rapid in the next twenty years. In 1940, this corporation expects to be serving users in a city of more than 11,500,000. "We expect the population of Manhattan Borough to be 2,900,000 in 1920, and 3,400,000 in 1940," states F. H. Bethell, vice-president of the New York Telephone Company. "We believe the Bronx will more than double its population by 1930. It increased its population from 200,000 to 431,000 between 1900 and 1910, and we expect it to have 875,000 in 1920, about 1,400,000 in 1930, and approximately 2,000,000 in 1940. According to our figures, Brooklyn should have a popu-

lation of 2,500,000 in 1920, and only 40,000 less than 4,000,000 in 1940. For Queens we anticipate a growth of 537,000 in 1920; to 1,024,000 in 1930, and to 1,900,000 in 1940. Richmond should be a borough containing 111,000 in 1920, and 270,000 in 1940."

Assuming that these figures will be substantiated through the passing years, it is apparent that a number of opportunities will present themselves to buyers of real estate in sections which would seem logically qualified to derive the benefits from this tremendous increase in population. While it is probable that the growth will not be so marked in Mahhattan as the telephone company's estimate might indicate, there is a possibility, however, that the great areas on the lower West Side and on Washington Heights will witness within the next decade the impetus of the extensive building movement which the natural advantages of these districts still make probable. The estimates regarding the growth of Brooklyn, the Bronx and Queens, however, will probably be realized, since the long discussed transit connections with Manhattan have passed out of the visionary into the real stage, and trains opening up these large outlying districts are actually in operation, and more will be placed into service before many months have passed.

Since one of the elements that create value is demand, and since it is obvious that the demand is steadily being created for both residential and business space in what is probably the most rapidly growing municipality in the world, and since this demand must take concrete form in the acquisition of desirable and available lands, within the city limits, the future of New York City's real estate, and the possibilities of even further rises in land values must present themselves, in an encouraging light, to even the most casual observer.

Building Industries and the War.

Editor of the RECORD AND GUIDE:

In casting up the available resources of the country for preparedness, the building business must be included as an important factor. As no other business presents the splendid general organization that a proper grouping of the building industries would allow, the question of the rating to be given the various executives of these industries as officers in the event of their being needed must needs be a vital one, and some attempt at its solution has been made by the War Department in cooperation with the various engineering societies. When one considers how thousands of mechanics and laborers are gathered together from all quarters and, officered by their foremen and superintendents, build mammoth structures like the Woolworth and Equitable buildings in record time and according to prearranged schedules, without hitch or delay, it must be evident, even to the uninitiated, that there are no limitations to the service that these executives can render.

Generally the executives of most building companies are men of technical experience, a great many of them schooled in the class of work demanded by the Government. Drafting them for service in the Engineering Corps would be of great advantage to the nation in the necessary work of building wharves, hospitals, roads, bridges, railroads, storage buildings and construction work generally.

The group of men from private life who augmented the wonderful United States Army organization which obtained such splendid results on the Isthmus of Panama proved the efficacy of the building and engineering executive, when drafted for Government service and working under army methods. All of these men were requisitioned from the executive forces of private industrial corporations.

Next is the question of the use by the Federal Government of private building organizations and their equipment for the work in excess of that which can

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.
E. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 230.—Will you kindly let us know how the city conducts sales of property for unpaid taxes, and is this done at stated periods? How many year's taxes may remain unpaid before property is offered for sale by the city? What is the basis of all bidding on such property by prospective bidders? How may such property be reclaimed by original owners and how long must the purchaser at a tax sale keep the purchased property before he gets title of the fee, or any other information that you might be able to give us? P. A. S.

Answer No. 230.—After three years for taxes and assessments and four years for water rent, if taxes are unpaid the city sells the tax lien. The method is provided for in the Charter, section 1026 and in section 1027, as amended by chapter 490, laws of 1908. The old method for the collection of arrears was by the sale of a lease of the property for the lowest term of years for which the bidder would advance the amount of the arrears due. The uncertain validity of

be accomplished by the Government's own organizations; also what compensation is proper. The average builder possessed of a fair equipment is capable of immediately putting into the field a sufficient force of men and tools, which, with Governmental control of materials, would encompass the construction of most any unit required in the shortest possible time. There is little doubt of any builder hesitating to do this as against private work for a knowledge of its vital need and the service rendered must be paramount. The percentage form of contract is undoubtedly the most efficacious. In time of dire need we should not be bound by the red tape of competitive bidding. The competitive bid is an excellent one for

leases given by administrative process resulted in inactive bidding, and leases were sold for extravagant terms of over nine hundred years. Delinquent taxpayers were obliged to pay heavy penalties to redeem their property from such sales, and the method was not effective in obtaining for the city what was due. The new law provides for the sale of the city's lien to the person who bids the lowest rate of interest for which he will take the lien and carry it for three years. The maximum interest rate is 12 per cent, and the actual interest rate on each tax lien is the minimum bid, which sometimes is flat-no interest. The lien, when sold, is treated in exactly the same manner as a mortgage, and if not paid at maturity, or if interest is not paid within thirty days, or subsequent taxes are not paid within six months, the lien may be foreclosed in the Supreme Court exactly as a mortgage would be foreclosed. No title can be obtained by the holder of a tax lien in New York without judicial foreclosure and the sale of property at auction to the highest bidder. The surplus, after the payment of tax lien, with interest, is held for the benefit of the owner. The owner may pay the amount of the tax lien at any time before action is commenced to foreclose. After the commencement of proceedings to foreclose the owner must pay costs in addition to the amount of the tax lien by the city and the subsequent foreclosure if the owner of the property defaults. After the sale of the tax lien, he may pay as herein explained; but after the sale pursuant to the foreclosure by the purchaser of the tax lien, the owner can never redeem the property, though he does get any surplus that may result from the sale.

peace times and normal conditions; but as an expedient to obtain the results necessary with all possible dispatch we should relinquish the competitive bid, with its consequent waste of valuable time, and substitute a contract based upon a minimum percentage; this percentage to be agreed upon by a board consisting of officers and representatives of the building industries.

The percentage form of contract would give the builders an excellent opportunity to demonstrate their patriotism by accepting and carrying out the work assigned them on that percentage above actual cost sufficient to meet the requirements of their overhead expense. Naturally the question is one of pure patriotism and desire to help and cannot be made one of profit.

HAROLD J. CROOKES.

Participation Certificates.

Editor of the RECORD AND GUIDE:

Now that the whole world is seeing the importance of cooperation, would it not be well for real estate interests to apply it to their own profession? I am thinking particularly of mortgage loans and their proper amortization. The majority of real estate men will agree, I think, on the fact that, generally speaking, the only real estate owners who get into trouble are those whose property is mortgaged.

Owing to their failure to lay aside in prosperous times an amount for a rainy day, many sad tragedies have been enacted before our eyes. Longer term mortgages with the annual amortization feature would have prevented many of the foreclosures of recent years.

I am told by officers of the title and trust companies that such loans are not saleable, because lenders dislike being paid off in small installments. Could not this be met by their taking participation certificates in other mortgages at the time of such payments? A discussion of this point in your columns, together with some agitation on the part of those interested in constructive work, would help to educate the investor and restore confidence to this form of investment.

I believe this to be a worthy reform for your paper to take up.

WILLIAM C. SPEERS.

THE LIBERTY LOAN.

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Dates of Payment—2 per cent. on application, 18 per cent. June 28, 20 per cent. July 30, 30 per cent. Aug. 15, 30 per cent. Aug. 30.

Interest Payable—Bonds dated June 15 and interest payable on June 15 and Dec. 15 of each year.

Subscription Books—Open now, and will close June 15.

Conversion Privilege—Holders of bonds will have the right to exchange them for bonds of a higher rate of interest should the Government issue bonds at a higher interest rate before the termination of the war.

Tax Exemption—Bonds are exempt from all Federal, State, and local taxation excepting estate and inheritance taxes.

Where to Buy Bonds—Apply at any bank, brokerage house, or the Federal Reserve Bank.

REAL ESTATE NEWS OF THE WEEK

Residential Properties Featured In Demand—
Professional Element Continues to be Active

TRADING was quiet this week, although a moderate demand continued to be evident for residential properties. The professional element continued to be actively identified with the market, and this class of purchaser figured both in the acquisition and resale of desirable properties in many sections of the city. Among the interesting sales of the week was a deal involving a theatre and an apartment house in West 63d street, which passed into the hands of an operator, who gave as part payment a West Side apartment house. A prominent Murray Hill corner also figured in a sale and resale to another operator. A \$250,000 transaction was consummated affecting properties in the Grand Central Terminal zone, and further west an owner acquired additional frontage on Seventh avenue, near the Pennsylvania Station, as a result of which he squared out the ownership of an entire block front.

Leasing continued fairly active, the commercial element being particularly conspicuous. Suburban brokers report a well sustained demand for residential properties in the metropolitan district in spite of the lateness of the renting season.

The auction salesroom continued to hold considerable attention and furnished several interesting transactions. In the Bronx, George Price conducted a sale of the property at 2858 Third avenue, an old three-story brick building used for business purposes, for \$107,500, to Augusta Dorn, owner of the adjoining property, after recording seventy-four

bids. The property is assessed at \$62,000 and is leased until May, 1924, at \$5,300 net per annum. The Sturges estate plot, measuring 97.9 x 100 feet in the south side of 88th street just east of Fifth avenue, offered by Bryan L. Kennelly, was knocked down to a party in interest for \$202,000. The five-story residence at 324 West 108th street was sold to Geo. R. Read & Co., representing a client, for \$24,500, and the two four-story tenements at the southeast corner of Eleventh avenue and 54th street, were knocked down to Frederick Thies, on a bid of \$22,500.

On Tuesday, May 22, Joseph P. Day will conduct another Special Sales Day in the Vesey street exchange salesroom. He will offer properties in Manhattan, Brooklyn and in Westchester and Rockland Counties. The Manhattan offerings will include the four-story dwelling at 40 West 37th street, the six-story loft building at 137 Greene street, the five-story office and loft building at 407 to 409 Broadway, the four-story building at 161 West 34th street, in the Herald Square and Pennsylvania Station zones, and the four-story brick stable at 120 East 32d street.

The next big vacant lot auction offering will concern a tract of 1,445 lots to be sold by Joseph P. Day and J. Clarence Davies on June 2, in the Vesey Street Exchange Salesroom, for the Lorillard Spencer Estate and the New York Public Library. The tract runs along Boston Post road, White Plains avenue, Williamsbridge road, for ten blocks between Bronx and Pelham parkways and Burke avenue.

CITY PLANNING.

(Continued from page 685.)

of their lots in the fact that they were placed upon the great thoroughfares of the city.

In not opening these diagonal thoroughfares Brooklyn lost an untold opportunity for the development of a real rapid transit system which is so dependent upon a straight route uninterrupted by turns or curves.

The Commissioners laid out nine public squares. "In setting apart these plots for the public use," to quote from their report, "the Commissioners have kept in view a proper regard to economy in the cost of the ground as well as the health, convenience and ornament of the city. As the ground for this city is so high and undulating in its surface as to admit in most instances of an easy drainage and is so surrounded by the bays and sound as always to secure a current of pure air through the streets which are laid of ample width it is not believed that more open squares will be necessary for the health of the citizens and shall more be hereafter increased to suit the future events and wealth of the city." Most of these squares have unfortunately never been opened by the city.

In the southern part of the city a plot of two hundred acres was set aside for Greenwood Cemetery. This tract embraced "the highest ground in the city with an undulating surface, which is interspersed with woods and several small lakes and has a very picturesque and commanding position in relation to the Cities of Brooklyn and New York with the surrounding bays and Atlantic Ocean. It is capable of such arrangement and embellishment, as in some degree, to soften the melancholy reflections connected with our departed kindred."

Though there were many good points to the Commissioners' plan it also had its bad ones. Chief among these was probably the manner in which the section between Flushing avenue and Division street was treated. The logical method of developing this section it seems would have called for the prolongation of the streets south of Flushing avenue northward so as to meet and

run into those of Williamsburgh. Instead of this, these streets were oriented in such a manner as practically to isolate Williamsburgh from Brooklyn. The reason for this strange action is probably found in the fact that Williamsburgh was at that time a separate municipality. It was not annexed to Brooklyn until 1855.

That section of Brooklyn north of Flushing avenue is an object lesson in almost everything that should be avoided in good street planning. The cause of this is piecemeal planning, the streets of each locality being laid out as occasion demanded without any attempt to co-ordinate them into a comprehensive scheme. The village of Williamsburgh, bounded by Division, Rodney and Union streets, was laid out by its Trustees in 1827; the Williamsburgh annex extending east of Williamsburgh to Bushwick avenue by a Commission in 1835; that part of Brooklyn south of Division street and Broadway by a Commission in 1839; and the Town of Bushwick by a Commission in 1854. The streets of Greenpoint and Williamsburgh, as a consequence, criss-cross one another in such an ingenious way as practically to forbid all through northbound or southbound traffic. To the uninitiated these streets appear to have been designed not for the purpose of facilitating, but for thwarting travel. Some of the north and south streets change their direction four or five times. Many of the streets, moreover, come to an abrupt stop or bend in such a manner as to make two or three awkward turns necessary before it is possible to continue. These tortuous streets, of one width here and another width there, demonstrate the need of comprehensive planning as no other section in New York.

Bids for Ballast.

The Public Service Commission recently received bids for the furnishing of 35,000 cubic yards of ballast for use on new rapid transit lines. Two bids were received, one from the Upper Hudson Stone Company to furnish hard limestone whose bid was \$47,800, and one from George McCarthy, Jr., who bid \$54,250 to furnish the requisite amount of trap rock.

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PENDING LEGISLATION.

At the present time there are about sixty bills awaiting the signature of the Governor. So soon as these bills either are signed or vetoed the Record and Guide will print a complete list of all legislation introduced at Albany during the recent session, together with the results. By means of this list the status of any bill introduced either in the Senate or Assembly can be seen at a glance.

Board Elects New Governors.

The Real Estate Board of New York held its first meeting for the election of active-associate members to serve on the Board of Governors. The following were elected:

Francis S. Bangs, attorney, of Guthrie, Bangs & Van Sinderen; Richard G. Babbage, attorney, Babbage & Sanders; Leo S. Bing, of Bing & Bing, builders; Robert E. Dowling, president City Investing Company; Michael Friedsam, president B. Altman & Co.; Franklin Pettit, real estate operator, president Realty Company of America.

The election of these six active-associates will increase the Board of Governors from nine to fifteen. This change is the result of a recent amendment to the constitution by which a new class of membership, active-associates, was created, to have virtually all the privileges of active members, including election to the Board of Governors.

Cutting Commissions.

The following communication has been sent out by the Real Estate Board of New York, through Edward C. Cammann, its secretary:

"It has been brought to the attention of the Board of Governors that certain practices are being carried on by some members of the Board contrary to the Code of Ethics. The Code of Ethics having been formulated by a properly authorized committee of this Board and approved by the Board of Governors, carries with it a full weight of these articles of the Constitution relating thereto. (See Article 8, Section 3, Paragraph 2.)

"The complaint made is in relation to the lowering of commissions or taking less than the prescribed commission for the leasing of premises. The practice of lowering commissions, or in any way failing to adhere to the schedule of commissions prescribed by this Board for its members, is prejudicial to the best interests of the Board. Every member individually should feel it his duty to maintain the high standard of ethics which the Board has set for its members to follow and should also make it his business to discountenance any reprehensible practice, or any act contrary to the Code of Ethics, of which he may have knowledge. This matter is presented by the Board of Governors for your serious consideration."

Spencer Estate at Auction.

The Lorillard Mansion in the Bronx, which still is standing in Bronx Park, is a relic of the early days of that Huguenot family in America. The original Lorillard in America engaged in the tobacco business early in the last century and built a snuff mill on the Bronx River. Subsequently they bought more property in the neighborhood and built homes for themselves and employees on adjoining farms. Among the property acquired in 1818 was the Underhill Farm, now known as the Lorillard Spencer Estate. During the last century this property has been handed down through generations of the Lorillard family. Lorillard Spencer, the first, died in 1888, and in order to settle the estate of his children it has become necessary for the trustees, with the consent of the Supreme Court, to sell, absolutely without reserve or protection of any kind or nature, the 1,445 lots of which the Underhill Farm today consists. The sale will be held beginning Saturday, June 2, at 10.30 a. m., on the premises, by Joseph P. Day and J. Clarence Davies, agents and auctioneers.

Merger Disapproved.

The Public Service Commission has disapproved a proposed merger of the Richmond Light and Railroad Company and the Staten Island Midland Railway Company and the issue of certain securities incident to the proposed merger, acting upon an opinion prepared by Commissioner Charles S. Hervey which the Commission adopted. The opinion held that the merger plan included certain features inimical to the public interest and contrary to law and sound finance. The two companies own and operate all of the street railways on Staten Island, and in addition the Richmond Light and Railroad Company has a monopoly of the supply of electricity in Richmond Borough. It was proposed to consolidate the two companies and to issue \$1,350,000 par value of 6 per cent. cumulative preferred stock and \$3,291,000 par value of common stock. In addition there was to be executed a mortgage and deed of trust to secure \$7,500,000 par value of first and refunding mortgage 6 per cent. gold bonds to be issued by the new corporation.

Antecedent to the consolidation it was contemplated that the Staten Island Midland Company should increase its authorized capital stock from \$1,000,000 to \$3,250,000. Commissioner Hervey criticised the plan for the merger on several grounds, one being to the effect that the company had submitted no proof that the bonds to be abrogated had been issued for capital purposes. He also found cause to criticize a proposal to refund \$350,000 in unpaid interest coupons of the Staten Island Midland Company by the issue of preferred stock. The Commissioner held as a result of his study of the case that one claim of the applicants, namely, that the new securities would represent a decrease of \$530,750 in capitalization was erroneous. In substance, Commissioner Hervey held that various features of the plan were such as to place the Commission in a position of acting illegally were it to grant approval of the proposed securities issues.

IMPORTANT NOTICE.

It is imperative that every member of the Real Estate Board of New York should immediately telegraph or write Governor Whitman urging him to sign or to veto the bills as indicated on the attached memorandum, as follows:

TO SIGN—Senate Int. No. 146, Bewley, Labor Law, redefining a factory.

TO SIGN—Senate Int. No. 1045, Boylan, Labor Law, to protect agents.

TO SIGN—Senate Int. No. 1176, Lawson, Tenement House, three-family house bill.

TO VETO—Senate Int. No. 1474, Foley, Labor Law, pivot windows in three-story buildings.

The first three bills are imperatively necessary. The last is a bad bill.

Immediate steps should be taken, as above indicated, to reinforce the excellent work of the Board's Subcommittee on Legislation and Taxation.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 31, against 31 last week and 43 a year ago.

The number of sales south of 59th street was 12, as compared with 14 last week and 16 a year ago.

The sales north of 59th street aggregated 19, as compared with 17 last week and 27 a year ago.

From the Bronx 9 sales at private contract were reported, as against 9 last week and 16 a year ago.

Trustees, Executors Owners, Builders

Last year we closed 1640 sales and leases, or over five each day involving nearly \$50,000,000.

NOW is the time for you to consider Fall leasing—we are already in the thick of it and are prepared to take the management of additional properties and fill your vacancies.

Our organization, working the year 'round, conserves your interests whether you are absent or present—to such good effect that at present we show under 1% of vacancies in all properties in our charge.

Then again, the economies we effect in buying large quantities of supplies—involving lower prices than the individual can command—suggest that we should logically handle your properties.

We shall be glad to consult with those dissatisfied with present returns, with a view to increasing income and cutting expenses for them.

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Statistical tables, indicating the number of recorded instruments, will be found on page 701 of this issue.

Sale of Apartment and Theatre.

Daniel H. Jackson bought the three-story theatre and the ten-story studio apartment house at 22 to 28 West 63d street, between Central Park West and Broadway, from the People's Pulpit Association, of Brooklyn. Butler Davenport started this building operation in 1907, but the operation reverted to the holders of the mortgage. The property measures 100x100 feet, the theatre property covering 75 feet of the frontage, and the studio building, which is reported to rent for more than \$20,000 a year, covers the remaining 25 feet. After Mr. Davenport lost control of the property, the theatre was prepared as a lecture hall for the use of the People's Pulpit Association. The plans of the new owner involve the altering of the structure for theatrical purposes, and it is reported that G. W. Cahen is negotiating for a lease of the building to a theatrical company. The buyer gave in part payment the five-story apartment house at the southeast corner of St. Nicholas avenue and 133d street, 26x92. The properties involved in the trade are estimated to be worth something less than \$500,000, the flat being put in at \$45,000 and the theatre and studio at \$450,000. Title to the 63d street property will be taken by the 26 West 63d Street Company, which has just been incorporated with a capital of \$5,000 by Charles M. Rosenthal, M. M. Goldsmith and Max Horowitz.

Estate Sells Corner.

Douglas Robinson, Charles S. Brown Company sold for the estate of Charles E. Deming to Ephraim B. Levy, 362 to 368 Seventh avenue, and 203 West 30th street, three and four-story tenements, forming the northwest corner, and having frontages of 75 feet in each thoroughfare. The same purchaser also acquired from the estate of Robert Kessler, 205 West 30th street, a four-story building on lot 25x100. Mr. Levy also owns the southwest corner of 31st street and Seventh avenue, and now controls the entire block front between 30th and 31st streets. There is a report current that he contemplates the erection of a sixteen-story mercantile structure to accommodate the millinery and kindred trades, the cost being placed at \$1,500,000. Lachman & Goldsmith, as attorneys, represented the buyer in the various purchases. Diagonally opposite, is the new Pennsylvania Hotel, in the east side of the avenue, between 32d and 33d streets.

Lyndon Arms in Exchange.

Lyndon Arms, the six-story apartment house on plot 75x86, at 524 Riverside Drive, has been sold by the Marcy Realty Company, Francis N. Jencks, to the Queen-Mab Realty Company, which gave a tract of forty-two acres free and clear at Nepperhan Heights, Yonkers. Nassoit & Lanning negotiated the trade, which involved about \$300,000. The firm has been appointed agents for the apartment house, title to which will be taken in the name of Lyndon Arms, recently incorporated at Albany, with A. E. Pressinger, G. W. Hughes and Florence Hinchcliffe as directors. Pressinger & Newcombe represented the Queen-Mab Company as attorneys. The Drive apartment house figured in an exchange last year, when Harris Maran & Son obtained the property from Kate M. Sperry and Ellis G. Major in part payment for the six-story house erected on the east side of St. Nicholas place, opposite 153d street.

May Build on Co-operative Plan.

Another co-operative apartment house project similar to those which have been built in 67th street, near Central Park West, and in the Washington Square section, may be undertaken if plans now under consideration are carried out. A syndicate in which Penrhyn Stanlaus and Walter Russell are interested may improve the block front on the east side of Park avenue from 51st to 52d streets, facing the site of the new St. Bartholo-

mew's Church, with a twenty-story building. The property is owned by the F. & M. Schaefer Brewing Company, and has a frontage of 200.10 feet on Park avenue, 175 feet in 51st street, and 60 feet in 52d street. As far as could be learned the sale has not yet been closed. Since it is to be built and occupied under the cooperative plan, it is probable that the project will actually go ahead when enough people have become financially interested in it, to absorb the various apartment allotments.

Amidon Apartment Sold.

F. R. Wood, W. H. Dolson, Company sold for Grace T. Gray, William H. Wheelock, of this city, and Mary A. Kenneys, of Paris, France, the Amidon Apartments, at the northeast corner of Broadway and 83d street, to the Grammont Holding Company, T. J. McLaughlin, president. The property measures 70 feet on Broadway and 135 in 83d street. The new owner will convert the apartment into smaller suites and install stores on Broadway. John H. Judge represented Mr. McLaughlin as attorney. The Amidon was acquired in 1912 by the sellers in a trade with Harris and Maurice Mandelbaum for the Decker Building on Union Square and 17th street.

Sale in Grand Central Zone.

Albert B. Ashforth and John J. Kavanagh sold 305 Madison avenue, between 41st and 42d streets, for Virgil I. Hixson and others, of Manistique, Michigan. The property is improved with a five-story business structure, on lot 23.9x100 feet, and adjoins, on the south, the leasehold property which August Heckscher improved with a five-story building to protect the southern light of the twenty-five story structure which he recently completed at 311 Madison avenue. It is understood that the buyer is a local business man who proposes to alter the property and occupy a portion of it for his business.

Estate Sells on Madison Avenue.

Douglas Robinson, Charles S. Brown Company sold for Thomas De Witt Cuyler, as executor of the late will of Maria De Witt Jesup, the southeast corner of Madison avenue and 35th street, two four-story dwellings on a plot 49.5x100 feet. The corner house was formerly the home of Morris K. Jesup, and was later occupied by Mrs. Jesup until her death. The buyer is the 1889 Lexington Avenue Company, Inc., John Buckley and Frank Hurley. The property is assessed at \$290,000 and has been resold through Goodale, Perry & Dwight to Frederick Brown.

Washington Heights-Dyckman Trade.

Bvrne & Baumann sold for the Martinique Realty Company, John J. Vockar, to the Merritt-Ferguson Construction Company, Charles F. Merritt, president, the Martinique, the five-story apartment house on plot 71.6x95, at 650 West 175th street. In part payment the buyers gave the vacant plot, 100x100, at the northeast corner of Vermilvea avenue and 204th street; also the vacant lot, 100x100, at the northwest corner of Post avenue and Academy street. The total consideration is said to be about \$175,000. The vacant lots will probably be resold to builders for improvement.

Sale on Washington Heights.

A. H. Levy sold for the Melton Realty Company, to the Benrub Realty Corporation, Simpson & Schachter, the four apartment houses at 503 to 517 West 177th street, having a frontage of 170 feet. The apartments were held at \$172,000.

Manhattan-Bronx Exchange.

The Martha Building Company, Samuel Lippman, president, sold to Hyman German for investment the southwest corner of Honeywell avenue and 180th street, a five-story apartment house, fronting 118 feet on the avenue and 65 feet in the street. In part payment was given 66 and 68 Essex street, the former a three-story building with

stores, operated as Teutonia Hall, and the latter occupied by three-story front and rear houses. The combined site measures 50.3 x 100. P. D. Brown and Samuel Goldberg were the brokers.

West Side Apartments Sold.

The two seven-story apartment houses at 306 and 308 West 94th street, known as Earls Court and Norfolk, has been purchased by the Earls Court and Norfolk Corporation, newly organized, from Gustave A. Becker, who has owned them for eleven years. The former house occupies a plot 56 x 100.8 and the latter has a frontage of 62 feet. Mr. Becker purchased the properties in 1906 from the Germania Life Insurance Company.

Large Sale in the Bronx.

Brener & Company sold for John Bolton Simpson to the Oval Garage Company, Jacob Sanders, president, the plot of twelve lots at the southwest corner of Whitlock avenue and Faile street, fronting 320 feet on the avenue and 150 feet in the street. The site will be improved with a two-story garage from plans by Goldner & Goldberg.

To Sub-divide Acreage.

A syndicate, headed by S. Morrill Banner, has purchased from the Metropolitan Life Insurance Company the Apple Tree Farm, in the Townships of Scarsdale and New Rochelle, recently acquired by the selling company in foreclosure proceedings. The property consists of about eighty-seven acres, with a farm house and outbuildings, with a frontage of about 2,000 feet on Wilmot road and 1,400 feet on Drake road. It is understood that the purchasers will divide the farm into restricted residence plots comprising four or more acres each.

Manhattan.

South—of 59th Street.

FULTON ST.—Geo. R. Read & Co. sold for Albert Todd and W. H. Ascanyan the 7-sty loft building, 58x65xirreg, at the southwest corner of Fulton and Cliff sts, known as 54 and 56 Fulton st and 29 and 31 Cliff st. The purchaser will occupy the entire building. It was held at \$125,000.

GROVE ST.—Samuel Cowen Agency sold for O. Ernst, the 6-sty apartment house at 25 Grove st, on plot 32x100.

ST. LUKES PL.—Pepe & Bro. have sold for Henry T. Nichols 16 St. Lukes pl, at the junction of the new 7th av extension, a 3-sty building, on a lot 22x100. This house was bought in by Mr. Nichols at a foreclosure sale about five months ago. The new purchaser is Mrs. Josephine L. Brokaw, who owns 17 St. Lukes pl, the adjoining property. This makes a plot of about 50 feet front. The section is restricted and the purchaser intends to alter said house into studio apartments.

28TH ST.—James H. Stryker sold for Edith Anderson Logan 29 East 28th st, a 4-sty building, adjoining the Goelet estate holdings, at the northeast corner of Madison av and 28th st.

36TH ST.—Herbert A. Sherman sold for Mrs. Laura Hoe 14 East 36th st, a 4-sty dwelling, on lot 25x100. The property was sold for cash, free and clear.

51ST ST.—Mrs. Sidney G. Hartshorne sold 28 West 51st st, a dwelling, 18x100.5, on a Columbia College leasehold, to Sheriff Babcock, who recently purchased the abutting house at 29 West 50th st from Mrs. Jeanne King. Both buildings are to be altered into stores and bachelor apartments upon the expiration of leases.

North—of 59th Street.

64TH ST.—Louise C. Adenaw is reported to have purchased from Walter C. Chambers the 3-sty dwelling 161 East 64th st, on lot 20x100.5. She recently sold the dwelling at 104 East 64th st to furnish part of the site at Park av and 64th st for the proposed new edifice of the Fifth Avenue Baptist Church. Pease & Elliman were the brokers.

76TH ST.—Douglas L. Elliman & Co. sold 45 and 47 East 76th st, two 4-sty houses, each on a lot 12.6x102.2, to two clients who are related. The buyers will occupy.

80TH ST.—Pease & Elliman, representing the buyer, and Douglas L. Elliman & Co. representing the seller, sold for A. Henry Mosle the 5-sty dwelling at 110 East 80th st, on lot 18.4x102.2.

94TH ST.—Slawson & Hobbs have sold for Miss Annie E. Totten 150 West 94th st, a 3-sty dwelling, on lot 18x100.

115TH ST.—Varick D. Martin sold for Bert L. Haskins, vice president of the Chatham and Phenix National Bank, to Charles L. Wagner the 6-sty apartment house, 66.7x100.11, known as the Munroe, at 415 West 115th st. The seller acquired the property through the same broker last November.

119TH ST.—Shaw & Co. sold for Ethel M. Stearns et al, 103 West 119th st, a 3-sty dwelling, on lot 16.8x100.

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122D ST.—The Martonbert Realty Co. sold the 5-sty apartment house at 232 West 122d st. It was held at \$35,000. Timme & Koepke, as attorneys, represented the sellers. The brokers were A. Bauman and D. Klein.

123D ST.—Charles Wynne sold the 5-sty apartment house at 523 West 123d st, between Amsterdam av and Broadway, and took in exchange the residence of Joseph Black, at Ronkonkoma, L. I., consisting of residence, out-houses and four acres. This property was traded free and clear.

152D ST.—Thomas Ward purchased, for cash, from Frank R. Knight the 3-sty dwelling 592 West 152d st, on lot 16x74.11.

Bronx.

FIELDSTON.—Arthur F. Elliot purchased from the Delafeld estate, at Fieldston, an English Colonial residence.

GROTE ST.—Frederick Brown has sold to Dr. Antonio Varnaglia the 4-sty residence formerly occupied by the Schaeffer family, in the north side of Grote st, running through from Crotona to Beaumont avs, with a frontage of 114.8 ft. in Grote st, and 95.7 and 74.58 ft. on Beaumont and Crotona avs, respectively. Phelps & Damine were the brokers.

HOFFMAN ST.—The City Real Estate Co. has resold 2330-32 Hoffman st, a 1-sty taxpayer, 41.8x119.1, about 100 ft. north of 184th st, which was taken over at foreclosure Tuesday for \$4,100. The buyer is Henry Bruderer, who bought at the auction the two similar buildings at 2334 and 2338, adjoining, for \$5,000. The three properties were sold by James J. Donovan, auctioneer, in actions brought against Wolf Burland and others.

141ST ST.—Charles Kuntze and Joseph H. Blackner have sold for the Rime Building Co. 627 East 141st st, a 5-sty flat, on lot 2x100, to the Corner estate, which gave in part payment a plot, 100x100, on the east side of Shakespeare av, north of 170th st. The same brokers resold the 141st st property.

161ST ST.—Kurz & Uren have sold for the Wilson Bryant Co. 723 East 161st st, a 3-sty dwelling, on lot 21x75.

NEWBOLD AV.—Samuel Cowen Agency sold the plot, 100x103, on the north side of Newbold av, 87 ft. west of Zeraga av, for L. Davis.

RYER AV.—The Ryer Building Co. has sold, through Charles Kuntze, 2234 and 2240 Ryer av, two 5-sty apartment houses, each on plot 50x100, to the Muir-Allen Realty Co.

WALLACE AV.—Samuel Cowen Agency sold to J. Birns the two vacant plots, at the northeast and northwest corners of Wallace and Van Nest avs, size 45x95 ft.

Brooklyn.

PEARL ST., ETC.—Louis Arnold sold for the estate of Mary E. Howard the 4-sty building at 330 Pearl st, also 480 Clermont av to Hartel & Davies Co., metal workers, for occupancy; 434 Vanderbilt av, a 3-sty dwelling, for Frederick Ecaubert to Thomas Mullady; the 3-sty dwelling 395 Cumberland st, in conjunction with O. W. Fulcher, for Elizabeth A. Barry to Mamie Watkins; and in conjunction with William P. Jones and William G. Morrissey, Jr., three lots in Bay 35th st, near Benson av, Bensonhurst, for Mrs. W. S. Pevear to Rose Kaiser.

3D ST.—L. L. Waldorf Co. sold the 3-sty dwelling at 542 3d st.

46TH ST.—I. Salzberg sold for the Connelly Investing Corp. to L. Brinberg, the 2-fam. house at 1571 46th st, on plot 40x100.

63D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. dwelling, on plot 24x100, at 2161 63d st, Mapleton Park, to S. De Seta.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. residence 2115 66th st, on plot 24x100, Mapleton Park, to Albert Randall.

75TH ST.—Douglas L. Elliman & Co. have sold eight lots in the north side of 75th st, west of 10th av.

79TH ST.—Frank A. Seaver & Co. sold for Julia Fitch the two 1-fam. houses 1347-1349 79th st.

83D ST.—Tutino & Cerny sold for Brooklyn Investors' Corporation to Axel Palmer, the 2-sty house at 549 83d st.

BEDFORD AV.—The Bedford Holding Co., Paul M. Herzog president, sold, through Louis Starr, the plot fronting 100 ft. on the west side of Bedford av and extending 230 ft. to Bedford pl, between Atlantic av and Brevoort pl. The buyer, Thomas C. Clarke, will erect an automobile station and stores. This deal completes the resale of the entire block bounded by Bedford and Atlantic avs, Brevoort and Bedford pls, acquired by the selling interests a few years ago from the Townsend Wandell estate. The Bedford av end was sold to Abraham Schwartz, who has excavated the site preparatory to erecting a large theatre. Louis Gold, buyer of the Atlantic av portion, will shortly start a building operation.

GLENMORE AV.—George N. Bruno & Co. sold for the estate of Benjamin Schwartz the 4-sty tenement at the southwest corner of Glenmore and Sheridan avs.

OVINGTON AV., ETC.—John J. Hoeflinger and Frank A. Seaver & Co. sold for Julia H. Fitch the 2-fam. house 220 Ovington av. The buyer gave in exchange 1347, 1349 79th st, two 1-fam. houses.

3D AV.—Frank A. Seaver & Co. sold the plot 40x100, on the west side of 3d av, 20 ft. north of 97th st, for J. M. Lowe.

Queens.

RIDGEWOOD.—R. A. Schlesing sold for Anna Piel, as executrix of the estate of Charles Johannesman, the 4-fam. house, 1815 Harman st, to Otilie Herzberg.

EDGEEMERE.—William Reinhardt has sold to the Sea Spray Camp, Inc., a tract of about six acres fronting on the ocean and extending back to the railroad. There are 175 bungalows on the property. A plot of fifty lots in Queens, L. I., was given in part payment.

Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for James H. McGill, of Valparaiso, Ind., to Herbert S. Sergison a plot, 40x77, at the corner of Bidwell and Leonard avs.

Out of Town.

HUNTINGTON, L. I.—Stuart G. Gibboney, of the law firm of Barber, Watson & Gibboney, purchased at Huntington, L. I., five acres with remodeled house. The sale was negotiated by Theodore S. Hall and L'Ecluse, Washburn & Co.

COYTESVILLE, N. J.—John A. Lynch sold for Margaret Culliton the Colonial homestead to Eva Weiss, who will erect a new residence.

MAMARONECK, N. Y.—McCarthy & Fellows sold for the receivers of the American Real Estate Co. forty acres at Mamaroneck, adjoining the Blossom Heath Inn and fronting on the Boston Post rd, to M. H. Petigor. It will be subdivided into plots for improvement with dwellings. The realty extends to Pelham and Palmer avs.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. Elizabeth A. L. Cumming, of Paisley, Scotland, 303-313 Mt. Prospect av and 294-304 Garside st to the Kruvant-Mayzel Co., of Elizabeth, N. J.

NEWARK, N. J.—Feist & Feist sold for the Aetna Realty Co. to Arthur C. Hensler 127 Washington st; also for William E. Lehman 63-67 Mt. Pleasant av to Charles Savitz, of South Orange.

SEA BRIGHT, N. J.—Alfred Milbank sold his country home at North Beach, Sea Bright, N. J., consisting of a dwelling, fully furnished, together with garage and outbuildings. The property has a frontage of 300 ft. on the Shrewsbury River and a frontage of 300 ft. on the Atlantic Ocean, with a depth of about 500 ft.

The sale was negotiated by Joseph P. Day and W. H. Hintlemann.

SOUTH ORANGE, N. J.—Eugene Hughes & Bro. have sold for Gertrude C. Taylor a dwelling at 167 Montague pl to Thomas J. Noonan, and for Frank Eichhorn a dwelling at 122 Meeker st to Daniel M. Henderson.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Midwood av, in the Nepperhan Heights section, to H. S. Foley.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold for George J. Hardway his residence on Bayview av, opposite the links of the Great Neck Golf Club, to Elizabeth A. Hope, of Manhattan, at a reported price of \$20,000.

YONKERS, N. Y.—The Robert E. Farley Organization sold a plot on Myrtle to George Brower. Mr. Brower recently sold his house on the corner of Myrtle av and Morningside rd to Dennis Herley.

WHITE PLAINS, N. Y.—Loton H. Slawson Co. and Griffen, Prince & Ripley sold for William Wallace Lyon two acres with Colonial house and garage at Quaker Ridge, to Helen M. Barry.

LEASES.

Leases in "Save New York" Zone.

Cross & Brown Company leased to non-manufacturing tenants at 15 and 17 West 36th street, the third and fourth floors to the Lerner Waist Company; also the fifth floor to M. J. Frank & Company, millinery ornaments; also the seventh floor to F. A. Hardy & Company, optician supplies; the fourteenth floor to J. I. Gudalia, ladies' hats; also the sixteenth floor to the Feder-Shalcross Studios, photographers; and the sixth floor to a millinery concern. The same company also leased the top floor at 36 and 38 West 37th street, to the Marrowik Realty Corporation. This lease displaces Wesley Beschoff, manufacturing furrier, as Mr. Ball, of Best & Company, releases this tenant on account of his business conflicting with the "Save New York" movement. The brokers report that the new tenant pays a higher rental than did the furrier. It is interesting to note that these leases could not have been made simply on the strength of the Zoning Law, and that the "Save New York" movement has been necessary to supplant the limited action and influence of the Resolution. The new Zoning Law would have permitted the fur manufacturer to remain, but the "Save New York" movement supplied what the law lacks in influencing tenants to vacate, in deference to a well defined demand from the Fifth avenue merchants, that the injurious influences of factories be withdrawn to meet organized wishes expressed in the "Save New York" movement.

Restaurant Concern Expands.

Pease & Elliman leased for the Schulte Realty Company for a term of twenty-one years at an aggregate rental approximating \$175,000 at 384 and 386 Broadway the ground floor store, comprising about 7,000 square feet to the Horn & Hardart Company, owners of the chain of Automat restaurants, located in New York, Philadelphia, Boston and Chicago. The same brokerage firm recently leased the entire property for the estate of Richard P. Wilson to the Schulte Company. The new lessees will make extensive alterations and improvements to the ground floor. Stuckert & Company, architects, of Philadelphia, Pa., are preparing the designs. The branch establishment will be opened about July 1.

Garage Leased From Plans.

The Alco Garage Company, Al Strauss, president, leased through A. L. Libman, for twenty-one years from January 1, 1918, the six-story and basement automobile service building, which the L. L. D. Realty Company, Louis L. Briggs, president, is erecting on plot 50 x 100, at 227 and 229 East 56th street. The rental is said to aggregate almost \$300,000.

Stock Brokers Change Quarters.

Chandler & Company, stock brokers, now at 34 Pine street, have leased the three-story building at 35 Pine street, opposite, from Megargal & Company, who leased the building about five years ago at \$20,000 a year rental, with an option to purchase at a price reported to be about \$350,000. James Riely Gordon, the architect, is preparing plans for the alteration of the structure. The rental

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to be paid by the new lessees has not been divulged, but it is said to be in excess of that paid by the old tenants, who recently leased new quarters in the same block.

Manhattan.

DANIEL BIRDSALL & CO. have rented the store and basement at 21 West Houston st to J. H. & G. B. Siebold; also the entire building at 513 Washington st to Stevens & Normand.

VASA K. BRACHER has leased for William S. Devery an entire floor at 242 West 60th st to the Pyramid Athletic Club.

HENRY BRADY leased to James Murphy the building at 1915 3d av. The lessee will make extensive alterations.

HENRY BRADY leased the building 84 2d av for Mary Schmitz and Genevieve Schmitz to M. Pottheizer for ten years; also the grade floor store for the lessee to the Majestic Tailoring Co.

BRETT & GOODE CO. leased at 151-63 West 26th st, floors containing over 15,000 sq. ft. each to Blogg & Littauer, Ab. and A. Franklin and Schlagg & Co. for long terms.

CAMMANN, VOORHEES & FLOYD have leased, in conjunction with William H. Whiting & Co., the 5-sty building, 246 Front st, to S. B. Penick & Co.; also the store and basement 207 Fulton st for the Quaker City Rubber Co. to R. B. Corey Co.

CAMMANN, VOORHEES & FLOYD have leased for J. Archibald Murray the 5-sty building at 49 Water st to the American Trading Co.

CARSTEIN & LINNEKIN (Inc.) have made the following leases: space at 229-233 4th av to the Syracuse Screen & Grille Co.; space at 24-6 East 21st st to M. Pawliger & Co.; loft at 840 Broadway to Samuel Solarz, and space in the American Woolen Building to Edward B. King.

CROSS & BROWN CO. has leased the entire building at 236 West 54th st to the Lee Tire Sales Co.; 250 West 54th st, space on the 6th floor to L. Bergman, in conjunction with Ewing, Bacon & Henry; at 1790 Broadway space to J. J. Waite & R. R. Hall; at 549-51 West 52d st, the 3d floor to York Auto Bodies, Inc., and others; at 250 West 54th st, portion of 8th floor to Levett A. Grant, in conjunction with Ewing, Bacon & Henry; at 30 East 42d st, space to Associated Manufacturers of Electrical Supplies.

DUROSS CO. leased 363 West 12th st to the Flambeau Weavers (Inc.); 805 Washington st to Nathan Vertun; store and basement 367 West 16th st to the Brown Iron Works Co.; the store 54-6 Gansevoort st to H. O. Wagner.

DUROSS CO. have leased the 3-sty dwelling, 223 West 12th st to Bernard Kristianson; 227 West 12th st to Albert Connor; 205 West 13th st to Emilie Schultz, and 7 Leroy st to Lucia Amistad.

DUROSS CO. have leased the store 152 West 14th st to Styles & Cash for warehouse purposes; the store and basement 581 10th av for Louis Berman to Albert Haase, and the store and basement 279 Water st to Margaret Hyland.

DUROSS CO. have leased the 3-sty house 70 Horatio st for Bernard Orbel to John Reddy; the 3-sty house 27 Perry st for Dora A. Kennedy to Louisa Peters.

DUROSS CO. leased for James Silo 69 Laight st to the Shippers Service Corporation, and 420 Greenwich st to Ambrose Meuro; the 1st loft 124 West 18th st to Leo Brinkerhof; and the 3d loft 242 West 14th st to A. J. Jordan.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 850 Park av for Miss Amelia Kohlsaat to Mrs. C. A. Sherman; also at 116 East 58th st to Mrs. Delphine Particelli, and for Moore & Wyckoff, agents, at 118 East 54th st to Mrs. G. Howard Davison; in the new building under construction at 105 West 55th st to Henry T. Farrar and Miss Kathryn Kimball.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building under construction at 270 Park av for the Vanderbilt Av. Realty Corporation to Mrs. D. D. Forbes; a large apartment, comprising an entire floor, at 31 East 72d st for Frederick Woerz to J. Robinson Beard, and have secured an extension of the lease for Mr. Beard; and an apartment in the new building under construction at 105 West 55th st to Miss Rita MacAuley; also for James Marshall the house they recently sold him at 107 East 35th st; this is a 4-sty dwelling which figured in an exchange between Charles Hopkins and Harold Mathews.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment at 925 Park av, furnished, for Mrs. Lewis F. Whitin to J. H. Child; also an apartment in the new building at 105 West 55th st to Andrew Jones and T. Tertus Noble; and at 156 East 79th st for Henry C. De Rham to Harry G. Tobey.

HAUSMAN & HAUSMAN have rented for Dr. Rogers the northeast corner of 106th st and 3d av, formerly occupied by the Security Bank, to the Beck-Hazzard Shoe Co. at a total rental of about \$36,000.

HERBERT HECHT & CO. leased for D. A. Schulte the store in the Tribune Building, formerly occupied by the International Correspondence Schools. The lease for the term of years aggregates nearly \$100,000.

HERBERT HECHT & CO. leased for Horace S. Ely & Co., a store at 1360 Broadway.

HEIL & STERN have leased for the West 26th Street Corporation the 7th floor at 37-43 West 26th st, containing 10,000 ft., for a long term of years at a total rental of about \$35,000, to Benjamin F. Levis, resident buyer.

M. & L. HESS (Inc.) leased the 4th floor at 53 West 24th st to Schoen & Weissman and the 5th floor to Wm. Fink & Co.; also the 8th floor at 43 East 20th st to Louis Krell.

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William P. Rae Co.

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Classified Advertisement Department

Wants and Offers, For Sale and For Rent—Rate 15c per line; 10% discount for two or more insertions.

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 For Rent section of the Record and Guide.

WANTS AND OFFERS

REAL ESTATE EXPERT, at present sales manager of the uptown office of one of the oldest New York brokerage concerns, with whom he has been associated for the past ten years, wishes to make a change. Desires to connect with a progressive real estate house, operator, investor, insurance company or corporation in need of and who will pay for the services of a capable man. Will only consider an engagement where conscientious and meritorious work will be appreciated. **WILLIAM PIERRE JOCKIN**, 334 Fifth Avenue.

BUILDER'S Estimator and Draughtsman, to take off quantities of Masonry and Carpentry; public buildings, alterations, etc.; make working drawings; must be experienced. Write, stating references and salary desired, Box 384, Record and Guide.

FOR SALE.

14 bound volumes Record and Guide (Brooklyn), for \$10, covering 1905 to 1911, both inclusive. **Eltoma Realty Company**, 189 Montague Street, Brooklyn. Telephone Main 2397.

REAL ESTATE man, familiar with deeds, mortgages, contracts, installment contracts, suburban property; at present employed, desires to change; age 40; references. Box 386, Record and Guide.

WANTED—A position with general contractor or builder as solicitor to procure contracts; five years' experience general contracting; estimator and superintendent. Box 376, Record and Guide.

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SALE, choice corner, 47.5 frontage, 100 ft. roadway; 5 minutes 180th St., West Farms Subway. Address 200 Fieldpoint road, Greenwich, Conn.

FOR SALE—108 acres of uncleared land with nice lake on, and small cottage; fine summer place. 1129 Main St., Honesdale, Pa.

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near New Brunswick, N. J., on main road from New York to Philadelphia.

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Plot 75x103, with buildings, rent \$4,100; 12th St., between Avs. B and C; price \$40,000; make offer; full commission.

H. KNOBLOCH, 55 Liberty St.

VIRGINIA FARMS.

Loudoun, Fauquier and Fairfax Counties; fine grain, grass and stock farms. Country estates, dairy, poultry and fruit farms. **John Hill Carter**, Leesburg, Va.

Three lots for sale \$325 each in Ronkonkoma, L. I., with privilege to Lake, one a corner lot; restricted. **FRANK TAYLOR**, 5387 Hudson Blvd., North Bergen, N. J.

BRIGHTWATERS.

Plot 75x150, Lake section; price reasonable. Address **MARMION**, 28 Windsor Pl., Brooklyn.

SULLIVAN COUNTY,

White Lake, 88 acres, 2 houses, barns; 3 blocks from Lake; \$8,000; other farm near Narrowsburg. **E. B. CRAWFORD**, Tusten, Sullivan Co., N. Y.

TWO SUMMER RESIDENCES

for sale, one with a lake and 20 acres; other with 51 acres; each \$2,500. Particulars and map on request.

DE TAILLAC, Owner, Winsted, Conn.

SEVEN-ROOM HOUSE,

all improvements; one acre; part planted; one hour out; ten minutes D., L. & W.; will not rent; price, \$3,500. Apply Owner, Box 383, Record and Guide.

FIVE-ROOM bath Florida type stucco bungalow; modern improvements; garage, boat house on premises; on boulevard; water frontage, near aviation field. **KALCK**, Clock Boulevard, Amityville, L. I.

HANDSOME 1-family residence, garage, electric light, steam heat, hot water, sun parlor; bird's-eye maple and hardwood trim throughout the house. 8 Dennington Ave., Woodhaven; Phone 2084 Richmond Hill.

FOR SALE.—Gentleman's estate, sixty acres; good buildings; plenty of fruit; high elevation; reasonable price.

R. E. PITCHER, Goshen, N. Y.

MARTHA'S VINEYARD, MASS.,

100 acres; highest elevation; wonderful view; natural springs; old-fashioned furnished house; bathroom; set tubs; Indian relics found; \$15,000. Mox 382, Record and Guide.

FOR SALE.

House, 7 rooms and bath; large, dry cellar and attic, 75x100, fruit trees, running water, gas; near schools and churches; \$3,300; Dumont, N. J. **A. WHELAN**, 647 W. 42d St., New York City.

SULLIVAN COUNTY,

2,500 acres, two lakes, two-mile frontage Delaware River; fish, game, deer plentiful; suitable summer colony; sporting preserve; picturesque, varied; well timbered. **E. CRAWFORD**, Tusten, Sullivan Co., N. Y.

JUST RETURNED SOUTH AMERICA.

Arranged for million acre grant; want few more members to join cattle company; each member entitled two thousand acres and interest in cattle company; less than five cents an acre; highest references. **J. B. S.**, Room 732, Hotel Prince George, City.

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Home; eleven rooms, bath; beautiful billiard room; improvements; 20 acres; hundreds fruit trees; outbuildings; 1,000 feet frontage on Turnpike; \$25,000; terms; North Jersey. Box 279, Record and Guide.

HALF PRICE—WEST NEW BRIGHTON, in populous and very beautiful residential section, five-cent trolley and train. **ONE PARCEL** consisting of 3 lots (25x100), on macadamized avenue, 20 plots (40x75) and one plot (100x100); admirably adapted for cheap and profitable development; \$5,035. **W. S. E. HALL**, St. George, S. I., Tel. 806 Tompkinsville.

FREEPORT sacrifice; well-built, 10-room house; all improvements; garage, chicken run, fruit trees, grapes, strawberries, vegetables, beautiful, shady lawn; corner plot 205x140; facing boulevard; near school, excellent for boarding house; \$7,500; easy terms; write owner, **Domingo**, Freeport, L.I.

FLORIDA.—Buy an orange and grapefruit grove, 20 acres finest soil, half in bearing grove, balance for vegetables, on macadam road near county seat; crop estimate for 1917, \$4,000; price, \$10,000, on terms. This property for a discriminating buyer. Also avocado land, beautiful bungalows and other properties. Finest winter climate. Bank references. **C. C. Ausherman & Co.**, Ft. Lauderdale, Fla.

FOR SALE.

Very fine house on Ocean Ave., Flatbush; 12 rooms, 3 baths, laundry and billiard room in basement; plot 100x152; vacuum cleaner, electric washing machine; garage accommodating 2 cars; price \$25,000, or rent \$1,800 year. **RUFUS H. BROWN**, 350 Fulton St., Brooklyn.

PLOT 100x125, suitable garage, near Grand Concourse and two blocks from 170th, Jerome Ave. Subway station; terms. **GEORGE SCHWEPPENHAUSER**, 262 W. 135th St.

ELEGANT COUNTRY PLACE

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

We have **FOR SALE**, on North shore, Long Island, a 16 room house with modern improvements, 10 acres of fine land, adjoining North Shore Country Club, in best part of South Sea Cliff, having fine views, house being on high ground and the land alone is worth more than price we ask, \$40,000, on reasonable terms. Would like to hear from agents willing to help push the sale and split commission 50-50.

SEA CLIFF REALTY EXCHANGE,
Sea Cliff, Long Island.

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One of the best in city, for sale.
BECKER, 870 East 175th St.

WE collect your outstanding accounts; no charge unless successful. Write for rates. **NATIONAL COLLECTION BUREAU**, 44 Court St., Brooklyn.

WANTED—Partner with from six to eight thousand to invest with like amount in a lucrative manufacturing business. For particulars address Box 304, Anniston, Ala.

IF YOU are interested in an enormous deposit of almost chemically pure crystallized silica in Colorado communicate with **Chas. W. Reitler**, P. O. Box 599, Denver, Colo.

TO LEASE, near Bridge Plaza, 2 lots, facing 3 avenues, for garage or gasolene station; continuous automobile traffic. Inquire **OWNER**, 505 Webster Ave., Long Island City.

OIL INVESTORS here is your chance to get into a good sound Oil Company at ground floor price with interest in every well. One oil well struck, another now drilling, large acreage; \$10.00 and up accepted, cash or installment. Square deal guaranteed. For full particulars write 705 Arrott Building, Pittsburgh, Pa.

ABOUT \$5,000 capital required to develop going concern producing the best quality Vermont roofing slate; enormous demand; exceptional opportunity to procure excellent terms and security. Box 385, Record and Guide.

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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.

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The Vermin Problem

will be discussed in a series of advertisements to appear on this page of the Record and Guide and on the last page of the New York Times. The first two numbers of the series have already appeared in the New York Times and are published today in the Record and Guide. The subsequent numbers will be published one each week.

You will be interested in knowing how the vermin problem has been solved by us and why

"Bliss Service Satisfies"

Full details on request.



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Tel. Sunset 5345

EXTERMINATOR CO. INC.

The Vermin Problem IN APARTMENT HOUSES—No 1

Fred. Zittel & Sons, Real Estate, say:

"Apartment House life would not be so attractive but for the splendid sanitary conditions prevailing. The greatest aid to this sanitary up-keep is Exterminator service for the entire building, assuring tenants of vermin-free apartments. We consider this service so essential that we contract for it in almost every building. We employ the Bliss Exterminator Company because

Bliss Service Satisfies"

Reliable service for apartment houses, hospitals, hotels, private homes and lofts, in and out of town.

No money in advance; satisfaction guaranteed. Free demonstration to owners or agents.

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EXTERMINATOR CO. INC.

The Vermin Problem IN APARTMENT HOUSES—No 2

Goodale, Perry & Dwight, Real Estate, N. Y., say:

"We find it a distinct advantage in securing the better class of tenants to mention that our houses are under contract for exterminator service. It assures the tenant of a vermin-free and vermin-kept-free apartment. We employ the Bliss Exterminator Co. in this important detail of apartment house management because we find that

Bliss Service Satisfies"

Reliable service for apartment houses, hospitals, hotels, private homes and lofts in and out of town.

No money in advance; satisfaction guaranteed. Free demonstration to owners or agents.

Full details on request.



NEW YORK. BLISS BLDG
20th 15th ST. Tel. Chel 9170
BROOKLYN. BUSH TERML
Tel. Sunset 5345

EXTERMINATOR CO. INC.

HENRY HOF leased for Frankel Brothers the two upper lofts at 344 East 32d st to E. Regensberg & Sons, cigar manufacturers; also for George Killian the dwelling at 333 East 50th st to Mrs. Marie Duchesne.

HENRY HOF has leased to James Butler (Inc.), for John B. Harrison, the store and basement at 613 3d av; also to the Sheffield Farms Slawson Decker Co. the store at 558 3d av.

HOUGHTON COMPANY leased for Maud Bostwick the 3-sty dwelling at 137 West 95th st to Juliette Bliquez.

HUBERTH & HUBERTH, in conjunction with Messimer & Carreau, rented for the Smith Form-A-Truck Co. their large store and basement at 1875 Broadway to the Pathfinder Automobile Co. The Smith Form-A-Truck Co. have leased about 35,000 sq. ft. in the New Service Building in 64th st, near Broadway.

LAKIN & DINKELSPIEL leased the store in the building at 238 West 56th st to the Hartford Tire Co. The lease is for a long term from October 1, 1917.

SAMUEL H. MARTIN has leased for Clarke & Clarke the 3-sty dwelling 340 West 71st st to Julia E. Merrill for 3 years.

SAMUEL H. MARTIN has leased for Gross & Crook the 4-sty dwelling at 104 West 81st st to Annie McE. Grilley.

PAYSON McL. MERRILL CO. leased a duplex apartment at 823 Park av to Cecil Barret, and a duplex studio apartment at 257 West 86th st to Frederick R. Hutton.

CHARLES F. NOYES CO. has leased a large portion of the 4th floor in Masonic Building, 23d st and 6th av, to the Krisel-Diamond Co., Inc.; space at 45 West 24th st to T. & D. Button Co.; space at 3 East 17th st to Nozawa Bros. and to T. Beattie and F. W. Balluffi.

CHARLES F. NOYES CO. has leased for Charles B. Van Valen, agent, to Schaefer & Shevlin the north half of store 103-5 William st, for fire insurance underwriting; offices on the 12th floor of 160 Broadway for Lawyers' Title & Trust Co. to John Holden, and space on the 7th floor to Sloss-Sheffield Steel & Iron Co.; additional space in 37-39 Liberty st to Sohmer & Harris; offices on the 7th floor to K. C. Keane, and on the 8th floor to Karl Husselrath, and space in the Hanover Square Building, 130-132 Pearl st, to the Turialba Coffee Co.

CHARLES F. NOYES CO. leased for a long term the store and basement at 955 Columbus av, corner of 109th st, to Murphy Bros. for Josephine del Drago; a floor at 253-5 Church st to The H. & D. Folsom Arms Co.; a floor at 215 Pearl st to Fulton Trading Co., Inc., and a floor at 307 Pearl st to John H. Smith.

CHARLES F. NOYES CO. leased the store and basement at 35 Fulton st for William Ottman & Co. to Samuel Perlman; the store and basement at 31 Depyster st for James M. Erennan to Viele, Blackwell & Buck; and the store and basement at 92 Fulton st for Frank A. Jones et al to Bernard Kominsky.

THOMAS J. O'REILLY leased offices in the Emigrant Industrial Savings Bank Building, at 51 Chambers st, to the following: Frank S. O'Neil, Robt. L. Levinson, J. A. Segal, Central Committee for Relief of Jews, Park Av Improvement Co., Abraham Felt, Francis Livingston Wandell, Davis & Davis, Schafran & Selvage, McGarry & Agar, General Con. Assn.; Sinsheimer, Smolens & Cohn, Emil Fuchs, Institute for Public Service, Wm. H. Chorosh, Joseph A. Fagnant, John G. Dyer, Howard Estates Development Co., Myer Nussbaum, Simpson & McAvoy, D. & M. Robson, Alexander I. Korke, C. & H. Borger and Alexander, Cohn & Sondheim.

THOMAS J. O'REILLY leased offices in the Emigrant Industrial Savings Bank Building, at 51 Chambers st, to the following: Lockhart & Callahan, Powell & Silver, American Jr. & Marine Scouts, D. M. Bedell, H. N. Gorham, Broderick & McCall, C. M. Riedell, C. J. Earley, R. & E. J. O'Gorman, Kornbluth & Pollack, Wayne M. Musgrave, James J. Walker, Fine & Carroll, R. H. Clarke, Geo. Livingston, Frankel & Gold, Michael J. Scanlan, Herbert J. Goodwin, Walter J. Drummond, Campbell & Boland, Wm. C. Orr, West Publishing Co., Coster & Thellusson, Oglesby & Barnes, H. E. Flewellin, Goldberg & Frank, Garmesey & Sachs, Court of Appeals, Samuel Wasserman, Wolf & Goldberg, H. M. Israel, A. M. Pariser, N. B. Finkelstein, B. Alexander, H. R. Jeffers and R. W. Maxwell.

THOMAS J. O'REILLY has rented the dwelling at 171 West 94th st for Susan Pulleyn to James Clark and at 431 East 123d st, for the Emigrant Industrial Savings Bank to Joseph Milano.

PEASE & ELLIMAN have leased a store at 256 Lexington av to Alexandre Saroni and Pauline Waxman; sub-leased for Miss Anne A. Curtis her apartment in 144 East 36th st to Mrs. Alma R. Ratri; rented an apartment in 24 West 59th st to J. W. Fuller; and one in 565 Park av to Dr. John Douglas; and have sub-leased for Lucius A. Wing his apartment in 116 East 63d st to Mrs. Eloise Sherine Kilborn; also leased for Mrs. E. M. Greenley to Mrs. H. A. Alexander the 4-sty dwelling at 167 East 74th st.

PEASE & ELLIMAN have leased for Strassbourger & Schallek offices on the 17th floor at 74 Broadway to the Guaranty Securities Corporation.

PEASE & ELLIMAN leased for A. S. Pierce as trustee to Henry S. Sturgis the 4-sty dwelling at 60 East 77th st; for the Century Holding Co., Lee & Fleischmann; the westerly store and basement and the entire 2d floor of the Central Building at 25 West 45th st. The lessees are the Aimone Galleries, dealers in antique furniture and works of art, now at the northeast corner of 45th st and Madison av.

PEASE & ELLIMAN have leased for P. H. Sheridan & Co. a store in the arcade of the Acker, Merrill & Condit Building, at the southwest corner of 35th st and 5th av, to Madame Oby; for Mrs. D. A. Jacobsen to Miss Renee

Real Estate Board

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Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
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Thornton the 5-sty dwelling at 304 West 71st st; for Frederick Johnson an apartment at 840 Park av to E. G. Connette; and made the following renewals of apartment leases: at 49 West 57th st to H. B. Lockwood and John H. Hall; at 144 East 56th st to Elliott S. Benedict; at 144 East 36th st to Roland Rod; at 56 West 11th st to Herman Behr, Jr.; at 24 West 59th st to Dr. Fred Wise; at 11 East 68th st to Fraser Gibson; at 202 West 81st st to Victor Cumberson; at 330 West 102d st to Abraham T. Hardin; at 145 East 35th st to Mrs. J. E. Bradhurst; at 1190 Madison av to Kenneth Hadden; at 67 Riverside dr to Robert L. Kester; and at 60 West 58th st to Charles A. Smith.

PEASE & ELLIMAN have leased for Mrs. Anna P. Luquer to Morrill Goddard the dwelling at 321 West 80th st, adjoining the corner of Riverside dr; also for James A. Frame an apartment in the "Avonmore," at 2131 Broadway, to Dr. Daniel A. Sinclair; in their building at 165 West 72d st, at Broadway, the parlor floor over their own office, which occupies the ground floor, to the Frank C. Bangs Co. for a photograph gallery; for Julius Tishman & Sons an apartment of 11 rooms and 4 baths in their new building at 125 East 72d st to Arthur J. Singer; for Bing & Bing an apartment of 8 rooms and 3 baths in 970 Park av to William H. Sage.

PEPE & BRO. have leased, for the owner, 50 Morton st, 3-sty building, at \$780 a year.

GEO. R. READ & CO. subleased for the Universal Tire & Rubber Co. offices at 160 Broadway to the Radio Talking Picture Corporation; also offices at 111 Broadway for William P. Dunham to Robert J. Caldwell.

GEO. R. READ & CO. leased the 5-sty building 90 Front st to the Bloch Forwarding Co.; also the 3d floor at 148 Duane st to G. Mandelbaum & Son.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments at 39 West 55th st to Marco Fleischman; at 15 West 55th st to Charles W. Turner, Jr.; at 820 5th av to D. Crawford Clark; at 998 5th av to W. B. Dickerman and Mrs. E. Maxwell; at 105 East 53d st to Harry R. Tobey, Thomas McK. McKee and Mrs. Rosa M. Jones; at 500 Madison av to W. E. Taylor, Mrs. William Bull and J. Hornblower De Witt; at 776 Lexington av to Maryon J. Fisher, Mrs. William B. Rogers and Thomas

F. Gleason; and with Douglas L. Elliman & Co. at 876 Park av to George Wilson.

GEORGE W. SASSE has leased the private house at 315 West 112th st for Dr. J. Douglas Malcolm; also the store at 2072 8th av to Sheffield Farms-Slawson Decker Co.; to Charles H. Emerson the store at 2061 8th av; and to Harry Wallach the store at 4 Cathedral Circle.

EVERETT M. SEIXAS CO. leased apartments, furnished, at 251 West 92d st for Mrs. Julius Levy to Francis White Fay; and to Miss Mary Plimpton an apartment at 149 East 46th st.

SLAWSON & HOBBS have leased the residence of Arthur R. Friedlander 336 West 72d st to E. Brant, and for Mary Gerr 251 West 71st st to L. S. Gilman.

SLAWSON & HOBBS leased the dwelling at 308 West 72d st for the estate of L. O. Ash to Eliza Hill; also for Frederick Lockman and others, the dwelling at 140 West 73d st to E. V. Parr.

SLAWSON & HOBBS have leased the dwelling 606 West 114th st for Gertrude Sinclair to S. B. Reed, and for C. A. Starbuck his dwelling 302 West 97th st to John H. Callen.

HENRY C. B. STEIN has leased for the estate of B. R. Winthrop 232 3d av to the Property Maintenance Corporation, and 234 3d av to Gottfried Berger; also for Charles A. King the three lofts at 49-51 1st st, the 3d loft and basement being leased to Freedberger & Kosch.

HENRY C. B. STEIN has leased 206-8 Allen st, at the southeast corner of Houston st, a 3-sty building, with store, to Samuel Katz for 5 years; also 173 East Houston st, a 4-sty building, with store, to Samuel Ershowsky for 5 years.

E. A. TURNER (INC.) has leased for Miss Virginia Nelson, of Asbury Park, her residence 35 East 29th st for three years to G. Herring; for Miss Elizabeth Betton her residence 109 East 29th st to the Junior Board of Furriers' Union of Greater New York; and the parlor floor 152 Lexington av for Mary J. Beato et al to Louis Prosnitz.

GAINES, VAN NOSTRAND & MORRISON (INC.) leased for Eugene Higgins, on a net lease, for a long period, the entire building at 261-7 Canal st, through to 21-3 Howard st, and containing a total of more than 100,000 sq. ft. The tenant is the Whiting-Patterson Co. of Philadelphia, paper manufacturers,

which will occupy a large portion of the space and sublease some of the upper floors. Extensive alterations will be made to the building to cost about \$50,000.

CHARLES B. VAN VALEN leased space at 51-5 Maiden lane to the Newall Manufacturing Co.; additional space to Frederick Mohle and Goodstein & Lefkowitz; offices at 95 William st to Hugo Heyman and Patros A. Pavlidis; also additional space to A. N. Van Deman, the Levery & Sonnenberg Agency and Eugene D. La Tourette; and with Charles F. Noyes Co. the store at 105 William st to Scahefer & Shevlin.

WILLIAM R. WARE leased for Mary L. Schreyer 53 West 83d st to Emily L. Landon; in conjunction with Horace S. Ely & Co. 170 West 93d st to Andre E. Paul; and for Emily L. Landon 53 West 83d st to Carrie L. Dutcher.

WM. A. WHITE & SONS have leased space in 67 Front st to David Brooks; and in 100 Hudson st to the Gerard Wire Tying Machines Co.

WM. A. WHITE & SONS have leased to the Budd Furniture Co. the store at 238 Lafayette st.

WM. A. WHITE & SONS have leased part of the 8th floor at 411-413 5th av to Hinderson & Finley.

WM. A. WHITE & SONS have leased for Mary E. Green to Harry M. Greenberg, for a long term of years, the three buildings at 589 to 593 8th av, and the building at 304 West 39th st, at the southwest corner of 8th av and 39th st.

Bronx.

LEON S. ALTMAYER and Walter E. Brown have leased the building 3419 3d av to George and William Gundlach.

LEON S. ALTMAYER and Walter E. Brown have leased the building 3417 3d av to H. Holstein.

Brooklyn.

E. T. NEWMAN leased the 3-sty dwelling at 210 Garfield pl to E. Siebert, and the 3-sty dwelling at 430 8th st to M. Holt.

E. T. NEWMAN leased dwellings at 953 President st to L. Weiricks; 181 8th av to A. J. White; 389 4th st to J. E. Randall; 561 4th st to Mr. Bain; 468 5th st to Miss Gas-kill; 470 3d st to Mr. Maguire; 895 8th av to

Look Ahead

The country has been prosperous for 2½ years. Farmers, Manufacturers and Laborers have been making and saving money.

All these have received large profits and high pay. The country is full of money. About thirty days ago war was declared. Then a lull followed, awaiting readjustments.

Congress has authorized a bond issue of seven thousand millions. This money will be distributed throughout the United States within the next six months. Manufacturers, Farmers and Laborers will be busier than ever. The people will have more money than ever before.

When peace comes all branches of industry will be kept going to capacity, making materials the manufacturing of which the war has prevented. Labor will be employed at the highest prices. There will be two jobs for every one man willing to work. Every commodity has gone up to the highest value but real estate—that is still at the bottom. It is the last to feel the effect of good times.

Real estate is bound to feel the effect of prosperity and expansion. Now is the time to buy real estate, when nobody wants it. Think it over and send for booklet. Auction sale of 1445 lots on and adjacent to Boston Post Road and White Plains Road, Lorillard Spencer Estate, for the heirs and New York Public Library, Saturday, June 2nd, on property. 75% at 5% or 60% at 3½% can remain on mortgage. Titles insured free.

Joseph P. Day, 31 Nassau Street,
J. Clarence Davies, 149th St. and 3rd Ave.,
Agents and Auctioneers.

R. H. Kelley; 840 Union st to Mrs. Owsn; 437 1st st to Mrs. Conroy; 494 2d st to Miss Cozens; 259 6th av to H. VonderHard; 156 Garfield pl to J. E. Garrity.

CHARLES E. RICKERSON leased 606 6th st, a 3-sty dwelling, to Horace G. Teele; 230 Lincoln pl, a 3 1/2-sty dwelling, to Joseph P. Brennan; and 362 6th av, a 2 1/2-sty dwelling, to Mrs. Anna Walton.

FRANK A. SEAVER & CO. leased the store at 6832 3d av to John Scourlys for 5 years.

Queens.

JUDSON A. HARRINGTON and E. E. Suydam leased for the Mohegan Tube Co. to the Astoria Veneer Mills and Dock Co., the 1-sty factory, containing 17,000 sq. ft., on the northwest side of Davis st and the Long Island Railroad, Long Island City.

THE LEWIS H. MAY CO. has leased cottages at Far Rockaway, L. I., for Louise Gray on Atlantic av to Thomas Lombard; for Mrs. Philip Traver in Prospect pl to George Overton; for Home Title Insurance Co. on Bayswater av to Henry L. Geary; at Edgemere, L. I., for Lancaster Sea Beach Improvement Co. on Ocean av to Herbert Green; for S. & L. Construction Co. on Hudson av to Max Edison; for Geraldine Norton on Rochester av to Joseph Schwenk.

Out of Town.

BURKE STONE (INC.) has rented for L. A. Ebling his residence on Summit av, Lawrence Park, to W. E. Hallett; for Harry E. Welsh his residence on Rossmore av, Bronx Manor, Yonkers, to J. Frederick Kemp; for the Village Investing Co. an apartment in Gramatan Court to William H. See.

COCKS & WILLETS leased for Harvey S. Ladew his estate at Brookville, L. I., near the estates of C. Oliver Iselin and Theodore A. Havemeyer and the Piping Rock Club.

FEIST & FEIST leased for the Nickelsburg Brothers Co. to the Ezo Corporation of Providence, R. I., the property in Meadow st, south of the Lincoln highway.

FISH & MARVIN have rented for the Sagmore Development Co. the corner of Park av and Avon rd, at Sagmore, Bronxville, to R. L. Pond, of Hodenpyl, Hardy & Co.; the property consists of a large plot on which there are dwelling and garage; also for Arthur B. Hunn his residence on Elderwood rd, Pelham Heights, to Edgar J. Nathan; for Gust Peterson his property at Dillon Park, New Rochelle, to F. G. Elliott; for the summer, furnished, the property of H. P. Baum at Briarcliff Manor, to Miss Marian Eldredge.

GOLDSCHMIDT & MACDONALD rented houses at Woodmere for Dr. N. E. Sprague in Keen la to Frank I. Hecht; for S. Rosenthal on Central av to M. E. Jacobs; for Charles Lamb in Lafayette pl to S. Cohen; for George Hornblower in Linden st to L. S. Weiner; for the Frank Cotter Co. in Woodmere pl to H. W. Lehair, and for Leslie Beach his house at Lawrence to Albert Kahn.

BRYAN L. KENNELLY leased for Edward M. Grout to John Cardinal Farley, for the summer, his estate at Greens Farms, Conn., consisting of a residence and about 25 acres of land.

L'ECLUSE, WASHBURN & CO. leased the estate of M. W. Chapman at Great Neck, for the summer; the estate of Dr. Worthington at Roslyn to E. A. Potter, Jr., for 3 years; and the estate of Mary E. MacAdam at Sea Cliff to B. F. Hass.

SCARSDALE ESTATES leased a house on Berkeley rd, Greenacres, to Harold M. Scott, of N. Y. City.

JOHN F. SCOTT rented the house at Georges boulevard and Brower's Point Branch, Woodmere, L. I., to Mrs. L. H. Taylor; for the William Wicke estate eight acres in Broadway and the Jamaica turnpike, Lawrence, L. I., to T. H. Leary; and Mrs. Caroline Kane Voss's residence on the East Rockaway rd, Hewlett, L. I., to W. W. Miller.

S. S. WALSTRUM-GORDON & FORMAN leased the dwelling at 54 Ethelbert av, Ridge-wood, N. J., to Howard Broach, and the dwelling 60 Doremus av to Austin L. Black.

REAL ESTATE NOTES.

I. HILLMANN has moved his office from 391 East 149th st to 529 Courtlandt av.

CARL HERRMANN has moved his office from 391 East 149th st to 529 Courtlandt av.

CHARLES A. LAUMEISTER has moved his office from 420 East 161st st to 529 Courtlandt av.

HARRIS AND ALBERT SOKOLSKI have moved their offices from 354 Grand st to 220 Broadway.

GEORGE W. SASSE has been appointed agent of 2075 8th av, 2079 8th av, 200 West 131st st and 2003 2d av.

HERBERT A. SHERMAN, JR., has reported at the Officers' Reserve Training Camp at Madison Barracks, N. Y.

FREDERICK FOX & CO. have been appointed by William M. Sperry renting agents of the mercantile building at 19 and 21 West 36th st.

EVERETT M. SEIXAS CO. has been appointed agent for 100-102 Pitt st, 513 East 81st st, 270 West 141st st and 150 East 98th st.

CHARLES F. NOYES CO. has obtained for James A. Glover a \$15,000 savings bank loan covering 50 Water st for five years at five per cent.

JOHN R. DAVIDSON was the broker in the recently recorded sale of the 5-sty apartment house, 712-714 West 180th st, for Henry L. Butler to Elizabeth Van Noddall.

THOMAS J. O'REILLY has obtained for Louis H. Lowenstein a loan of \$150,000 at 5 per cent. for 5 yrs. from the Emigrant Industrial Savings Bank on 539 West 113th st.

M. J. HELMONT has associated himself with M. Forman & Co., real estate brokers, 1162 Broadway, and has assumed general charge of the real estate brokerage department.

LOUIS JACOBS, for ten years manager of the Avenue Realty Co., has opened an office at 1047 Park av, where he will engage in a general real estate and insurance business.

JACOB J. TALBOLT sold for Benjamin Rosengarten to Margaret K. and Beatrice G. Fitzgerald the 5-sty flat 319 West 28th st, on lot 20x98.9. Title passed on Wednesday.

THOMAS J. O'REILLY has obtained for Edgar T. Newman a first mortgage of \$160,000 at 5 per cent. for 5 years, from the Emigrant Industrial Savings Bank, on 227 Riverside dr.

STANLEY G. HARRIS and Morris Harris have opened offices at 182 East 80th st, under the firm name of Harris & Co., where they will engage in a general real estate and insurance business.

FRANK A. WALKER has moved his office from 189 Montague st to 788 Franklin av, corner of Lincoln pl, Brooklyn, where he will continue the real estate and insurance business established in 1904 by J. F. Churlo.

QUINLAN & LELAND have placed the following loans at 5 per cent: \$46,000 on 1249-51 Amsterdam av; \$33,000 on northwest corner 8th av and 145th st; \$25,000 on 1750 Amsterdam av; \$20,000 on 232 Delancey st, and \$18,000 on 144 West 75th st.

CHARLES F. NOYES CO. and Thomas Ford negotiated the recently recorded sale of 1 Water st, for John T. Nagle, to the South Ferry Realty Co. Title passed on Wednesday. The property is in a zone which has witnessed considerable activity of late.

HENRY C. B. STEIN is moving his office from 242 East Houston st to larger quarters at 102 1st st, between Av A and 1st av, to meet increased business demands. Mr. Stein has been actively engaged in the real estate business and in the management of property for the past 27 years. Mr. Stein has been appointed agent for 268-272 Monroe st, 178-80 East 3d st, 153 East 4th st, 214-216 East 4th st, 202-4 6th st, 230 3d av, 245 East 3d st, 408 East 137th st, 256 East Houston st, 229 Cherry st, 631 East 11th st and 333-341 East 14th st.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value for Jan. 1 to May 17 and Jan. 1 to May 18.

Mortgages.

Table with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount for Jan. 1 to May 17 and Jan. 1 to May 18.

Mortgage Extensions.

Table with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to May 17 and Jan. 1 to May 18.

Building Permits.

Table with columns for 1917 (May 12 to 18) and 1916 (May 13 to 19). Rows include New Buildings, Cost, and Alterations.

Jan. 1 to May 18 Jan. 1 to May 19

Summary table for New Buildings, Cost, and Alterations for Manhattan, comparing Jan. 1 to May 18 and Jan. 1 to May 19.

BRONX. Conveyances.

Table for Bronx Conveyances with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to May 17 and Jan. 1 to May 18.

Mortgages.

Table for Bronx Mortgages with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount for Jan. 1 to May 17 and Jan. 1 to May 18.

Mortgage Extensions.

Table for Bronx Mortgage Extensions with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to May 17 and Jan. 1 to May 18.

Building Permits.

Table for Bronx Building Permits with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include New Buildings, Cost, and Alterations for Jan. 1 to May 17 and Jan. 1 to May 18.

BROOKLYN. Conveyances.

Table for Brooklyn Conveyances with columns for 1917 (May 10 to 16) and 1916 (May 11 to 17). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to May 16 and Jan. 1 to May 17.

Mortgages.

Table for Brooklyn Mortgages with columns for 1917 (May 10 to 16) and 1916 (May 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount for Jan. 1 to May 16 and Jan. 1 to May 17.

Mortgage Extensions.

Table for Brooklyn Mortgage Extensions with columns for 1917 (May 10 to 16) and 1916 (May 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to May 16 and Jan. 1 to May 17.

Building Permits.

Table for Brooklyn Building Permits with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include New Buildings, Cost, and Alterations for Jan. 1 to May 17 and Jan. 1 to May 18.

QUEENS. Building Permits.

Table for Queens Building Permits with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include New Buildings, Cost, and Alterations for Jan. 1 to May 17 and Jan. 1 to May 18.

RICHMOND. Building Permits.

Table for Richmond Building Permits with columns for 1917 (May 11 to 17) and 1916 (May 12 to 18). Rows include New Buildings, Cost, and Alterations for Jan. 1 to May 17 and Jan. 1 to May 18.

Building Permits.

Table for Richmond Building Permits with columns for 1917 (May 12 to 18) and 1916 (May 13 to 19). Rows include New Buildings, Cost, and Alterations.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE building situation throughout the entire country seems to have been temporarily submerged by the more important matters pertaining to the national defense in all of its manifold phases. While there is a considerable amount of structural activity noticeable, there is no doubt but that the work has fallen off to a marked degree since the declaration of war. The operations pending are of such a character that they cannot exactly be classified under the head of general activity on account of the fact that they are for the greater part attributable to the war. The bulk of the existing projects include factories and warehouses for the manufacture and handling of war munitions and supplies, and foodstuffs.

The general structural situation, particularly in the Metropolitan district and surrounding territory, has indicated a slight improvement during the last week. There were some general contracts placed for new operations of importance, among which might be numbered the F. W. Woolworth building at the northeast corner of Fifth avenue and 40th street, to Watt & Sinclair; alterations costing \$100,000, to the Eimer & Amend building at Third avenue and 18th street, to Jacob A. Zimmermann & Sons, Inc.; a new branch of the Young Men's Christian Association in Brooklyn, to the Trinity Construction Co., and a large theatre at Stapleton, S. I., to Henry Spruck & Son. There has also been a marked resumption of projects figuring during the last few days and the condition is doing much to encourage the builders. The mental attitude of the building trades is undergoing a revision and there is a feeling developing that national affairs must not be allowed to intrude to the extent of obscuring the outlook of the industry for prosperous times.

One of the recent influences that has substantially assisted in raising the hopes of the building industry is the great mass of Government construction that has lately been announced and that still is in prospect. During the past week there were contracts placed for important work of this character and the effect upon the building

industry has been galvanic. The War Department is perfecting its plans for the expenditure of millions of dollars in the construction and equipment of training camps and the improvement of fortifications and army posts for the accommodation of the contemplated expansion of the military forces. The structural trades will share in a large manner in this expenditure, and while the profits returned from work of this type are smaller than those obtained through private construction, the activity is welcome, indeed, as it keeps the organizations of the contractors intact until such time as there is a general resumption of private building on a large scale.

There is absolutely no stability in the building material market in these days. Price revisions are frequent and it is needless to remark that they are without exception upward. In some lines quotations are made only on the condition of immediate acceptance, and there are many manufacturers that refuse to state prices other than to established customers, and then for delivery at producer's convenience. Deliveries of building materials and supplies are far behind, and the manufacturers are hesitating to book orders on account of the fact that the requirements of the Government take precedence over private orders, and there is a feeling abroad that a number of plants will be actually taken over by the Federal authorities and all private work excluded.

The labor situation is becoming one of the situations that is likely to become more of a problem to the building interests as time wears on. The industry is in a measure in competition with the Government in the matter of obtaining adequate corps of mechanics and laborers to operate successfully. The labor market is further complicated by the demands of the farmers for help in growing the increased crops. The wages paid for labor of even the most unskilled type are now much higher than they have ever been and yet there is a demand that is far from equal to the supply. The condition is a serious one and a matter that will have an important effect on practically all branches of industry.

Common Brick—Considering the circumstances that are surrounding the building trades on all sides and the difficulties that the industry is laboring under, the market for common brick is standing up in a most satisfactory manner. Business is fair, with sales in sufficient volume to keep life in the market, and inquiries indicating that the future of building in the Metropolitan district is likely to be an improvement over the last week or so. Common brick prices are holding firmly at the \$10 level, and there is no indication on the part of dealers to shade the price. Arrivals from up-river are slowing down somewhat, as the majority of the plants have been cleaned out of reserve stocks. Manufacturing has begun in most of the plants, but new brick is not likely to come into this market for some time on account of the difficulties that the producers have had to contend with in the form of labor shortage and poor drying weather.

SUMMARY—Transactions in the North River brick market for the week ending Friday, May 18, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 10; sales, 24. Distribution: Manhattan, 13; Brooklyn, 8; New Jersey points, 2; outside, 1.

Structural Steel—In spite of the many factors that are generally affecting the building situation, the structural steel industry is doing surprisingly well. Business is holding its

own to a degree, and there has been a fair volume of activity noted. Prices for structural shapes are holding firmly at levels that have maintained for some time, and there are inquiries current that would indicate that the building situation is somewhat improved in tone. The week was not a noteworthy one when actual contracts placed for private construction are considered, but the Federal authorities will keep the steel industry busy to capacity for a long time. At the present time the commitments of the railroads for steel are next in importance to those of the Government. According to the records of the Bridge Builders' and Structural Society as collected by its secretary, the month of April was a most satisfactory period for the steel industry. These records show that for the month sixty-one per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. There has been no material change in the prices of structural steel since the last report. Mill shipments of steel shapes are quoted at 4.419c. to 4.919c. for delivery in one to four months.

Lumber—There have been no material changes in the conditions that have been seriously effecting the lumber market for a long time, and from the present outlook there are no indications of an immediate improvement. The prices of all kinds and grades of lumber, both wholesale and retail, continue to ad-

vance, and there is no one connected with the industry that is able to predict when the end will be reached. The commodity is scarce and the deliveries are extremely uncertain. Manufacturers of many lines have within the last week withdrawn all price lists and current quotations on merchandise that can be shipped as well as the quotations on the lumber scheduled for cutting during the present season. The problems incidental to the transportation of lumber products both by rail and water continue to be among the prime difficulties that the industry is suffering from, and with the activity of the Government in the movement of supplies there is no likelihood that these matters will be adjusted for a long time. High wages and a scarcity of labor are other factors that are bothering the manufacturers and that are hindering production to a marked degree. While the demand for lumber during the last week was somewhat lighter than it has been, it is still greater than the supply and there is a grave danger that unless conditions change very soon a lumber famine will result. Reserve stocks in the local yards are at a low ebb, and under the existing conditions it is difficult to foretell when the depleted stocks can be refilled.

Face Brick—While the demand for practically all varieties of face brick is strong, the manufacturers are suffering from the same conditions that are having a tendency to delay production in other lines; namely, shortage of fuel and scarcity of labor. The high prices of both fuel and labor are other factors that are affecting the production end and are mainly responsible for the extremely high prices that are now being quoted.

Cast Iron Pipe—The advancing prices of this commodity have had the effect of reducing sales to a considerable extent. There have been but few municipal orders placed and the private consumption is less than it has been. Class B and heavier is now quoted at \$55.50 per net ton, tidewater in carload lots, with class A and gas pipe taking the usual extra of \$1 per ton.

Hollow Tile—While there have been no recent price changes of importance, the market for this commodity is firm, with fair demand and inquiries for future deliveries indicating that there will be a continuation of activity for a while. The producers of this material are suffering from the same troubles that are affecting other manufacturers of building commodities, namely, the shortage of fuel, scarcity of labor and difficulties in obtaining adequate transportation facilities.

Spruce Lath—The general conditions that are effecting the lumber industry are influencing the lath market in no uncertain manner. Arrivals have been exceptionally light under a demand that has been insistent. Prices have advanced frequently and there have been sales recorded at \$6 per thousand, although the market generally is from \$5.50 to \$5.75. At the present writing there is every indication that the arrivals during the coming two months will be light and the demand will be sufficiently strong to take care of all offerings, so there is no possibility of a recession in price.

Linseed Oil—Prices for this material continue to advance and there is no prediction as to when the limit of the market will be reached. The increasing price scale is not due to an abnormal demand, but rather to the fact that speculative interests have come into the market.

Wire Products—The demand for all varieties of wire products is still exceptionally heavy and the producers are unable to keep up with the demand. Mills are working to full capacity and yet are far behind in their deliveries.

CURRENT WHOLESALE PRICES.

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

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

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

- North River common.....\$10.00@
- Raritan common.....10.50@
- Second hand common, per load of 1,500.....10.00@
- Red face brick, rough or smooth, car lots.....\$21.00@ \$27.00
- Buff brick for light courts... 21.00@ 27.00
- Light colored for fronts... 25.00@ 36.00
- Special types..... 36.00@ 50.00

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):

- Domestic Portland, Spot....\$2.15@
- Kebate 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.\$1.30@
- Less than 5 bbls..... 1.31@

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

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

LUMBER (Wholesale prices, N. Y.):

- Yellow pine (merchantable 1905, f.o.b. N.Y.), 8 to 12 ins., 16 to 20 ft...\$33.00@ \$41.00
- 14 to 16 ft..... 43.00@ 47.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00
- Hemlock, Pa., f. o. b. N. Y. base price, per M..... 26.00@
- Hemlock, W. Va., base price per M..... 25.00@
- Hemlock, Eastern mixed cargoes..... 23.00@

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

- Spruce, Eastern, random cargoes, narrow (delivered)...\$32.00@ \$35.00
- Wide cargoes..... 35.00@ 38.00

Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

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

- Standard slab.....\$5.75@ \$6.00
- Cypress lumber (by car, f. o. b. N. Y.), Firsts and seconds, 1-in....\$51.00@
- Cypress shingles, 6x18, No. 1 Hearts..... 9.00@
- Cypress shingles, 6x18, No. 1 Prime..... 7.50@

- Quartered oak..... 85.00@ 88.00
- Plain oak..... 60.00@ 63.00

Flooring:

- White oak, quartered, select.\$51.00@ \$55.00
- Red oak, quartered, select... 51.00@ 55.00
- Maple, No. 1..... 47.00@
- Yellow pine, No. 1, common flat.....@
- N. C. Pine, flooring, Norfolk. 32.50@

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

- Masons' finishing in 100 lb. bags, per ton.....@ \$15.00
- Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25
- Block, 2 in. (solid), per sq. ft....\$0.06¾
- Block, 3 in. (hollow)..... 0.6¾
- Block, 4 in. (hollow)..... .08
- Boards, ¼ in. x 8 ft..... .12½
- Boards, ¾ in. x 8 ft..... .15¾

SAND—

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

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

- Beams & channels up to 14 in. 4.419@ 4.919
- Beams & channels over 14 in. 4.419@ 4.919
- Angles 3x2 up to 6x8..... 4.419@ 4.919
- Zees and tees..... 4.419@ 4.919
- Steel bars, half extras..... 4.419@ 4.919

TURPENTINE:

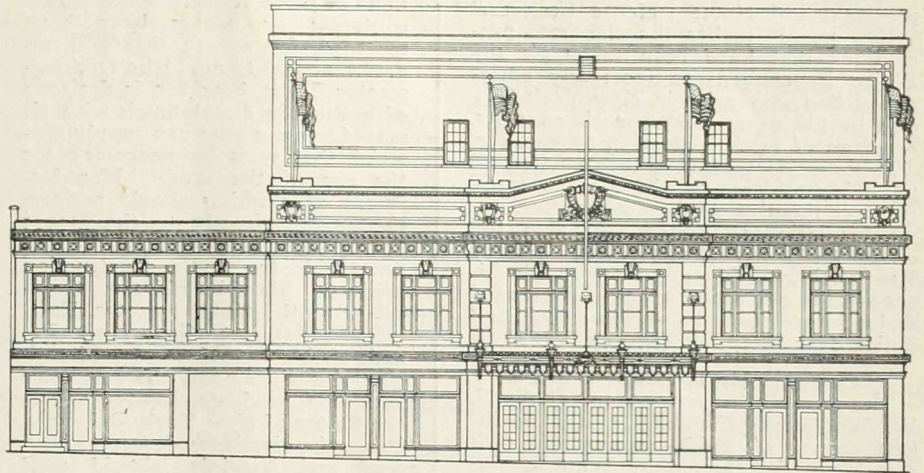
- Spot, in yard, N. Y., per gal.....\$0.48

WINDOW GLASS. Official discounts from jobbers' lists:

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

TWO THEATRES IN BEDFORD SECTION

Operation to be Erected on Same Block for Different Owners Will Involve \$525,000



R. Thomas Short, Architect.

MOVING PICTURE THEATRE FOR BREVOORT HOLDING CO.

WORKING drawings are practically completed and active work will shortly be started on the erection of two large theatres on Bedford avenue, Brooklyn, to be located in a section that is rapidly gaining in popularity as an amusement center and will be almost directly opposite the new Ice Palace that was opened last winter. These theatres, while designed by the same architect, will be for different owners. The plans and specifications were prepared by R. Thomas Short, 370 Macon street, Brooklyn, who was the designer of a number of other important amusement buildings in the Borough, among which are included the Halsey Theatre and Arcadia Dance Hall, in Halsey street, and the Rialto Theatre, on Flatbush avenue.

The new project calls for the construction of a moving picture theatre, containing offices and stores and costing approximately \$225,000, on a plot 120x172 feet, at the southwest corner of Bedford avenue and Brevoort place. This theatre, with its gallery, will have a seating capacity of 2,300 persons. The owner is the Brevoort Holding Company and the construction will proceed under separate contracts awarded as the work progresses. It will contain five stores on the ground floor, above which will be a large suite of offices that will be occupied as a branch office by the John Hancock Life Insurance Company.

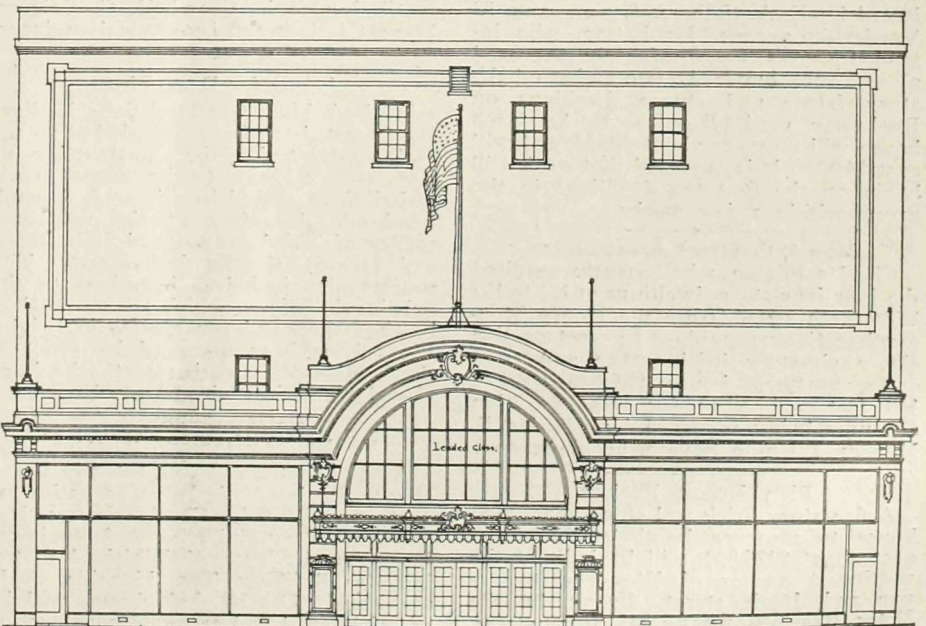
The second project on this block will adjoin the moving picture theatre on the south and will be for the production of vaudeville entertainments and musical and dramatic shows. This will occupy a plot 100x230 feet. The structure will have complete stage and equipment de-

signed for the accommodation of the best productions. The seating capacity will be approximately 2,200 persons and the cost is placed at \$300,000. The owner and builder of this structure is Thomas A. Clark, 122 Livingston street, who has erected a number of well-known amusement places in Brooklyn. The building will also have stores on the ground floor.

Both of the theatres have been designed in the Renaissance style and will have facades constructed of face brick and Indiana limestone. The construction will be fireproof throughout and the planning was accomplished with full regard to all the laws and ordinances relating to the construction of theatres. Every precaution will be taken for the safety of the patrons from the fire and panic hazard and the equipment will be the best obtainable. The interiors are being especially planned and will be artistic to a degree.

Tall Concrete Chimney.

What is said to be the tallest chimney in the world is in Japan and has recently been completed by the Weber Chimney Co., Chicago. The chimney is 510 feet high, 42.8 feet in diameter at the bottom and 27.5 feet at the top. The chimney stands on an elevation about 400 feet above the smelter which it serves and to which it is connected by a reinforced concrete flue built partially in the ground. The foundation is a truncated cone 17 feet high, 95 feet in diameter at the base and 42 feet at the top, and contains 2,711 cubic yards of concrete. Steel to the amount of 530 tons was used. The chimney is designed to be earthquake proof.



R. Thomas Short, Architect.

THEATRE FOR T. A. CLARK.

Home Defense Leagues.

Police Commissioner Arthur Woods will be the guest of the Queens Chamber of Commerce at its meeting on Wednesday afternoon, May 23, and speak on the subject of "The Work of the Police Department and Home Defense Leagues."

Few people realize the elaborate precautions that have been taken by the Police Department to meet any emergency that may arise in New York City due to the present war, such as riots, shortage of food, epidemics, strikes, etc. The Police Department have studied all possible problems and have plans ready to meet them at a moment's notice.

Commissioner Woods will also tell about the work of the Home Defense League, in which more than 20,000 citizens in the city are now actively engaged and who are ready to step in and do full police duty in any emergency.

Contract for Woolworth Store.

The new Fifth avenue store of the F. W. Woolworth Company at the northeast corner of Fifth avenue and 40th street, will be erected by Watt & Sinclair, 348 West 27th street, who this week obtained the general contract. The building will be erected from plans by Jardine, Hill & Murdock, 15 East 42d street, on land leased from the estate of Theophilus Roessle, Josephine H. Coggeshall and George L. Slawson and Frederick G. Hobbs. It will be ten stories in height. The combined plot measures 92.7 feet on the avenue, and 122.6 feet in the street. The total rental paid for the first term on the combined properties will aggregate about \$2,750,000. The buildings, with the exception of the corner structure, have already been demolished.

File Exposition Plans.

Plans have been filed for four of the buildings to be erected in the new amusement park in the West Farms section of the Bronx, between the tracks of the New York, Westchester & Boston Railway, the Bronx River and 177th street. The proposed structures will cost about \$170,000 and have been designed by Kenneth M. Murchison. The park will be operated by the Bronx Exposition, Inc., H. P. McGarvie, Bayside, L. I., president, which leased it last year from the estate of William Waldorf Astor for a long term. The improvements include a two-story frame and stucco restaurant and dancing pavilion, 100x212, to cost \$45,000; a one-story frame and stucco entrance gate, 83x50, to cost \$20,000; a one-story frame and stucco swimming pool and reservoir, 300x329, to cost \$40,000; and a one and two-story frame and stucco bathhouse and laundry, 347.3x106, to cost \$65,000.

Big Jamaica Development.

A building operation which will involve in its entirety close to \$400,000, exclusive of the cost of land, has been projected by E. A. Calhoun & Company, 52 Vanderbilt avenue, Manhattan, who intend to erect from privately prepared plans one hundred two-and-one-half-story frame and stucco dwellings on Rockaway road, Jamaica, L. I. Each house will measure about 30x35, and will cost \$4,000. It is expected that work will begin on the first ten dwellings in the group within a few weeks.

New 88th Street Apartments.

Charles Pflaum, who recently acquired the four four-story dwellings at 121 to 127 West 88th street, from the Henry Morgenthau Company, plans to erect on this site a six-story brick, stone and terra cotta apartment house, to measure 77x100 feet. Sketches for this operation are now being prepared by Charles B. Meyers, 1 Union Square, architect.

Plan Bronx Project.

A five-story brick and stone apartment house to measure 100x100, which will cost about \$125,000, will be built at the northwest corner of Woodycrest avenue and 166th street, Bronx, by the Peter Bagot Company, 45 John street. Wortmann & Braun, 114 East 28th street, are preparing sketches. The building will house twenty-five families.

GOVERNMENT NOTICE.

At the present time the Government has adopted the policy of not making public the name or locations of firms or factories to whom contracts or orders have been awarded, for reason that will, no doubt, appeal to all. The Quartermaster Corps, however, is desirous of getting in direct touch with all manufacturers who can supply material that may be necessary for the use of the army. Manufacturers of clothing should address themselves directly to the Depot Quartermaster, Philadelphia, Pa.; firms able to handle construction projects, should address themselves to the Quartermaster, Eastern Department, Governor's Island, N. Y.; manufacturers of articles of equipage and other supplies and food products, located within the States of New York, Delaware, Pennsylvania, New Jersey, Maryland and Virginia, should send their offers to Depot Quartermaster, Army Building, New York; manufacturers of wagons and harness should address the Depot Quartermaster, Jeffersonville, Ind.

Seventh Avenue Improvement.

Francis Bannerman, 501 Broadway, contemplates the improvement of the plot, 98.9x244, at the northeast corner of Seventh avenue and 37th street, which he acquired at auction in June, 1915, for \$556,000. The property at that time was sold at foreclosure, as the result of an auction instituted by the Equitable Life Assurance Society against W. H. Bryant and others to recover on a judgment of \$523,374 and taxes amounting to \$21,168. Frederick Fox & Co., who represent Mr. Bannerman, confirmed the report of the contemplated operation, but declined to discuss the details. It was learned, however, that the proposed building will probably be six stories in height, and that each floor will provide about 25,000 square feet of space. The foundations will be built strong enough to support a twenty-story structure. No architect has been selected.

New Brooklyn Y. M. C. A.

The new building of the Y. M. C. A., to be erected at 405 Carlton avenue, Brooklyn, will be constructed by the Trinity Construction Company, 215 Montague street, which has obtained the general contract. The building will be of brick and stone construction, four stories in height, and will measure 75x100. It has been designed by Ludlow & Peabody, 101 Park avenue, Manhattan. The R. D. Kimball Company, 15 West 38th street, is the heating and ventilating engineer, and H. G. Balcom, 10 East 47th street, is the steel engineer.

Annex for Drug Firm.

Jacob A. Zimmermann & Sons, 18 East 41st street, have been awarded the general contract for the construction of a ten-story addition to the present group of buildings owned by Eimer & Amend, wholesale druggists, at the northeast corner of Third avenue and 18th street, and 202 to 204 East 19th street. The project also includes alterations to the existing buildings, which are respectively six, seven and ten stories in height. Plans have been prepared by Janes & Cordes, 124 West 45th street, who have placed the estimated cost at \$100,000.

To Build Richmond Theatre.

A new theatre will be erected in Beach street, Stapleton, S. I., at an estimated cost of \$100,000 by Charles Moses, Irving D. Johnson and others, of Stapleton, from plans by James K. Whitford, Staten Islander Building, Tompkinsville, S. I., architect. The new playhouse will be of brick, steel and concrete construction and will measure 71x125 feet. Henry Spruck & Son, 304 Broad street, Stapleton, have obtained the general contract.

PERSONAL AND TRADE NOTES.

O. S. Teale, architect, has moved his office from 35 Broadway to 240 Broadway.

Walter McQuade, architect, has moved his office from 1328 Broadway to 101 Park avenue.

J. H. Taylor Construction Company has moved from 30 East 42d street to 110 West 40th street.

C. T. Van Rensselaer, architect, has moved his office from 432 State street to 505 State street, Schenectady.

Augustus S. Blogden, formerly vice-president of the American Malleables Company, Buffalo, has been made president of the company.

Frederick W. Wentworth, of Paterson, N. J., and Arnold H. Moses, of Camden, have been reappointed members of the New Jersey State Board of Architects.

Marshall Prentiss, secretary and treasurer of Henry Prentiss & Co., New York, has joined the Officers' Training Camp at Plattsburg, N. Y., and has been assigned to Company 14.

The firm of Haller & Krumbhaar has been dissolved. Mr. Haller is retiring from the concern, but Hugh M. Krumbhaar will continue to carry on the business at the same address, 68 William street.

F. S. Reitzel, formerly controller of the Pennsylvania Steel Company, Steelton, Pa., and later of the American Iron & Steel Mfg. Company at Lebanon, Pa., has been appointed controller of Manning, Maxwell & Moore (Inc.), New York City.

Bradley Stoughton, of New York, secretary of the American Institute of Mining Engineers, will be the principal speaker at the first annual banquet of the Steel Treating Research Club of Detroit at the Hotel Statler, Saturday evening, May 26. His subject will be "Possibilities of Double Heat Treatment."

Major-General George W. Goethals has become president of a new firm of construction engineers, as a result of a consolidation of the two firms hitherto known as George W. Goethals, 43 Exchange place, and Jamieson, Houston & Graham, 40 Wall street. The new firm will be known as Goethals, Jamieson, Houston & Jay, Inc., which will maintain the offices at 40 Wall street. Other officers will be: R. E. Graham, vice-president; Major Charles C. Jamieson, George H. Houston, John C. Jay, Jr., and George M. Wells, directors.

NO ARCHITECTS SELECTED.

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

FLUSHING, L. I.—The Wilmer & Vincent Theatre Co., 33 West 42d st, Manhattan, owner, is receiving competitive sketches for the construction of a 2-sty brick theatre, store and office bldg at Broadway and Farrington st. No date has been set for closing of competition.

COOPERSTOWN, N. Y.—The First Baptist Church, c/o Rev. M. Halbert, contemplates the erection of a 2-sty frame parsonage, for which no architect has been selected. Cost, \$5,000.

DUNKIRK, N. Y.—The Dunkirk Cycle Club, Dunkirk, contemplates erection of a clubhouse on a site not yet selected. No architect has been retained.

ALBANY, N. Y.—The National School of Certified Nurses, Dr. William O. Stillman, pres., 287 State st, Albany, owner, contemplates building an auditorium and kitchen. No architect or site has been selected. Cost, \$21,000.

HUDSON FALLS, N. Y.—The Board of Education, Preston Paris, pres., contemplates the erection of a 2-sty brick high school and is receiving competitive sketches. Competition closes May 22.

BALDWINVILLE, N. Y.—The Grace Episcopal Church, c/o Rev. Charles S. Champlin, 64 Oswego st, contemplates building a 2-sty parish house, for which no architect has been selected. Cost, \$5,000.

PLANS FIGURING.

CHURCHES.

NEWARK, N. J.—Joseph A. Jackson, 1123 Broadway, Manhattan, architect, is taking bids on the general contract to close May 21 for the 2-sty brick, stone and terra cotta church, 75x158, at East Kinney and Nichols sts, for St. Casimir's Roman Catholic Church, owner.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Charles Higgins, 165 Broadway, Manhattan, engineer, is taking bids on the general contract for the alterations to the brick plant at Woodward st and Communipaw av for William Ames & Co., 41 Communipaw av, Jersey City, owner.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, architect, is taking bids on the general contract to close May 28, for the alteration to the hospital at Market st and Madison av, for the Paterson General Hospital, on premises, owner. Cost, \$12,000.

MUNICIPAL.

MANHATTAN.—The City of New York, Fire Dept., Robert Adamson, Commissioner, Municipal Bldg, is taking bids on the general contract to close 1.30 p. m., May 22, for repairs to fire quarters for engine and hook and ladder company quarters in various parts of the borough.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education, City of Hoboken, High School Bldg, is taking bids on the general contract to close 8 p. m., May 29, for a 3-sty brick, reinforced concrete and hollow tile public school at the northeast cor of 5th and Adams sts, from plans by John J. Fagan, 95 River st, Hoboken. Cost, \$200,000.

STABLES AND GARAGES.

MANHATTAN.—A. L. Libman, 126 West 46th st, has the general contract for the alteration and addition to the 6-sty brick garage at 227-229 East 56th st, for the L. D. Realty Co., 130 West 46th st, from plans by Herbert N. Baer, 665 5th av, and is taking bids on sub-contracts. Cost, \$60,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

78TH ST.—Maynicke & Franke, 25 East 26th st, have plans in progress for alterations to the 5-sty brick bachelor apartment house, with store, 102x75, at 36-42 East 78th st, for the Charles Gulden Estate, Frank Gulden, executor, 46 Elizabeth st, owner. Cost, \$50,000.

22D ST.—George M. McCabe, 96 5th av, will draw plans for the alteration of the 4-sty brick dwelling, 21x60, at 332 West 22d st, into studios, for Anna Wood, owner.

CHURCHES.

COLUMBIA ST.—Jacob Fisher, 25 Av A, has plans in progress for alterations to the 3-sty brick, stone and terra cotta synagogue, 25x100, at 65 Columbia st, for owner, c/o Benjamin Sheiowitz, treas., southeast cor of Columbia and Stanton sts. Cost, \$4,000.

DWELLINGS.

64TH ST.—Frederick Junius Sterner, 154 East 63d st, has plans in progress for interior alterations to the 3-sty brick and stucco dwelling, 20x100, at 170 East 64th st, for Henry G. Leach, 25 West 45th st, owner. Cost, \$25,000.

MADISON AV.—Edward I. Shire, 373 4th av, has completed plans for the alteration of the 4-sty brick dwelling, 20x67, at 698 Madison av, for Charles H. May, on premises, owner. Cost, \$10,000.

87TH ST.—Hiss & Weekes, 452 5th av, are preparing plans for the alteration and extension to the 6-sty brick residence, 38 x100, at 6 East 87th st, for Walter P. Eliss, 71 Broadway, owner. Cost, \$7,500.

HOSPITALS AND ASYLUMS.

DIVISION ST.—Louis A. Abramson, 220 5th av, has completed plans for the alteration and extension to the 3-sty brick dormitory, 20x42, at 259 Division st, for the Jewish Fraternity Hospital, Rev. Philip Jaches, pres., 270 East Broadway, owner. Cost, \$5,000.

MUNICIPAL.

CENTRAL PARK.—Thomas E. O'Brien, 240 Centre st, has completed plans for alterations to the 1 and 2-sty brick police station, 174x129, at Central Park, 190 ft east of 66th st entrance, for the City of New York, Police Dept, Arthur Woods, Com'r, 240 Centre st. Cost, \$5,000.

STABLES AND GARAGES.

LEWIS ST.—Horenburger & Bardes, 122 Bowery, have completed plans for a 1-sty brick garage, 50x100, at 60-62 Lewis st, for Samuel Fensterheim, 306 East 3d st, owner. Cost, \$13,000.

22D ST.—Geller & Ascher, 37 East 28th st, have completed plans for a 1-sty brick garage, 46x98, at 427-9 East 22d st, for the Dorsch Realty Co., George Dorsch, pres., on premises, owner. Cost, \$7,000.

84TH ST.—Gross & Kleinberger, Bible House, have completed plans for a 1-sty brick garage, 93x102, at 167-177 East 84th st, for the William Scholle Estate, Seymour P. Kurzman, executor, 25 Broad st, owner, and the Onyx Garage, Inc., Neustein & Witken, on premises, lessee. Cost, \$35,000.

86TH ST.—A. Baylies, 33 Bible House, has completed plans for alterations to the 2-sty brick garage, at 205-209 East 86th st, for the Yorkville Centre Garage, 205-209 East 86th st, owner. Cost, \$10,000.

41ST ST.—Guy W. Culgin, 15 Broad st, has completed plans for alterations to the 3-sty brick garage, 75x98, at 44-48 East 41st st, for Thomas J. McCahill, 45 East 41st st, owner, and Percy Litchfield, 100 East 17th st, lessee. Cost, \$6,000.

142D ST.—John E. Scharsmith, 523 West 146th st, has completed plans for alterations and addition to the 3-sty brick garage, 25x95, at 231 West 142d st, for Edmund D. Springer, on premises, owner. Includes 2-sty addition. Cost, \$4,000.

213TH ST.—Stoyan N. Korastoyanoff, 114 East 28th st, has completed plans for a 1-sty brick garage, 125x99, at 376-384 West 213th st, for Jacob Basheim, 470 West 145th st, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

11TH AV.—Alfred L. Kehoe & Co., 1 Beekman st, have completed plans for alterations to the 3 and 4-sty brick store and loft building, 105x102, at 144-48 11th av, for the Acme Mortgage Co., Aaron Coleman, pres., 1182 Broadway, owner. Includes a 1-sty addition. Cost, \$8,000.

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51ST ST.—C. B. Brun, 405 Lexington av, has completed plans for the alteration of the 4-sty brick dwelling, 21x69, at 28 West 51st st, into a store, office and apartment building, for Sherrill Babcock, on premises, owner. Cost, \$5,000.

BROAD ST.—C. G. Ogden and J. J. Gander, 61 State st, Albany, N. Y., will draw plans for addition to the 25-sty brick and stone office building at 25 Broad st, for the Owners of Broad St. Exchange Building, W. T. Rosen, pres., 115 Broadway, owner. Includes a 5-sty top addition.

NASSAU ST.—Deutsch & Polis, 50 Church st, have plans nearing completion for alterations and addition to the 4-sty brick and stone office and store building, 25x80, at the northwest cor of Nassau st and Maiden lane, for Jane Sanders, Denver, Col., owner, and the Broadway-John Street Co., Elias A. Cohen, pres., 10 John st, lessee. Cost, \$25,000.

40TH ST.—Franklin H. Janes, 154 Nassau st, has completed plans for alterations to the 4-sty brick store and loft building, 25x88, at 207 West 40th st, for William H. Keogh, 111 Broadway, owner. Cost, \$9,000.

32D ST.—Edward L. Angell, 57 West 127th st, has completed plans for interior alterations to the 3-sty brick store, office and loft bldg, 25x98, at 29 East 32d st, for the Meany Realty Corp., Edward P. Meany, pres., 50 Church st, owner. Cost, \$8,000.

22D ST.—Henry H. Holley, 38 West 32d st, has completed plans for interior alterations to the 5-sty brick office bldg, 33x90, at 25 East 22d st, for the Reformed Church in America, William N. Clark, pres., on premises, owner. Cost, \$20,000.

WORTH ST.—Frederick Putnam Platt, 1123 Broadway, has plans in progress for alterations to the loft bldg at 104 Worth st, for Marshall Field Estate, 22 East Wabash st, Chicago, Ill., and 104 Worth st, Manhattan, owner, and H. P. Andrews Paper Co., 112 Worth st, lessee.

FULTON ST.—The Estate of Daniel Edgar, c/o Edward C. Cammann, 84 William st, contemplates altering the 3-sty brick and stone business bldg, 25x78, at 212 Fulton st, from privately prepared plans. Cost, \$3,000.

BROADWAY.—William H. Gompert, 171 Madison av, has completed plans for alterations to the 2-sty brick restaurant, office and roof garden, 164x125, at 2527-2537 Broadway, for Thomas Healy, Columbus av and 66th st, owner. Cost, \$50,000.

BROADWAY.—Guy W. Culgin, 15 Broad st, has completed plans for the alteration of the two department stores at 756-760 Broadway, for John Wanamaker, on premises, owner. Cost, \$5,000.

THEATRES.

44TH ST.—Herbert J. Krapp, 116 East 16th st, has completed plans for the alteration to the 4-sty brick theatre, 75x100, at 238 West 44th st, for the Astor Estate, 21 West 25th st, owner, and Winthrop Ames, 238 West 44th st, lessee. Cost, \$9,000.

MISCELLANEOUS.

49TH ST.—F. W. Hessenmueller, 7 West 106th st, has completed plans for the alteration to the 4-sty brick furnished room house, 16x81, at 46 West 49th st, for Columbia University, owner, and Joseph D. Peck, 261 Broadway, lessee. Cost, \$4,500.

3D AV.—John F. Jackson, 1328 Broadway, has new plans in progress for the alteration of the 5-sty brick and concrete loft bldg, 25x100, at 2350 3d av, into a mission bldg, for the National Bible Institute, c/o D. O. Shelton, pres., 214 West 35th st, owner. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
166TH ST.—Irving Margon, 370 East 149th st, has plans in progress for a 5-sty brick apartment, 63x100, at the northeast cor of 166th st and Sherman av. Owner's name will be announced later. Cost, \$60,000.

CAULDWELL AV.—William Koppe, 830 Westchester av, has completed plans for three 6-sty apartment houses, 51x88 ft each, on the west side of Cauldwell av, 113 ft north of 149th st, for the St. Mary's Park Construction Co., Meyer Stein, pres., 644 Madison av, owner. Cost, \$50,000 each.

SHERMAN AV.—Irving Margon, 370 East 149th st, has plans in progress for two 5-sty apartment houses, 75x100 ft each, on the east side of Sherman av, 63 ft north of 166th st, and on the east side of Sherman av, 138 ft north of 166th st. Cost, \$70,000 each.

BOSCOBEL AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for three 5-sty brick, stone and terra cotta apartment houses, 175x220, on Boscobel av, adjoining the northwest cor of Shake-

spare av, for the Filrose Construction Co., Philip Krulewith, 92 Haven av, owner.

PARK AV.—Frank J. Schefcik, 4168 Park av, is preparing plans for a 5-sty apartment house, 50x92, on the east side of Park av, 225 ft north of East 179th st, for the Lindo Building Co., 1910 Webster av, c/o Harry T. F. Johnson, pres., owner and builder. Cost, \$40,000.

184TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 68x87, at the northwest cor of 184th st and Marion av, for the Valhalla Corporation, 148th st and 3d av, owner and builder. Cost, \$70,000.

CHURCHES.

KEHOE PL.—J. E. Scharsmith, 523 West 146th st, is preparing sketches for the alteration of the residence at the northwest cor of Kehoe pl and Anthony av, into a church, for the Sixth Church of Christ Scientist, owner.

DWELLINGS.

232D ST.—Lucian Pisciotta, 391 East 149th st, has plans in progress for four 2-sty brick dwellings, 20x50 ft each, in the north side of 232d st, bet Paulding and Laconia avs, for the Anfas Operating Co., Angelo Easany, pres., 2537 Cambreling av, owner. Cost, \$6,000 each.

PAULDING AV.—M. Di Miuli, 241 East 108th st, has completed plans for a 2-sty brick dwelling, 23x60, on the west side of Paulding av, 109 ft south of 226th st, for Carmele Tonitta, 240 East 114th st, owner. Cost, \$5,000.

FRANKLIN AV.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for alterations and extension to the 2½-sty frame dwelling at 1341 Franklin av, for Louis Rosenberg, 1143 Lexington av, owner. Cost, \$3,000.

FIELDSTON RD.—Dwight J. Baum, 246th st and Waldo av, has completed plans for a 2-sty frame residence, 72x33, on the west side of Fieldston rd, 490 ft north of 246th st, for the Delafield Estates, 27 Cedar st, owner. Cost, \$17,000.

TAYLOR AV.—M. W. DelGaudio, 401 East Tremont av, has completed plans for a 2-sty brick dwelling, 22x52, on the east side of Taylor av, 125 ft north of Wood av, for Orlando Ciprian, 2434 Cambreling av, owner. Cost, \$5,000.

TYNDALL AV.—Dwight J. Baum, 246th st and Waldo av, has completed plans for a 2½-sty brick dwelling, 36x32, on the west side of Tyndall av, 279 ft south of 261st st, for Robert Fein, 419 Lafayette st, owner. Cost, \$10,000.

STABLES AND GARAGES.

JEROME AV.—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 1-sty brick garage, 53x100, at the northeast cor of Jerome av and 170th st, for the Sardis Realty Co., Ormond Fraenkel, pres., 505 5th av, owner. Cost, \$10,000.

3D AV.—Fred Hammond, 1994 Valentine av, has completed plans for a 1-sty brick and stone garage, 72x103, on the west side of 3d av, 68 ft north of 182d st, for the Willow Astoria Corp., Thomas D. Malcolm, pres., 91 Willow st, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

DAVIDSON AV.—Sass & Springsteen, 32 Union sq, have completed plans for 1-sty brick store, 101x85, at the southeast cor of Davidson and Burnside avs for Emed Improvement Co., Harris Moran, pres., 132 Nassau st, owner. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

SMITH ST.—Cantor & Dorfman, 371 Fulton st, have revised plans nearing completion for ten 3-sty brick and stone flats and stores, 20x55 ft each, on the block front in the west side of Smith st, bet Butler and Baltic sts, for the G. & M. Improvement Co., I. Grodsky, 26 Court st, owner. Cost, \$75,000.

METROPOLITAN AV.—E. J. Messinger, 394 Graham av, has completed plans for alterations to the 3-sty tenement on the north side of Metropolitan av, 125 ft east of Graham av, for Felix E. Donnelly, on premises, owner.

ROGERS AV.—Joseph Noloitie, 171 Bleecker st, Manhattan, has completed plans for a 3-sty brick tenement and store, 26x62, on the west side of Rogers av, 376 ft south of Tilden av, for Oreste Pighi, 28 Roosevelt st, owner. Cost, \$6,000.

BAY RIDGE.—Henry Olsen, 1230 73d st, has plans in progress for a 3-sty brick and stone tenement, 20x75, in the Bay Ridge section. Owner's name will be announced later. Cost, \$8,000.

POWELL ST.—Slee & Bryson, 154 Montague st, have completed plans for four 3-sty brick and stone tenements, 25x70,

in the west side of Powell st, 100 ft north of Hegeman av, for Henry Salant, 200 Broadway, owner. Cost, \$7,500 each.

LEE AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 6-sty apartment house on the north side of Lee av, 58 ft west of Hewes st, for M. Solomon & Son, owners and builders. Cost, \$55,000.

CHURCHES.

72D ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 1-sty brick and stone church, 41x86, in the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, Old Hansken, 1130 56th st, owner. Cost, \$20,000.

PROSPECT PL.—S. Millman & Son, 1780 Pitkin av, have completed plans for interior alterations to the 2-sty synagogue in the north side of Prospect pl, 140 ft east of Saratoga av, for the Reehune Ahrimine Congregation, 338 Hopkinson av.

DWELLINGS.

CORTELYOU RD.—Philip Caplan, 15 Court st, has plans in progress for a 2½-sty frame and stucco dwelling, 25x42, at the southeast cor of Cortelyou rd and Ocean Parkway, for J. B. Sillman, 1511 Emmons av, owner. Cost, \$12,000.

EAST 37TH ST.—Lewis Schilling, 167 Van Sicklen av, has completed plans for two 2-sty frame and shingle dwellings, 17 x38, in the west side of East 37th st, 187 ft west of Glenwood rd, for Robert Stefens, 1331 Brooklyn av, owner. Cost, \$4,500 each.

JOHNSON AV.—Samuel Millman & Son, 1780 Pitkin av, have plans nearing completion for two 2½-sty frame and shingle dwellings, 18x38, on the west side of Johnson av, 200 ft north of Belmont av, for the Cooper Building Corp., I. Cooper, pres., 78 Sutter av, owner. Cost, \$5,000 each.

EAST 14TH ST.—William C. Winters, 106 Van Sicklen av, has completed plans for two 2-sty frame dwellings, 16x37, in the west side of East 14th st, 320 ft south of Av U, for Crasto Lolito, 136 East 17th st, Brooklyn, owner. Cost, \$6,000.

ESSEX ST.—Charles Infanger, 2634 Atlantic av, has completed plans for three 2-sty brick dwellings, 20x55, in the east side of Essex st, 45 ft south of Sutter av, for the South Side Building Co., 287 Vermont st, owner. Cost, \$12,000.

SCHENECTADY AV.—Plans have been completed privately for a 2-sty frame dwelling, 16x42, on the west side of Schenectady av, 100 ft south of Av M, for John J. Butler, 2116 Schenectady av, owner. Cost, \$6,000.

NEW LOTTS AV.—Morris Rothstein, 1767 Pitkin av, has completed plans for a 2-sty brick dwelling and store, 21x70, at the southwest cor of New Lotts av and Hinsdale st, for Rosenstein & Rosenberg, 658 Hinsdale st, owners. Cost, \$5,500.

EAST 19TH ST.—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for five 2-sty frame dwellings, 16x39 ft each, in the east side of East 19th st, 340 and 362 ft north of Av N, for Karms Bldg. Co., 180 Montague st, owner. Total cost, \$15,000.

HINSDALE ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for the extension to the 3-sty dwelling and store at the northwest cor of Hinsdale st and Sutter av for Charles Goell Construction Co., 2582 Bedford av, owner. Cost, \$4,000.

HINSDALE ST.—Morris Rothstein, 1767 Pitkin av, has completed plans for a 2-sty brick dwelling, 20x54, in the west side of

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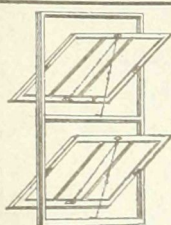
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HERKIMER ST.—A. J. McEntee, 27 East 28th st, Manhattan, has completed plans for a 3-sty brick dwelling, with store, 30x58, at the southeast cor of Herkimer st and Bedford av, for Thomas J. Carrier, 1190 Fulton st, Bklyn, owner. Cost, \$10,000.

EAST 17TH ST.—Seth M. Cutting, 1721 Av J, has completed plans for a 2-sty frame dwelling in the east side of East 17th st, 100 ft north of Av K, for Ascutey Realty Co., 1721 Av J, owner. Cost, \$15,000.

PARK PL.—Philip Caplan, 16 Court st, has plans in progress for two 2-sty brick and stone dwellings, 20x55, in Park pl, near Underhill av. Cost, \$6,600 each.

SKILLMAN ST.—Laspia & Salvati, 525 Grand st, have completed plans for the extension to the 4-sty dwelling and store in the east side of Skillman st, 186 ft south of Myrtle av, for Rosolino Brusen, 876 Kent av, owner. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

11TH AV.—J. Garfield Beman, 103 Park av, Manhattan, has revised plans in progress for a 2-sty brick factory, 95x80, at 11th st and 2d av, for the Hauck Manufacturing Co., 140 Livingston st, owner.

SNEDIKER AV.—Feinberg & Ricca, 26 Court st, have plans in progress for a 4-sty brick factory, 90x95, on the east side of Snediker av, 106 ft south of Atlantic av, for a company now forming, c/o architect. Cost, \$40,000.

ATLANTIC AV.—Feinberg & Ricca, 26 Court st, are preparing plans for a 3-sty brick factory, 100x160, on Atlantic av. Exact location and owner's name will be announced later. Cost, \$60,000.

STABLES AND GARAGES.

KING ST.—James A. Boyle, 371 Fulton st, has completed plans for a 1-sty brick and stone garage, 50x100, at the southwest cor of King and Richard sts, for Philip Leonard, 152 Richard st, owner. Cost, \$10,000.

PACIFIC ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 1-sty brick garage, 46x90, in the north side of Pacific st, 98 ft west of Franklin av, for the Cortelyou Building Co., 241 East 26th st, Brooklyn, owner. Cost, \$7,000.

MADISON ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for extension to the 2-sty brick garage, 25x100, in the north side of Madison st, 275 ft east of Ralph av, for Henry J. Weiman, 182 Linden av, Bklyn, owner. Cost, \$6,000.

ASHFORD ST.—F. J. Dassau, 1373 Broadway, Bklyn, has completed plans for a 1-sty brick garage, 74x108, at the northwest cor of Ashford st and Atlantic av for Theodore C. Bittner, 17 Elton st, owner. Cost, \$9,000.

NEW LOTTS AV.—Herman A. Weinstein, 165 Remsen st, has completed plans for a 1-sty brick and stone private garage, 38x95, at 124-126 New Lotts av, 21 ft east of Powell st, for the Peck Slip Auto & Trucking Co., 585 Howard av, owner. Cost, \$6,000.

HALSEY ST.—R. T. Short, 370 Macon st, has completed plans for alterations to the 2-sty garage in the south side of Halsey st, 200 ft west of Patchen av, for Henry Deljen, on premises, owner. Cost, \$8,000.

49TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty brick garage, 50x100, in the north side of 49th st, 100 ft west of 3d av, for Martin Garage, 4815 3d av, owner. Cost, \$35,000.

HART ST.—A. Brook, 350 Fulton st, has plans nearing completion for the alteration of the 1-sty brick stable, 50x100, at 774-776 Hart st, into a garage, for A. Prince, on premises, owner. Cost, \$7,000.

WYTHE AV.—Benjamin Finkensiaper, 134 Broadway, has completed plans for the extension to the 3-sty garage and storage building on the east side of Wythe av, 68 ft north of Broadway, for Patrick J. O'Rourke, 52 Broadway, owner. Cost, \$5,000.

NEW LOTTS AV.—H. A. Weinstein, 165 Remsen st, has completed plans for a 1-sty brick garage, 38x95, on the south side of New Lotts av, 21 ft east of Powell st, for Samuel Koenig, 1687 Powell st, owner. Cost, \$5,000.

MISCELLANEOUS.

JOHNSON AV.—The New York Packing-house Engineering Co., 126 Liberty st, Manhattan, architect and engineer, will draw plans for a 2-sty brick abattoir at 288 Johnson av, for Brothers & Co., 288 Johnson av, owners.

JOHNSON AV.—J. Himmelsbach, 126 Liberty st, Manhattan, is revising plans

for a brick oil plant on the south side of Johnson av, 75 ft west of Bogart st, for Robert Plante, on premises, owner. Cost, \$15,000.

6TH AV.—Brutus Gundlach, 212 5th av, has completed plans for the extension to the boiler house at the southeast cor of 6th av and 62d st, for Joseph M. Huber, 65 West Houston st, owner.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—R. George Smart, 175 Yankin st, Woodhaven, has completed plans for three 4-sty brick tenement houses, 27x70, on the east side of 15th av, 104 ft south of Grand av, for the Matthews Building Co., 11th st and Grand av, L. I. City, owner. Cost, \$27,000.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, Bronx, is preparing plans for a 5-sty apartment house, 56x95, at the northeast cor of Jamaica and 5th avs, for the Patterson Avenue Construction Co., Frank Woytisek, pres., 314 East 69th st, Manhattan, owner and builder. Cost, \$50,000.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, Bronx, is preparing plans for a 5-sty apartment house, 44x93, on the north side of Jamaica av, 56 ft east of 5th av, for the Patterson Avenue Construction Co., Frank Woytisek, pres., 314 East 69th st, Manhattan, owner. Cost, \$40,000.

DWELLINGS.

JAMAICA, L. I.—Plans have been completed privately for a 2-sty frame dwelling, 22x33, on the west side of Kingstons Grove, 100 ft south of Devonshire rd, for Henry Russell Storn, 11 Herriman av, Jamaica, owner. Cost, \$5,000.

JAMAICA, L. I.—Plans have been completed privately for a 2-sty frame dwelling, 30x26, on the east side of Homelawn av, 75 ft south of Devonshire rd, for Henry Russell Storn, 11 Herriman av, Jamaica, owner. Cost, \$5,000.

MASPETH, L. I.—A. H. Steines, Jr., 132 4th st, L. I. City, has completed plans for a 2-sty brick dwelling, 22x50, in the west side of Pittman st, 200 ft south of Grand st, for Edward Korpanty, Pittmann st, Maspeth, owner. Cost, \$4,000.

ELMHURST, L. I.—E. S. Worrall, Bridge Plaza, L. I. City, has completed plans for four 2½-sty frame dwellings, 19x35, in the west side of Forley st, 200 ft north of Lamont av, for C. C. Johnston, Elmhurst, owner. Cost, \$18,000.

GLENDALE, L. I.—Joseph W. Weiss, 91 Wayne st, Brooklyn, has completed plans for a 2-sty brick dwelling and store, 20x52, at the southwest cor of Edison pl and Central av, for the Nebur Construction Co., 97 Wayne st, Brooklyn, owner. Cost, \$6,000.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2½-sty frame dwellings, 17x36, on the west side of Maure av, 287 ft south of Liberty av, for the Manhein Realty Co., 317 Fulton st, Jamaica, owner. Cost, \$8,000.

GLENDALE, L. I.—Joseph W. Weiss, 91 Wayne st, Glendale, has completed plans for four 2-sty brick dwellings, 20x52, on the south side of Central av, 20 ft west of Edison av, for the Nebur Construction Co., 97 Wayne st, owner. Cost, \$16,000.

CORONA, L. I.—A. C. Marinelli, 13 West Jackson av, Corona, has completed plans for a 2½-sty frame and shingle dwelling, 18x40, on the west side of Burnside av, 58 ft east of 37th st, for Thomas Farrell, Jackson av, Corona, owner. Cost, \$3,000.

CORONA, L. I.—A. Di Blasi, 94 East Jackson av, Corona, has completed plans for a 2-sty brick dwelling, store and office, 18x42, on the west side of Jackson av, 40 ft east of 48th st, for L. Kaminski, 52 East Burnside av, Corona, owner. Cost, \$5,500.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for a 2½-sty frame dwelling, 18x40, on Edsall av, southeast cor of Ridgewood pl, for Joseph Launinger, 2595 Madison st, Ridgewood, owner. Cost, \$3,500.

CEDARHURST, L. I.—William Adams, 15 West 38th st, Manhattan, has completed plans for a 2½-sty brick dwelling, 24x66, for George Von Utassy, 95 Madison av, Manhattan, owner. Cost, \$25,000.

ELMHURST, L. I.—Edward Schneider, 29 Albertis av, Corona, L. I., has completed plans for two 2-sty frame dwellings, 18x36, on the east side of Hanover av, 1481 ft south of Corona av, for Schneider-Boeger, Inc., 29 Albertis av, Corona, owner. Total cost, \$6,000.

CORONA, L. I.—A. Marinelli, 13 West Jackson av, Corona, has completed plans for a 2½-sty frame and shingle dwelling,

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The business of this country *will* go on.

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LUMBER AND MOULDINGS

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at Burnside and 38th sts. for P. Shoeltz, Corona, owner. Cost, \$3,500.

BEECHURST, L. I.—Reynolds & Stewart, 27th st, Beechurst, have completed plans for a 3-sty brick dwelling in the north side of 29th st, 100 ft east of 16th av, for B. Robb, owner. Cost, \$6,500.

BEECHURST, L. I.—Reynolds & Stewart, 27th st, Beechurst, have completed plans for a 2-sty frame dwelling, 30x30, in the south side of 29th st, 180 ft east of 16th av, for R. Galliedett, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

COLLEGE POINT, L. I.—H. T. Morris, 321 13th st, College Point, has completed plans for the extension and alteration to the 1-sty frame boat storage bldg, at the northeast cor of 1st av and 3d st, for the College Point Boat Corp., on premises. Cost, \$2,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Koch & Wagner, 26 Court st, Bklyn, have completed plans for interior alterations and extension to the garage on the east side of Unionhall st, 365 ft south of Fulton st, for Julius Wiegand, 22 Unionhall st, Jamaica, owner. Cost, \$4,000.

LONG ISLAND CITY.—Plans have been completed privately for a 1-sty brick garage, 67x68, in the north side of Flushing st, 76 ft east of Front st, for the National Sugar Refining Co., on premises, owner. Cost, \$11,000.

LONG ISLAND CITY.—F. Chmelik, 790 2d av, L. I. City, has completed plans for a 1-sty brick garage, 40x40, on the south side of Graham av, 60 ft east of Academy st, for C. Gallagher, 412 Academy st, owner. Cost, \$3,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Hunt & Hunt, 28 East 21st st, Manhattan, are revising plans for a 3-sty brick dwelling for Mrs. O. H. P. Belmont, 15 East 41st st, Manhattan, owner.

Westchester.

CHURCHES.

HARTSDALE, N. Y.—Renwick, Aspinwall & Tucker, and Shirley Guard, associate architects, 8 West 40th st, Manhattan, have plans in progress for a 1-sty stone and wood church, 32x35, at the cor of Walworth and Greenacres avs, for the Hitchcock Memorial Presbyterian Church, F. Rutledge Davis, in charge, Hartsdale, N. Y., owner.

DWELLINGS.

YONKERS, N. Y.—Frank J. Schefcik, 4168 Park av, Bronx, has completed plans for a 1-sty bungalow, 28.6x38, at the Kimball av and Mile sq rd, for Walter T. Ash, 1801 Amsterdam av, Manhattan, owner. Cost, \$3,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

MORRISTOWN, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has completed plans for alterations and additions to the 2-sty frame flat and store, at 9 Evergreen av, for Louis Tirreri, on premises, owner. Cost, \$4,000.

ORANGE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has plans in progress for a 3-sty brick flat and store, 28x60, at 160 Essex av, for Mrs. A. Di Benedetto, 157 Essex av, Orange, owner. Cost, \$6,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has completed plans for a 4-sty brick apartment, 70x67x66, at 2-6 Tonnelle av, for Max L. Balene, 37 Wegman Parkway, Jersey City, owner and builder. Cost, \$30,000.

POMPTON LAKES, N. J.—Charles E. Sleight, Romaine Bldg, Paterson, has completed plans for a 2-sty apartment house, with stores, 40x60, at the northeast cor of Ringwood av and Wille st, for A. C. Kluge, Wanaque av, Pompton Lakes, owner. Cost, \$10,000.

BANKS.

PATERSON, N. J.—Charles Edwards, Paterson Savings Institute Bldg, Paterson, has plans in progress for alterations to the bank bldg at the northeast cor of Main and Market sts for the Paterson Savings Institution, Robert J. Nelden, pres., on premises, owner.

CHURCHES.

JERSEY CITY HEIGHTS, N. J.—Dodge & Morrison, 135 Front st, Manhattan, have plans in progress for addition to the church at the cor of Fulton av and Hudson Blvd, for St. Matthew's P. E. Church, on premises, owner. Includes 1-sty addition, 45x60. Cost, \$20,000.

DWELLINGS.

BLOOMFIELD, N. J.—Fred Pierson, 160 Bloomfield av, Bloomfield, has plans in

progress for a 2½-sty frame and shingle dwelling, 22x30, on Florence av, for Harry G. Hendricks, 49 Lexington av, Bloomfield, owner. Cost, \$4,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a 2-sty dwelling and store, 22x59, at 345 Broadway, for Vincenzo Cristiano, 326 Governor st, Paterson, owner. Cost, \$7,000.

CLIFTON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2-sty dwelling, 22x37, in Marconi st, for Antonio Puzie, 21 Jackson st, Passaic, N. J., owner. Cost, \$4,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2-sty brick dwelling and store, 22x44, at the northwest cor of Tulip and Montgomery sts, for Alfonso Palo, 21 Tulip st, Passaic, N. J., owner. Cost, \$6,000.

ELIZABETH, N. J.—William E. Clum, 120 Broad st, Elizabeth, has completed plans for a 2½-sty frame and shingle dwelling, 22x26, at 133 Floral av, for Max Schulman, 816 St. George av, Roselle, N. J., owner. Cost, \$3,500.

BLOOMFIELD, N. J.—Fred Pierson, 160 Bloomfield av, Bloomfield, has completed plans for a 2½-sty frame and shingle dwelling, 28x20, in Chapel st, for John Kosinski, 15 Thomas st, Bloomfield, owner. Cost, \$3,500.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, has plans in progress for a 2½-sty frame dwelling, 30x32, on Compton av, for Jeremiah Manning, 322 Madison av, Plainfield, owner. Cost, \$6,000.

WEST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for two 2½-sty frame and shingle dwellings, 27x26, and 36x26, on Harvard Terrace, for Ernest McChesney, Quimby pl, West Orange, owner. Total cost, \$10,000.

PASSAIC, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2-sty frame dwelling, 22x48, on Van Houten av, for Andrew Zielinski, 19 Highland Terrace, Irvington, N. J., owner. Cost, \$4,000.

MORRISTOWN, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has completed plans for a 2-sty brick dwelling and store, 24x42, at 7 Evergreen av, for Louis Tirreri, 9 Evergreen av, Morristown, owner. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Robert Dixon, Jr., 548 Park av, Weehawken, has plans in progress for addition to the factory at the southwest cor of 8th and Madison sts, for Oscar Frommel, 832 Bloomfield st, Hoboken, owner, and the Interstate Shade Cloth Co., 553 8th st, Hoboken, lessee. Cost, \$8,000.

NEWARK, N. J.—Plans have been completed privately for a 1-sty nitre storage bldg, 44x107, at Avenue R, near Central Railroad, for the Butterworth-Judson Corporation, on premises, owner. Cost, \$14,000.

WEST HOBOKEN, N. J.—Nicholas Soldwedel, 421 Bergenline av, Union Hill, N. J., has plans in progress for a 1-sty storehouse, 31x80, at the southeast cor of Spring and Courtland sts, for Charles A. Heind Co., 169 Spring st, West Hoboken, owner. Cost, \$7,500.

PATERSON, N. J.—Frederick J. Schwarz, Colt Bldg, Paterson, has new plans in progress for a 2-sty brick mill bldg, 51x63, at 244-248 Franklin st, for the United Reed & Harness Co., 297 5th av, Paterson, owner.

ORANGE, N. J.—Thomas A. Edison, Inc., 65 Lakeside av, West Orange, contemplates rebuilding the Diamond Disc shop from privately prepared plans.

NEWARK, N. J.—Willard Case & Co., 17 Battery pl, Manhattan, is preparing plans for the addition to the factory on Frelinghuysen av for the Duratex Co., owner.

SCHOOLS AND COLLEGES.

GARWOOD, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, will draw sketches for a 2-sty brick public school to contain 12 rooms, for the Board of Education of Garwood, J. T. Stiff, pres., Garwood, owner. Cost, \$60,000.

STABLES AND GARAGES.

PROSPECT PLAINS, N. J.—C. D. Waterhouse, 257 Main av, Passaic, has completed plans for a 1-sty frame cow barn, 36x160, for John Forster, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

KINGSLAND, N. J.—Albert Nuccirone, 9 Taylor st, Orange, has plans in progress for a brick, stone and terra cotta store, dancing hall and lodge room bldg, 44x145,

at 12-14 Valley Brook av, for the Order of the Sons of Italy, Dr. Liva, chairman Bldg Committee, Valley Brook rd, Kingsland, owner. Cost, \$18,000.

PERTH AMBOY, N. J.—Goldberger & Greisen, Raritan Building, Perth Amboy, have completed plans for a 3-sty brick, store and storage bldg, 30x100, on Madison av, near Smith st, for the Perth Amboy Hardware Co., Ingfred T. Madsen, pres., 166 Smith st, Perth Amboy, owner. Cost, \$40,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a 1-sty brick embroidery shop, 30x49, at 102-104 Myrtle av, for Antonio and Mauro Agnello, 208 Munroe st, Passaic, owner. Cost, \$4,500.

THEATRES.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 2-sty brick and stone moving picture theatre, three stores, six offices, meeting hall and ante rooms, also apartments, 125x150, at the southeast cor of Mt. Prospect av and Heller Parkway, for Arthur W. Moore, 22 Green st, Newark and East Orange, N. J., owner. Cost, \$65,000.

MISCELLANEOUS.

NORTH PATERSON, N. J.—Morris Whinston, 459 Stone av, Brooklyn, N. Y., has plans nearing completion for dwellings, factory, garage and outbuildings to be erected on Lafayette av for H. Grebenzik & Son, on premises, owners. Total cost, \$50,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

BETHLEHEM, PA.—Shampan & Shampan, 772 Broadway, Brooklyn, has prepared plans for six apartment houses on a plot 150x100, at Bethlehem, Pa., for the Greater Bethlehem Realty Co. It is understood that the houses will be occupied by employees of the Bethlehem Steel Co.

DWELLINGS.

GREENWICH, CONN.—Hunt & Hunt, 23 East 21st st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 117x41, including a wing, 58x17, for P. D. Davis, owner.

RYE, N. Y.—F. S. Keeler, 90 West st, Manhattan, will draw plans for alterations to the 2-sty frame dwelling for Frederick E. Lally, 490 Cherry st, Manhattan, owner.

NEW PALTZ, N. Y.—Myron S. Teller, 280 Wall st, Kingston, will draw plans for a summer residence near New Paltz, for Oscar Tscirky, Waldorf Astoria, 5th av and 34th st, Manhattan.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—A. Wald, 806 6th st, has the general contract for alterations to the 4-sty brick tenement and store, 18x50, at 192 East Houston st, for Samuel Ressler, 141 Suffolk st, owner, from plans by Jacob Fisher, 25 Av A. Cost, \$6,000.

BANKS.

ORANGE, N. J.—The Essex Construction Co., 87 Academy st, Newark, has the general contract for a 1-sty bank building, 37x100, in Main st, opposite Cleveland st, for the Half Dime Savings Bank, George Stottiswoods, pres., 226 Main st, Orange, owner, from plans by Hobart A. Walker, 437 5th av, Manhattan, and 529 Main st, East Orange. Cost, \$35,000.

CHURCHES.

BROOKLYN, N. Y.—Frederick Jung, 316 Evergreen av, Brooklyn, has the general contract for alterations to the 1-sty frame church at the northwest cor of Hamburg av and Wenfield st for the Irving Square Presbyterian Church, Rev. A. F. Kentz, 84 Wenfield st, owner, from plans by Lewis Allmendinger, 20 Palmetto st. Cost, \$5,000.

ENGLEWOOD, N. J.—W. H. Whyte Construction Co., 382 Railroad av, Hackensack, N. J., has the general contract for alterations and addition to the 1-sty brick church on Palisade av for the Presbyterian Church, Palisade av, Englewood, owner, from plans by Allen & Collins, 40 Central st, Boston, Mass., engineer.

DWELLINGS.

MANHATTAN.—S. Abramowitz, 39 West 112th st, has the general contract for alterations and extension to the 5-sty brick dwelling and stores at 122 East 57th st, for Emila Hoffman Estate, 116 East 16th st, owner, from plans by Herbert J. Krapp, 116 East 16th st, architect. Cost, \$6,000.

MANHATTAN.—John Hegeman Co., 29 West 42d st, has the general contract for alterations to the 5-sty brick dwelling, 25

x100, at 35 West 54th st, for Walter T. Rosen, 64 West 52d st, owner, from plans by J. H. Phillips, 681 5th av.

PLAINFIELD, N. J.—George D. Wilson, 824 Stelle av, Plainfield, has the general contract for a 2½-sty frame dwelling, 28x

30, on Prospect av, for F. Irving Walsh, c/o Plainfield Trust Co., 202 Park av, and 112 Netherwood av, Plainfield, owner, from plans by George H. Fisher, Jr., 224 Manson pl, Plainfield. Cost, \$6,000.

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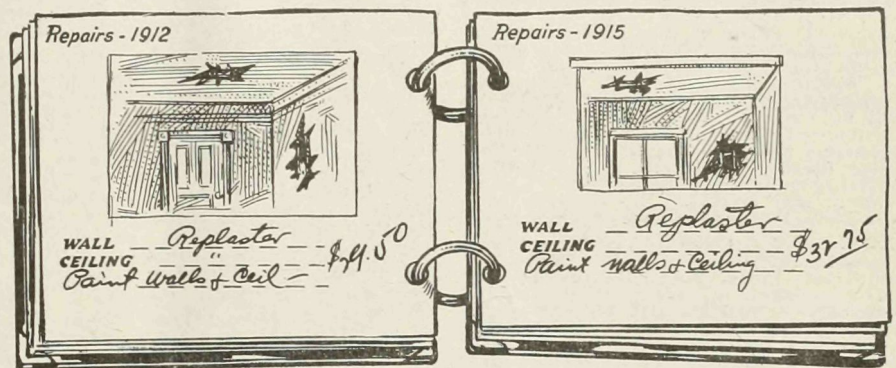
They lower the standard of buildings, tenants and employees. They are expensive, unsanitary, inconvenient. Bottles, tin cans, rags, paper, etc., are fire and health hazards.

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PROPOSALS

TREASURY DEPARTMENT. Supervising Architect's Office, Washington, D. C., May 9, 1917.—Sealed proposals will be opened in this office at 3 p. m., June 19, 1917, for the construction of the United States post office at Montevideo, Minn. Drawings and specifications may be obtained from the custodian of the site at Montevideo, Minn., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Refrigeration Equipment for Storehouse, Bakery, Refrigerating Plant and Cold Storage Building; Sanitary Work—Underground Sewer and Water Connections, Boys' Group, Cottages E, F, G and H; and Electric Service Connections for Cottages E, F, G and H, at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until twelve o'clock noon, on Tuesday, May 29, 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. 2514, 2746 and 2753. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the office of the Board of Managers, No. 7 Wall Street, New York City, 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, Capitol, Albany, N. Y.
Dated: May 9, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Coal and Ash Conveying Equipment—Power Plant, Heating System and Equipment, at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Friday, May 25, 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 contractor to whom the award is 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 Specification No. 2311. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, 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, Capitol, Albany, N. Y.
Dated: May 7, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work for Fish Hatchery at Dunkirk, N. Y., will be received by the State Conservation Commission, 156 State Street, Albany, N. Y., until two o'clock P. M., on Thursday, May 31, 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. 2736, 2749, 2750 and 2751. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of The Board of Commerce, Dunkirk, N. Y., at the office of the Conservation Commission, 156 State Street, Albany, 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, Capitol, Albany, N. Y.
Dated: May 11, 1917.

YONKERS, N. Y.—John Fulton, Jr., 52 Vanderbilt av, Manhattan, has the general contract for addition to the 2½-sty frame dwelling, 30x40, at 15 Lanark road, for T. W. Casey, on premises, owner, from plans by Robert T. Lyons, 52 Vanderbilt av, Manhattan. Cost, \$9,000.

NESHANIC STATION, N. J.—J. H. Quick, Neshanic, has the general contract for a 2½-sty frame dwelling, 32x38, for Lester Shurts, Neshanic Station, owner, from plans by P. C. Van Nuys, 1 West Main st, Somerville, architect. Cost, \$5,000.

PERTH AMBOY, N. J.—J. N. Vereb, Jr., 669 State st, Perth Amboy, has the general contract for ten 2-sty brick dwellings, 18x20 ft each, in Wagner st, near Amboy av, for Masepust Bros. & Co., 692 State st, Perth Amboy, owner, from plans by M. G. Tuzik, Raritan Bldg, Perth Amboy. Total cost, \$18,000.

PATERSON, N. J.—LaBruno & Fiorillo, 181 Walnut st, Paterson, have the general contract for the addition to the 2-sty brick dwelling, with store, at 396 River st, for Carmine Matarozzo, 396 River st, owner, from plans by Joseph De Rose, 113 Ellison st, Paterson. Cost, \$3,500.

PERTH AMBOY, N. J.—J. N. Vereb, Jr., 669 State st, Perth Amboy, has the general contract for the 2-sty brick dwelling, with store, in Cortland st, for Joseph Hecce, 680 Katherine st, Perth Amboy, owner, from plans by Goldberger & Griesen, Raritan Bldg, Perth Amboy. Cost, \$3,500.

PATERSON, N. J.—Sigfried Bech, 200 Totawa rd, Totawa, N. J., has completed plans for a 2½-sty frame dwelling, 27x37, at 27-29 Burlington av, for James F. Mason, 109 Totawa av, Paterson, owner, from privately prepared plans. Cost, \$3,000.

BROOKLYN, N. Y.—Frank Richards, Jamaica av, Brooklyn, has the general contract for a 2-sty brick dwelling and store, 20x55, on the east side of Stone av, 25 ft south of Sumpter st, for August Pfend, 2494 Pitkin av, owner, from plans by William C. Winters, 106 Van Sicken av, architect. Cost, \$5,000.

BRONX.—Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for a 3-sty brick dwelling and garage, 39x38, at the southeast cor of Wales av and 142d st, for the Lincoln Hospital and Home, Miss Mary W. Booth, pres., on premises, owner, from plans by Vernon Jarboe, 381 4th av. Cost, \$12,000.

JERSEY CITY, N. J.—Hyman Levine and Isaac Segel, 164 Hope av, Passaic, N. J., have the general contract for a 3-sty brick dwelling and store, 35x95, at 419 Central av, for Jacob Ascher, 382A Central av, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Bernard Knopp, 431 West 41st st, has the general contract for alterations to the U. S. Appraisers warehouse, for the U. S. Government, Treasury Dept., Washington, D. C., owner. A. B. Fry, Room 731, U. S. Custom House, is the chief supervising engineer.

MANHATTAN.—Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the annex to the 7-sty candy factory at 420-422 West 45th st, for Stern & Saalsberg, 416 West 45th st, owners, from plans by Buchman & Fox, 30 East 42d st. Cost, \$75,000.

BROOKLYN, N. Y.—P. F. Donnellan, 146 Bond st, has the general contract for addition to the 1-sty brick factory, 25x90, at 390 Atlantic av, for the Foster Stewart Co., 371 Pacific st, owner, from plans by A. Brock, 350 Fulton st, architect. Cost, \$4,500.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, Perth Amboy, has the general contract for the alteration and addition to the 2-sty workshop and store bldg at 312-314 State st, for David Dobbs, on premises, owner, from plans by Goldberger & Griesen, Raritan Bldg. Cost, \$6,000.

LONG ISLAND CITY.—The Palermo Co., 1362 64th st, Brooklyn, has the general contract for the 1-sty brick factory, 125x100, in the north side of Queens st, 205 ft east of Jackson av, for Rosenwasser Bros., on premises, owners. Cost, \$12,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—I. S. Rossell, 1 Madison av, has the general contract for alterations to the hospital at 113-141 West 109th st, for the Woman's Hospital of New York City, on premises, owner, from plans by Allen & Collens, 40 Central st, Boston, Mass., architects. Cost, \$10,000.

PERTH AMBOY, N. J.—Hans Krogh, Amboy av, Metuchen, N. J., has the general contract for the addition to the

brick hospital, 20x50, on Brunswick av, for the Perth Amboy City Hospital Assn., C. P. Christofferson, on premises, owner, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy, architects. Cost, \$8,000.

WILTON, N. Y.—The Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for the addition to the 2-sty hollow tile and stucco nurses' cottage at Mt. McGregor, for the Metropolitan Life Insurance Co., 1 Madison av, Manhattan, owner, from plans by D. Everett Waid, 1 Madison av.

MUNICIPAL.

OGDENSBURG, N. J.—Frank B. Winters, Franklin, N. J., has the general contract for a 1-sty Borough Hall for the Borough of Ogdensburg, P. J. Dolan, Mayor Ogdensburg, owner, from privately prepared plans.

STABLES AND GARAGES.

LONG ISLAND CITY.—J. Odell White-nack, 231 West 18th st, Manhattan, has the general contract for the 1-sty brick garage and service station, 77x133, at the northeast cor of Harris av and Sedgwick st, for Frederick Ayer, 1004 Oliver Bldg, Boston, Mass., owner, from privately prepared plans. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Lippe Contracting Co., 52 Vanderbilt av, has the general contract for alterations to the two 6 and 8-sty brick loft and office bldgs, 22x76 and 28x127, at 227 William st, for Charles B. Wolffran and William Mayer Estate, on premises, owner, from plans by James P. Whiskerman, 30 East 42d st. Cost, \$9,000.

MANHATTAN.—P. B. Polhemus Co., 110 West 34th st, has the general contract for alterations to the 4-sty brick and stone restaurant, 25x100, at 57 Maiden lane, for the Childs Restaurant Co., c/o Burrows & Neeley, 110 West 34th st, owner, from plans by J. C. Westervelt, 36 West 34th st, architect.

MANHATTAN.—John T. Brady & Co., 103 Park av, has the general contract for alterations and addition to the two 6-sty brick and stone office bldgs, 41x55, at 109-111 Wall st, for Frederick A. Schermerhorn, 101 University pl, owner, and the American Molasses Co., on premises, lessee, from plans by Theodore A. Meyer, 114 East 28th st. Cost, \$40,000.

NEWARK, N. J.—The New Jersey Cement Construction Co., 116 Market st, Newark, has the general contract for the erection of an additional story to the office bldg at 12-14 Commerce st, for the Mutual Benefit Life Insurance Co., 759 Broad st, Newark, from plans by Marshall N. Shoemaker, 810 Broad st. Cost, \$25,000.

NEWARK, N. J.—The New Jersey Cement Construction Co., 116 Market st, Newark, has the general contract for the 3-sty brick, steel and reinforced concrete store and office bldg at 740-742 Broad st for the Mutual Benefit Life Insurance Co., 752 Broad st, Newark, from plans by Marshall N. Shoemaker, 810 Broad st. Cost, \$70,000.

SCHOOLS AND COLLEGES.

LACEY, N. J.—L. J. Hutchinson, Pine Beach, N. J., has the general contract for a 1-sty frame school, 26x36, on Cedar Crest, for the Township of Lacey, Board of Education, Joseph E. Evans, district clerk, Forked River School House, Forked River, N. J., owner, from privately prepared plans.

MISCELLANEOUS.

EAST VIEW, N. Y.—John T. Brady Co., 103 Park av, Manhattan, has the general contract for a central heating, lighting and power plant, for the Westchester County Bldg Commission, Robert S. Brewster, 15 Court st, White Plains, N. Y., owner, from plans by Walker & Gillette, 128 East 37th st, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, are the engineers.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition 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; FHSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RD—Reduce Quantities; STS—Storage System; T.H.O.—Tenement House Order.

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

MANHATTAN ORDERS SERVED.

- Amsterdam av, 42—Paul Borchard...FP
Avenue A, 1453—Charles Langer...FP(R)
Broadway, 610-S—E & J Bass...FP
Canal st, 391—Peter J Arbeiter...FP
Columbia st, 17-9—R Hoe & Co, 504 Grand, Rec-EI
Centre st, 241—Muller Art Plating Wks...Rec(R)
Claremont av, 107—David F Beggs, FP-D&R-FA-Rec
5 st, 429 E—Moses L Krim...D&R
6 st, 215 E—Morris Fink...FP
11 st, 57-9 E—Norwich Pharmacal Co, NoS-EI(R)-CF
12 st, 524 E—Abraham Rosenberg...FP(R)
23 st, 115 E—Universal Film Exchange of N Y, D&R
24 st, 205-21 E—J M Horton Ice Cream Co, RefSys(R)-D&R-FA-Rec
34 st, 309 E—M H Kahn...FP-WSS(R)
125 st, 252 E—M Kanewsky, FA-NoS-Rec-GE-FP-WSS(R)
135 st, 9-15 E—Ice Mfg Co, 1480 Bway, RefSys(R)-D&R-FA-Rec-El
138 st, 26 E—Charles Harris, FP-NoS-FA-Rec-El
142 st, 242 E—Salvatore Schettimo...FP-FA-NoS
East End av, 72—Frank Wodicka...FP(R)
East Houston st, 482—Emanuel C Breitman, FP(R)
8 av, 304—N Y Woodfinishers Supply Co...FA-Rec
8 av, 411—C F Doherr...FP
8 av, 2411—George Oberdorfer...FP
5 av, 1341—Uri Felshin...FP-FE(R)
Grand st, 61—J K Kaplan...FP
Henry st, 37—Lazarus Rosenberg...FP(R)
Lenox av, 143—Ricksecker Bros...FP(R)
Mangin st, 13-15—Charles Fischman & Son, D&R-FA-Rec
Monroe st, 270—Jacob Skigen...FP(R)
9 av, 198—George H Golding...FE(R)-FP(R)
2 av, 1437—Henry Jansen...FP(R)
2 av, 2064—C Moutini...FE(R)-FP
7 av, 312-4—American Button Wks...Rec-FP
6 av, 903—C Jouard...FA-(T-H-O)
Stone st, 12—Alex D Shaw & Co...D&R
10 av, 84—National Biscuit Co, FP(R)-RefSys(R)-FD-CF
10 av, 825—E Ida Greenberg...RQ-DC-(T-H-O)
Thompson st, 62—Pietro Gallipoli...RQ
Water st, 49—Reeve & Van Riper, 46 Water, App-FP-NoS-FA
William st, 166—Enders & Knopf...FA-Rec
Willis av, 153—Peter Siegrist...-(T-H-O)
Worth st, 130-2—Charles J Smith & Co...FP(R)
36 st, 514 W—Arco Co...Rec-FA
40 st, 613-9 W—J M & P Scanlon, Inc, RefSys(R)-FP-D&R-FA-Rec-El
42 st, 442 W—Sharlow Bros Co...FD-DC-FA-NoS
45 st, 25 W—Pathe Exchange...CF
49 st, 244 W—Buick Auto Repair Co...Rec
51 st, 113 W—Smith & Gregory...EI-NoS-Rec
51 st, 157 W—Indian Head Tire Co...RQ
61 st, 37 W—Splittorf Elec Co...CF
116 st, 164 W—Est Geo H Huber...D&R
144 st, 302 W—Wilson & Imber...FA-NoS-Rec
Beekman st, 22—Rapid Press...Rec-FP(R)
Beekman st, 26—Butler & Kelly...GE-Rec
Beekman st, 59—Frank L Schley...DC
Broad st, 43-5—Wm J Morrison...DC-GE-Rec
Broadway, 584-6—Columbia Hat Co...Rec
Canal pl, 9-11—Wm T Toop, FE-St(R)-ExS-FP-Ex(R)
Canal st, 48-50—Schrieber & Cohen...FP(R)
Cannon st, 48-50—Goldklang & Brand...FP(R)
Cannon st, 48-50—Zacharias Katz...DC
Cannon st, 48-50—Jacob Wilousky...DC
Christopher st, 179—Carl Oelhaf, WSS(R)-FP(R)
Crosby st, 49—Theodore Hanson, WSS(R)-FP(R)-FD
East st, 3-5—Charles Luty...FA-Rub
29 st, 200 E—David Lippman...WSS(R)
80 st, 522-4 E—Sth St Realty Corp, 512 E 80, FP-GE
83 st, 614-6 E—Godfrey Knoche, 516 E 72, FD-FP-WSS(R)
111 st, 236 E—St Ambrose Chapel...WSS(R)
112th st, 56-60 E—Pa Adolphe et al, 41 W 46, DC
131 st, 68-72 E—Citron Eros...FP(R)-GE-Rec
8 av, 200—Angelo Sartarano...DC
Greene st, 136—Robert A Nathan, 252 W 85, FD-A

- 33 st, 43-7 W—Austin G Fox, 45 Wall...FD-A
35 st, 248 W—Nicholas Gladie...D&R-FA-Rec
36 st, 355-7 W—Mary E F Hill, 440 W 162, WSS(R)-FD
63 st, 146-50 W—Est Mary Pinchot, c A R E, Lexington av, 1712—Wm T Keogh Amusement Co, 570 Bergen av...WSS(R)-Rub
Lenox av, 200—Eraminda Von Minden, c H Y, c United Wine & Trading Co, 321 W 13...DC
Pike st, 45-51—Herman Ogul...D&R-FA-FP(R)
2 av, 949—Jerome Rice, 973 2 av...DC
6 av, 258-60—F W Woolworth Co, Woolworth Bldg...Rec-FP(R)-D&R
South st, 185—Vito G Cantasano...FD-FP
Spruce st, 8—Est Horace S Ely, 21 Liberty, WSS(R)
Worth st, 131—William H Bunnell...Rec-Rub
4 st, 39 W—Helbling & Co...Rec
4 st, 39 W—Lasky & Silbowitz...GE-Rec
27 st, 114-6 W—Berliner Costume Co...El
27 st, 114-6 W—Ernest & Kling...Rec-FA
27 st, 114-6 W—Asa G Candler, 61 Elizabeth st, InmanPk, Atlanta, Ga, StP(R)-WSS(R)-FP(R)-St(R)
Amsterdam av, 1540-78—C B J Snyder, 500 Park av...Rec-FP-O
Broadway, 440—Est Geo C Boldt, 2 W 34, A-FP-FE(R)-ExS-FD
Chambers st, 201—Meany & Saisselin...FA-Rec
4 st, 339-43 E—Talmud Torah Beth Machse L'Yesomin A Z G...Rec-GE
Central Park South, 36—Norman L Munro Est, c B F Goodspeed...StP(R)
Madison st, 139-139 1/2—Maria L Vanderpoel, Morris Turnpike, Chatham, N J, FD-GE-Rub-ExS
Birmingham st, 2-8—Maria L Vanderpoel, GE-ExS-FP(R)
Madison st, 362—Harris Laitin...WSS(R)
Pearl st, 256—Mary L P Spiers, c Saml L Gross, 206 Eway...ExS-FP-St(R)-FE(R)-O
35 st, 248 W—Benaben Realty Corp, FP-WSS(R)-DC

BRONX ORDERS SERVED.

- 137 st, 315 E—Harlem & Morrisania Transportation Line, 3 av & 130, D&R-Rub-NoS-WSS(R)
161 st, 754 E—Max Mayer...FP(R)
Mt Houe pl, 129—Fred A Reiss...D&R
Reeds Hill lane (Eastchester)—Holler Ice Mfg Co...RefSys(R)-FP(R)-D&R-FA-Rec
St Anns av, 842—A Hupfel's Sons Brewing Co, 3 av & 161...RefSys(R)-FP(R)-D&R-FA-Rec
Tremont av, 901—George W Smith...FP(R)
Claremont Pkway, 448—Jacob Feinberg...Rec
136 st, 708-10 E—Newby & Evans Co...FP(R)
Longfellow av, 909-11—Schlatte Embroidery Co...Rec
Rider av, 375—John J Tapson, 365 Rider av, GE
Sound View av, 65—Pothe Boat Wks, ft Clason Pt rd...DC-FA

BROOKLYN ORDERS SERVED.

- Atlantic av, 1656—Eugene Caferio...Rec-FA
Atlantic av, 549—Chas H Schumacker Co...CF
Atlantic av, 2851—Erhart Bros...Rec-CF-WSS(R)
Eckford st, 203—Peter Blasius...Rec-FP-SA
Evergreen av, 353—Joseph Hartman, FA-Rec-NoS
Fulton st, 2980—Wm Schenkel...EI-FP
52 st, 1345—H B Cankstein...FA-Rec
Grove st, 104-14—F G Lasher & Co...D&R-DC-CF
Huron st, 249—Lincoln Dye Wks, DC-FA-EI(R)-CF
Jefferson st, 173—John J Hohmann...FP
Martense st, 10—Harold F Jacobs...NoS-FA-Rec
Metropolitan av, 779—Carmine Spizio...FP
Powers st, 274—Paul Chevallier, NoS-FA-Rec-RQ-WSS(R)-FP
Prescott pl, 10-12—John H Keller, FA-NoS-FP-WSS(R)
7 st and Gowanus Canal—E W Voorhies, WSS(R)
Withers st, 88-90—Schiff Bros...NoS-Rec-D&R
Peadel st, 51-3—Palma Tuozzo...FA-FP
Concord st, 2-3—F J H Kracke, Com Dept Plant & Structures, FA-Rec-D&R-CF-StS(R)-FP-SA
Columbia and Sigourney sts—Gerstendorfer Bros...D&R-StSvs-FP
Fleet pl, 8—Alfred R Sorenson...Rec-FA-FE-SA
Grand av, 39—Albert Capestro...FA-Rec-FE-SA
Manhattan av, 399-407—P Schwartz Sons, Ex-O-FA-D&R
Pacific st, 163—Paper Products Co, NoS-FA-GE(R)-Spr
President st, 574—Antonio De Simons, NoS-FA-Spr
Raymond st, 100—A Anderson...FE
Sackman st, 500—Grecken & Mazur...NoS-FA-FP
State st, 203—State St Garage...NoS-FA-Rec-CF-StSvs(R)-FP-WSS(R)-EI(R)
Wallabout st, 125-7—H Duhamel & Sons, Rec-ExS-WSS(R)-FE(R)-FP-SA
Waverly av, 29—Vincent Valvo, GE(R)-WSS(R)-Spr
Fulton st, 29-33—Lyons Hotel Co...A
Stone av, 361—State Bank...FA-Rec-Rub
Fulton st, 313—Equitable Trust Co...A
Fulton st, 195—Hastings Est...A
Fulton st, 774-8—Freeborn G Smith, DC-WSS(R)-StP
Metropolitan av, 501-3—Victor Dessart, FP-WSS(R)
Stone av, 396-402—Hebrew Free School, 414 Stone av...A
Duffield st, 160-4—Wm J Hettrich...FA-EI(R)-CF
65 st, 568—James A Bua...CF-FP-StS(R)
Atlantic av, 269—Benjamin Kanefsky, FP(R)-GE
Bennett st, 15—Bklyn Union Gas Co, 176 Remsen...GE
Boerum st, 24-8—Newport Novelty Co...FA
Boerum st, 24-8—Royal Table Co...FA
Boerum st, 24-8—Lansdale Middy Blouse Co, FA-Rec
Boerum st, 24-8—Boerum St Corp...O
Box st, 70—Frank Campbell...DC
Bradford st, 150-6—Max Greenberg & Bro...Rec
Bradford st, 193—Isador Nachmann...FA
Broadway, 893—Samuel Fiedler...FP(R)
Broadway, 893—Chas N Sturwald...A-FD
Broadway, 674—Martin Grossman, WSS(R)-GE-FE-St(R)-ExS-FP(R)-Ex(R)
Calyer st, 255—John Doppel & Co...GE
Calyer st, 255—DeLatron Keupp Mfg Co...Rec
Carroll st, 459—Bklyn Union Gas Co, 176 Remsen...GE

- Cooper st, 118—Lillian Diamond...FP(R)
Eckford st, 296-302—Chas H L Smith Est, FP(R)-GE

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Boulevard, 448—Jacob Rosenthal...FD-RefSys(R)
Central av, 258—H C Bohack Co, 1291 Bway, FP-FD-RefSys(R)
Cypress av, Hancock and Wierfield sts—Enterprise Brewery, Inc, RefSys(R)-FD-CF-FP-D&R
Division st, 15—Daniel K Morrell, RefSys(R)-FP(R)-D&R-FD-CF
Division st, 28—Charles Troutmann Co, RefSys(R)-FP-FD
Edgemere, L I—Edgemere Hotel, RefSys(R)-D&R-FP-FD
Fulton st, 455 (Jam)—Merkel Bros, RefSys(R)-D&R-FP-FD
Hobson av and L I R Tracks—General Chemical Co...RefSys(R)-D&R-FD-CF-FP(R)
Jamaica and Sanford avs—W Stuart Brown, RefSys(R)-FP(R)
Jamaica av, 3500—Samuel Kappel, RefSys(R)-D&R-FD-CF
Main st, 33—B Steigert...RefSys(R)
Rockaway road, 32-4 (Jam)—Morris & Co, RefSys(R)-FP(R)-FD-CF
Steinway av, 55—Borden's Condensed Milk Co, 840 Metropolitan av, RefSys(R)-FP(R)-FD-CF-D&R
Thomson av and Queens pl—Loose Wiles Biscuit Co...FD-CF-RefSys(R)-FP(R)-D&R

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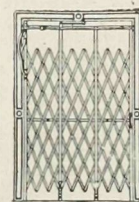
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