

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## FLEXIBILITY OF BUILDING HEIGHT LIMITS

Varying Conditions in Older and Newer Sections of City Presented Many Problems in Drafting Zone Law

By FRANCIS P. SCHIAVONE

MUCH has been said and written of late about the restrictions imposed by the Zone Law upon the height of buildings, but little has been heard about the flexibility and adaptability of this latest addition to the Building Law of New York City.

The resolution adopted by the Board of Estimate on July 25, 1916, regulates the uses or occupancies of buildings and other premises, the heights of buildings and the sizes of open spaces. The section which will have the greatest effect upon the physical appearance of the city, the section which will create a new architecture for the street facades of buildings, is that regulating building heights.

Its chief excellence and greatest promise for the future lie in its flexibility. It is not a flat limitation of so many feet, above which no structure may go, as is had in Boston and Washington, nor is it a fixed height of cornice line to which all buildings must conform, as is prevalent in some European cities. Both of these tend to limit a city's architecture unnaturally, and to stamp it with the mark of artificial regulation. Unlike these, New York's height limitation is based upon a common sense principle so administered, as to conform to approved standards of development in each section of the city, and to preserve to every lot a certain minimum of the common stock of light and air.

The problem so to draft a law that a new city should afford to each building its proportionate share of the great essentials, light and air, would be difficult enough, but to adjust such a law to the widely varying conditions of a city, part of which is comparatively old and part of which has never been improved, would seem to involve almost insurmountable difficulties. Especially in lower Manhattan is the height to which a building may be erected of essential interest to the land owner. Real estate values have been long established on the basis of height possibilities limited only by the construction engineer. Height limits based upon considerations of adequate natural lighting and ventilation will be wisely adjusted to conserve present land valuations and to permit a development—more scientific, and more equitable, be it granted—but at least on approximately the same scale as in the past.

The financial section of the city has therefore been given the greatest latitude. Other sections have had more stringent height regulations drafted for them, but in every case, from the warehouse and retail business sections to the detached private house neighborhoods, the present development has molded the rules for the future. The new height limits are designed to conform with the type of building improvement now existing or contemplated.

Underlying the whole plan of height limitation is one chief consideration namely, that light and air are necessary to the public welfare, that they are to be enjoyed by the greatest number, only if every property owner is made to respect his neighbors' rights, and that the property owner, who is prevented from extravagant heights, is enabled to demand a greater rent because his rooms receive

greater light. His neighbor is similarly benefited. And because this end could be attained without imposing a flat limitation on a maximum, none was adopted.

Instead, the street width was made the basis for the height limits upon the street line. Thus a wall upon the street line of a wide street may be built higher than upon a narrow street. This is done so that any height may be had, so long as a predetermined "light angle" or "sky angle" is maintained. This general principle is applied throughout the city, but the ratio of height to street width varies in different localities. Thus in the financial district of lower Manhattan it is two and one-half times the street width, in the warehouse sections along parts of the Manhattan, Brooklyn and Bronx waterfronts and the lower part of Manhattan, two times; in the more intensely developed tenement sections, one and one-half times, and in the remainder of the city, one and one-quarter or one times the street width. The flexibility of these provisions is shown by the fact that in the most restricted sections, a wall upon the street line may be erected to a height of 100 feet, while a wall upon a 50-foot street in the least restricted district could go up only 125 feet. On the other hand, the most restricted district might have a wall on the line of a 50-foot street, only 50 feet high, while upon a 100-foot street, in the least restricted district, it might go up 250 feet.

### Severity of Rule Tempered.

The severity of this rule upon lots fronting upon very narrow streets has been tempered by the provision that all streets less than 50 feet wide shall be considered as though they were 50 feet wide. Similarly, to prevent abuse of the other extreme, streets more than 100 feet wide, are considered to be 100 feet. All streets between 50 and 100 feet are taken at their actual width.

This system of height limits of street-line walls, based upon street widths, will work out admirably in a new street where there are no existing buildings to introduce new questions of justice or equity. But where a street is partially built upon by structures higher than the new limits, a new method of adjustment must be found to indemnify the neighbors of the excessively high building for the loss of light and air attributable to it, and to give them an opportunity equal to that which was enjoyed by the owner of the tall building.

To accomplish this local adjustment of the new to the old, and to combine in it full consideration of the effect of the existing tall building upon adjacent lots, with a provision to prevent undue injury to other nearby property, an increase of the height limit by the average excess height was considered most appropriate. The resolution states:

(e) When at the time plans are filed for the erection of a building there are buildings in excess of the height limits herein provided within 50 feet of either end of the street frontage of the proposed building or directly opposite such building across the street, the height to which the street wall of the proposed building may rise shall be increased by an amount not greater than the average excess height of the walls on the street line within 50 feet of either end of the street frontage of the proposed building and at right angles to the street frontage of the proposed building on the opposite

side of the street. The average amount of such excess height shall be computed by adding together the excess heights above the prescribed height limit for the street frontage in question of all of the walls on the street line of the buildings and parts of buildings within the above defined frontage and dividing the sum by the total number of buildings and vacant plots within such frontage.

The height limits heretofore discussed are those placed upon walls erected on the street line, but to permit buildings to be erected to as great heights as the appropriate development of the land or the ideas of the owner may dictate, the set-back rule has been incorporated in the height restriction plan. This permits any building to go up any height, provided it sets back from the street line a certain number of inches for each foot of its height above the height limit specified for the street wall. The set-back rule may be said to remove the height limits and to substitute therefor a system of height penalties under which the conflict between cost of construction and the value of floor space will determine the height of the building.

This system adds another factor of flexibility to the height limits based on street widths and may be considered as allowing any height providing every part of the structure be kept below a plane extending from the center of the street (of a width between 50 and 100 feet), through the height limit on the street line. Thus in a two and one-half times district, a building may go up on the street line of a 100 foot street, 250 feet, and above that height may go up indefinitely five feet for every one foot that the building or that part of it above the street line limit sets back from the street line. In the two times district, the set-back ratio is 1 to 4, in the one and one-half times district 1 to 3, in the one and one-quarter times district 1 to 2½, in the one times district 1 to 2.

This set-back principle is to be observed not only in that form of set-back which consists of a flat roof and a vertical wall, but also in the mansard form or any combination of the two.

It can readily be seen that there is no danger of a uniformity of cornice line or building heights. On the contrary, the prospect is a most alluring one for the architect of genius. The molding of mass on mass in set-back pavilions and the pleasing treatment of graceful mansards afford a wide latitude in the design of exteriors. The imagination alone can picture a city of buildings erected under such rules—a city, every street of which will have an increased share of sun and sky light, and almost every building of which will present some new aspect or novel feature of structural beauty.

At every intersection of streets of different widths, there would ordinarily be a conflict of the height limits, that on the narrow street being more severe than on the wide. To obviate this conflict the greater height limit of the wider street has been decreed to influence the frontage on the narrower street for a distance of 150 feet from the wider street for a single corner building, or otherwise for 100 feet. The special latitude given corner buildings is designed to permit full improvement of these more valuable plots. The present



healthy tendency toward buildings of large cubage is not discouraged.

This rule meets no obstacle where the wide streets run along the ends of long blocks. But where the block is short, the influence of the wide streets extends along the narrow streets surrounding the block until there is only a small percentage of the frontage of the block under the height restriction of the narrow streets. This small frontage may be so hemmed in on either end by high buildings that it would be unjust to prevent its similar development. The following provision is designed to take care of just such cases:

"Where not more than 50 feet of a street frontage would otherwise be subjected to a height limit lower than that allowed immediately beyond both ends of such frontage, the height limit on such frontage shall be equal to the lesser of such greater height limit."

As thus far outlined, the general scheme of height limits resolves itself into a set of limiting planes erected upon the street lines (proportioned in height and set-back angle to the width of the street and the district) beyond or above which planes no portion of a building may project. Flexible though these restrictions are seen to be, they nevertheless contain no permission for several structural features of great importance, the tower, the dormer, cornices and other ornament.

Towers, however, are expressly provided for in section 9d, which states:

(d) If the area of the building is reduced so that above a given level it covers in the aggregate not more than 25 per cent. of the area of the lot, the building above such level shall be exempted from the foregoing provisions of this article. Such portion of the building may be erected to any height, provided that the distance which it sets back from the street line on each street on which it faces, plus half of the width of the street, equals at least 75 feet. But for each one per cent. of the width of the lot on the street line that such street wall is less in length than such width of the lot, such wall may be erected four inches nearer the street line.

Under this provision towers are destined to become a very common feature of this city's architecture wherever the land value demands intensive development. The street-line set-back regulations are immediately suspended when the decreasing floor area reaches 25 per cent. of the lot area, so that we may expect (especially in large plots) a frequent resort to the tower provision, whenever the architect finds the set-back regulations are becoming irksome.

The area of the tower is limited to a maximum area of 25 per cent. of the lot area, but some freedom is allowed in its position within the lot and in its shape. If the tower wall occupies the full frontage of the building (a rather improbable condition), it must set-back from the center of the street 75 feet. On a 60-foot street it would have to set back 25 feet from the building line. If, however, its frontage is decreased, the tower may approach the street line until on a 60-foot street its frontage is only 25 per cent. of the frontage of the building when it may be erected on the street line itself. On a street 150 feet in width a tower might be erected on the street line and occupy the full frontage of the building.

It is evident that although towers are permitted, their approach to the line of narrow streets is penalized. They may be built upon the street line of all streets wider than 41 feet and 4 inches upon streets of this width, the penalty becomes confiscation. As the street widens the penalty decreases until at 150 feet it disappears. There is little likelihood that the height limits will produce monotony.

Another section of the resolution, which is veritably an invitation to diversity of design, is the dormer provision:

(e) Above the height limit at any level for any part of a building a dormer, elevator bulkhead or other structure may be erected provided its frontage length on any given street be not greater than 60 per cent. of the length of such street frontage of such part of the building. Such frontage length of such structure at any given level shall be decreased by an amount equal to one per cent. of such street frontage of such part of the building for every foot such level is

above such height limit. If there are more than one such structures, their aggregate frontage shall not exceed the frontage length above permitted at any given level.

This dormer may take any shape provided it does not exceed the limits set. Its chief use is for the ornamentation of mansards, but it may be employed for other purposes. The whole bulk permitted by this section may be retained in one dormer or may be divided among many, it being possible on a many-storied mansard to place practically every window in a vertical casement flush at the bottom with the sloping roof.

The dormer provision will in certain cases permit the architect to add hundreds of thousands of cubic feet to the bulk of a building. Let us take for example, a building 300 feet front (on a street 100 feet wide), and running through the block 200 feet to another 100-foot street. Let us suppose that this building (in a two and one-half times

## HOUSING TROOPS.

### Government Will Erect Thirty-two Towns for Its Soldiers.

The United States Government is going into building on a large scale to house the new army of 1,000,000 men. Thirty-two towns are to be erected at the mobilization camps, each capable of providing for about 22,000 soldiers, a division of infantry. They are to be called cantonments, and each will be a complete little city in itself. The plans are all made. The locations are now being selected by the various department commanders, and as soon as the camp sites are chosen the surveys will be made and contracts will be let. The construction work will be done by contract, under the supervision of Army officers.

To direct this undertaking, Col. I. W. Littell, of the Quartermaster General's Division, has been placed, by order of the Secretary of War, in general charge of cantonment construction. Col. Littell has already begun organizing his forces for the work.

Six hundred million feet of lumber will be required, and arrangements are being made to secure this in all parts of the country, preferably in the section where the camps will be located. Canvas is so scarce and high in price at the present time that the amount needed for tents cannot now be secured. Two sets of tents are required each year, and the wooden construction is not only more desirable the officers say, but will actually cost less than it would to provide tents.

Each of the 32 cantonments contain about 2,000 houses. These will include quarters for the men, officers' quarters, kitchens, mess halls, bathhouses, storehouses and all the various buildings needed for housing the troops and providing for the varied activities of a big camp. Most of the buildings will be long, one-story structures, with some two-story houses. They will be of plain construction, but will be of modern type, and the plans and sanitary arrangements will carry out the most approved methods. They are expected to be the best arranged, cleanest, and most up-to-date barracks yet erected.

Each town will cover about 720 acres, a little over a square mile, and this does not include the large area required for drill grounds at each camp.

The contractors who are to do the construction work will organize their own forces of carpenters, laborers, etc., but the building will be done under the direction of army officers. Several officers from the Quartermaster's Department, Government inspectors, timekeepers, foreman, engineers, plumbers, etc., will be stationed at each camp town, and Col. Littell has already begun to arrange for the men required for this work.

In addition to the 32 camp towns, the Quartermaster's Department will erect groups of warehouses at points where army stores are to be concentrated. The exact number and location of these has not yet been determined, as they are to be erected to meet the needs of the army as they arise,

height district) is 250 feet high and has as its distinctive feature a tower, 75x200, occupying 25 per cent. of the lot area, and having its 75-foot faces on the street lines thus springing, architecturally speaking, from the sidewalk. This tower might be projected to any height, but as it occupies 25 per cent. of the lot area, no additional structure might be erected above the 250-foot level as long as the tower faces are on the street lines.

Assuming, however, that this feature is to be retained and that it is desired to add three stories to the 250-foot height, recourse must be had to the dormer provision, to permit the retention of the tower faces upon the street line, because if the resolution did not contain the dormer provision, every part of the structure above the 250-foot level would have to set back from the street if the area of the building above that level exceeded 25 per cent. of the lot area.

An addition of three stories or 35 feet might be placed upon the building (beginning at the 250-foot level), provided the street walls of this addition were set back one foot for each 5 feet of height, or in this case, seven feet. To place a tower upon this and to have its face upon the street line would be impossible if the dormer provision did not permit the addition of such a bulk as would fill out the set-back to the street line over a frontage equal to the tower frontage. A dormer or other structure may be erected providing it occupies not over 60 per cent. of the frontage (here 180 feet on a 300-foot frontage), but for each foot that this structure rises (35 feet), it must be 1 per cent. of the street frontage (3 feet), less than the 60 per cent. or 180 feet, 35x3 equals 105, which, deducted from 180, leaves 75 feet, the frontage of the tower which may now be superimposed upon the dormer and the set-back portion.

The total bulk of the two structures erected under the dormer provision is 75x35x7x2 or 36,750 cubic feet, but the bulk of the three stories set-back is 300x186x35 or 1,953,000 cubic feet, making a total of 1,989,750 cubic feet. Deducting the bulk of the tower as the addition which was possible without the dormer provision (75x200x35 or 525,000 cubic feet) we find that 1,428,000 cubic feet is the addition made possible solely by the dormer provision.

This great cubage is, of course, not contained in the dormer itself nor is the section designed to permit evasions of the spirit and letter of the set-back rules. The example cited shows, however, the great latitude this provision affords the architect. Its chief use in this instance was to permit him to retain his street line tower and to add three set-back floors to the body of the building. It will be found frequently applicable in the adjustment of a preconceived or half developed plan to the broad limitations of the height limits and set-back rules.

As an inducement to variety in design and to discourage even more a slavish adherence to the maximum height limits all church spires, belfries and chimneys are specifically exempted from the height restrictions. Thus any building which characteristically requires some such ornamental projection must conform to the height limitations in the main portion of its structure, but may be provided with a belfry or spire to any height without restriction.

So too, cornices and parapets are permitted to project through the limiting planes established to preserve the sky aperture of the streets. Their exemption is limited, however; in the case of cornices to 5 per cent. of the street width up to five feet, and in the case of parapets and cornices to 5 per cent. of the height limit applicable in its vertical plane. In any case, such parapet or cornice may use five and one-half feet above such height limit. Thus where the dimension is dependent upon a fixed quantity the street width, only a maximum is specified, but where the dimension (as the height of a cornice or parapet) is based upon a variable, the height of the street wall, no flat maximum is fixed, but there is permitted a

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# HUNDRED YEARS OF CITY PLANNING IN NEW YORK

## The Development of the Parkway System in Brooklyn Just After the Civil War

By HERBERT S. SWAN

### PART SIX.

ANOTHER epoch in the street planning of Brooklyn began with the development of its parkway system in the latter sixties. The establishment of its two great parkways, Eastern and Ocean, was an attempt on the part of Brooklyn to make itself an attractive home place for the wealthier business men in New York.

The parkway idea as originally conceived by the Great Olmsted in 1866 involved an extensive system of parkways connecting nearly every part of the borough with Prospect Park. The project was an ambitious one. One link, Eastern Parkway, was to join the park with the Ridgewood reservoir. Another link, Fort Hamilton Parkway, was to extend to a small marine promenade overlooking the Narrows and the Bay at Fort Hamilton; another link, Ocean Parkway, to the ocean beach at Coney Island, and still another link, which has never been acquired, to Ravenswood in Long Island City, where it should connect by a bridge over the East River with Central Park. Minor parkways were also projected. These were to lead out from these great parkways to such points at which it should appear that large dwelling quarters were likely to be formed and at such a distance from a main stem that access to it would otherwise be inconvenient.

The rivalry between the two cities that prompted the acquisition of the parkways is pictured in the following words from a speech by J. S. T. Stranahan in 1869, then president of the Brooklyn Park Commission.

"It is certain," he said, "that our population is increasing more rapidly than that of New York, and unless New York shall absorb the eastern towns of Westchester County, our city must be expected to gain yearly until it shall become the larger of the two. The question with which we are most concerned is, then, not so much the amount of population which we are to have in the future, as its character and its capacity. By character, I mean especially its ability to meet its money obligations, and thus bring down the percentage of its taxation. It is never desirable that classes should be separated in the way they were tending to separate here five years ago; it is never desirable that the rich should so draw themselves apart in district communities or quarters as to throw upon the poor an overwhelming share of the burdens of carrying on the necessary expenses of their local government. By the construction of the Central Park, New York placed us for a time at special disadvantage in the competition for securing taxable capital. She had done so before when she had brought in the Croton, and to restore our advantage we had then been compelled, after waiting as long as we could, to undertake our water works. If we had not constructed them when we did, what would Brooklyn be now? Simply a poor suburb of New York. In the same way we were stimulated, after New York had made it necessary, to build the Academy of Music. In one thing we are about to strike out first and foremost, and long before the much talked of railroad from the Battery to the upper part of New York and to Westchester is made, I trust we shall have had the advantage of our bridge. At no time in the history of the two cities has the tendency appeared to be so strongly established toward a state of things in which the capitalists of the country living at its metropolis should have their residences in the City of New York, while their clerks and workmen only had houses in Brooklyn, with the inevitable consequence that the profit of the labor

represented by our population should be mainly enjoyed outside our limits, and that our taxable property should be of hopelessly superior character."

The necessary legislation for acquiring Eastern Parkway, the first link in the projected system of parkways, was obtained in 1868. Under this act, Sackett street, now rechristened to Eastern Parkway, was widened 70 feet on either side to an aggregate width of 210 feet; but the distance between the building lines was 270 feet, as a set-back of 30 feet was established on each side of the parkway for courtyard purposes.

Lincoln place and Union street, the first streets on either side of the parkway, were reduced to a width of 35 feet. President street and St. Johns place were both widened to a width of 100 feet. The scheme also contemplated the establishment of 30 foot set-back lines on President street and St. Johns place. This plan, if fully carried out, would have left the lots fronting on each of the three widened streets 225 feet in depth.

The necessary legislation for the opening of Ocean Parkway was obtained in 1869. Like Eastern Parkway, Ocean Parkway was given an aggregate width of 210 feet, exclusive of the 30 foot building lines established on either side. Both parkways were designed with a central drive, having a width of 70 feet, this drive being flanked on either side with a promenade for shade trees 30 feet wide, a traffic road 25 feet wide, and a sidewalk 15 feet wide. Unlike Eastern Parkway, the Ocean Parkway improvement did not embrace the development of parallel boulevards with intermediate stable streets.

The general method of treating the lots on Eastern Parkway was discussed by Olmsted and Vaux in their report as follows: "We presume that the most profitable arrangement would be to make them, say 100 feet wide, and of the full depth between two streets, convenient sites for stables being thus provided. The usual effect of such a plan of operations would be an occupation of the rear street by houses of inferior class, and it is with a view of avoiding any such unsatisfactory result that the design is extended over four blocks of ground. If the two outermost streets are widened, shaded by double rows of trees, introduced in connection with them, the house lots on those streets will be but little inferior to those immediately facing the Parkway, for they also will be of unusual depth, and will be supplied with stable lots that can be entered from the street already mentioned, which should be made suitable and with the one idea that it is only to be occupied by such buildings as may be required in connection with the large lots which are intended to be arranged throughout, back to back, with the stable street between them."

To protect Eastern Parkway and its parallel boulevards from invasion by objectionable buildings, the whole area affected by the improvement was restricted against such industries, trades and business, as might prove obnoxious or offensive to the inhabitants. Undesirable buildings back of the mansions on the three widened streets were prohibited by providing that no lot on either Lincoln place or in Union street should ever be used except for one of the following purposes: a private stable, a carriage house, a conservatory for plants or a greenhouse. These restrictions were imposed under the power of eminent domain. The damages were paid through the assessment of benefits.

As originally laid out, Eastern Parkway terminated abruptly and without outlet at the city line. The street system adopted in 1874 by the Town Survey Commission for the town of New

Lots, attempted to remedy this fault of piecemeal planning by affording the parkway two outlets, one through Pitkin avenue towards Jamaica, and the other through Rockaway Parkway to the Rockaway Ferry at Canarsie. On the map filed by this Commission, Pitkin avenue was given a width of 130 feet, and Rockaway Parkway a width of 120 feet. The narrower width of these extensions was due to the great cost of acquiring and maintaining parkways of as great a width as Eastern Parkway. The Town Survey Commission felt that a parkway having a central promenade of 24 feet width, two carriage-ways of 30 feet width, sidewalks of 10 feet and courtyards of 8 feet, would be quite as ornamental as a wider parkway, and yet not cost much more than a 100-foot street.

Despite the plans of the Town Survey Commission, Pitkin avenue was never opened to a width greater than 80 feet. The work of equipping Eastern Parkway with an adequate outlet was not again undertaken seriously until the early nineties, when Eastern Parkway Extension was put through to the entrance of Ridgewood Park. This improvement was effected with considerable difficulty as it was necessary to select a line that would escape thoroughfares blocked with surface cars or railways.

The magnificent possibilities of the Shore Road apparently did not dawn upon Brooklyn until about 1894. Fort Hamilton Parkway, as suggested by Olmsted, had been laid out by the Town Survey Commission in 1874 to connect Prospect Park with the bay. But the value of a marginal boulevard along the waterfront had, it seems, not occurred to the Commission. This drive, which begins at 66th street, extended on the south to Fort Hamilton Park. To make it accessible from the north, Bay Ridge Parkway was laid out between 66th and 67th streets, from Fort Hamilton Parkway west to the bay.

The fear of becoming a home place for only middle class people gave Brooklyn her first parkways. These were planned on a grand scale, but they did not attract the millionaires residing in Manhattan. Wealthy people came to Brooklyn, but they did not settle on the parkways. They bought homes on Clinton avenue, on Park Slope, in Flatbush, but they have always seemed to avoid the parkways, for the parkways are today no better improved, as a rule, than the immediately adjoining streets. Tenements now line Eastern Parkway on both sides. The parkways which were acquired to furnish sites for rich homes are now being improved with decidedly middle class tenements.

### Application Denied.

The Public Service Commission has denied the application of the City of New York in which several residents of the Bronx also joined to change the order issued by both the Commissions for the First and Second Districts, dated August 3, 1915, in reference to changes in the structures of the New York Central Railroad and the New York, New Haven and Hartford Railroad in the vicinity of 241st street. Under a ruling of the Appellate Division of the Supreme Court an Order of the Commission locating a viaduct bridge at 241st street will stand unless upset by an appeal, which has been taken by the city to the Court of Appeals.

### To Open Bids.

The Public Service Commission is advertising for bids to be received at the Commission offices on June 4 at 11.30 o'clock for the installation of tracks for the Southern Boulevard, Westchester avenue and Pelham Bay Park branch of the Lexington avenue line.



# RATING FOR WORKMEN'S COMPENSATION RISKS

## The Reason for the Introduction of the Schedule Its Advantages and the Method of Application

By LEON S. SENIOR\*

THE subject of the schedule rating compensation risks became the important topic of discussion early in 1914, as part and parcel of the general procedure to be followed in New York in supervising the insurance activities under the Workmen's Compensation Law.

To fire insurance underwriters the term "schedule rating" sounds old and familiar. It has been practiced with success by fire insurance companies for a great many years and has demonstrated its value as a method fairly equalizing and distributing insurance costs and as a valuable force in the encouragement of fire prevention. The liability insurance companies have borrowed the practice from the fire insurance underwriters and have named it with a more popular title: "merit rating," expressing the idea and the purpose in clearer fashion to the general public. Broadly speaking, the true purpose of schedule rating is to develop an individual rate for each risk, adjusted to the particular hazards of the plant, taking into account all the elements of the physical, mechanical and human factors that contribute to industrial accidents.

### Purposes to Be Accomplished.

Authorities agree on the purposes to be accomplished by the practice of schedule rating compensation risks. Albert H. Mowbray describes the purposes as follows:

(1) It promotes greater equity in the assessment of insurance cost than is possible where all risks in the same classification must take the same rate.

(2) It promotes effective accident prevention work by offering rewards for better than average conditions and charging penalties for worse than average conditions.

What was the governing reason that led to the introduction of the system of schedule rating?

The New York Workmen's Compensation Law imposes a tax in the form of an insurance premium upon all employers of the State engaged in hazardous occupations. It is the aim of the insurance companies and insurance departments to distribute that tax in a fair, equitable manner. With that view, a manual of rates has been established upon the basis of available statistical experience and physical analogy of hazards involved in the various industrial enterprises. Some 1,200 divisions or classifications have been erected for the purpose of rating all the risks in this State in accordance with the general operations conducted and the product manufactured by each employer respectively.

### 100,000 Employers.

But there are some 100,000 more employers in this State. It is possible to distribute all the 100,000 risks among the 1,200 classifications only in a very rough manner for rating purposes. Risks within a given group or classification manufacturing the same product or carrying on analogous operations differ widely as to the elements of hazard that contribute to accident frequency.

The rough distribution indicated by the manual cannot be accomplished with material justice to all risks. It is regarded as useful only to indicate generally the basic rate, to be modified by expert inspection and analysis of the various individual conditions of each risk.

In order to carry the principles of schedule rating into effect the first step is to provide safety rules and standards for the guidance of the employer and the underwriter. Here is where the talents of the safety engineer come into play.

It is his function to determine in the first place what may be regarded as standard conditions and surroundings under which the industry may be carried on without peril to the human forces engaged in the work.

Compliance with standard conditions is bound to reduce the accident hazard and thus enable the insurance companies to eliminate the charge imposed as an element of the rate. Once the employer is made familiar with the fact that compliance with standard safety conditions will result in reducing the cost of insurance, and that departure from standard will increase such cost, the road is open for a strong incentive to perfect conditions in accordance with modern safety ideas.

### Safety Movement.

The safety movement has made enormous progress under Workmen's Compensation Laws. The extent of that progress cannot be expressed as yet in statistical form, but its effect is already visible in many individual establishments. The message of safety may be transmitted to the employer in several forms. For the purpose of this discussion, I will point out the three forms uppermost in my mind.

First, there is the form of law. This is the cold statutory form of message conveyed by the power of the State that demands obedience and threatens with penalties—compulsion is the driving force; the demands are often arbitrary; the method of enforcement bureaucratic and repugnant to the employer's mind. Unwilling compliance with arbitrary demands is often a compliance with the letter of the law and not with the spirit of the safety movement. Administered politically, the methods are frequently inefficient and barren of achievement.

The second form relies entirely upon idealistic educational propaganda. The apostles of that form of message of safety would direct their appeal solely to the employer's humanity, his sense of fairness, his belief in the golden rule, his sympathy with the unfortunate, his spirit of charity and love of mankind. With many employers that form of appeal undoubtedly produces the desired effect and is convincing as to necessity for some action.

The third and best form of the "safety" message is embodied in the shape of "schedule rating." It is the idealism of the safety apostle, dressed in the artistic and graceful garb of a scientific schedule, appealing to the employer's mind and heart, exhibiting standards of safety devised by the best engineering talent of the country, asking in the name of humanity and not in the name of law compliance with such standards, making no threats of jail or fine, but promising rewards in the form of increased efficiency and reduced insurance cost.

### Striking Advantages.

While the purpose of schedule rating is to develop a correct rate for each employer, the fulfillment of that purpose carries with it the striking advantage of pointing out to each assured in concrete form the fact that there are certain hazards in connection with the operation of his business, that these hazards have been analyzed and subjected to scientific treatment, that debits have been imposed for conditions which may be corrected and credits for conditions which have been corrected.

It is possible to have three distinct systems of schedule rating—one providing charges only, one providing credits only and one providing both charges and credits. The first system is possible in such cases where the insurance company starts with a manual

of rates based upon the conception of an ideal plant, the second system is possible where the manual of rates is based upon a plant representing average conditions, neither ideal nor altogether imperfect.

In the State of New York the first manual of compensation rates issued in June 1914, concurrently with the adoption of the Workmen's Compensation law, was predicated upon average conditions. It was, therefore, logical—in fact necessary—to adopt a schedule rating system containing both debits and credits, the debits representing imperfect and the credits representing perfect conditions. It was recognized at once by the State authorities that schedule rating cannot be practiced successfully by individual companies, each one applying its own system in its own way. To have permitted individual companies to promulgate individual systems of schedule rating and the application of such systems individually by each company would have amounted to a farce. It was, therefore, concluded that if a schedule rating system is to be applied in this State, one system must be applied through a central body.

### Rating Board.

As a result of these considerations, the companies, with the aid of the Insurance Department, organized the Compensation Inspection Rating Board as the central agency for the application of a uniform system of schedule rating.

Rate values were assigned after a study of causes, severity and frequency with a liberal use of underwriting and engineering judgment. The schedule recognizes three distinct hazards.

First: The catastrophe hazard, which is common to every industry; the values for this form of hazard are applied in the form of flat charges and credits to the manual rate on the theory that all classifications are subject to the hazard and that the cost of compensation should be distributed in a uniform manner among all industries.

Second: The hazard incident or inherent to the particular industry and affecting all employees; the values for this form of hazard are applied on a percentage basis to the manual rate and affect such items as working machines, power transmission, general order, safety and welfare and variations due to the number of machine operatives.

Third: Hazards incident to industry but to which only a limited number of employees are exposed at any one time; for this form of hazard the schedule provides definite values applicable to each plant in a uniform manner, regardless of the rate or the payroll, on the theory that the exposure to such hazard is alike in all plants.

### Division of Schedule.

The schedule has two broad divisions described under the somewhat imperfect designation of "physical hazard" and "moral hazard." Credits are limited to a maximum of 40 per cent.—20 per cent. under each division. The items grouped under "physical hazard" have already been referred to as those relating to the buildings and machinery of the plant, while the general housekeeping conditions and the safety education and welfare work are included within the term "moral hazard."

The New York system follows the principles underlying the Universal Analytic Schedule in use by the Workmen's Compensation Service Bureau in a number of compensation States. Amendments to the schedule are introduced by the Compensation Inspection Rating Board in cooperation with the Workingmen's Compensation Service Bureau, with the intent and purpose of developing a uniform system.

(Continued on page 723.)

\*The accompanying article includes excerpts from an address by Mr. Senior, delivered before the Insurance Society of New York.



## JEROME AVENUE SUBWAY EXTENSION READY TO OPERATE EARLY IN JUNE

### Kingsbridge Road to 149th Street Affected

THE West Bronx, that territory immediately contiguous to Jerome avenue, is about to reap the benefits of increased transit facilities. The Public Service Commission is now ready to set a definite date, June 1 or thereabouts, for the operation of the Jerome avenue (West Bronx) extension of the Lexington avenue subway line, from Kingsbridge road south to 149th street (whence passengers will be carried to points below the Harlem River via the present Lenox avenue system, with which the new line connects at 149th street and Mott avenue).

It is just about two years ago that the West Bronxites, having become impatient at the slowness with which their new transit artery was being constructed, held a mass meeting at the Fordham Club, at which time they were literally electrified by the promise made by the then newly appointed Public Service Commissioner Hodge that there would be trains running on Jerome avenue in the fall of that year.

There were the labor troubles that affected the contractors, the "citizen workmen" troubles, the railroad strikes that crippled sources of supplies, and embargoes that still further militated against the early construction and operation of that line, or any line, for that matter.

The results were obvious—the Commissioner had first to qualify his promise, then to rescind it, and finally to refuse altogether to set a new date, even a tentative one. But 1917 brought a more settled labor and material condition, and in January, in an address delivered before the Bronx Board of Trade, he ventured to give June 1 as the tentative date set for the opening of the line, but accentuated the fact that he made no promise this time.

Having set this tentative date, the engineers of the Public Service Commission, the Interborough, who will operate the line; the contractors and all the other agencies involved have been working toward the fulfillment of this quasi-promise, and now comes the welcome word that there is but little work left to be done (and this is principally at 149th street and Mott avenue, where station and track alteration is going on) before the line can be operated, and that the Public Service Commission is now ready to set the date definitely, which, as said before, will be June 1 or thereabouts.

The Jerome avenue extension of the new subway system for a great part of its length, 161st street to Mosholu Parkway, parallels the Grand Boulevard and Concourse, the Bronx's best-known residence district, and also University avenue, which is the principal thoroughfare of the University Heights section.

At the present time the residents of this section are dependent mainly on the Jerome avenue trolley line of the Union Railway system, and the Sixth or Ninth avenue "L" roads to reach the lower West Side of the city, and crosstown trolley lines and Second or Third avenue "L" lines to reach the lower East Side. With the operation of the Jerome avenue extension they will be able to make use of the present Lenox avenue subway system, and later the entire Lexington avenue system.

That the opening of the Jerome avenue line will mean a great deal to those who have realty interests in the territory it will tap is obvious. E. Osborne Smith, a leading operator in the Jerome avenue section, believes it will bring about one of the greatest developments and building booms since the opening of the West Side subway into the Washington Heights district. "For the past eleven years the building business has not been normal," he says, "while the natural growth of the city has been going on. With easier money for building opera-

tions, the builder will see the advantage of the new West Side section about to be opened up.

"No part of the city is more beautiful than this section and when it can be reached by three separate lines, namely, The Sixth and Ninth avenue "L" and the new Lexington avenue subway, it will be among the most accessible property in the upper part of the city, fed by the best transit system.

"It has been a surprise and a wonder to me that investors have not purchased more of this property than they have, irrespective of the general condition of real estate, which has been nowhere near normal for several years past, but with the return of easier building loan money I expect to see the West Side of the Bronx develop into a residential district.

"Rents today are as high as any part of the upper end of the city, with very few vacancies, while land is very cheap, with most of its streets ready for the builder."

Eugene Wolfsohn, of Wolfsohn & August, leading operators in the Concourse area, is equally enthusiastic over the announcement. "The opening of the Jerome avenue subway on or about June 1 next," he says, "has set all the residents, and particularly the merchants of the West Bronx, on the qui vive, for our fondest hopes and cherished thoughts are about to be realized.

"What part of the city affords a more beautiful, healthful and residential spot than that part of the city which at last is to come into its own, namely, the Fordham, Concourse and Jerome avenue section?"

"At the present time the transit facilities afforded the West Bronx are practically everything to be desired from the viewpoint of one who has ten cents carfare to spend, but with the opening up of the Jerome avenue link, which is a part of the chain of the dual subway system, one can go to the heart of the city or, in fact, any part of two boroughs, for one fare, and we can well hail this event as one of great moment.

"It will also be possible for one to travel all the way downtown without using the tube at all, and this will be possible when the connection from 165th street, through Anderson avenue to Jerome avenue, is made.

"Builders in the West Bronx in the past two years were lamenting that they had undertaken to erect apartment houses because of the backward condition of renting, and that the supply greatly exceeded the demand. But we are of the opinion that the opposite condition now prevails, and that the demand for apartments in this section of the city cannot be met.

"It is an established fact that if it were not for conditions ascribed to the war that many builders, speculative and otherwise, would be on the job, for those houses which have been built have found ready and desirable tenants, and the houses have been sold to discerning investors who are looking for permanent investments on a substantial basis.

## COMPENSATION RISKS.

(Continued from page 722.)

This in brief is the outline of the system.

Our records show that as a result of its application the employers of the State have saved on the average in 1914 premiums to the extent of 11.82 per cent. and in 1915 to the extent of 10.6 per cent. Generally speaking, the intelligent employers of the State appreciate the importance of the service rendered by the companies in co-operation with the Compensation Inspection Rating Board. Now and then, of course, an employer will find himself provoked by reason of a certain charge and intimate that the charge is not justified.

The review of the system: would probably be incomplete without mentioning the subject of experience rating. As part of the system, accident experience has been introduced as a method of qualifying rates for manufacturing establishments subject to inspection and as the sole method for developing individual rates for contracting and miscellaneous operations not subject to inspection. The system of experience rating requires an application showing payroll exposure of not less than \$25,000 for a period of from two to five years. The accidents reported during that period are grouped according to type into four classes, temporary disability, total permanent disability, fatal accidents and dismemberments.

The practice of experience rating, however, has been subject to considerable criticism and as a result is now undergoing revision with the view of making the system obligatory for all risks so as to remove the appearance of discrimination and favoritism and the competitive abuses that have resulted in consequence of its introduction. Opinion among companies is divided on the subject of experience rating; one school of underwriting entertains the views that individual experience has no place in any rating system; that the general experience of a class of risks determines the basic rate for the class, and that departure from the basic rate on individual experience destroys the principle of average and is, therefore, unsound from an insurance standpoint. The followers of this school point to the fact that compensation rates are determined prospectively to apply on current and future

policies, and that the past history of any risk is not to be taken as the prophetic guide for the future.

The advocates of experience, on the other hand, contend that compensation insurance deals with a great many human factors which cannot be determined absolutely by a physical rating system; that no inspection system can measure adequately the so-called "human hazard" involving the quality of superintendence and character of labor employed; that the "human hazard" is invariably reflected in the experience of the risk and that such experience is, therefore, the true measure of hazard which must be related in some manner to the physical inspection in order to achieve the proper result.

Liability companies have suffered on account of the unjust negligence laws which have been removed from the statute books of progressive States by the substitution of Workmen's Compensation acts. The reformation of the practices brought about by such legislation and the introduction of a rating system which is bound to have a direct effect upon the accident frequency of the country will tend to transform erroneous public opinion and afford a just measure of recognition for valuable services rendered to the cause of social progress.

## Big Bronx Lot Sale.

The famous four corners, formed from remainders of the property included in the Lorillard Spencer Estate, are to be sold at absolute auction sale by Joseph P. Day and J. Clarence Davies, agents and auctioneers, for the account of the Spencer Estate and the New York Public Library, on June 2, on the premises.

There are 1,445 lots in all including sixteen blocks, having frontages on either the Boston or Williamsbridge roads, between the Pelham Parkway and Burke avenue. Each lot must be sold, it is declared, to the highest bidders, without reserve or protection.

From the point of view of the purchaser, the two most important factors in the sale to be held next Saturday are that the property must be sold regardless of results, and that the White Plains Road transit line is already in operation with three stations either directly at the property or a few blocks distant and just north of the property, at Burke avenue.



## LEGAL NOTES AFFECTING REALTY

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

### Broker's Commission.

**A**CTION was brought for broker's commission under an agreement that the plaintiff should receive any excess over \$2,000. He negotiated a sale of the defendant's property for \$2,200, payments to be made in installments covering a period of 14 years. The purchaser was accepted by the defendant, who referred to the contract as gilt-edged, but in the second year of the contract it was forfeited for the purchaser's non-performance. The Michigan Supreme Court held, *Friday v. Gill*, 161 N. W. 900, that on acceptance of the contract the plaintiff became entitled to his commission, having procured a purchaser satisfactory to the defendant, and the defendant could not defeat his rights on the ground that the purchaser failed to carry out the contract.

### Payment of Commissions.

A broker's contract for commissions read that he was to be paid "upon the consummation of said exchange of properties within 24 hours from date." The exchange agreement subsequently made provided for 30 days to examine title. In an action for commissions, it was held, *Levy v. Dusenbery* (Cal.) 163 Pac. 231, that the broker's contract referred to the execution of the exchange agreement, and not to the actual exchange of lands. The broker procured a party ready, willing and able to exchange within the time limited, and the exchange agreement was executed, but the actual exchange of deeds was not made until after the 30 days limited by the exchange agreement for inquiry into title. It was held that this fact did not defeat the broker's right to commissions. The 30-day period specifically referred to the time allowed for examining title, and it is a matter of common knowledge in real estate transactions that some period of time between that allowed for such examination and the actual close of the transaction must always intervene. When the contract is silent on that point, a reasonable time will be allowed.

### Easement Appurtenant.

The West Virginia Supreme Court of Appeals holds, *Jones v. Island Creek Coal Co.*, 91 S. E. 391, that if an easement granted be in its nature an appropriate and useful adjunct of the dominant estate conveyed, having in view the intention of the grantee as to the use of such estate, and there is nothing to show that the parties intended it as a personal right, it will be held to be an easement appurtenant to the dominant estate.

### Specific Performance.

If competent parties enter into a written contract for the conveyance of land and one party refuses to perform, the other may, as a rule, enforce specific performance of the contract. If nothing more than that appears, specific performance is as much a matter of course as damages. But the court will not enforce specific performance of every written contract to convey land. If the contract is unconscionable or circumstances have arisen which make specific performance inequitable, relief will be denied. The situation involved should be looked at from a practical, rather than a theoretical viewpoint. Delay on the part of the party asking performance until others have in good faith acquired rights in the property, are usually a bar. Nor will specific performance be decreed in favor of one who has himself once refused to perform.

### Release of Mortgage.

A mortgage was executed by the owner of land to secure a note payable to the mortgagee, and also to secure a note to another person who was not named as a mortgagee. The condition of the mortgage was stated to be the payment to the mortgagee of the entire indebtedness due in case of a default and to pay

off any other incumbrances and add the amount to the mortgage lien. The Kansas Supreme Court holds, *Citizens Nat. Bank v. Williams*, 163 Pac. 647, that the instrument was to be construed as a mortgage to the mortgagee for his own benefit, and as a trustee for the other creditor, and a recorded release executed by the mortgagee, purporting to effect a full discharge of the mortgage, protected a buyer who has bought the land in reliance thereon, against the claim of the other creditor, although his note has not in fact been paid to any one.

### Offer to Sell to Particular Party.

Ordinarily an offer to sell land, made to a particular person, can be accepted only by the one to whom it was made. The Kansas Supreme Court holds, *Corley v. Ehlers*, 163 Pac. 140, that the following letter, written by an owner to another, is not such an offer as may be converted into a binding contract to sell and convey land, through the acceptance of one not mentioned in the letter: "I have priced these lots at \$150 and unless I am a big fool they are cheap at that; wonder if you could sell Mrs. Hines the lots south of her. I believe I have about eight 25-foot lots; would take \$400 net to me."

### Commission for Procuring Lease.

The New York Appellate Division holds, *Geo. R. Read & Co. v. Sturges*, 163 N. Y. Supp. 559, that where the plaintiff broker claimed commissions from the lessor in procuring a lease contract, commissions cannot be awarded where the

### Board Starts Recruiting Campaign.

The Real Estate Board of New York, representing real estate interests generally, has started an active campaign for recruiting the National Guard. It has established a recruiting station at its offices, 217 Broadway. Application blanks are being sent to its membership and may also be secured at the Board's offices. This movement for recruiting the National Guard among various trades and professions was inaugurated recently by Colonel Charles H. Sherrill, acting under instructions from Adjutant General Stotesbury. At a meeting held on May 18 the subject was presented to 100 trades and professions and met with ready response.

As part of this programme the Real Estate Board has appointed a Committee to secure recruits among real estate and kindred interests. The quota to be thus secured is 250. The details are being arranged by a Committee appointed by the Real Estate Board known as the Executive Committee of the Committee on Real Estate Division Citizens Preparedness Association, the Committee being as follows: Elisha Sniffin, Chairman and Treasurer; Alfred E. Marling, Albert B. Ashforth, Joseph P. Day, Laurence McGuire, Lawrence B. Elliman, William Tod Wilcox, Donald W. Brown, Frederick G. Hobbs, Thomas Hovenden, Cyril H. Burdett, John A. Potter, Wallace J. Hardgrove, Lawrence B. Halleran, William B. Codling, William H. Chesebrough, John D. Crimmins, Warren Cruikshank, Goldwin Starrett, Franklin Pettit, Robert E. Dowling, Richard G. Babbage, Alwyn Ball, Jr., Walter Stabler, W. J. VanPelt, Benjamin Mordecai, Michael Dreicer, Marcus M. Marks, Richard M. Hurd, William P. Rae, Horatio J. Sharrett and Frederic H. Ecker.

This Committee calls attention to the fact that those who are able to recruit should be glad of this opportunity to do so before the Federal Conscription Act goes into effect on June 5. By recruiting in the National Guard they can select the arm of service to which they prefer to belong and can go to the front or do whatever active service is required of them with a New York regiment instead of being subject to such direc-

contract required the performance of personal services by a third party in altering the premises to suit the needs of the lessee, and where the prospective lessee, owing to financial inability, failed to give the required security to the contractor for the alterations, since the contract could not be specifically enforced, and an action for damages would be unavailing.

### Agent Employed to Sell Lots.

A person was employed to sell lots for a commission of 20 per cent. of the selling price, etc., and contracted to devote his whole time and energy to selling his employer's lots. He further agreed not to sell any other real estate in the vicinity for any other person without the employer's consent. The commissions earned by him were not transferable or assignable without his employer's written consent. The agent was injured in an automobile accident while carrying on his employer's business. The California Supreme Court holds, *Brown v. Industrial Accident Commission*, 163 Pac. 664, that he was not an independent contractor, but an employee within the Workmen's Compensation Act and entitled as such to compensation.

### Credit as Payment.

Payment by the purchaser at a sale under a trust deed by transferring the amount of the purchase price to the trustees by a loan and credit upon the books of a bank which was at the time a creditor of the mortgagor and beneficiary of the trust deed was held, *Portola Realty Co. v. Carlston* (Cal.) 162 Pac. 899, to satisfy the requirement of the trust deed that all bids and payments should be made in United States gold coin. Under the conditions no physical transfer of the actual gold coin from the purchaser to the trustees was necessary.

tion as enlistment in the Federal Service would require.

Recruits must be between the ages of 18 and 45 years and must be in good physical condition. Those who cannot meet the requirements can still offer their services and be recorded as willing to help to the extent of their ability. Such applicants may be assigned to the Home Defense League or to some other form of patriotic service.

### Urged to Attend Hearing.

The Real Estate Board of New York has sent out a general notice to its members calling attention to the fact that Governor Whitman has set Tuesday, May 29, at noon, for a hearing in the Executive Chamber at Albany on the following bills:

Assembly Int. 146, Bewley, amending the Labor Law, changing the definition of a factory so as to exempt from structural changes buildings not occupied by more than six persons employed at manufacturing, and factory buildings up to an occupancy of 25 or 1-10 of all the persons employed in the building.

Senate Int. 1045, Boylan, amending the Labor Law. This bill will relieve agents from the responsibility for making structural changes in buildings in their charge. Service of notice is required to be on owners of buildings when such owners are within the jurisdiction of the court.

Senate Int. 1176, Lawson, amending the Tenement House Law, so as to bring under its operation three-story and basement brick or stone residences. This permits the conversion of old dwellings for use by three families or not more than one family on each floor, when such houses are not more than 47 feet deep.

Senate Int. 1040, Emerson, imposing a 3 per cent. income tax on mercantile and manufacturing corporations and exempting such corporations from the franchise and personality tax.

Members of the Real Estate Board and taxpayers generally are urged to attend this hearing, taking the 8.30 o'clock train in the morning at the Grand Central on Tuesday, in order to urge upon the Governor the necessity for giving his approval to these bills. The hearing will be attended by a special committee of the Real Estate Board, but the Board feels that a large delegation should be present in order to convince the Governor that New York City taxpayers need the relief which these bills will give.



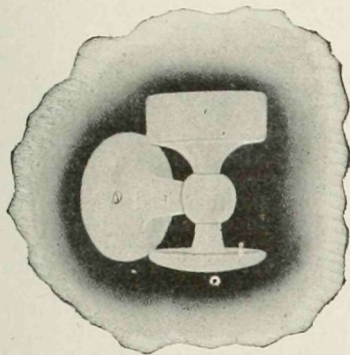
## NEW AND USEFUL APPLIANCES

Novelties and New Applications of Familiar Devices,  
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### Bathroom Specialties.

A NEW line of vitreous bathroom specialties has recently been introduced to the plumbing trade that are designed and constructed with the prime idea of sanitation and efficiency. These



fixtures are white and according to the claim of the manufacturer will not chip, crack or craze. The line includes a wide variety of specialties among which are towel bars, tumbler and toothbrush holders, bathrobe hooks, toilet paper holders, combination shelves and closets, soap dishes, etc. On account of the materials from which these appliances are constructed, they are easily cleaned, an important feature from a sanitary viewpoint, and they are said to be of a type to appeal to the owner of a pretentious residence as well as to the owner of a modest bungalow.

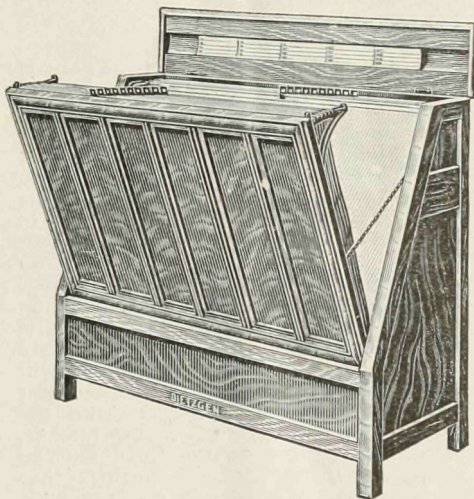
### Hydrated Lime in Concrete.

THE structural and working qualities of concrete may be improved by the addition of a small proportion of hydrated lime, according to an article recently prepared by Bela Nagy, chief engineer of the Hydrated Lime Bureau, and it sufficiently reduces the cost of handling it to nearly or completely eliminate any additional expense, and furthermore secures a better structure with quicker and easier working conditions. While the solid contents of the concrete can be easily specified and their exact proportions maintained, it is much more difficult to regulate accurately or uniformly the quantity of water used in mixing, especially since the general desire of the designer is to reduce the proportion to a minimum, while the builder is likely to increase it to a considerable extent in the hope of promoting the rapidity of mixing and the facility of distribution through chutes and filling small or obstructed forms. An excess of water is likely to reduce the strength of the concrete, sometimes to a very great amount, and may cause honeycombing through the segregation of the aggregate in the forms. It may also cause classification of the fine and coarse particles and the formation of laitance on top. Sometimes an excess of water may cause chutes to choke up through the accumulation of solids and the flowing away of liquid. When concrete is mixed too wet it is likely to develop interior and surface imperfections that may require cutting out or repairs at considerable expense to the contractor and the ultimate injury of the work. When hydrated lime, the most plastic of building materials, is wet the impalpable powder loses its granular character and is converted into a smooth paste that lubricates the aggregate in the concrete and helps to give the latter homogeneity, density, strength, watertightness and a smooth, uniform exterior surface. Besides this,

it greatly facilitates the handling and placing by increasing the mobility and plasticity of the wet concrete. It enables the mason to do more and better work. The addition of a small percentage of hydrated lime to concrete enables it to flow down chutes without segregation and to be spouted at a smaller angle than is possible for even the wettest concrete not containing lime. The concrete is generally more easily handled. It is firm enough to produce the greatest density and strength and to keep the aggregate suspended in the mass. Some contractors use hydrate of lime when it is not specified and consider it to their advantage to pay for it out of their own pockets.

### File for Drawings, Tracings, Etc.

ARCHITECTS' offices need not suffer longer from lack of facilities for filing valuable tracings and drawings in such a manner that they will be carefully preserved and instantly available for reference. After a lengthy study of the various methods of filing in vogue in the offices of architects, engineers, contractors and large industrial concerns, a special file has been designed and marketed for filing records of the above mentioned type. This file is said



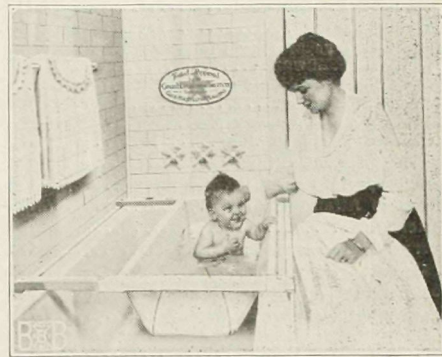
to embody many features to increase the efficiency of the draughting room. These files are designed for both floor and wall. They are equipped with envelopes and file rods to enable the user to classify and separate drawings. The claim is made that by the use of these files the drawings are filed flat, vertically, saving floor and wall space and that the drawings may be instantly exposed for inspection. The records are kept clean and protected from injury and wear.

### Calculator for Concrete.

THERE has recently been introduced a calculator for making computations in the design of reinforced concrete slabs, beams and girders. This device is known as the composite calculator and consists of a square disc with circular scales and annular windows through which appear the scales of a concentric disc. The markings of this device are such that the calculations are based on the straight-line formula and joint-committee recommendations. In addition to work of this character this calculator can be used in directly comparing the relative sizes of various wood and concrete shapes, and for ordinary slide-rule service.

### Baby Bathtub.

MOTHERS and nurses will find convenience in the collapsible bathtub for babies that has recently been introduced and it might well be a part of the equipment of the bathrooms in every home where there are small children. This bathtub is said to be safe, sanitary and durable and as it fits over an ordinary bathtub saves the labor of using buckets to fill and empty it. Time is also saved by virtue of the fact that there are no floors to mop up after using as any overflow naturally drops into the tub below. The manufacturer claims that this type of tub cannot upset as it is braced on both sides of the regular tub and that it is deep enough for a child up to five years of age. The deepest part of the rubber bag being in the center keeps an older child from getting near enough to the edge to fall over, and thus can be



left to play without danger. This type of tub is claimed to be most sanitary as the rubber fabric has no permanent folds and can be taken off and spread flat, washed with oiling water and any household cleanser or disinfecting fluid. This tub is entirely white, the frame and both sides of the special fabric. The latter being seamless cannot rip, tear or leak, even when age loosens the joints. The framework comes apart and can be put in a space 30x3 inches. The appliance is an ideal one for traveling, as it assures the utmost convenience for bathing the baby when away from home. The framework of this bathtub is made to withstand twice the required maximum weight.

### Water Relief and Vacuum Valve.

AMONG recently introduced appliances interesting to the plumbing trade is a water relief and vacuum valve that has been designed for use with domestic water systems. This valve can be set from 40 pounds to 120 pounds pressure and the claim is made that it will positively relieve at whatever point set for. The statement is made that by the use of this type of valve all danger of creating an unsafe pressure is avoided. The cost of this device is nominal and is more than offset by the satisfaction of knowing that pipes, fittings or tank heater will not be broken and floors and ceilings damaged by water. In the event of the city water man being shut off, or if the plumbers shut off the drain cock in the basement and a vacuum is formed in the tank, this valve will open immediately.

### New Sand Blast Helmet.

AMONG recent appliances designed for safeguarding mechanics from accidents caused by their occupations is an improved sand blast helmet that embodies a number of important features. This helmet is made especially strong in order to meet extra hard service conditions. The manufacturer claims that it is remarkably cool and is not unpleasant to wear. The device has a higher degree of visibility than others heretofore on the market and is made of the highest grade of twilled duck. All of the screens are trimmed with genuine heavy leather which protects the screens and prolongs the life of the helmet. As the hat band is adjustable it is not necessary to order different sizes. This helmet is a good looking appliance and according to the manufacturer makes a strong appeal to the wearer.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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A Liberty Loan bond is a solemn promise of the United States to pay at maturity the amount of the bond to the holder thereof and to pay interest semi-annually each year from the date of the issuance of the bond until it is fully and finally paid.

The Department of Public Charities in New York is caring for more than 37,594 sick and dependent persons in public and private institutions. This number exceeds the total population of Elmira, N. Y. For the care of these people, the City of New York is spending approximately \$10,000,000 annually. This exceeds the total annual budget of the City of New Orleans for all purposes.

New York is the first manufacturing city of the United States, as well as the first in commerce and finance. It has 29,000 factories, or 11 per cent. of the whole number in the country, which produce goods valued at \$2,000,000,000 annually, or one-twelfth of the value of the total manufactured output of the country. New York is first of all a business city, yet its business side has never had, until possibly of late years, the fostering attention from the political administrations it should have had.

The Chamber of Commerce of the United States has a cheerful message for those who have been worrying about the reported inadequacy of the food supply. Its Committee on Statistics and Standards reports that with favorable weather from now on the total winter wheat yield may somewhat exceed the harvest of last year. At this stage of the growth of the spring wheat crop, all that can be reasonably said is that the law of chance was for a greater production than last season. If, however, we should not have as much wheat to export as would be necessary, there seems a strong probability that we shall have other available food supplies, such as corn, oats and potatoes, not only in full measure, but running over.

### Unity of Purpose Necessary.

One of the paramount reasons for the fact that building operations have fallen away to such an alarming extent during recent weeks is the great amount of newspaper publicity in regard to the requirements of the Federal Government for war purposes. While it is undoubtedly true that this nation, during the coming months will be the largest and most important consumer of building materials and supplies, a condition that is likely to extend over a much longer period, there is no indication that there will not be a sufficient quantity of structural commodities available to make possible construction of the buildings that have been on schedule for some time, but that are being withheld because of the reputed scarcity of supplies.

Prospective builders, investors and the building trades generally have been virtually scared off from commencing contemplated operations. The papers lately have been so full of reports, ostensibly from authoritative sources, that have been so overloaded with pessimism in regard to the limited supply and ever increasing prices of structural materials that builders and architects have in numerous instances discouraged their clients, telling them that the present time was assuredly not a propitious one for the commencement of an operation and advising them to wait until conditions improve somewhat.

These newspaper reports were far from correct; that fact has now been established. In regard to the available supply, there will surely be sufficient for any demand within reason. The Administration has gone into the matter of placing the country on a war footing in a most careful and deliberate manner and it is unlikely that it would jeopardize the future of one of the most active and profitable industries of the nation in order to attain a desired end, particularly when the same result might be realized by a more equitable method. There is no possibility that the authorities would think of absolutely halting structural operations of a private nature in order to obtain a large supply of materials for the prosecution of Government work. There is too much dependent on the building trades to make them useless in this fashion, and furthermore the economic effect in general would be too serious to allow of any such happening. The recent comment in the public prints in regard to the building situation, while with a foundation of truth, was grossly exaggerated. True, the Government will require millions of tons of important structural materials for furthering the preparedness program. Steel, lumber, cement and other commodities will be called for in immense quantities, but there is no likelihood that there will be, nor has there been as yet a possibility that those directing affairs at Washington could be so short-sighted as to make requisition for, or commandeer the entire output of the materials so necessary to the life of an industry of the importance of the building trades.

The moment is at hand for the building fraternity, architects, general contractors, sub-contractors and material dealers, to pull together in an earnest effort to dispel the gloom that has hovered like a cloud over the building industry for many weeks. It is conceded that building material prices are higher now than they have been in the experience of any but the oldest in the industry. They have not been and are not now advancing by virtue of the fact that the Government has cornered the market, however, but rather through the inefficiency of the railroad systems of this country in placing raw materials in the hands of the manufacturers of structural materials and further inability to deliver the finished products to the dealers and consumers within a reasonable time.

The responsibility of maintaining a semblance of activity or even stability in the building field during these trying times plainly rests in the hands of the building industry. By direct cooperation to the fullest extent, and by encouraging prospective clients to pro-

ceed with contemplated operations, other than the manufacturing and commercial projects that would go ahead no matter what the general situation was, the present conditions can be substantially improved. This is now the most important duty of the architects and contractors. Only in this manner can the sunshine of prosperity be induced to shine again on the building and allied trades and if no such action is taken and the life of the industry is permitted to ebb away during the period of the war, the building fraternity will have to assume the burden of the blame.

### Realty Interests Cooperating.

With the splendid new national spirit of cooperation prevailing in practically all fields of business activity, it is not surprising to note that real estate interests in this city, have, within recent months, showed a marked tendency for organization and expansion along similar lines. Not only have the existing civic and taxpayers' associations broadened their spheres of influence, and enlarged their scopes of activity, but a number of new groups have been formed in various sections of the city, for the purpose of promoting the welfare and interest of particular neighborhoods. Among these recent additions, have been the Sixth Avenue Association, the Central Park West Civic League, and the Eighth Avenue Association.

The Central Park West group represents civic and property interests, on one of New York City's best known residential thoroughfares, and its newly defined attitude toward cooperation with city officials and other civic bodies, for the general benefit, is commendable, as an indication of the new trend in the conduct of city affairs. The Sixth Avenue and Eighth Avenue Associations, have been organized along similar lines, and with the additional merchant element in the membership, are in a particularly strong position to render efficient service toward the same end.

The city administration has always welcomed the formation of organizations of this character, who have clearly demonstrated their value, not only in the recommending of adequate improvements for their own neighborhoods, but in suggesting reforms through which citizens of the entire city may benefit. While the activities of the new associations will be devoted to some extent toward strengthening the commercial usefulness of the thoroughfares, they will also directly improve the real estate situation, since improved business conditions invariably strengthen rental values, and stabilize fee values.

### Railroad Improvement.

An important improvement from both the military and commercial standpoints has been authorized by Newton D. Baker, Secretary of War, which was perhaps not given as much prominence as it deserves in the press of more vital business, but which nevertheless may have considerable bearing toward the relief of local freight congestion. The New York Central Railroad, through the Hudson River Connecting Railroad Corporation, has received permission to erect a bridge across the Hudson about two miles south of Castleton, and about 135 miles north of the Battery.

When the project was first discussed a number of objections were raised, one of the principal ones being the contention that the existence of the bridge piers would delay the improvement of the Upper Hudson as a highway to deep-water navigation, and would render the navigation of this part of the river more difficult. It was also pointed out that the construction of the bridge would be detrimental to the interests of Albany by putting obstacles in the river which would induce ice jams, with consequent floods and back water into the city. Secretary Baker, however, in his decision effectually answers both these objections and authorizes the improvement.

Those who have been urging the adoption of the project assert that many benefits will accrue, not only to the city,



but to the entire State, since its availability for use would diminish the time for freight bound in and out of New York City. It will also permit the development of the New York State Canal system and will facilitate the carrying of water-borne freight from Canada and the West to the Atlantic, resulting in the more intensive use of both the river and the canal for navigation.

**Amortization of Mortgages.**

Editor of the RECORD AND GUIDE:

In answer to the letter of William G. Speers, published in your Record and Guide on May 19, upon which he invited discussion in your columns, I take the liberty of saying that the New York Title and Mortgage Company, with which I am associated, has been meeting the situation in regard to the amortization of mortgages, as follows:

We have for some time been taking mortgages upon which serial payments are made. These mortgages we have sold either outright to investors or have deposited them as security for our Guaranteed First Mortgage Certificates, which are secured exclusively by mortgages of this type.

We also employ what is known as our Collateral Deposit Plan. Upon this plan owners make serial payments, but instead of the payments being applied directly on account of the mortgages they are used to purchase our Guaranteed First Mortgage Certificates; these are then reassigned to us as additional security, are repurchased by us at the maturity of the mortgages and the proceeds applied in reduction thereof.

On the other hand many investors have no objection to having the mortgages themselves reduced, and they take the amounts thus paid and invest them, as they are received, in our Guaranteed First Mortgage Certificates; in this way the original investments are amortized and the small payments that are received on account are invested in certificates, which are secured by mortgages similarly reduced.

The popularity of this form of investment is increasing, as evidenced by the increase in the sales of the certificates which we issue against these amortized mortgages.

The Gilchrist bill, which was recently passed by the Legislature and which is now before the Governor awaiting his approval, will legalize the investment of trust funds in participation certificates. This will still further broaden the market for them, making them available for odd and small amounts, which trustees or guardians may have to invest.

The amortized mortgages are no longer looked upon as an experiment; they are held by us to a large extent and are also being taken by many of the other large lending institutions. In most cases, of course, the mortgages are not made for more than five years, but I feel that it will not be long before they will be made for longer terms.

Mortgages guaranteed by us are generally renewed at a nominal expense to real estate owners. By making these charges for renewals low, we are enabled to keep the good mortgages and also the good will of the property owner; thus with such renewals the owners have to some extent the equivalent of long term mortgages.

GERHARD KUEHNE.

**Transit in The Bronx.**

Editor of the RECORD AND GUIDE:

The matter of the crosstown trolley in East 233d street was taken up at a recent meeting of the Joint Rapid Transit Committee, held at Leuner's Hall, in the rooms of the Edenwald Taxpayers' Association. The meeting was attended by the delegates from the Merchants' and Taxpayers' Alliance of Williamsbridge, the Wakefield Taxpayers' Association, the Woodlawn Heights Association and the Edenwald Association. Julius Haas presided and after he told those assembled of the means whereby the desired result might be obtained, the following committee was appointed to interview Mr. Maher of the Union Railway: Thomas D. Rivers, George A.

**QUERY DEPARTMENT**

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

- E. A. Tredwell, real estate broker.
- Frederick D. Kalley, real estate broker.
- Robert R. Rainey, real estate broker.
- B. E. Martin.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

Question No. 231.—On page 471 of your issue of April 7 there is an article in relation to a bill introduced in the Assembly No. 1315 by Assemblyman Seesselberg. Would you be kind enough to inform us if your records show the final action on this bill and nature of same?

J. H. N.

Answer No. 231.—The bill referred to in relation to the modification of excessive assessments, died in committee in the Assembly.

Question No. 232.—Has any form, to be embodied in leases where landlord agrees to furnish steam heat and hot water supply, been arranged due to the coal situation?

L. P.

Answer No. 232.—Not to our knowledge. But such a plan is being seriously considered.

Question No. 233.—A tenant in a house under our management having a lease expiring October 1 authorizes the agent to sublet for the balance of the term. Will you kindly advise us whether it is proper to charge the tenant a commission.

F. K.

Answer No. 233.—We can see no reason why a commission is not due the broker effecting a sub-rental and consider it perfectly proper to charge the party for whom the rental was made a commission on such a transaction.

Question No. 234.—"A," a real estate broker, has received an order from "B" to procure a mortgage upon "B's" property. "A" proposes the mortgage to "C," who states, that he would prefer to buy the property. "A" states the price at which the property can be had and then "C" decides that he would rather make the loan. "C," however, states that he wants to meet the owner personally and "A" thereupon introduces "B" to "C." Thereafter, "C" notifies "A" that he has changed his mind and does not want to make the mortgage loan in question. A few days later, "C" goes to "B" and buys the

Loughran, Alderman Schweickert, Thomas MacDonald, Lieut. Donohue, Robert Schoen, Philip Miller and Jacob Vreeland.

The Edenwald Taxpayers, who organized the proposition to obtain the trolley across 233d street, have voted for a route from Jerome avenue on the west to Boston Post Road on the east. This route will serve both sides of Edenwald and all other sections. It will connect with the Jerome avenue trolley and by it with the Jerome avenue subway, the New York Central, Harlem Division station at Woodlawn, the White Plains avenue trolleys to Mount Vernon and New Rochelle and beyond, the 233d street station of the White Plains avenue subway, the Drye avenue station of the Boston and Westchester Railway, the Fifth avenue trolley, Eastchester, and the Boston Post Road, the main road by automobile at present, north and south. This route is desirable, in the opinion of all who have studied it, for the best interests of the majority. Eventually other lines could and will be added, but this layout is the people's choice. To obtain this "consummation devoutly to be wished," the spectre of the condition of East 233d street from Baychester avenue east to Boston Post Road rises up and shows its ghastly aspect. The will of the residents is blocked at present by this barrier to the happy ending of their hopes. This street improvement should be completed so that the trolley can run upon it. In addition, see that "hump" at Barnes to Bronxwood avenue on this street. It should be removed so that a clear view and an easier grade can be obtained. This matter was spoken of, as incidental to all efforts to obtain the trolley, as soon as a favorable answer

property directly, so that "A" gets no commission. Is "A" entitled to commission and who would have to pay to same?

E. N. A.

Answer No. 234.—There would seem to be at least a moral obligation upon someone to pay a commission to "A." But the facts submitted are not sufficient to permit an intelligent answer to the question.

Question No. 235.—A, who is a non-resident, owns a house on Hancock street, and gave it for sale to B, a real estate broker. B offers the house for sale to C, who is one of the neighbors on the same block. C says, "I am not interested," and then at once went to another broker, D, and gave him all the information about the property.

D then telegraphed direct to A, the owner of the property, and asked if the house was for sale and if he would accept \$5,000 net for it, the price quoted by B, and A replied "yes," and confirmed the price.

D then prepared a contract for sale, making his own bookkeeper the purchaser, and mailed the contract signed direct to the owner, A, and the said contract stated \$100 was to be paid on account of said contract, and the seller acknowledged the receipt of the said \$100.

D, however, did not send any \$100, but induced A to sign the contract and mail it back to D without the payment of any money whatsoever.

D heard that B had sold the house, and D then wrote to A, and asked if he did not want some money on account, and A replied he could always use money.

Before any check was received from D, B sold the house at A's price and terms and sent a signed contract with a check for \$100, and A, not having received any money on account of D's contract, then signed B's contract and accepted the \$100 on account of the purchase and mailed and signed contract back, thus completing the transaction.

After this had been done A received a check for \$50 from D, notwithstanding the fact that D's contract distinctly stated \$100 on account of said purchase, and this check for \$50 was at once returned by A to D, and a letter sent to D, stating that he had sold the house elsewhere.

D ascertained that B had sold the house and wired to A that he would insist upon the delivery of the deed as set forth in the contract.

D filed a Lis Pendens against A's property and commences an action for specific performance.

Would D have any standing in court? Can D recover anything?

F. H. T.

Answer No. 235.—D can enforce his contract in the specific performance action.

Question No. 236.—Kindly let me know if the Governor of New York State has signed the following bill: "Assembly Int. 146, Bewley," referred to on page 654 of your issue of the 12th instant.

E. D. H.

Answer No. 236.—The Governor has not signed this bill which redefines a factory. The Governor has set Tuesday, May 29, at noon, in the Executive Chamber, Albany, for a hearing on this bill.

is obtained from the railway company, the association will mobilize to bring its forces to remove the mentioned barriers.

The matter of having all the streets in the section graded at one time received favorable approval. The sense of such proceeding, as explained, should be apparent. If the grade of one street is reduced, the surplus earth could be used to fill in some other street which required elevation to conform to grade. Thus with one operation two things could be accomplished at the minimum expense. This was the method employed by the Woodlawn section and is now adopted in the work in a part of Wakefield now undergoing improvements.

In the matter of the Edenwald section, which is not now supplied with gas, it appears that the Northern Union Gas Company is reluctant to extend its mains further across a non-productive area to reach possible patrons. The Westchester Electric Light and Gas Company could supply a part of the region not now piped for gas, but its gas, at present, is not of the standard required by the New York City regulations. This gas could be obtained, however, if the understanding as to its quality or illuminating powers would be conceded by those desiring to avail themselves of its facilities as it exists.

The matter of sewers which was brought up at the meeting of the Board of Chester on March 6 at Borough Hall, was advanced; but received a set back because of the difficulty in obtaining the right of way by the city through a part of the Schieffelen estate, due to the recent death of a member of the family whose consent to the transfer was necessary.

THOMAS D. RIVERS.



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## REAL ESTATE NEWS OF THE WEEK

### Demand Shown for Large and Small Properties—Deals Involve Building Projects

SEVERAL large transactions affecting valuable and well located properties served to enliven interest in the real estate market this week, and showed that capital is still being attracted into real estate, in spite of the various factors that have been regarded as active deterrents. The demand for small improved properties, and the absence of the exchange element in many transactions were outstanding characteristics of the market.

A leading deal of the week involved the Hotel Renaissance property at Fifth avenue and 43d street, which passed into the hands of William Ziegler, Jr. With this acquisition Mr. Ziegler becomes the owner of nearly \$10,000,000 worth of Manhattan real estate of the highest class. He also has been investing heavily in Park avenue apartment houses, and has been one of the most consistent as well as the largest buyers of Manhattan real estate within the last few years. The Hotel Renaissance site is available for a high-class improvement and it is possible that a lease will be closed, which will result in the addition of another splendid commercial structure on this corner, which is one of the most valuable on the thoroughfare, and in the heart of the finest retail shopping district in the city.

Other transactions involving a building element concerned the old Clausen-Flanagan Brewery property at Second avenue and 47th street, which may be altered into moving picture studios, and a plot in West 52d street, which will furnish the site of a ten-story storage warehouse. Among the high-class residences that passed into new ownerships was the former home of the late James J. Hill at 8 East 65th street, and the home of the late Justice James A.

Blanchard at 11 East 92d street. An interesting feature of the latter transaction was the payment of a substantial portion of the purchase price in Anglo-French war bonds.

The leasing market continued fairly active, with commercial transactions predominating. In the suburbs the demand is well sustained for residential properties and there is every indication that in spite of prevailing conditions the season will be an unusually good one for properties in the outlying district and throughout the entire Metropolitan district.

Auction-room interest will center to a large extent until June 2 on the offering of the 1,445 lots in the Bronx, for the Lorillard Spencer Estate and the New York Public Library, by Joseph P. Day and J. Clarence Davies. This sale is expected to furnish the real test of the present condition of the market, although the offering is being made with the full realization on the part of the owners that the prices may be low. It is being pointed out, however, that on account of the high price of building materials, speculative builders and building loan operators are comparatively inactive, and may be eliminated as possible bidders for the property, thus affording a good opportunity for the small investor to acquire desirable lots.

Joseph P. Day will offer on Tuesday, May 29, at the Exchange Salesroom, the holdings of the estate of P. A. Fogarty at Supreme Court partition sale. The properties include tenements at 376 Cherry street; 25 Ludlow street; 85 Ridge street; 93 Henry street; 81 Ridge street; 102 Ninth avenue, and 362 to 364 West 17th street, and 1901 Second avenue; also the stable at 11 Spring street, and the two-story building at 215 West 17th street.

## TO INSERT "COAL CLAUSES" IN LEASES

ANTICIPATING a serious shortage of coal next winter the Upper Manhattan Property Owners' Association has taken precautions to prevent misunderstandings and controversies during the coming renting season. In addition to the association the following agents have joined in the movement: Charles S. Kohler, Knap & Wasson Company, McDowell & McMahon, Norman Denzer, the Nehring Company, Nehring Brothers and C. V. Schmidt, Jr. It is proposed to insert in leases, clauses which will, it is hoped, do much to eliminate future difficulties. The first clause is subscribed to by all and the second clause by those who deem it necessary.

"These clauses were adopted only after careful deliberation," said Harold M. Silverman, chairman of the Coal Clause Committee of the association, "and with a view to being as fair to the tenant as the landlord. Owing to the unusual and unprecedented conditions which all apartment house owners are now facing, due to the high price of coal, it was deemed necessary that a clause be inserted in leases so that both interested parties would be protected.

"The Upper Manhattan Property Owners' Association, as well as all the agents who are using this clause, are bending every effort to obtain a supply of coal, and are making arrangements to store such a supply in each house, sufficient to meet the requirements of the steam heating season. I am only too glad to get in touch with other agents throughout the city and would like to discuss the matter with them, and, if they desire, will furnish them with copies of the clause."

The clauses referred to follow:

No. 1. Further, the Tenant agrees, as an express consideration for the granting of this lease by the Landlord, that if the Landlord is unable to give heat, or hot water, because of inability, due to no fault on his

part, to obtain coal that such failure shall not constitute an eviction, actual or constructive, or a breach of condition, or covenant, or the basis of any suit for damages, but, the Landlord agrees, to allow the Tenant a sum equal to 10 per cent. of rent per diem, as specified herein, for each day of such period when heat and hot water is not furnished, providing said period exceeds 48 hours. Further, it is agreed that if the Landlord is only able to obtain sufficient coal for hot water purposes, then the above allowance is to be at the rate of 8 per cent. of rent per diem, it being understood that 2 per cent. of rent per diem of the allowance is for lack of hot water.

No. 2. Further, it is mutually understood and agreed to, that the rent herein specified is predicated upon the Landlord's ability to obtain coal at a price not exceeding 25 per cent. over the April, 1917, quotations of \$5.50 per ton for pea coal, \$6.75 per ton for egg and broken coal, and \$7.00 per ton for nut and stove coal, and in the event that the Landlord is not able to buy coal, except at a price in excess thereof, the Tenant agrees to pay to the Landlord, during such period of time as the price of coal is in excess of the amount stipulated above, his proportionate share of said excess amount, which amount is to be calculated as follows: The excess cost is to be fixed by deducting the amount which coal would cost at its highest point (as above specified) from the amount actually paid out for each monthly period when steam is on and dividing said excess cost equally between the tenants each month, which amount is then to be added to the monthly rent then next due, be deemed rent and be collectible as such.



**"Keep Wheels of Trade Going."**

The Trade and Commerce Committee of the Bronx Board of Trade earnestly urges the people of the Bronx not to curtail their ordinary expenditures during these troublous times. There is absolutely no necessity for emotional economy, but, on the contrary, there is great danger of creating the situation we are so anxious to avoid, that of closed factories, unemployment and destitution.

"There is no real economy in cutting down our living expenses," stated the secretary of the Board, "if it is to result in throwing workers out of employment and making them dependent upon our charity. Better far to keep workers employed by wise and liberal expenditure.

"Business must be kept going, and in fact should be increased. The correct idea is to avoid waste, to conserve our foodstuffs, and to buy and sell as heretofore, so that money may be kept in circulation, and business go on as usual. Above all, as loyal citizens of the Bronx, we must patronize our own stores. If any saving is done, money should be deposited in the Bronx banks and not hoarded. The hoarding of money or food at this particular time is pernicious and absolutely wrong.

"It is reasonable to expect that prices will go higher, because much of the apparatus now used for ordinary manufacture will be given over to producing war goods. This will mean that the supply of commodities which enter into regular consumption in times of peace will be reduced, particularly comforts and luxuries.

"Higher labor costs, too, will influence prices, and this is especially true of foodstuffs of all kinds. It is thought, however, that these high prices will affect the wholesaler and manufacturer sooner than they will the retailer, as the wholesale merchant and the manufacturer are nearer the source of supplies, and the inference is that in some lines at least early buying is advisable for the retail merchant.

"Wages should advance, as skilled and unskilled labor will be in demand, and the labor supply will be lessened by enlistments in the army and navy, and the use of men and women in manufacture of munitions."

**Local Board Meeting Postponed.**

Emanuel Friendlich, secretary to the President of the Borough of the Bronx and of the Local Boards, announces that owing to the fact that June 5 has been designated as Registration Day the meeting of the Local Board of Chester, scheduled for that date, has been postponed to Tuesday evening, June 19.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 24, against 31 last week and 39 a year ago.

The number of sales south of 59th street was 10, as compared with 12 last week and 18 a year ago.

The sales north of 59th street aggregated 14, as compared with 19 last week and 21 a year ago.

From the Bronx 10 sales at private contract were reported, as against 9 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 737 of this issue.

**Sale of Hotel Renaissance.**

Negotiations have been completed for the sale of the Hotel Renaissance property at the southwest corner of Fifth avenue and 43d street to William Ziegler, Jr., and negotiations are also pending for the leasing of the property for a term of twenty-one years, with renewals, on a commercial structure to be at least ten stories in height. The brokers in this transaction were J. Curry Watson and Lewis B. Preston. The cost of the pro-

posed structure, which will be erected upon the expiration of the present leases, with the rental for the first twenty-one years, will approximate \$3,500,000. It is reported that the land, the building and lease were sold for about \$2,000,000. Mr. Ziegler has accumulated almost \$10,000,000 worth of choice Manhattan real estate within the past three years. The Hotel Renaissance property is a seven-story structure on a plot 75x100, with an additional "L" 25x100 at 2 West 43d street, adjoining the new home of the Columbia University Club. Mr. Ziegler bought the fee from the Hoffman Estate, and the building and leasehold were acquired from the Estate of David H. King, thus merging the property into one ownership. Prior to Mr. King's death last year, he was negotiating for a sale of his lease, which had about two years to run, to the Guaranty Trust Company. The institution finally located at the opposite southeast corner.

Coincident with this, Mr. King was also dealing with the Hoffman Estate for a new lease, which was finally closed, giving him the property for sixty-three years, with rentals of \$50,000 a year for the first ten years, and \$60,000 a year for the second ten years from July, 1915. It was Mr. King's intention to erect on the site a suitable building in keeping with the neighborhood. Mr. Ziegler's ownerships include the thirteen-story apartment house at the southwest corner of Park avenue and 58th street, valued at \$1,100,000, which he bought last October from Samuel Herzog and Edgar A. Levy; also the southeast corner of Park avenue and 72d street; the southeast corner of Park avenue and 63d street; the southwest corner of Park avenue and 54th street, and the nine-story apartment house at 104 to 110 East 40th street. These five houses, which were acquired from various interests, are valued at \$5,500,000.

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**Home of the Late James J. Hill Sold.**

Douglas L. Elliman & Company has sold the New York residence of the late James J. Hill, at 8 East 65th street, a five-and-one-half-story American basement dwelling of fireproof construction on a plot 43x100.5. The house was erected about twelve years ago by Mrs. William H. Bliss, by day's work, for her own occupancy, but upon completion she decided it was too large for her needs. She therefore bought the two adjoining houses at 4 and 6 East 65th street and also 635 Fifth avenue, which adjoined the rear of these lots. Mrs. Bliss sold 635 Fifth avenue shortly after, with a restriction on the rear of the lot, to protect the light of 6 East 65th street, and built another house on that lot, which she occupied. The parcel 4 East 65th street was later improved and recently sold to Mrs. Alfred Wagstaff. Mr. Hill bought 8 East 65th

street about ten years ago, and soon after purchased the Duncan house in the rear of the plot, 70x100, which he tore down, it being reported at the time that he intended to erect an art gallery on the site. Nothing was done, however, and the plot still remains vacant. A few years ago Mr. Hill purchased 10 East 65th street, and rebuilt the house for his daughter, Mrs. Michael Gavin. With the Orme Wilson mansion in the rear, and the Astor property at the Fifth avenue corner, extending to a point opposite, the Hill residence is ideally situated. The seller was the United Securities Company, a corporation formed to hold all of the Hill property. Lewis W. Hill, of St. Paul, is president. Edward H. Litchfield, of Brooklyn, is the purchaser. Mrs. James J. Hill recently decided to live in an apartment and rented one, through Douglas L. Elliman & Company, at 635 Park avenue.

**Brewery Plant for "Movie" Studios.**

The old Clausen Brewery property at Second avenue and 47th street, has been sold and will be converted into moving picture studios by the new owners, John W. Mahan, who is said to represent interests identified with the Lee Lash studios, is said to be the buyer. The property comprises eleven lots at 303 to 323 East 47th street, located 75 feet east of Second avenue. Title to this and the adjoining 25-foot corner, as well as the abutting piece in 48th street, stands in the name of Isaac and Alvin Untermyer and Allen W. Evarts, who also hold the Clausen-Flanagan Brewery property in West 25th and West 26th streets. The 47th street plant has not been operated for some time, having been discontinued shortly after the consolidation of the Clausen and Flanagan interests. The site is improved with a group of from two to five-story buildings, comprising a frontage of 275 feet, with a depth of 100 feet. The buildings are of heavy construction and are to be extensively altered by the new owners. It is understood that title will be taken in the name of the Manhattan Studios, Inc., formed at Albany this week, with a capital of \$120,000. The following are the directors: H. G. Hamilton, M. E. Casey and L. J. Perrin. Henry Brady was the reported broker.

**Buys \$300,000 Residence.**

James McLean has sold, through Douglas L. Elliman, his former residence at 7 East 75th street, a five-and-one-half-story American basement dwelling on plot 30x102.2, which has been held at \$300,000. The house is about 195 feet east of Fifth avenue, and is one of the finest in the immediate section. It was occupied by Mr. McLean until he leased an apartment in the fine new house at 905 Fifth avenue. It was rumored that the purchaser was J. Henry Lancashire, of Boston and New York, who was reported to have purchased earlier in the week the Reynolds dwelling at Fifth avenue and 88th street. This deal was later denied by representatives of the principals.

**Shipbuilding Plant in Newark.**

The United States Steel Corporation has purchased from the Newark Factory Sites, Inc., through Joseph P. Day, a tract of sixty acres in the Hackensack Meadows on Newark Bay as a site for a shipyard to be used by the American Bridge Company for the construction of steel bottoms. The property has a frontage of about half a mile on the Hackensack River and runs back 1,400 feet to Hackensack avenue, where the frontage is 1,200 feet, adjoining the Newark branch of the Jersey Central Railroad. The tract is about 1,200 feet from the Lincoln Highway, and abuts the land taken by the United States Government for the building of wooden ships. The new industrial plant of the Ford Motor Company will also be established in the immediate neighborhood and these three projects will form the nucleus for one of the largest industrial centers in the East. While the exact plans of the corporation have not yet been announced, it is rumored in the steel trade that the rapid construction of standardized cargo boats ranging from 5,000 to 8,000 tons dead weight, is being contemplated.

**Exchange by City Approved.**

The Board of Estimate approved the resolution recently adopted by the Sinking Fund Commission for the exchange of several properties owned by the city for undeveloped land at Inwood Hill, owned by private parties. The details of the transaction were printed in the Record and Guide on March 24, 1917. President Marks and President Mathewson voted against the transfer on the ground that the city was exchanging income-producing property for land that will pay no income, and furthermore that the city did not need the Inwood Hill property at the present time. The city property involved in the exchange includes the northwest corner of Delancey and Attorney streets, 293 Pearl street, Fulton Market, 103 Park Row,

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19, 21 and 180 Clinton street, 20 Eldridge street, 105 and 107 Eldridge street, 185 Lafayette street, 180 to 184 Wooster street and 66 Third avenue.

**Sale in 86th Street.**

John J. Kavanagh and Herbert Baum sold for Isabelle P. Harned, wife of Be-dell H. Harned, the large six-story Eng-lish basement residence, on plot 32.6 x 100.8 at 39 West 86th street. The prop-erty is assessed at \$90,000 by the city. The house was built by Cornelius Luy-ster, who sold it several years ago to Louis V. Bell. It was subsequently sold to Mrs. Harned and five years ago she disposed of it to Helen D. Jenkins. Shortly after Mrs. Harned took back the house, and has been occupying it.

**Plot for Warehouse Acquired.**

H. M. Weill Company sold for Jane O. Long, 257 and 259 West 52d street, and for George Bascomb, 261 and 263 West 52d street, also 256 to 262 West 53d street, to the Forster Realty Com-pany, John C. Forster, president, which will erect a ten-story warehouse for Wil-liam Wenzel, who for the past forty years has been connected with the Haeger Storage Warehouse Company, formerly in the west side of Eighth ave-nue, between 33d and 34th streets, now improved with the Printing Crafts Building. Mr. Wenzel has taken a long lease of the new warehouse property.

**Sale of Snug Harbor Leasehold.**

Fisher & Irving I. Lewine bought from the estate of Samuel Hirsch the Merck Building, an eight-story commer-cial structure, on a Sailors' Snug Har-bor leasehold, at the southeast corner of University place and 8th street. The late Mr. Hirsch erected the building about sixteen years ago. It has a front-age of 75.2 feet in 8th street and 118.4 feet on University place. William S. Baker was the broker and S. Seymour Eiseman represented the buyers as at-torney.

**War Bonds Buy Dwelling.**

Pease & Elliman sold for the widow of the late Supreme Court Justice James A. Blanchard, 11 East 92d street, a four-story dwelling on a lot 25 x 100, oppo-site the home of I. Townsend Burden, at the south corner of Fifth avenue and 92d street, which was purchased last summer from the Burden heirs by E. B. Close. An interesting feature of the transaction is that a substantial portion of the purchase price was paid in Anglo-French war bonds.

**Manhattan.**

**South—of 59th Street.**

15TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the Brooklyn Trust Co., executor for the estate of Mary K. Sheppard, the 3-sty house, 135 West 15th st, on lot 20x 103.3, to Joseph L. Bittenweiser.

36TH ST.—The Lawyers' Mortgage Co. sold to John J. McGrath 163 East 36th st, a 4-sty dwelling, 20x82.3, adjoining the northwest corner of 3d av. The new owner will alter it into studio apartments.

49TH ST.—Mrs. J. A. Robertson bought from the Benedict estate 47 West 49th st, a 5-sty dwelling, 20x100.5, Columbia College leasehold, between 5th and 6th avs. Mrs. Robertson is the present tenant.

56TH ST.—Morris Florea sold for Elizabeth S. Harvey to J. Ginsburg 415 to 417 East 56th st, near 1st av, a 6-sty new law flat, on plot 37.6x100.

PARK ROW.—Peter P. Cappel resold to Isidor and Charles M. Koplík 103 Park Row, a 3-sty building, 16.8x83. This parcel is one of a num-ber of properties recently bought by Mr. Cappel from the Riggs estate.

**North—of 59th Street.**

121ST ST.—A Kane Co. sold for Ennis & Sinnott the two 5-sty flats at 232-234 West 121st st.

122D ST.—M. M. Hayward & Co. sold for the Narragansett Realty Co. the 6-sty apartment house, on plot 100x100, at 416 West 122d st, held at \$190,000. In part payment the pur-chaser, Charlotte Lugar, gave a 200-acre farm and dwelling in Highland, N. Y., held at \$40,000.

123D ST.—George W. Brettell & Son and Otto Boden sold for Mrs. Marie Hughes to Rose Napoli 43 East 123d st, a 6-sty flat, on plot 32.6x100.11.

127TH ST.—Harry Sugarman sold for the Ambeck Realty Co. 251 West 127th st, a 3-sty dwelling, on lot 17.2x100.

130TH ST.—Smith & Mitchell sold for Rich-ard Kuno the dwelling, 109 West 130th st, lot 20x100, to I. V. Kohen.

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136TH ST.—C. A. Knowles & Co. sold to Elise Perry for Charles Wynne, the 4-sty dwelling at 161 West 136th st. The buyer has appointed the brokers as agents.

152D ST.—A. H. Levy and B. Harris have sold for the W. & J. Realty Co., representing the State Bank, the two 6-sty flats, on plot 100x100, at 259 to 265 West 152d st. The houses were held at \$110,000.

AMSTERDAM AV.—Bond & Mortgage Guarantee Co. sold to Milton See, the vacant lot, 25x100, on the west side of Amsterdam av, 99.11 ft. south of 189th st.

AMSTERDAM AV.—Harry Sugarman has sold for the Title Guarantee and Trust Co. 1489 Amsterdam av, a 5-sty tenement, on lot 25x100.

### Bronx.

161ST ST.—The Isaac Lowenfeld Realty Corporation sold to K. & R. Construction Co., Klein & Roth, 807 East 161st st, a new 5-sty tenement, 49.6x102x114.6. In part payment the sellers took 320 East 103d st, a new 6-sty tenement, with stores, 37.6x100. S. Rosen was the broker. The deal involved about \$100,000.

165TH ST.—John A. Steinmetz sold for the River Realty Co., 653 East 165th st, near Cauldwell av, the 3-sty club house, 17.5x100, and 1493 Rosedale av, a dwelling, 50x100. The buyer, Sadie Sasso, gave in exchange the 5-sty flat at 59 Southern Blvd.

ANDREWS AV.—Mrs. J. Melich sold, through A. D. Phelps & Damiane, 1925 Andrews av, a 5-sty apartment house, on plot 40x125.

BATHGATE AV.—A. D. Phelps & Damiane sold for the Cornish Construction Co. the dwelling 1907 Bathgate av, on lot 20x100.

BEAUMONT AV.—N. Morrison sold for N. Benenson a 4-sty apartment house at 2304 Beaumont av.

BOSTON RD.—Samuel Cowen Agency sold for G. F. Fernschild the 5-sty flat at 1065 Boston rd, on plot 37.5x112.

BRIGGS AV.—David Vogel sold for the Lawyers' Mortgage Co. 2753 Briggs av, a 3-sty dwelling, on lot 20x91, to Angelo Salotto.

JEROME AV.—William S. Baker resold for the Lawyers Title and Trust Co. to Aaron Miller the four 5-sty apartment houses at the northwest corner of Jerome av and 192d st, 286.1x100, acquired by the seller in foreclosure proceedings on Wednesday, for \$210,500.

### Brooklyn.

5TH ST.—E. T. Newman sold for the Eurke Relief Foundation of New York the 3-sty dwelling 586 5th st.

51ST ST.—Tutino & Cerny sold for Mrs. R. Alyward the 2-sty dwelling 472 51st st.

57TH ST.—Frank A. Seaver & Co. sold for Catherine Slaven, the four lots in the north side of 57th st, 100 ft. east of 3d av.

ARGYLE RD.—James B. Fisher sold the dwelling, 60x100, at 190 Argyle rd, Prospect Park South, to Mrs. Nana Claire Patterson.

GATES AV.—R. A. Schlesing sold for J. Abrahamson the 6-fam, tenement 1591 Gates av to H. Balder, who gave as part payment the 3-fam. house 322 Bleecker st.

GRAVESEND AV.—Frank A. Seaver & Co. sold for J. Mock the two 6-fam. flats 536-540 Gravesend av.

5TH AV.—Walter S. Ross and C. C. Gretzinger sold for Patrick Kane the building at 6818 5th av.

6TH AV.—Ernest A. Howard sold for the Otterson Estate the 3-sty dwelling, 97 6th av.

### Queens.

ELMHURST, L. L.—Wallace J. Hardgrove, of the Queensboro Corporation, has sold for Ida L. Payntar, a plot 40x100, in Cornish st, near Broadway.

### Richmond.

WESTERLEIGH.—W. S. E. Hall sold for Mrs. Clemence C. Van Romondt, of Manhattan, a dwelling on Manor rd, Kingsley av to William J. Quinlin, Jr., for occupancy.

### Out of Town.

FAIRFIELD, CONN.—Kenneth Ives & Co. have sold Spring Farm to J. F. Feder of New York. The property contains 60 acres, residence and outbuildings, on Greenfield hill, near the Dr. Durham place and the estates of Mrs. Iselin and W. W. Jennings. It was held at \$40,000.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold the 3-sty residence and garage on Wooten rd and Roseland av, Essex Fells, near Montclair, to Wilfred J. Funk, of Montclair. The residence is near the Essex Fells Golf Club. The property has been held at \$45,000.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Arthur Hensler to William E. Lehman the

NEWARK, N. J.—Louis Schlesinger (Inc.) and E. E. Bond & Co. sold for John H. Lidgerwood the plot, 220x250, at the northeast corner of Peddie st and Elizabeth av to the Pittsburgh Plate Glass Co., who will build a 1-sty warehouse. Louis Schlesinger (Inc.) also sold for Albert N. Biddle the plot, 125x208, in the south side of South st, opposite Jefferson st, to the National Box & Lumber Co.

PLAINFIELD, N. J.—Ennis & Sinnott have sold to Kaspar Sachar the 3-sty dwelling at the northeast corner of Willow and Sagamore avs. O'Reilly & Dahn were the brokers.

TUCKAHOE, N. Y.—Mrs. Keiley of New York has sold a dwelling and a quarter acre plot in New st to George McClaren. Burke Stone (Inc.) was the broker.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Midwood av, in the Neperhan Heights section, to Fred G. Burns, of New York.

YONKERS, N. Y.—George Howe has sold a plot on Van Cortlandt Crest to Mrs. Lucy R. Cautley, who will built a bungalow.

## LEASES.

### Syndicate Obtains Fulton Market.

The Riggs Estate, which recently acquired the old Fulton Market property, together with several other properties, from the City of New York, in exchange for a large tract at Inwood, has completed negotiations for the leasing of the market property to a syndicate of fish and meat dealers, represented by W. Elsworth Sprague. The building is but little more than a shell, and is to be altered from private plans at a cost of approximately \$35,000. The lease is for a long term of years, but no information could be obtained as to the terms from George P. Sanborn, attorney for the Riggs Estate. It is proposed to make the building one of the finest markets in the city. The walls will remain, but the interior will be rebuilt, since it has not been occupied for a long time and was practically destroyed by fire a few years ago. It is proposed to make Fulton Market the center of the fish industry in the city. It faces the present fish market along the river front, where one of the great fishing fleets of the north Atlantic makes its headquarters. The property covers an entire block, bounded by Fulton, Beekman, South and Front streets, and has an area of about 35,000 square feet. In Fulton street the frontage is 170 feet; in South street, 203.4 feet; in Beekman street, 160.4 feet, and in Front street, 202.6 feet. Many years ago the two-story red brick building on the property was one of the chief food centers in the city. The completion of the Brooklyn Bridge was the first of many incidents which resulted finally in the abandonment of the market, because of lack of patronage. The operation of the subway to Brooklyn was the final blow. Some time since the city authorities decided to close the building because it could not be made profitable.

### Roland Hotel Leased to Syndicate.

The estate of Roland Jones leased through Lakin & Dinkelspiel to the 56 East 59th Street Corporation the Roland Hotel at that address, which adjoins the Board of Education building at the southwest corner of Park avenue and 59th street. The hotel is an eight-story building on a plot 75 x 100 and contains 160 rooms. The lease is for fifteen years at an aggregate rental of about \$500,000. The leasing company was recently organized at Albany, with Louis Markel, who controls a chain of New York hotels; also J. E. Markel and K. Berger as directors. The hotel will be closed while alterations are being made. The brokers have been appointed agents for the stores in the property.

### Lease on Theatre Block.

The Sperry & Hutchinson Company leased to Sol Bloom, for a long term, the group of four and five-story buildings at 215 to 223 West 42d street and 228 to 232 West 43d street, abutting. The heirs of Harriet M. Palmer leased to Mr. Bloom 234 West 43d street, adjoining. The combined properties have a frontage of 105 feet in 42d street and 66.8 feet in 43d street. No announcement has been made as to the improvement of the plot.

### Hotel Lease Pending.

Negotiations are about completed for the sub-leasing of the Hotel Walton, at the southwest corner of Columbus avenue and 70th street, by John K. Morris to John K. Flannery, who operates a number of hostleries. Mr. Morris acquired the property in November, 1915, from the Estate of H. D. Kirk for a term of twenty-one years, at a reported aggregate rental of about \$1,000,000. The structure is eleven stories high and measures 100 feet on each thoroughfare.

### Manhattan.

LEON S. ALTMAYER has leased the ground floor at 208 East 56th st to the Standard Casing Co.

LEON S. ALTMAYER has leased the store at 925 3d av to John Seinfeld.



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BARNETT & CO. have leased the dwelling 21 East 124th st to Mrs. A. Jacobs; the dwelling at 158 West 123d st to M. Apple for Dr. Stern; the dwelling at 8 East 126th st to Mrs. S. McNeille; the dwelling at 64 East 124th st to W. Mooney.

BARNETT & CO. have leased the building at 380 Hudson st for Trinity Corporation to Samuel Greenberg.

BASTINE & CO. rented for Cross & Erown Co., as agents, to E. B. Meyrowitz (Inc.) the 7th floor at 149 West 39th st, and additional space on the 6th floor at 112 East 19th st to Parker P. Simons Co.

DANIEL BIRDSALL & CO. have rented the 2d loft at 329-331 Broadway to the O'Erien Trading Co., 2d loft at 13 and 15 Washington pl to Simon Rubin & Co., and 1st loft at 444 Broadway to the Concertola Corporation.

GEO. A. BOWMAN leased for the United States Trust Co. the property at 18 West 43d st to J. P. Callender; also for Chas. H. Jones 113 West 43d st to Mrs. Angele Nachtaegale; for Samuel Jacobs (Inc.) the 3d floor of 140 West 44th st to the Camerograph Film Mfg. Co.; for W. C. Ely space in 119 West 42d st to the Semiramis Cigarette & Tobacco Co.; for Walter J. Salomon space in the Unity Building, 101 West 42d st, to the Stafford Subscription Agency.

BRETT & GOODE CO. leased at 30-32 West 13th st an entire floor to the Herman Moritz Shrinking Co. in conjunction with M. & L. Hess (Inc.); also at 461-79 8th av space to the Tractor Publishing Co., and in 7-11 West 45th st, an entire floor to Simon Rubin & Co.

BUTLER & BALDWIN have leased to William B. Lloyd an apartment in the Wyoming Apartment House, 7th av and 55th st.

THE FIRM OF LEONARD J. CARPENTER, through Nathan Weiss, leased to Sol. Cohen a loft in the Remsen Building, Madison av and 32d st, for a sales and showroom.

CROSS & BROWN CO. leased for the O. B. Potter Properties the 4-sty basement building, 230-241 West 56th st, size 80x100, to the United Motors Service Co.; 12,000 ft. of space on the 19th floor at 461 8th av (Printing Crafts Bldg.) to the U. S. Rubber Co.; at 30 East 42d st, space to W. C. Morrell, Hercules Cement Corp., Brown & Dawson, James A. Henderson & Co., F. Reiman; at 335 Broadway, space to H. Hyman; 5,000 ft. on 11th floor of Caxton Bldg., 229-239 West 28th st, to M. S. Wood; at 535 East 79th st, the 4th loft to Ficks Reed Co.

DUROSS CO. leased the 3-sty dwelling, 348 West 24th st, to John P. Carroll; a loft in the Herring Bldg, 677 Hudson st, to Charles M. Mogni; the 4th floor 242 West 41st st to Peter F. Smith; store 120 West 17th st to Nathan Brody; the store and 1st floor, 63 Gansevoort st, to Paul Staiti.

DUROSS CO. has leased for the estate of Ernest G. W. Woerz the 5-sty building 240 West 14th st to the Terhune Catering Co. for five years at an aggregate rental of \$12,000; for the Bernheimer estate the 5-sty house 151 West 14th st to Alfred Soutar for three years.

DUROSS CO. leased for Martha Gildea the store at 445 West 13th st to the Western Union Telegraph Co.; for John McGovern the three upper floors at 190 7th av to John Teye; for William Lustgarten apartments in his new house at 115-135 West 16th st to Mrs. Burton and Mr. MacLeod.

DOUGLAS L. ELLIMAN & CO. have renewed the lease for the corner street store and the parlor store at 28 East 49th st, corner of Madison av, to Alice Furman, Inc., milliner.

J. B. ENGLISH has leased for Mary Jane Towle to John Licalzi the 3-sty dwelling 79 West 126th st.

J. ARTHUR FISCHER has leased for the estate of John Davenport the 4-sty dwelling at 218 West 38th st to A. M. Johnstone; also to Will T. Gantz an apartment at 159 West 45th st.

EDWARD S. FOLEY & CO. leased 12 Grove st to Patrick Treanor; 252 West 15th st to Mary Coleman, and 457 West 22d st to Emme Santry.

M. & L. HESS (INC.) rented space on the 9th floor in the Albemarle Building, 24th st and Broadway, to the Illinois Knitting Co. of Mt. Vernon, Ill., to be used as their Eastern branch; also space at 148-56 West 23d st to Lowenthal & Pings, shirt waists; and space at 22 East 21st st to I. Oaklander, fur trimmings.

M. & L. HESS (INC.) have leased the 7th floor at 11 East 17th st to Freed Bros.

HENRY HOF has leased the store at 164 East 37th st to J. E. C. Donnelly; also the corner store at 558 3d av to Ross & Traynor.

HENRY HOF has leased the store and basement at 200 East 35th st to Joseph & Adler for Seligman Hannau; also space at 558 3d av to Nathan Greenberg.

HOUGHTON COMPANY has leased for Helene McGrath the 4-sty dwelling 113 West 74th st to Anna Stina Gotberg.

HUBERTH & HUBERTH have sub-leased for the Emerson Motors Co. the store and basement at 1791 Broadway to the Dreadnought Tire Co.

A. KANE CO. rented to Edward J. Dowling the dwelling at 230 West 130th st.

SAMUEL H. MARTIN has leased store and basement in the southeast corner of Columbus av and 97th st to the Great Atlantic & Pacific Tea Co.

MOORE, SCHUTTE & CO. leased the private dwelling 460 West 145th st for the estate of Lambert S. Quackenbush to Catherine Edwards.

NEHRING CO. leased space at 162d and 163d sts to the Washington Heights Garage Owners' Association.

CHARLES F. NOYES CO. has leased space in the former Kuhn-Loeb Building, 27-29 Pine st, to William West & Co.; additional space in the Hilliard Building, 55 John st, to Starkweather & Shepley; offices in the Masonic Building, 23d st and 6th av, to Wagner Bros. & Co., and space in 3 East 17th st to Continental Gum Co., Henry Abrahams and Charles Salzman.

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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

**WANTED**—Bookkeeper and general office man in long established real estate office; Christian, exempt from military draft. Send full particulars in own handwriting as to age, nationality, religion, experience, references and salary expected. Box 391, Record and Guide.

**ESTIMATOR**, Office manager, expert on high class building construction, wants connection with builders or investors. Box 387, Record and Guide.

**WE WILL** pay twenty cents each for the New York Edition of Record and Guide of Aug. 26, 1916, and March 31, 1917, if both sections are delivered to us in good condition. This offer will expire on June 1, 1917. Record and Guide, 119 W. 40th St.

**WANTED** position as solicitor with general contractor, carpenter, mason or iron man; five years' experience with general contractor. Box 376, Record and Guide.

## FOR SALE OR TO LEASE

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

**25 LOTS** on Fresh Pond road, 300 feet from Metropolitan Ave.; easy terms; deed when half paid. JOHN STIRNWEIS, Jamaica South, N. Y.

**RUTHERFORD**, N. J.—House, seven rooms and bath; all improvements; lot 59 x160; fruit trees. Write OWNER, 179 Woodward Ave.

**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.

**TO LET**—For manufacturing purposes, two floors, 25x60, fireproof, good light; central; convenient to cars and freight yards; low rental; at 64 Main St., Yonkers, N. Y. MACKAY.

### BRIGHTWATERS.

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

### 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.

**MONTCLAIR**.—Beautiful 11-room, absolutely modern residence; finest materials; plot 50x150; sacrifice for \$7,500; \$1,500 cash; balance easy terms. ROWANTREE, 198 Fifth Ave., N. Y.

**FREEPORT**—Corner building plots; desirable; must be sold; owner obliged to live South; no reasonable offer refused. Box 388, Record and Guide.

**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.

### CORNER STORE PROPERTY.

10 rooms, steam heated, electric light, &c., barn, sheds, chicken houses; hour from New York on Lackawanna road; bargains; plot 150x150 feet. W. NIXDORFF, Gillett, N. J.

### MOUNTAIN LAKES, N. J.

Stucco House and Garage, 100x200; easy terms or exchange; 11 rooms, 2 baths, electric lights, parquet floors, vegetable garden. 395 Broadway, Room 1307, New York City.

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

### FOR SALE OR RENT

for season, large house, furnished, modern improvements, fine grounds; about 50 acres, on State road between Tuxedo and Newburgh, near station; brook, gravity water. MRS. G. BRUNDAGE, Salisbury Mills 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.

**8-ROOM** bungalow, near station, hour out, middle Long Island; shade, porches and garden land; moderate terms. Also 9-room cottage, near water, South Shore, hour out; corner, lawns, shade, garden land; improvements; both places furnished; season only. DE LEREE, 188 Decatur St., Brooklyn.

### BUILDERS, SPECULATORS, BROKERS.

For sale, Prospect Park East, near subway extension, small house, 2½ lots, 50x125, unrestricted, in restricted section. price \$4,000 per lot. Apply any broker or to owner, 128 Fenimore St., between Bedford and Flatbush Aves., Brooklyn.

### 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.

**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.

### ESTATE FOR SALE,

12-room house; also a 6-room Bungalow; each with modern improvements; Locust Grove; completely furnished houses; only two minutes' walk to the "Port Jefferson Bay," with plenty of boating and bathing and fishing; near post office, churches and school; terms easy. Inquire of OWNER, Box 533, Port Jefferson.

### 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, 359 Fulton St., Brooklyn.

**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 OR EXCHANGE

for income property, 6,000 acres subdivision ready to sell, with 1,000 acre townsite, including modern hotel building, cottages, water works, cement walks, 50-acre demonstration garden now in crop, delightful climate, East Coast near the Sea; right in heart of the great potato belt; railroad through the town; excellent proposition; attractive terms. Address H. F. BOTT, Volusia, Fla.

### FINE SITE FOR HOTEL,

School or Institution or private estate in safety zone; many acres of excellent farm land for sale, entire or in part, with or without buildings, beautifully located; less than 90 miles from New York. Address VROOMAN, 10 Pearl St., Kingston, N. Y.

### 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 SCHWEPENHAUSER, 262 West 135th St.

### BRONX.

**ESTATE** will sacrifice for \$5,800 net, plot 50x100, N. W. Corner Decatur Ave. and East 209th St.; mortgage \$2,000; all taxes and assessments paid. Decatur Ave. has all street improvements; 1½ blocks from Express Station 3rd Ave. L. extension now under construction; property is on grade and location desirable; ripe for apartments; price is less than asked for inside lots on Decatur Ave. Estate must be settled. No exchange considered. Require all cash above mortgage. EXECUTOR, 17 Hart St., Brooklyn.

## BUSINESS OPPORTUNITIES

**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.

**PARTNER WANTED** with capital for making glass signs, electric display; new idea; superior to all others; great field; patent pending. REITER, 2126 Flushing Ave., Brooklyn.

**WANT** to buy or enter as partner in established business which will permit weekly drawing of from \$30 to \$40. Box 389, Record and Guide.

**CAPITALIST** wanted to start first class canning business, with high class French commission guaranty sure success. Box 390, Record and Guide.

**FOR SALE**—Up-to-date planing mill, with machinery, in first class condition, on railroad siding and doing business of \$225,000 annually. Desirable prompt-paying lot of customers go with it. Reason for selling, ill health. Right price to party meaning business. P. O. Box 596, Buffalo, N. Y.

## Just Published "BUILDING ZONES"

Edited by George Burdett Ford, Consultant to the Commission on the Building Districts and Restrictions, assisted by Herbert S. Swan and F. P. Schiavone. Published by The Record and Guide for the Lawyers' Mortgage Company.

Explaining the Building Zone Resolution as passed by the Board of Estimate of New York City on July 25th, 1916, and containing sixteen beautifully colored maps, showing the actual height, area, and use restrictions and zones in the major part of Greater New York. Also giving the Law in full and its application, with diagrams showing its relation to typical cases.

All amendments considered by the Board of Estimate during the six or eight months the Law has been in effect are described in detail, together with appeals for exemption and the action taken.

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CHARLES F. NOYES CO. has leased a portion of 224-6 Pearl st to Richard J. Donovan; a loft at 59 Ann st to the American Printing Accessories Co., and a store at 308 Pearl st for Mrs. William H. Barnum to Marine Mfg. & Supply Co.

PAYSON McL. MERRILL CO. leased apartments in 257 West 86th st to Joseph T. Lozier, Maurice Ketten and Charles H. Talbott; at 140 West 57th st to Dr. Theodor Blum, and at 112 West 47th st to C. Jefferson Holland.

PEASE & ELLIMAN have sub-leased for Mrs. Ivor T. O'Connor her apartment in 550 Park av, which has 14 rooms and 4 baths, to Mrs. E. A. L. Buch; also subleased for Paul A. Andrews his apartment in the "Montana," on the east side of Park av from 52d to 53d sts, to Nils Florman; leased for Edwin S. Brickner, controlling the Erixton Holding Co., an apartment in 139 East 66th st, to Charles Ingram.

PEASE & ELLIMAN have subleased for F. V. S. Crosby, treasurer of the Union Pacific Railway, the house at 140 East 37th st, to Madame Alexandra Letallier; leased for Edgar A. Levy two apartments in the house which he is building for occupancy in the fall, at 140 West 58th st, to Theodore Wolf and to Howard Phelps, Jr.; subleased for William Levy an apartment which he recently leased in 31 East 72d st, now under construction for occupancy in the fall on the site of the old Waldo residence at the northeast corner of Madison av, to A. Grant Straus; leased, as agents for Austin Colgate, a store in 583 5th av, a property leased recently to Mr. Colgate by the same brokers, to Miss Minnie L. Reynolds, a retailer of gowns. This lease is a temporary one.

PEASE & ELLIMAN have leased for J. E. R. Carpenter and his associates in the 17-sty apartment house being erected at 550 Park av, a 12-room apartment to Mrs. Jessie S. Foot; also sub-leased for Ira Richards, Jr., his apartment in 993 Park av to Joseph Talbert, of the National City Bank; sub-leased for W. McEneaney his apartment in 419 West 114th st to C. C. Williams; leased an apartment in 144 East 36th st to Louis A. Ripley; one in 120 West 70th st for Mark Rafalsky & Co., as agents, to C. E. Naylor; in 49 West 57th st to Dr. L. M. Stanton; and in 601 Madison av to the Misses Brenda Put-

nam and Laura Gilpin; sub-leased, furnished, for Mrs. C. W. Somers her apartment in 410 Riverside dr to Loton Horton.

PEASE & ELLIMAN leased for John Renchan to Mrs. Celestine Partrone the 4-sty dwelling at 219 Lexington av for Edgar A. Levy an apartment in the house which he is building at 140 West 58th st to Mrs. H. W. McKay; for 100 West 50th St. (inc.) an apartment at 105 West 50th st to Mrs. I. O. Coleman, of Lansing, Mich.; and have made the following renewals or apartment leases: at 146 East 49th st to Dr. V. Guadini; at 505 Park av to Mrs. James C. O'Connor; at 127 Riverside dr to Theodore E. Kitching; at 829 Park av to Walter W. Stokes; at 144 East 36th st to Mrs. Beals McCoy; at 67 Riverside dr to Dr. F. A. Lucas; at 309 West 99th st to Henry J. Sommerich; at 45 5th av to H. M. Morse; at 21 West 30th st to W. H. Houston; at 56 West 11th st to J. E. Kelly; at 40 East 83d st to Samuel H. Schwartz; at 601 Madison av to Charles Bowes; at 138 East 36th st to Dr. Willard B. Force; at 555 Park av to J. Terry West; at 330 West 102d st to Albert Sackett; at 214 West 92d st to Eijah P. Leonard; at 1190 Madison av to Herman Koenig; at 103 East 10th st to Charles F. Mosie; at 150 West 80th st to Louis Schwartz; and at 11 East 68th st to Mrs. J. Crosby.

PEPE & BRO. have rented for Mrs. Carr an apartment at 72 Washington Sq South; an apartment at 45 West 11th st for Mr. Frisk to H. C. Delavaud; to Mrs. Maloney an apartment at 13-15 West 12th st for Mrs. Cruise; at 18-20 East 8th st for Mrs. Victor Brenen to Della Raines; the basement at 129 West 11th st to V. Mowen for C. G. Robertson; the large studio at 3 Greenwich av to M. Reiss et al for a term of years at \$100 per month for Luke O'Connor; the apartment at 40 South Washington sq to Mrs. Papazian for Mrs. J. D. Wilcox and the parlor floor and basement at 108 Washington pl for Mrs. L. C. Brower to Mrs. J. W. Asnley.

L. J. PHILLIPS & CO. have leased an apartment at 625 West 156th st to E. S. Schaefer; an apartment to Max M. Guttman at 385 Edgecombe av; to Mrs. M. Purdy 627 West 152d st for Miss Lillian Kupfer; also an apartment to Rudolph Rosenblatt at 368 West 149th st; and the house at 625 West 152d st to Mrs. A. Comstock and Mrs. Jarrett for Miss Lillian Kupfer; an apartment at 385 Edgecombe av to Jacob Aborn.

LEWIS B. PRESTON (INC.) leased to the National Allied Relief Committee, of which Charles W. Eliot, president emeritus of Harvard University, is honorary president, and Edwin G. Merrill, president of the Union Trust Company, chairman of the executive committee, and to other relief committees associated with the National, the 8th floor in the new Abercrombie & Fitch Building, at the northwest corner of Madison av and 45th st, for Douglas Robinson, Charles S. Brown Co., as agents.

GEO. R. READ & CO. have leased offices for Edward J. Carter in the Mills Building, 15 Broad st, to Eugene Sherry and the International Co.; and with G. M. Pearson & Co. offices in the Equitable Building to Eugene Suter.

GEO. R. READ & CO. leased for Carstein & Linnick offices at 13-21 Park Row to the W. K. Jahn Co.; also for the Singer Manufacturing Co. offices at 95 Liberty st to the Merriell, Stevens Co., shipbuilders of Jacksonville.

RICE & HILL have leased the store at 155 West 44th st to A. Apostolidis; the store at 134 West 45th st to the World Costume Co., and the store and basement at 136 West 45th st to Adolf Pearl.

JAMES SLATER has leased the building at 102 West 29th st to a client of Charles G. Keller for a long term of years, who will convert the first and second floors into a store and loft. The same broker has leased the store and basement at 132 West 27th st to M. Modlin, and the 1st loft at 152 Lexington av to Charles Prosnitz.

SLAWSON & HOBBS have leased the dwelling for C. Wylie to A. E. Coulter, at 139 West 92d st and for E. C. Jameson his residence 15 West 76th st to W. A. Simonson.

SLAWSON & HOBBS have leased for W. E. D. Stokes the house 242 West 76th st to Julius Rachafen and the northeast corner of Riverside dr and 76th st for Theresa Alice Aldrich and Virginia Vanderbilt to Thomas McCarthy; also 158 West 75th st for Grace Lyons to R. C. Nin.

MALCOLM E. SMITH & CO. have leased apartments at 50 West 67th st to Mrs. Allen Woods, Mrs. E. Fae Richards, Thomas Furness, Miss Marjorie Dolmain, Princess Nadonis, Miss Edith Hanbury, H. H. Sprigg, Mrs. Margaret Schernikow, Mrs. O'Kane Conwell, Maximilian Pilzer and James Kitcher.

FREDERICK SOUTHACK & ALWYN BALL, JR., rented for Hirsch, Stein & Co. the entire building at 78 and 80 Beach st.

HENRY C. B. STEIN leased offices in the Germania Bank Building, Bowery and Spring sts, offices to the United Hebrew Cemetery Corporation, J. T. Winklehofer, Aaron Schrier and the New York Joint Board of Amalgamated Clothing Workers of America; also to Y. Rosenbaum & Son the 5th loft at 49-51 1st st.

E. K. VAN WINKLE has made the following renewals: at 36 Gramercy Park East to Lathrop C. Harper; at 133 West 11th st to James L. Ford; at 26 Manhattan av to John Taylor, and the private dwelling 147 West 72d st to Miss Mary G. Lamp.

E. K. VAN WINKLE has leased for Herman Axelrod an apartment in the new building 40 West 84th st to George Brooks, of Pittsburgh, Pa.

E. K. VAN WINKLE leased at 36 Gramercy Park East apartments to Henry Payne Nash, Chancey B. Gervor and, in conjunction with Gaines, Van Nostrand & Morrison, an apartment to Robert P. Loomis in the same building; and at 133 West 11th st an apartment to Dr. George W. Conterno.

CHARLES B. WALKER leased for the estates of J. T. and W. S. Pyle the store floor at 132-138 King st and H. O. Wagner; for Dent & Kent loft at 81-81½ Walker st to Herman Cohn; for estate of John R. Graham additional space at 206-208 Canal st to A. Discepolo & Co.; for Bardsley Bros. loft at 147-149 Baxter st to Richard Kussat and Frederick Wilds; and space at 207-207½ Centre st to Edgar Washburn and Joseph Wunsch.

WILLIAM R. WARE leased the dwelling at 34 West 95th st to William A. Brandes.

WM. A. WHITE & SONS leased to Lenox Smith an apartment at 16 West 54th st and 44 West 10th st, an apartment to Mrs. Alice M. Hills.

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WM. A. WHITE & SONS have leased to the Adams & Grace Co. additional space in 22 Thames st.; to H. B. Peters offices in 21 Maiden la, and space in 10-12 Old slip to George W. Ritter.

WM. A. WHITE & SONS have leased the 4th loft in 98 Beekman st to Samuel Marcus.

WHITE-GOODMAN leased space at 470-478 4th av to S. M. Hohl; also the store at 420 6th av to Frank Cakagni.

#### Bronx.

A. ARENT CO. leased the store at 869 Longwood av to R. & B. Gross, shirt waists and ladies' wear.

#### Brooklyn.

BULKLEY & HORTON CO. leased the large floor at Bedford av and Bergen st. to be remodeled into a billiard parlor; 161 68th st, a dwelling, to G. H. Wynne; 73 Willoughby av to F. A. Levigne; 227 Macon st to Mrs. H. Clauser; 647 St. Johns pl to A. Stoney; 170 92d st to F. S. Marne.

WILLIAM P. RAE CO. has leased cottages at Sea Gate to H. Long, A. F. Hanan, Jr., W. Lyman, M. Mackey, J. Ordeter, F. Orsini, E. B. Werner, M. Lockhard, M. Goss, A. C. Campbell and J. F. Carroll.

FRANK A. SEAVER & CO. leased the 1-fam. house, on plot 100x150, on the corner of Ridge boulevard and 83d st, in the Crescent Hill section, Bay Ridge, for the Dowling estate.

#### Queens.

H. FRANKFORT leased cottages at Far Rockaway, L. I., to A. A. Anzell on Grandview av, to Mrs. Mary Goldenberg on New Broadway, to Dr. Joseph Friedman in State st, to A. A. Pfeiffer on Broadway, to I. Rosenblum on Sea Girt av, to Joseph Zelenko in Seneca st, to Henry Kellner in Ostend pl, to Jacob Bernstein on Sea Girt av, to I. M. Levy in Cornell st, to John Meehan in Seneca st and to R. S. Goetz in Seneca st.

#### Out of Town.

ALLAIRE & SON leased the Louis E. Brown residence on Prospect av, Red Bank, to Joseph Schweizer; the Covert cottage, fronting on the Shrewsbury River at Far Haven, to R. O. Muller, and the James Hubbard bungalow in East

Front st and the Shrewsbury River, Red Bank, to Charles I. Hills.

LEON S. ALTMAYER has leased the McGuckin cottage to the Misses Schiffer, at Lake Placid, for the summer of 1917.

BURKE STONE (INC.) rented for Mrs. Elizabeth Caesar her dwelling on Valley rd, Lawrence Park, Bronxville, to Dr. Sprague Carleton; also rented for Louis Molespheni his house in Gifford Park to Max Boehm, the artist.

F. M. CRAWLEY & BROS. rented residences in Montclair at 106 North Mountain av to F. P. Eush, of Chicago; southwest corner of Melrose pl and Harrison av to R. B. Johnson, and 357 Claremont av to Aristides Martinez.

H. GOLDSCHMIDT leased to Miss Frieda Hempel, of the Metropolitan Opera Company, an estate containing about two acres belonging to the Cedarhurst Estates at Cedarhurst, L. I., for the summer.

E. C. GRIFFIN & P. H. COLLINS have rented cottages at Larchmont for William J. Kelleher cottage on Oak av to William E. Taylor; for Mrs. Elizabeth G. Cherry, on Larchmont and Woodbine av to Emile Rey; for William B. Sutherland, on Pryer Point to John A. Weber; for L. N. Gillette, on Woodbine and Circle avs to Dickran B. Donchian; for Miss Josephine Cone, on Kane av to Philip L. Howard, and for George B. Louderback, on the Singer property to M. Wallach.

L'ECLUSE, WASHBURN & CO. leased the estate of Mrs. S. L. Hewlett at Roslyn, to F. C. Henderson for the coming year; also one of the stucco houses on the grounds of the Huntington Golf and Marine Club at Huntington, to H. J. Frost, for the summer, and the bungalow of Mrs. M. E. Sullivan to R. Berg von Linde.

L'ECLUSE, WASHBURN & CO. report the lease of the estate of W. Gould Brokaw at Great Neck to Mrs. Margaret Larson of Montana. This is one of the most beautiful estates, with magnificent Italian gardens, on Long Island.

HOWELL J. LOMAX has leased for Mrs. Smith Thompson the "Cook" place, on the Main Drive at Oyster Bay, L. I., to Mrs. Joseph B. Eissell of New York, who will occupy it during the summer months.

THE NEHRING CO. and H. M. Fitch have leased for a long term the Fixler Garage at West End, N. J.

PELL & TIBBETTS leased to William Salomon, of Salomon & Co., bankers, the large waterfront estate of Mrs. Frederick D. Sherman at Sands Point, L. I.

S. S. WALSTRUM-GORDON & FORMAN leased for the Wilsey Realty Co. to Cresenzia Cavagnaro the residence, 31 Phelps rd, Upper Ridgewood, N. J., and for Miss Margaret T. Ruane to Lowell Green, a recently constructed dwelling on West End av, Kathawood Park, Ridgewood, N. J.

WHITE-GOODMAN leased the house at 109 Pennsylvania av, Yonkers, N. Y., to Herbert Ollendorff.

WORTHINGTON WHITEHOUSE (INC.) leased the Spencer Jennings residence, at Glen Cove, to Mrs. John R. Livermore for the season. The property consists of about 25 acres, overlooking the Sound, with a fine Elizabethan residence and outbuildings. In the immediate neighborhood are the estates of Capt. J. R. Delamare and Col. William V. Hester.

ALFRED E. SCHERMERHORN leased cottages in Southampton, L. I., for the coming season for Miss S. Dorothy Schieffelin to Sherwood Aldrich; for Orson D. Munn to George F. Victor, Mrs. Robert M. Thompson to Charles E. Mitchell, Miss May Jenkins to George Arthur Gordon, Edward J. Corrigan to Mrs. P. F. Collier, Mr. and Mrs. William Drew to George Leary, James C. Parrish to William Knight, Mrs. A. H. Tiers and Mrs. F. H. Betts to Henry W. Taft, Mrs. Clarence Cary and Mrs. R. H. Hoadley to Mrs. Samuel H. Valentine, L. S. Treadwell to Arthur B. Clafin, Robert T. Maguire to H. J. Terwilliger; also for the Ball Realty Co. to Francis Rogers, and for A. H. and T. A. Ball to Charles N. Johnson cottages at Water Hill, L. I.

H. GOLDSCHMIDT has rented houses in Cedarhurst, L. I., for Mrs. Mary J. Connelly to Jerome Wile; for Mrs. Emma Wicks to Amos Steinhart; for Frank M. Jensen to I. R. Rubens; for W. H. Woolsey to Oscar Broad; for Mrs. Edda Williams to Mrs. M. H. Strauss; the John McKenna house to Moses Adler; the Kavanaugh house on Locust av to D. C. Waldman; the Neuman J. Pettit cottage on Central av, Lawrence, to Samuel Sigel, and the Edwin

BAKER CROWELL (INC.) leased the F. C. Matters house on Cedar drive, at Great Neck, L. I., to P. W. Thirtle.

## To Bankers, Brokers, Trust Cos.

### Affiliated Interests and Their Employees.

With few exceptions there are no great banking houses in existence to-day that were in business before the Civil War.

#### WHY?

Because their assets are liquid and in hard times or emergencies they are sold and the money quickly disappears. The Astors, Goets, Wendels, have been wealthy for a hundred years, each generation wealthier than its predecessor.

#### WHY?

Because most of their money is invested in Real Estate. Prime, Ward & King were the great bankers in the years before the Civil War. If they had bought four or five blocks of lots on Broadway or Fifth Avenue between 40th and 60th streets for \$300, \$400 or \$500 per lot, as they could have done at that time, and then held them until to-day, this firm would probably have been in existence yet and one of the wealthiest banking houses in the world.

You Bankers and Brokers of to-day—what with "War Brides," "War Babies," extra dividends, new bond and stock issues,—have all made big money in the last few years. Don't put all your eggs in one basket. Cast an anchor to windward. Buy some lots at \$300, \$400 or \$500 each, directly along the line of the growth of the City, on the new White Plains Subway Extension, where your common sense tells you it must increase in value.

Profit by past experience—go to the

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Joseph P. Day, 31 Nassau Street

Agents and Auctioneers



**REAL ESTATE NOTES.**

J. B. ENGLISH has been appointed agent for 81 West 126th st.

BURTON THOMPSON & CO. announce that W. E. Preble will become associated with their office.

HOUGHTON COMPANY has been appointed agent of 150, 152 and 154 West 85th st and 224 West End av.

M. M. HAYWARD & CO. have been appointed agents of the properties, 835 West 179th st, 434 West 164th st and 289 West 147th st.

B. SCHMUKLER (Inc.) has opened offices at 246 East 125th st, for the transaction of a general real estate and insurance business.

McDOWELL & McMAHON have been appointed agents for the following buildings in course of completion: 9-39 Post av and 158-188 Nagle av.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the Mehlin Building, at 4 East 43d st, a new 6-sty marble-front store and loft building adjoining the Guaranty Trust Co. Building at the corner of 5th av.

H. V. MEAD & CO. were the brokers in the recently recorded sale of 367 West 35th st for the Columbine Realty Co. to George R. Blair. The same brokers have been appointed agents for 351 West 30th st, 226 West 36th st and 367 West 35th st.

PEASE & ELLIMAN have been appointed by the Realty Traders (Inc.), Charles Hagedorn, president, agents and managers of the property on the east side of Madison av, from 82d to 83d sts. This property comprises two 12-sty apartment houses.

UNITED STATES TITLE GUARANTY CO. of Brooklyn is occupying temporary quarters at 176 to 180 Remsen st. On the completion of the new 22-sty office building now being erected at Court and Remsen sts, it will occupy the ground floor at the old location.

PEASE & ELLIMAN have now ready for distribution the first 1917 edition of their catalog of the floor plans of the apartment houses for which they are agents. This catalog contains the data of 110 houses, and 85 pages of floor plans as well as a convenient index.

HUGHES & HAMMOND recently placed a loan of \$650,000 at 4 1/2 per cent., for five years, on the building occupied by Vantine & Co., at the southwest corner of 5th av and 39th st, and \$700,000 at 4 1/2 per cent., for five years, on the southwest corner of Madison av and 38th st.

BRETT & GOODE CO. has been appointed renting and managing agent of the 12-sty loft building at 129-35 Lafayette st and 5-7 Howard st, and of the Chisolm Estate portion of the former Simpson-Crawford building, at 311-19 6th av. The latter property will be altered into stores and lofts from plans by John B. Snook Sons, and is expected to be ready for occupancy in the late fall.

CHARLES F. NOYES CO. has been appointed managing agent for the 5-sty apartment 340 Riverside dr; the 4-sty apartment 136 East 119th st; the 6-sty apartment 952-4 8th av; the dwellings 243 West 56th st and 33 West 82d st; the 10-sty office building 296 Broadway and the loft buildings at 104 Worth st, 18 West 23d st, 176 and 178 Duane st and 114-118 West 17th st; 344 Front st and the 5-sty tenement 75 Broome st.

CENTRAL PARK WEST CIVIC LEAGUE has elected officers as follows: Copeland Townsend, president; Louis Stern, first vice president; Charles H. West, second vice president; A. F. Osborne, treasurer; E. W. Forrest, secretary; L. Steckler, counsel; Copeland Townsend, chairman of the executive committee; C. W. Fuller, chairman of the Transportation committee; Frederick W. Jockel, chairman of the public improvements committee; W. W. Skinner, chairman of the membership committee, and O. O. McIntyre, chairman of the publicity committee.

M. MORGENTHAU, JR., CO., negotiated a first mortgage loan of \$125,000 at 4 1/2 per cent. for 5 years on the four 5-sty apartments at 231-232 West 43d st for the New York Times Building Co. The property was sold to the New York Times through the same broker about a year ago. At that time the property was subject to a first mortgage of \$130,000 at 5 per cent. held by an estate. The mortgage has now been readjusted by the M. Morgenthau, Jr., Co. on a 4 1/2 per cent. basis with a savings bank. The same broker also placed a first mortgage of \$45,000 at 5 per cent. for 5 years on the 6-sty apartment house at 144-146 West 19th st, title to which passed on Wednesday, to the Farles Realities (Inc.).

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN. Conveyances.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	154	130
Assessed Value.	\$6,995,500	\$8,559,400
No. with consideration.	22	13
Consideration.	\$775,650	\$405,000
Assessed Value.	\$682,000	\$418,500

**Mortgages.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	3,365	3,048
Assessed Value.	\$236,503,425	\$169,480,150
No. with Consideration	436	438
Consideration	\$20,321,622	\$19,987,718
Assessed Value.	\$24,446,250	\$21,586,225

**Mortgage Extensions.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	58	70
Amount	\$1,333,792	\$2,061,513
To Banks & Ins. Cos.	14	17
Amount	\$744,500	\$784,300
No. at 6 1/2%	16	20
Amount	\$171,762	\$592,285
No. at 5 1/2%	3	3
Amount	50,000	50,000
No. at 5%	18	15
Amount	\$304,630	\$591,000
No. at 4 1/2%	3	5
Amount	\$235,000	\$95,000
No. at 4%	3	3
Amount	95,450	95,450
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	21	24
Amount	\$622,400	\$637,778

**Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	1,552	1,527
Amount	\$51,960,026	\$44,282,773
To Banks & Ins. Cos.	348	359
Amount	\$27,288,800	\$20,158,470

**Mortgage Extensions.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	54	31
Amount	\$3,537,150	\$1,337,233
To Banks & Ins. Cos.	26	15
Amount	\$2,994,500	\$1,016,500

	1917 May 19 to 25	1916 May 20 to 26
Total No.	932	829
Amount	\$61,680,350	\$43,165,328
To Banks & Ins. Cos.	469	424
Amount	\$46,245,350	\$32,236,100

**Building Permits.**

	1917 May 19 to 25	1916 May 20 to 26
New Buildings	11	28
Cost	\$586,000	\$2,849,000
Alterations	\$273,690	\$553,520

	Jan. 1 to May 25	Jan. 1 to May 26
New Buildings	167	226
Cost	\$20,722,100	\$36,343,195
Alterations	\$5,479,659	\$8,496,106

**BRONX.**

**Conveyances.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	123	133
No. with consideration.	11	20
Consideration	\$131,775	\$384,665

**Mortgages.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	2,283	2,467
No. with consideration.	262	322
Consideration	\$2,935,475	\$2,633,457

**Mortgage Extensions.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	47	75
Amount	\$455,812	\$415,249
To Banks & Ins. Cos.	4	2
Amount	\$32,000	\$8,500
No. at 6 1/2%	21	35
Amount	\$90,770	\$290,274
No. at 5 1/2%	3	2
Amount	\$16,800	\$6,500
No. at 5%	2	7
Amount	\$130,500	\$30,600
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	2	16
Amount	-\$1,342	\$29,075
Interest not given	19	15
Amount	\$216,400	\$58,800

**Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	1,007	1,374
Amount	\$7,445,231	\$13,567,700
To Banks & Ins. Cos.	93	130
Amount	\$1,293,000	\$3,198,500

**Mortgage Extensions.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	18	14
Amount	\$260,900	\$297,845
To Banks & Ins. Cos.	5	1
Amount	\$119,000	\$20,000

**Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	324	327
Amount	\$6,259,313	\$7,085,707
To Banks & Ins. Cos.	124	107
Amount	\$2,181,150	\$3,170,505

**Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
New Buildings	9	12
Cost	\$192,100	\$337,600
Alterations	\$18,800	\$135,350

**Building Permits.**

	1917 Jan. 1 to May 24	1916 Jan. 1 to May 25
New Buildings	317	294
Cost	\$5,300,225	\$8,740,650
Alterations	\$600,000	\$540,275

**BROOKLYN. Conveyances.**

	1917 May 17 to 23	1916 May 18 to 24
Total No.	452	418
No. with consideration.	34	21
Consideration	\$1,495,782	\$196,388

	1917 Jan. 1 to May 23	1916 Jan. 1 to May 24
Total No.	9,029	8,976
No. with consideration.	815	798
Consideration	\$10,601,788	\$6,232,146

**Mortgages.**

	1917 May 17 to 23	1916 May 18 to 24
Total No.	319	322
Amount	\$1,671,811	\$1,529,017
To Banks & Ins. Cos.	76	64
Amount	\$942,250	\$476,350
No. at 6 1/2%	158	182
Amount	\$418,472	\$682,072
No. at 5 1/2%	91	69
Amount	\$498,800	\$527,350
No. at 5%	29	37
Amount	\$604,450	\$199,100
Unusual rates	2	2
Amount	4,000	\$4,200
Interest not given	59	32
Amount	\$146,089	\$116,295

**Building Permits.**

	1917 May 17 to 23	1916 May 18 to 24
Total No.	6,032	6,619
Amount	\$26,374,901	\$27,786,796
To Banks & Ins. Cos.	1,193	1,523
Amount	\$9,543,019	\$10,443,991

**Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
New Buildings	74	58
Cost	\$453,950	\$384,700
Alterations	\$93,880	\$86,175

	1917 Jan. 1 to May 24	1916 Jan. 1 to May 25
New Buildings	1,387	1,358
Cost	\$13,636,200	\$18,236,925
Alterations	\$2,083,774	\$2,569,148

**QUEENS. Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
Total No.	50	119
Amount	\$161,250	\$550,858
Alterations	\$19,060	\$19,221

	1917 Jan. 1 to May 24	1916 Jan. 1 to May 25
New Buildings	1,690	2,248
Cost	\$6,026,036	\$9,704,088
Alterations	\$477,089	\$625,911

**RICHMOND. Building Permits.**

	1917 May 18 to 24	1916 May 19 to 25
New Buildings	13	14
Cost	\$24,590	\$20,205
Alterations	\$2,083	\$13,753

	1917 Jan. 1 to May 24	1916 Jan. 1 to May 25
New Buildings	240	362
Cost	\$760,941	\$649,822
Alterations	\$166,966	\$94,955

**WHITE PLAINS AVENUE**

The Hunt Property, with frontages of over 1700 feet on White Plains Avenue, situated one block south of the new Pelham Subway Station, now in operation, can be purchased today, either as a whole or in part, at an exceptionally low figure. One entire city block with a frontage on White Plains Avenue is offered for sale at \$60,000. Might consider exchange for income property. Mostly excavated. No rock.

We very strongly recommend the careful investigation of this property to anyone now considering the purchase of either a small or large plot in the vicinity. For map and further information apply, either personally or through your own broker, to

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Telephone Murray Hill 8300

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**P**RACTICALLY no change is evident in the building situation this week; some new projects have come to light and there have been a few operations placed under contract. The work is not of an important character, however, and there seems to be somewhat of a tendency to hold off large structural improvements until the conditions are more favorable. This attitude on the part of prospective builders is a mistake. They would do well to commence operations as early as possible now and take advantage of what time can be gained, as there is no prospect that structural materials will be lower than they are today and every probability that many of the more important commodities will be further increased as time wears on.

There is but little private building work now being estimated in the local market. Owners hesitate to assume the responsibility of combating the high material market and delays in deliveries, and general contractors are loth to spend the time and energy necessary to prepare and submit an estimate for a large building operation and later discover that the project will be held in abeyance for months, if not abandoned altogether. There is a strong tendency apparent among general contractors to insert a clause in their estimates to the effect that contracts must be placed within thirty days or the bid is invalid, and in many instances the contractors will refuse absolutely to figure operations unless they have some assurance or guarantee from the owner and architect that the structure will positively proceed.

The difficulty in obtaining deliveries of structural steel is one of the potent reasons for the slack condition of the building trades at this time. This applies particularly to Manhattan and the local territory and there are quite a number of representative building projects that are being withheld on this account alone.

**Common Brick**—Conditions have been about normal in the brick market during the past week with a fair amount of business recorded. While the price of common brick is nominally \$10 per thousand there is somewhat of a tendency toward a slight recession. There is no indication that this will be more than a temporary matter, however, as the demand for brick is holding strong and there is not a great quantity coming into the market at this time. The reserves at the up-river plants are practically cleaned up and there is but little prospect of arrivals of the new output for some weeks. There is a sufficient quantity in the hands of jobbers and dealers to take care of any possible demand within that time so there is no reason to fear a brick famine. Practically all of the plants have now started manufacturing and it is thought that new brick will be ready to market in about six weeks. The inclement weather during the past two weeks has held back the producers and the labor scarcity is another factor that is hindering production. The labor situation is an aggravating matter and one that will not easily be adjusted.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, May 25, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 33; sales, 29. Distribution: Manhattan, 10; Brooklyn, \$6; New Jersey points, 10; Bronx, 1, Flushing, 1; outside, 1.

**Face Brick**—The recent quiet spell in the structural line has had a tendency to slow down activity in the face brick business. While there is a fair amount of excellent business in prospect, the actual

Architects and builders have generally come to the realization that there is to be no advantage gained by further waiting for a recession in the prices of structural materials. While the feeling is strong in some quarters that the top of the market has been about reached and that prices cannot possibly be advanced much further, there is also a conviction that there will be no general recession in prices for the next four or five years, if then. The concensus of opinion in the building trades is now that high prices are with us for a long stay and no matter what occurs to reduce them temporarily, they can never return to the low levels of former years.

Whether the present war continues for one or two years or is ended in a few months, there is every likelihood that the high prices of building materials will be maintained at approximately the present levels. Foreign buying will continue to be a strong feature of the market for many years to come and it is generally conceded that a large proportion of the immense quantities of structural materials and building supplies necessary for the reconstruction of destroyed cities and towns will have to be the product of American manufacturers. Already the manufacturers of certain lines of building commodities have realized this fact and have undertaken elaborate preparations to handle the demand from these quarters. Steel and lumber will be in particular demand by European governments after the war and the foreign orders will exert a strong influence on maintaining the prices of these important products.

Announcements of new Government contracts awarded and a large amount of additional work in prospect for training camps and cantonments are doing considerable to hearten the building trades. This character of building is rapidly becoming one of the most important elements to the builders and will assist largely in stabilizing conditions.

number of sales in the last few weeks have not been up to the standard. The prices of all varieties of face brick are firm and there is no apparent desire on the part of the manufacturers to make concessions. The producers are laboring under the same unfavorable conditions that are affecting the manufacturers of many other lines of building materials—shortage of coal, scarcity of labor and impeded deliveries.

**Structural Steel**—Owing to the general slackening of building operations in this territory the structural steel market is correspondingly less active. The industry is well booked up with orders for future deliveries but the current business has been slower than it has been for a long time. Railroad buying continues to be one of the features of the market but this business is limited to supplies immediately necessary for bridge improvements and general repairs. The fabricating mills are from three to eight weeks behind in their deliveries and hesitate to accept new orders because it is not yet fully determined what the Government requirements will be. A number of important producers of steel products have recently announced that they will construct extensive additions to their present plants. In some instances the capacity of existing plants will be almost doubled and in all cases the extensions will be such as will increase manufacturing facilities to a large extent. Among the concerns that will erect additional buildings are included the Crucible Steel Co., the Youngstown Sheet & Tube Co., and the Wickwire Steel Co. The last week registered no important changes in the prices of struc-

tural steel shapes. Mill shipments are being quoted at 4.419c to 4.919c for deliveries in one to four months. One of the potent reasons for the existing high prices of all forms of steel products is the increased cost of labor and raw materials necessary to produce them. In July, 1914, the cost of Connellsville coke, f. o. b. oven, was \$1.75; now it is \$8. Three years ago Bessemer iron and Basic iron cost about \$15 and \$13, respectively, and these materials have now jumped to \$45 and \$42. Ferro-manganese at the same time was obtainable at Baltimore for \$37.70, is now costing \$425, delivered at Pittsburgh. Labor is another factor that has increased fifty per cent., so it can be readily seen that the manufacturers of steel are not crowding the consumer for all there is in it, but that steel prices have advanced in accordance to actual increase of the cost of production.

**Lumber**—Announcement has been made recently that the millions of feet of lumber required by the Government for the construction of cantonments for troops will be supplied at from \$3 to \$5 a thousand below the prevailing prices. This is the agreement recently arrived at between the lumber interests and the Council of National Defense. The lumber committee of the Council explained that the basis on which the low prices are secured is one of informal arrangements assuring a maximum price varying according to the cost of production in different sections of the country. The contracts will be issued on a "cost plus" basis. This arrangement will leave the Government entire freedom of choice to buy lumber from whatever firm it wishes. The committee is now arranging for a proper apportionment of the supply in different cantonment districts in order to utilize the nearest available source. Twelve million feet, board measure, will be required for each standard cantonment unit of twenty-five thousand men. The total which will be needed for all Government undertakings, including the Shipping Board's program, aviation school buildings, navy requirements and other purposes will be approximately 1,500,000,000 board feet. The lumber market generally is strong with prices holding firmly at the established levels. While the demand has fallen off somewhat it has not been to an extent that will have an appreciable effect on the situation as supplies are slow in arriving and can just about keep even with the demand.

**Wire Products**—Manufacturers of these commodities report that there is a demand for them that is entirely out of proportion to the supply and that they cannot possibly keep abreast of the orders. One of the influences that is greatly affecting this market is the requirements of the Government for basic and semi-finished materials, which includes wire products. At this writing there is a decided shortage of wire nails. Manufacturers are producing to capacity, yet dealers are in a bad way to supply their customers. Prices are strong and while there has been no recent general announcement of an advanced scale, there is every likelihood that the prices will be increased by leading producers.

**Sand & Gravel**—The market for these materials is following the trend of general building activities and conditions are easier than they have been. There is no tendency toward reduced prices, however, and the feeling is that no reduction can be looked for during the next few months.

**Cement**—The market for Portland cement is firm, with demand holding strong. There has been no important change in the prices quoted, although there is a possibility of an upward revision at most any time.



**CURRENT WHOLESALE PRICES.**

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

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

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

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

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

- Domestic Portland. Spot....\$2.15@ —
- Rebate on bags, returned, 10c. bag.
- Rosendale Natural, to dealers, wood or duck bags.....\$1.10@ —
- Rebate on bags returned, 10c. bag.

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

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

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

- Exterior—
- 4x12x12 in., per 1,000.....\$87.50
- 6x12x12 in., per 1,000.....122.50
- 8x12x12 in., per 1,000.....148.75
- 10x12x12 in., per 1,000.....175.00
- 12x12x12 in., per 1,000.....218.75
- Interior—
- 3x12x12 in., per 1,000.....\$66.00
- 4x12x12 in., per 1,000..... 74.25
- 6x12x12 in., per 1,000..... 99.00
- 8x12x12 in., per 1,000.....132.00

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

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

**LINSEED OIL**—

- City Brands, boiled, 5 bbl. lots.\$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...\$0.06 ¾
- Block, 3 in. (hollow)..... 0.6 ¾
- Block, 4 in. (hollow)..... .08
- Boards, ¾ in. x 8 ft......12 ½
- Boards, ¾ in. x 8 ft......15 ½

**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 6x3..... 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 ½@ \$0.49

**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%

**MEETING THE INCREASING DEMAND FOR SUITES ON BROOKLYN HEIGHTS**

Rentals Average Twenty-Five Dollars a Room

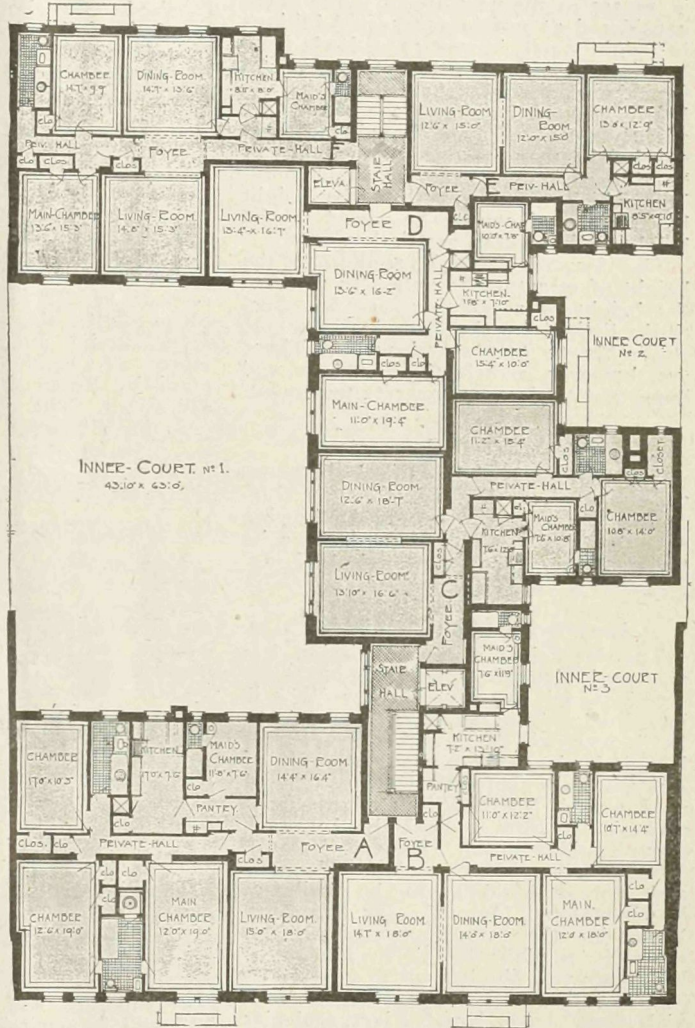
**C**OINCIDENT with the development of the streets adjacent to Borough Hall in Brooklyn as an up-to-date business and financial district, there is a strong movement under way toward the modernization of the select residential section immediately adjoining. The improvements current are different in type from those that have made the neighborhood a noteworthy one for a number of years. Instead of erecting palatial private residences the instigators of the recent movement are building high-class multi-family dwellings. During the past eighteen months there have been some noted projects of this type constructed and so far they have proved excellent investments. This part of Brooklyn was ripe for improvement along these lines, as it is in close proximity to the business, amusement and shopping centers and has a wide choice of rapid transit facilities.

There is now in this section a new apartment house nearing completion that will compare favorably with any heretofore erected. This structure is located at 59 to 65 Livingston street, between Court and Clinton streets. This project is six stories in height, semi-fireproof in construction and occupies a plot 98x138 feet. The operation will represent an expenditure of more than half a million dollars, including the value of the land. The owner and builder is the Wolfinger & Lasberg Building Co., Inc., 44 Court street, which has been prominently identified with the construction of high-grade apartments in Brooklyn for the past three years. This concern built the Cathedral Arms, Albermarle Court and other apartments in the Flatbush section and some noteworthy multi-family dwellings in Bay Ridge. The architect of the present project is William T. McCarthy, 44 Court street, who also designed the structures previously mentioned.

The Livingston Court, as the current operation is called, will provide accommodations for a total of thirty-five families, in suites ranging from four rooms with bath to seven rooms with three baths. All suites have large entrance foyers and with the exception of the four-room units have butler's pantries. The first floor has five units and the five upper floors each contain six suites. One of the features of this building is the large number of built-in closets and another is the excellent size of the rooms. Two courts are provided on one side of the building and on the opposite side there has been built one large one. The latter is of exceptional size and will be laid out and planted as a formal garden. This court adjoins the garden of the Packer Collegiate Institute and becomes a most effective feature of this apartment house.

The facades of the structure have been constructed of face brick with

trimmings of terra cotta and Indiana limestone. Throughout the building there have been incorporated many devices and appliances for efficient house-keeping. Two electric elevators have been installed and egress from the house in case of emergency may be had by means of two stairways, one of which is fully enclosed and which is virtually a smoke-proof fire tower. Another feature of this apartment house is the architectural treatment of the vestibule, entrance corridor and reception hall. These parts have all been finished in



W. T. McCarthy, Architect.  
TYPICAL FLOOR PLAN OF LIVINGSTON COURT.

rare marbles and richly carved imported Caen stone with floors of marble. The decorations and furnishings while elaborate are not oppressive but are in exceptionally good taste and add greatly to the dignity of the structure.

There is an ever-increasing demand for accommodations in high-class structures of this character on account of the convenience of the neighborhood to the important centers of the Borough and also by virtue of its proximity to the business sections of Manhattan. Rentals in this particular building are being made at an average of twenty-five dollars a room on leases for two and three year periods and the structure has been almost fully rented even before the work is completed. Other buildings of a similar type that have been erected during recent months have proved excellent investments from a renting standpoint, there being no lack of responsible and desirable tenants. The Bing & Bing interests have a new house in this vicinity and there are a number of other projects now pending that will no doubt be started shortly. The future of this section of Brooklyn as a residential district of high character is assured. The type of structures that are now being erected should lessen the possibility of deterioration in the neighborhood for many years to come.



## BUILDING HEIGHTS.

(Continued from page 720.)

minimum of 5 feet and 6 inches even for the lowest buildings.

The restriction is placed upon excessive cornices and parapets, but not upon good taste and common sense in their design. Rather are the dictates of modern practice expressed in words in this provision of the resolution.

The height limits affect not only all new buildings but also all extensions of existing structures. But existing structures are built with such a diversity of court and yard sizes and surrounded by such a variety of established conditions, that the enforcement of the height limits or court and yard sizes for such buildings was regarded as economically undesirable. All existing walls are therefore regarded as of lawful height; those in excess of the new height limits being considered as not in excess. Additions in height must, however, set-back from existing wall faces in the ratios specified for their district. Additions to the height of old buildings are thus only slightly penalized even though the present height may be one that could not be allowed a new structure. Old buildings which are lower than the height limits may, of course, be raised to the height limit without restriction.

The foregoing article applies to the height of street walls only. In practice the height of a building may be effectively limited by the "area" regulations applicable to courts and yards. These are, however, sufficiently numerous and important to deserve separate treatment.

**\$71,000,000 in Contracts.**

The George A. Fuller Co., in response to a request of the United States Government, submitted a statement showing that the total amount of work done by the company since January 1, 1915, aggregated \$71,000,000.

**Approved by Art Commission.**

The Municipal Art Commission has approved plans for the following projects in which the City of New York is interested: The new city hospital, to be known as the Cumberland Street Hospital, planned for the north side of Auburn place, between North Portland avenue and North Elliott place, from plans by Ludlow & Peabody, 101 Park avenue, Manhattan. Estimated cost, \$800,000; also the power house, laundry and storage building, to be built at Easthampton, Orange County, New York, for the Department of Corrections, from plans by C. B. Meyers, 1 Union square, Manhattan, to cost \$200,000; and the extension of Pier 18, foot of Murray street, North River, and pier 19, foot of Warren street, for the Eastern Steamship Company, from plans by G. E. Tilt & Co., 90 West Broadway, Manhattan, architects, to cost \$40,000.

**To Modernize Old Buildings.**

Gaston, Williams & Wigmore, who purchased last January the old buildings at 35 to 39 Broadway as a site for a ten-story building for their own occupancy, have decided to reconstruct the present buildings, instead of erecting a new one, as originally planned. Henry W. Rose, 120 Broadway, architect, will draw plans for converting the three buildings into a modern office structure, at a cost of about \$150,000. The contemplated improvement provides for a modern facade, the installation of new elevators, and general modernization of the interior.

**Obtain Church Contract.**

The new church and rectory to be occupied by the Congregation of the Fort George Presbyterian Church, at the northwest corner of St. Nicholas avenue and 186th street, will be built by Isaac A. Hopper's Sons, 15 East 40th street, who have obtained the general contract. The present edifice of the church is at 560 West 185th street. The new buildings have been designed by Crow, Lewis & Wickenhoefer, 200 Fifth avenue, and will be of brick and stone construction.

## ARCHITECTS LISTED.

**T**HE Committee on Public Information has received the following letter from the vice-chairman of the American Institute of Architects:

The American Institute of Architects has listed and cross indexed all the architects of the United States who wish to make their services available to the United States, and this information is on file at its office. Should any department or division of any department of the Government be in need of draftsmen at any point in the United States, an application either by telephone or in writing will bring draftsmen to place desired. Or should there be need of the full office equipment of an architect, this will be furnished to the Government upon a similar application.

**Synagogue Will Be Altered.**

The Alliance Realty Company, 115 Broadway, which in December, 1915, acquired from the Congregation Bnai Jeshurun, the synagogue property, on a plot 75 x 95, on the west side of Madison avenue, 25.5 feet south of 65th street, plans to alter this structure into a three-story studio apartment building with stores, at a cost of about \$40,000 from plans by Rouse & Goldstone, 40 West 32d street. The owners filed plans last year for alteration of the property into a four-story store, office and apartment building to cost \$75,000 from plans by the same architects.

**Designing Princeton Club.**

McKim, Mead & White, 101 Park avenue, are drawing plans for the new clubhouse to be occupied by the Princeton Club, at the northeast corner of Park avenue and 58th street, which will cost about \$250,000. The site, which measures 75.5 x 90, was acquired by the Princeton Club in April, 1916, from the estate of Washington Irving and J. Metcalf Thomas, through Pease & Elliman. The present quarters of the club are located at Lexington avenue and Gramercy Park.

**To Build New Temple.**

The Fleischman Construction Company, 7 West 46th street, has obtained the general contract for the two-story brick and stone synagogue to measure 80 x 100, at 257 to 265 West 88th street. The building will cost about \$300,000 and will be occupied by the Congregation Bnai Jeshurun, Herman Levy, 30 Broad street, president, and the Rev. Joel Blau, 1143 Lexington avenue, rabbi. The synagogue has been designed by Henry B. Herts, and W. S. Schneider, 507 Fifth avenue, associate architects.

**Plan \$450,000 School.**

The Board of Education of the City of Newark contemplates the erection of a brick and reinforced concrete industrial school for boys on Sussex avenue, between First and Second streets, Newark, at an estimated cost of \$450,000. Preliminary plans are now being prepared by Louis Sonntag, school architect, City Hall, Newark, and George W. Knight, 9 Franklin street, Newark, school engineer. Bids will not be advertised for several months.

**Addition for Jefferson Market.**

Charles B. Meyers, 1 Union square, has been retained to prepare plans for the alteration and addition to Jefferson Market Court, at the junction of West 10th street and Sixth and Greenwich avenues, for the City of New York. The project will involve about \$40,000. Details will be available later.

**Correcting Contractor's Name.**

The William Kennedy Construction Company, 215 Montague street, Brooklyn, has the general contract for the

four-story brick and stone Y. M. C. A. building to be erected at 405 Carlton avenue, Brooklyn, from plans by Ludlow & Peabody, 101 Park avenue, Manhattan. The Record and Guide in the issue of May 19 incorrectly reported the general contractor as the Trinity Construction Company.

## PERSONAL AND TRADE NOTES.

Frank E. Vitola, architect, has moved his office to 56 West 45th street.

Eugene Schoen, architect, has moved from 106 East 19th street to 124 East 19th street.

Bates & How, architects, have moved their offices from 542 Fifth avenue to 35 West 39th street.

Bankers' Engineering Company has moved its office from 106 East 19th street to 124 East 19th street.

Butler & Rodman, architects, have moved their offices from 16 East 45th street to 56 West 45th street.

John J. Hearn Construction Company has moved its offices from 65 West 46th street to 1034 Sixth avenue.

Manfred M. Ungaro, architect, has moved his office from 238 Washington street, Newark, to 164 Market street, in the same city.

The Whitney Company, builder, has moved its offices from 1 Liberty street to 101 Park avenue. Through an error the Record and Guide recently printed the company's new address as being 103 instead of 101 Park avenue.

W. R. Grace & Co., through its technical department, is contemplating the extension of their activities, through the foreign branches, in construction materials, both engineering and architectural. The technical department desires catalogues and price information pertaining to these classes of materials.

Mutual Fire Door Company, manufacturer of metal covered woodwork and kalamein doors, has opened offices at 699 Broadway. The factory is at 697 First avenue. Those interested in the company are Alfred Held, Theodore A. Dubois, William Silver and Samuel Archer, Jr.

## NO ARCHITECTS SELECTED.

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

HERKIMER, N. Y.—Stephen Hines, 307 North Prospect st, Herkimer, owner, contemplates the erection of a brick store and office bldg at 154 North Main st. No architect has been selected.

PIFFARD, N. Y.—The School Trustees, B. S. Fitzgerald, Piffard, owners, contemplate the erection of a 1-sty frame district school to contain two classrooms. No architect has been selected. Cost, \$4,500.

FULTON, N. Y.—The Elaborated Ready Roofing Co., 6 North Clark st, Chicago, Ill., W. W. Levis, supt., contemplates building a factory bldg to cost \$100,000. No architect has been selected.

CORNING, N. Y.—The Norwegian Methodist Episcopal Church, c/o Rev. A. N. Hanson, Goodyear av, Buffalo, N. Y., contemplates building a church in West Pulteney st, for which no architect has been selected.

GREEN ISLAND, N. Y.—The T. Tolhurst Machine Co., C. F. Foster, pres., 648 Fulton st, Troy, N. Y., owner, contemplates erecting a 1-sty brick woodworking bldg, 60x200, for which no architect has been selected.

CORTLAND, N. Y.—The Italian Catholic Church, c/o Rev. Vincenzo Pento, contemplates building a church on a site not yet selected. No architect has been retained. Cost, \$10,000.

AMSTERDAM, N. Y.—The City of Amsterdam, Thomas H. Hazlett, City Clerk, contemplates building a firehouse to cost \$65,000. No architect has been selected.

JERSEY CITY, N. J.—The West Side Methodist Episcopal Church, c/o Rev. Thomas I. Coultas, contemplates building a parish house at 427 Westside av, for which no architect has been selected. It is at present undecided whether to alter the present building or to erect a new one.



**PLANS FIGURING.**

**SCHOOLS AND COLLEGES.**

**MANHATTAN.**—The City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner, is taking bids on the general contract to close 11 a. m., May 28, for enclosing the main stairs at the Manhattan Trade School for Girls at 209 East 23d st.

**ROSEDALE, L. I.**—The City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner, is taking bids on the general contract to close 11 a. m., May 28, for improvements to Public School No. 38, on Foster's Meadow rd.

**UNION, N. J.**—The Board of Education of Raritan Township, Union, N. J., is taking bids on the general contract to close May 26 for the addition to the 1-sty brick public school, from plans by Warren H. Conover, 114 Liberty st, Manhattan. Cost, \$10,000.

**MADISON TOWNSHIP, N. J.**—The Board of Education of Madison Township, Matawan, N. J., is taking bids on the general contract and on separate contracts to close 8 p. m., May 31, for the 1-sty brick public school, 24x50, from plans by J. N. Pierson & Son, 175 Smith st, Perth Amboy. Cost, \$6,000.

**STABLES AND GARAGES.**

**MANHATTAN.**—M. Rosenberg, 12-16 West 116th st, is figuring the general contract for a 3-sty garage bldg at 47-53 Chrystie st, for the Metropolitan News Co., from plans by Cantor & Dorfman, 373 Fulton st, Bklyn, and desires bids on all sub-contracts at once.

**STORES, OFFICES AND LOFTS.**

**NORTH BERGEN, N. J.**—McDermott & Binda, 582 Spring st, West Hoboken, N. J., architects, are taking bids on the general contract to close about May 30 for alterations and addition to the 1-sty brick embroidery shop, 25x50, at 23d st cor New Durham av, for Mosmann & Son, 469-473 Summit av, West Hoboken, owner.

**MANHATTAN.**—William Higginson, 15 Park Row, architect, is taking bids on the general contract to close May 26 for a 2-sty and basement store and laundry bldg, 100x111, at the southeast cor of 120th st and Lexington av, for Judge E. R. Finch, 21 East 84th st, owner, and the Empire Steam Laundry Co., 116 West Houston st, lessee.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

**MADISON AV.**—Maynicke & Franke, 25 East 26th st, have plans in progress for alterations to the 5-sty brick apartment and store bldg, 102x80, at 1001-1009 Madison av, for Charles Gulden, 48 Elizabeth st, owner.

**78TH ST.**—Maynicke & Franke, 25 East 26th st, have plans in progress for the alteration of the 5-sty bldgs, 102x75, at 36-42 East 78th st, into a bachelor apartment bldg, with stores, for the Charles Gulden Estate, 46 Elizabeth st, owner. Cost, \$50,000.

**36TH ST.**—Walter Haefeli, 245 West 55th st, will draw plans for the alteration of the 4-sty dwelling, 20x82, at 163 East 36th st, into studios and apartments, for John J. McGrath, 308 West 21st st, owner.

**BROADWAY.**—C. B. Brun, 405 Lexington av, will draw plans for interior alterations to the 7-sty brick, stone and terra cotta apartment house, 70x135, at the northwest cor of Broadway and 83d st, for the Gramont Holding Co., T. J. McLaughlin, pres., 1790 Broadway, owner.

**RIVERSIDE DRIVE.**—Charles E. Birge, 29 West 34th st, has completed plans for the alteration to the apartment house at Riverside dr and 86th st for Clarendon Apartment Co., on premises, owner. Includes a 1-sty terra cotta block pent house, 20x50. Cost, \$3,000.

**DWELLINGS.**

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

**HALLS AND CLUBS.**

**55TH ST.**—McKim, Mead & White, 101 Park av, have plans in progress for addition to the 9-sty brick and stone clubhouse at 6 and 8 West 55th st, for the University Club, Thomas Thacker, pres., 54 Worth st, owner. Tenney & Ohmes, 101 Park av, are the steam engineers.

**HOTELS.**

**CENTRAL PARK WEST.**—Emery Roth, 119 West 40th st, has completed plans for alterations to the 8-sty brick hotel, 100x88, at 300 Central Park West, for the Orenoko Realty Co., Leo S. Bing, pres., 119 West 40th st, owner. Cost, \$40,000.

**59TH ST.**—Cantor & Dorfman, 373 Fulton st, Bklyn, have plans nearing completion for the alteration of the Hotel Roland, 56 East 59th st, for the Estate of Roland Jones, c/o Lakin & Dinkelspiel, 101 West 42d st, owner, and the 56 East 59th St. Corp., 17 West 32d st, lessee.

**MUNICIPAL.**

**91ST ST.**—Plans are being prepared privately for a 1-sty brick tractor and trailer shed, 50x100, at 91st st and Av A, for the City of New York, Dept. of Public Charities, Municipal Bldg, owner. Cost, \$12,000.

**MANHATTAN.**—Thomas E. O'Brien, 240 Center st, is preparing plans for alterations and repairs to the three stations on the 7th, 21st and 149th Precincts, for the City of New York, Police Dept., 240 Centre st, owner.

**SCHOOLS AND COLLEGES.**

**72D ST.**—Herman Lee Meader, 4 West 33d st, has plans in progress for addition to the steel frame and glass school at 52 West 72d st, for the Comstock School, Lydia Day, principal, on premises, owner. Includes erecting a sun parlor on roof. Cost, \$1,000.

**61ST ST.**—McKim, Mead & White, 191 Park av, have completed plans for the alteration of the 9-sty brick private school, 39x100, at 58-60 East 61st st, for Breasley School, Henry S. Osborne, pres., on premises, owner. Cost, \$14,000.

**STABLES AND GARAGES.**

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

**68TH ST.**—Frank J. McCabe, 461 8th av, has completed plans for a 4-sty brick garage and loft bldg, 50x100, at 302-304 West 68th st, for the 68th St Realty Corp., c/o J. Sidney Burnstein, 233 Broadway, pres. Cost, \$65,000.

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110TH ST.—Otto L. Spannhake, 13 Park Row, has completed plans for the alteration to the garage at 426 East 110th st for J. J. Schnurmacher, 402 East 108th st, owner. Cost, \$10,000.

2D AV.—Louis A. Sheinart, 192 Bowery, has plans in progress for the alteration and extension to the 1-sty brick garage, 75x105, at 2d av and 63d st, for L. Schnurmacher, 1st av and 62d st, owner. Includes a 1-sty brick extension, 25x105. Cost, \$15,000.

1ST AV.—Louis A. Sheinart, 192 Bowery, is preparing plans for a 2-sty brick garage, 85x130, at the southeast cor of 1st av and 62d st, for L. Schnurmacher, on premises, owner. Cost, \$40,000.

### STORES, OFFICES AND LOFTS.

BROADWAY.—Stuckert & Co., Crozer Bldg, Philadelphia, Pa., will draw plans for alterations to the 6-sty brick and stone store and loft bldg, 49x97, at 384-386 Broadway, for A. Schulte, 386 Broadway, owner, and the Horn & Hardart Co., Joseph E. Horn, pres., 600 West 50th st, lessee.

BROADWAY.—John T. Riggs and H. P. Alan Montgomery, 105 West 40th st, have plans in progress for alterations to the 5-sty brick and stone store at the northeast cor of Broadway and 37th st for Mary A. Fitzgerald, c/o Winthrop E. Dwight, 62 Cedar st, owner, and Hilton & Co., F. J. Murray, general manager, 793 Broad st, Newark, lessee.

42D ST.—George Keister, 56 West 45th st, has completed plans for alterations and extension to the 3-sty brick office bldg, 37x82, at 229-231 West 42d st, for Mary L. Cassidy, on premises, owner, and the Selwyn Realty Corp., 1451 Broadway, lessee. Cost, \$25,000.

BOWERY.—Max Muller, 115 Nassau st, has completed plans for alterations to the 3-sty brick store and loft bldg, 50x99, at 150-154 Bowery, for the Corner Broome & Bowery, Inc., Morris Kulock, pres., 39 Eldridge st, owner. Cost, \$6,000.

2D AV.—Kallich & Lubroth, 215 Montague st, Brooklyn, are preparing plans for the alteration of the 4-sty brick tenement, 25x50, on 2d av, near 34th st, for A. Grubber, 2d av and 36th st, owner. Cost, \$4,500.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for alteration and addition to the 2-sty brick store and restaurant, 102x75, at 2330-2342 Broadway, for the Gripp Realty Corp., Henry Cornell, pres., 81 Manhattan av, owner. Cost, \$7,500.

BROADWAY.—The M. A. Matoaka Realty Co., 600 West 57th st, owner, and the Chevrolet Motor Co. of New York, 600 West 57th st, lessee, contemplate altering the 9-sty store and loft bldg at the southeast cor of Broadway and 57th st. Name of architect will be announced later.

### MISCELLANEOUS.

MANHATTAN.—John C. Westervelt, 36 West 34th st, has plans in progress for a tea room in the Grand Central Terminal Building for John R. Thompson, Grand Central Terminal, lessee.

### Bronx.

### APARTMENTS, FLATS & TENEMENTS.

LINCOLN AV.—B. H. & C. N. Whinston, 148th st and 3d av, have plans in progress for alterations to the 4-sty tenement, 18x100, at 148 Lincoln av. Cost, \$3,000.

### DWELLINGS.

BATHGATE AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for the extension to the dwelling on the east side of Bathgate av, 109 ft north of 178th st, for Gaetano Carretta, 1771 Gleason av, owner and builder.

### FACTORIES AND WAREHOUSES.

JACKSON AV.—John P. Boyland, 2526 Webster av, has completed plans for alterations to the 2-sty brick factory and loft bldg at 580-582 Jackson av, for the Eagle Wrought Iron Works, on premises, owner. Cost, \$10,000.

### HALLS AND CLUBS.

FRANKLIN AV.—Louis Allen Abramson, 220 5th av, Manhattan, is preparing plans for the alteration and addition to the brick and stone Y. M. H. A. bldg at 1261 Franklin av, for the Y. M. H. A., 1004 Boston rd, owner. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

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

### MISCELLANEOUS.

174TH ST.—The City of New York, Dept. of Plant and Structures, Municipal Bldg, is having plans prepared privately for a reinforced concrete bridge 520 ft long and

62 ft wide, at 174th st, across the Bronx River.

### Brooklyn.

### APARTMENTS, FLATS & TENEMENTS.

20TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for three 4-sty brick and stone apartment houses, one 50x87, and two 55x87, at the southeast cor of 20th av and 66th st, for the G. & W. Holding Co., Mr. Wolf, pres., 6464 20th av, Brooklyn, owner. Cost, \$100,000.

BROOKLYN, N. Y.—William T. McCarthy, 16 Court st, Brooklyn, has plans in progress for a 4-sty brick and stone apartment house, 25x85, for a company now forming. Owner's name and exact location will be announced later. Cost, \$15,000.

57TH ST.—S. Millman & Son, 1730 Pitkin av, have plans nearing completion for three 3-sty brick and stone tenements, one 30x70 and two 25x70, in the north side of 57th st, 80 ft east of 8th av, for a company now forming. Cost, \$12,000 each.

20TH AV.—Shampan & Shampan, 772 Broadway, have completed plans for three 4-sty brick and stone apartments, one 50x87 and two 55x87, at the southeast cor of 20th av and 66th st, for the G. & W. Holding Co., 6464 20th av, owner and builder. Cost, \$100,000.

### DWELLINGS.

EAST 15TH ST.—Abraham Brook, 350 Fulton st, Brooklyn, has completed plans for two 2-sty brick dwellings, 20x35, in the east side of East 15th st, 100 ft south of Av J, for A. M. Bonnelo Construction Co., 1033 East 15th av, owner. Cost, \$5,500.

VIENNA ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for a 2-sty brick dwelling, 22x60, at the southeast cor of Vienna and William sts, for Harry Dacks, 426 Hege-man av, owner. Cost, \$4,500.

CLARKSON ST.—S. F. Barsall, 759 Metropolitan av, has completed plans for extension to the 2-sty dwelling in the south side of Clarkson st, 75 ft east of Albany av, for Mrs. J. B. Connors, 598 Clarkson av, owner. Cost, \$3,500.

WEST 28TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for a 2-sty frame and shingle dwelling, 16x32, in West 28th st, 100 ft south of Neptune av, for F. Lutz, 376 West 127th st, Manhattan, owner. Cost, \$2,500.

CORTELYOU RD.—Koch & Wagner, 26 Court st, have completed plans for extension to the 2-sty dwelling and storage bldg at the southeast cor of Cortelyou rd and Coney Island av, for William Midssen, on premises, owner. Cost, \$4,000.

VAN BUREN ST.—Feinberg & Ricca, 26 Court st, have plans in progress for a 3-sty brick and stone dwelling, 20x60, in the south side of Van Buren st, 200 ft east of Throop av, for Vincent Giffuni, 291A Halsey st, owner. Cost, \$10,000.

WEST 3D ST.—George H. Suess, 2966 West 29th st, has completed plans for a 1-sty brick dwelling and store, 36x64, in the west side of West 3d st, 301 ft south of Neptune av, for Vancel Ligouri, Railroad av and West 15th st, owner. Cost, \$3,000.

88TH ST.—F. W. Eisenla, 186 Remsen st, Bklyn, has completed plans for four 3-sty brick and stone dwellings, with stores, 18x46, and 22x36, in the north side of 88th st, 40 ft east of 4th av, and at the northeast cor of 88th st and 4th av, for Julia A. Flanagan, 368 88th st, owner and builder. Total cost, \$23,500.

EAST 38TH ST.—J. A. Boyle, 367 Fulton st, has completed plans for two 2-sty frame and shingle dwellings, 16x38, in the east side of East 38th st, 400 ft north of Av J, for J. J. Smith, 3511 Av H, owner and builder. Total cost, \$6,000.

OCEAN PKWAY.—Frankfort & Kirschner, 4812 12th av, have completed plans for a 2-sty brick dwelling, 49x35, on the west side of Ocean Pkway, 40 ft south of Av C, for Alexander Geiger, 6302 21st av, owner and builder. Cost, \$3,500.

ROGERS AV.—Cohn Bros., 361 Stone av, have completed plans for two 3-sty brick and stone dwellings, with stores, 25x52, on the west side of Rogers av, 103 ft south of Winthrop st, for Rudolph Norek, 1102 Eastern Pkway, owner. Cost, \$8,000 each.

HENRY ST.—Slee & Bryson, 154 Montague st, have completed plans for the alteration and extension to the 4-sty brick dwelling in the west side of Henry st, 188 ft north of Love lane, for George H. Bell, 144 Henry st, owner and builder. Cost, \$4,000.

### FACTORIES AND WAREHOUSES.

BRIDGE ST.—J. A. Gorman, 445 Fenimore st, has plans in progress for alterations and addition to the 5-sty brick fac-



tory, 85x100, at the southwest cor of Bridge and Front sts for Boorum & Pease, 84 Hudson av, Brooklyn, owners. Cost, \$6,000.

ATLANTIC AV.—Feinberg & Ricca, 26 Court st, have revised plans in progress for a 3-sty brick factory, 100x161, at the southwest cor of Atlantic av and Milford st for Samuel Weisglass, Java st, cor West st, owner. Cost, \$70,000.

COURT ST.—The Gibbons Co., 318 Columbia st, has completed plans for a 2-sty brick storage and office bldg, 25x78, in the west side of Court st, 370 ft south of Bryant st, for Ira S. Bushey & Son, foot of 21st st, owner. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

CLARKSON ST.—Frank J. Helmle, 190 Montague st, has completed plans for addition to the 4-sty brick and stone nurses' home at Clarkson st and Albany av for the City of New York (Kings County Hospital), Dept. of Public Charities, Municipal Bldg, Manhattan, owner. Consists of a 4-sty addition. Cost, \$75,000.

HART ST.—Henry J. Nurick, 830 Putnam av, has revised plans in progress for a 5-sty brick hospital, 90x100, at the southwest cor of Hart st and Stuyvesant av, for the Beth Moses Hospital.

STABLES AND GARAGES.

77TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, has plans in progress for eight 1-sty garages, 13x21, in the south side of 77th st, 220 and 340 ft west of 19th av, for the Sandusky Building Co., 1701 77th st, owner.

EAST 28TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 1-sty brick garage, 20x50, at the northwest cor of East 28th st and Cortelyou rd for James Tully, on premises, owner. Cost, \$3,000.

BROOKLYN, N. Y.—Thomas Bennett, 3d av and 52d st, is preparing plans for a 1-sty brick garage and storage bldg, 20x100, to cost \$5,000. Exact location and owner's name will be announced later.

NEWPORT AV.—Morris Whinston, 459 Stone av, has plans in progress for a 1-sty brick and stone garage, 25x100, on Newport av. Owner's name will be announced later. Cost, \$6,000.

NEW LOTTS AV.—Herman A. Weinstein, 165 Remsen st, has completed plans for a 1-sty brick and stone garage, 33x95, at 124-6 New Lotts av, 21 ft east of Powell av, for the Peck Slip Auto & Trucking Co., 585 Howard av, owner. Cost, \$6,000.

MADISON ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for the 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, owner. Cost, \$6,000.

9TH ST.—Louis Schwartz, 4 Court sq, has completed revised plans for a 1-sty brick garage, 75x180, in the north side of 9th st, 120 ft east of 3d av, for Sophia Rosenzweig, 554 16th st, owner and builder. Cost, \$25,000.

TROUTMAN ST.—F. J. Dassau, 1373 Broadway, has completed plans for a 1-sty brick garage, 50x100, in the north side of Troutman st, 190 ft east of Irving av, for Vincenz Boos, 347 Troutman st, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

EVERGREEN AV.—Walter E. Wills, 1181 Myrtle av, has completed plans for extension to the 2-sty brick shop, 25x44, at the northwest cor of Evergreen av and

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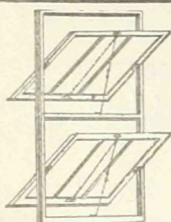


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#### MISCELLANEOUS.

**BROOKLYN.**—Forman & Light, 40 Cedar st, Manhattan, have completed plans for a 1-sty granite, marble and bronze mausoleum, 13x20, at Bethel El Cemetery, for A. Rosenthal, Bankers' Trust Bldg, Manhattan, owner. Cost, \$10,000.

**ST. MARKS AV.**—Cohn Bros., 361 Stone av, have completed plans for the alteration of the 4-sty brick tenement, 25x60, at 476 St. Marks av, 100 ft east of Classon av, into a dormitory, for the Jewish Hospital, E. C. Blum, pres., on premises, owner. Cost, \$6,000.

#### Queens.

##### DWELLINGS.

**HOLLIS, L. I.**—I. M. Kirby, 363 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x46, on the east side of Clarkson av, 125 ft north of Chocotaw av, for the Herman Homes Co., 363 Fulton st, Jamaica, owner. Cost, \$5,500.

**MIDDLE VILLAGE, L. I.**—Perlstein & Perlstein, 37 Fulton av, Middle Village, have completed plans for a 2-sty frame and stucco dwelling, 20x52, on the south side of Central av, 87 ft west of Delia st, for George Williams, Central and Van Dine avs, Middle Village, owner. Cost, \$3,500.

**KEW GARDENS, L. I.**—Harry J. Arnold, 429 North Vine st, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 38x25, in the south side of Quentin st, 350 ft east of Austin st, for Norma Mercer, 1447 President st, owner. Cost, \$9,000.

**JAMAICA, L. I.**—Andrew Henry, 490 Vaughan av, Jamaica, has completed plans for a 2-sty frame dwelling, 22x33, in the south side of Willow st, 168 ft east of Thomas av, for F. A. Kenworthy, 35 Canal st, Jamaica, owner. Cost, \$4,000.

**COLLEGE POINT, L. I.**—A. Mackintosh, Bible House, Manhattan, has plans in progress for twelve brick workmen's homes for the American Hard Rubber Co., College Point, L. I., owner.

**UNION COURSE, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for five 2-sty frame dwellings, 15x38, on the north side of Dakota av, 275 ft south of 8th st, for the Gascoyne Realty Co., 470 Manor av, Woodhaven, owner. Cost, \$12,500.

**JAMAICA, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for four 2-sty frame dwellings, 16x38, in the east side of Madison st, 170 ft north of King st, for the Dinwood Building Corp., 925 Greenwood av, Richmond Hill, owner. Cost, \$5,000.

**RICHMOND HILL, L. I.**—Plans have been completed privately for a 2-sty frame dwelling, 17x41, on the west side of Waterbury av, 30 ft east of Emerson st, for the Richmond Hill Securities Co., 73 Dellington av, Woodhaven, owner. Cost, \$3,500.

**BEECHURST, L. I.**—Reynolds & Stewart, 27th st, Beechurst, have completed plans for a 2½-sty frame dwelling, 30x56, at the northwest cor of Tryden lane and 29th st, for Elizabeth Ryan. Cost, \$5,500.

**JAMAICA, L. I.**—A. P. Sorico, Jr., 126 South st, Jamaica, has completed plans for a 2-sty frame dwelling, 18x36, in the south side of Remsen st, 200 ft west of Morris av, for Dipoalo & Paronica, 121 Remsen st, Jamaica, Cost, \$3,000.

**CORONA, L. I.**—A. L. Marinella, 15 West Jackson av, Corona, has completed plans for a 2½-sty frame dwelling, 18x40, at the northwest cor of Junction and Burnside avs, for T. Farrell, 31 West Jackson av, Corona, owner. Cost, \$3,000.

**WHITESTONE, L. I.**—A. L. Storm, Beechurst, L. I., has completed plans for interior alterations to the dwelling on the north side of the Boulevard, 550 ft east of Cryders lane, for G. Ames Beals, Cryders Point, Whitestone, owner. Cost, \$5,000.

**JAMAICA, L. I.**—A. P. Sorico, Jr., 126 South st, Jamaica, has completed plans for a 2-sty frame dwelling, 18x36, in the south side of Remsen st, 200 ft west of Morris av, for Dipoalo & Paronica, 121 Remsen av, Jamaica, owners. Cost, \$3,000.

**ELMHURST, L. I.**—Edward Schneider, Alburts av, Corona, is preparing plans for a 2½-sty frame and shingle dwelling, 21x52, on Parcel av near Toledo av, for George Braunsdorf, Toledo av, Elmhurst, owner. Cost, \$5,500.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, has completed plans for two 2½-sty frame and shingle dwellings, 18x38, on the west side of Grand av, 227 ft north of Preston st, for A. A. Mosbach,

277 Gates av, Brooklyn, owner and builder. Cost, \$4,000 each.

**HOLLIS, L. I.**—I. M. Kirby, 363 Fulton st, Jamaica, has completed plans for two 2½-sty frame dwellings, 20x36, at the northwest cor of Hillside and Palatine avs, for the Herman Homes Co., 363 Fulton st, Jamaica, owner and builder. Cost, \$12,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—F. A. Morris, 534 East 14th st, Brooklyn, has completed plans for a 1-sty brick storage bldg, 50x50, in the south side of Marsh st, 457 ft west of Review av, for the Aeolian Co., H. B. Tremaine, pres., 29 West 42d st, owner. Cost, \$4,500.

**LONG ISLAND CITY.**—F. W. Korfman, 496 9th av, L. I. City, has plans in progress for the alteration and addition to the 3-sty brick warehouse at the northeast cor of Wolcott and Steinway avs, for Edward J. Scully, 895 Steinway av, L. I. City, owner. Cost, \$10,000.

#### HOTELS.

**JAMAICA, L. I.**—A. P. Sorico, Jr., 126 South st, Jamaica, is preparing plans for the alteration to the 2-sty frame hotel on Queens Blvd near Hillside av, for Mrs. E. Westphal, Baldwin, L. I., owner. Cost, \$8,000.

#### Richmond.

##### MISCELLANEOUS.

**TOMPKINSVILLE, S. I.**—Delano & Aldrich, 126 East 38th st, Manhattan, are revising plans for addition to the 3-sty brick and hollow tile pavilion on Castleton av, for the Richmond County Society for Prevention of Cruelty to Children, 297 4th av, Manhattan, and Tompkinsville, S. I., owner. Cost, \$6,000.

#### Westchester.

##### DWELLINGS.

**MT. VERNON, N. Y.**—Clarence J. J. Wolf, 17 Siwanoy av, New Rochelle, N. Y., has completed plans for a 2½-sty frame and stucco dwelling, 23x35, on Columbus av, for Pasquale Benvenuto, 30 North 5th av, Mt. Vernon, owner. Cost, \$4,000.

**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.

**YONKERS, N. Y.**—William P. Katz, 12 North Broadway, Yonkers, is preparing plans for two 2½-sty brick dwellings, 35x46 each, on Wellesley av, for Mr. Langlar and a Mr. Kahn, respectively. Cost, \$14,000 each.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**WEST NEW YORK, N. J.**—Philip H. Diemer, 128 Humboldt st, Union Hill, N. J., has plans in progress for a 4-sty brick apartment house, 29x79, at the northwest cor of 5th st and Murphy pl, for Pipitone & Catlini, on premises, owner. Cost, \$25,000.

**WEST NEW YORK, N. J.**—George Willaredt, 411 23d st, West New York, has completed plans for a 4-sty brick flat, cafe and meeting room, 25x78, and a 1-sty extension, 25x24, at the northeast cor of 15th and Jackson sts, for Mrs. Girolama Spina, southwest cor of 15th and Jackson sts, West New York, owner. Cost, \$18,000.

**CLIFTON, N. J.**—Joseph De Rose, 119 Ellison st, Paterson, N. J., has completed plans for a 2-sty brick and stone flat and store, 22x65, at 168 Van Houten av, for Mrs. Ginstina Salerno, 78 Brighton av, Passaic, owner. Cost, \$6,000.

**ORANGE, N. J.**—George B. McIntyre, 140 4th st, Union, N. J., has completed plans for two 3-sty brick, frame and stucco apartments, 45x45 ft each, at the northeast cor of Oakwood av and Berwyn st, for the Bee Realty Co., c/o Ellsanna Brown, 27 Lincoln pl, West New York, owner. Cost, \$15,000 each.

#### BANKS.

**KEYPORT, N. J.**—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans in progress for alterations and addition to the bank bldg for the Keyport Banking Co., John W. Keough, pres., Keyport, owner. Includes 1-sty addition, 40x20. Cost, \$20,000.

#### CHURCHES.

**NEW BRUNSWICK, N. J.**—Mason R. Strong, 7 Wall st, Manhattan, has plans in progress for a 1-sty granite mortuary chapel, 26x33, for Elwood Cemetery, Commercial av, New Brunswick, owner. Cost, \$25,000.

#### DWELLINGS.

**CLIFFSIDE PARK, N. J.**—Joseph Turck, 770 Bergenline av, West New York, N. J., has plans in progress for a 2½-sty hollow tile and stucco dwelling, 22x23, on Edge-



water av, for William J. Connors, 8 Ithaca st, Elmhurst, L. I. Cost, \$3,500.

CRANFORD, N. J.—Dudley Van Antwerp, 44 Church st, Montclair, N. J., has plans in progress for alterations to the 2½-sty frame dwelling on Elizabeth av. Owner's name will be announced later. Cost, \$5,000.

NEWARK, N. J.—Manfred Mancusi Ungaro, 164 Market st, Newark, has completed plans for a 2-sty brick and stucco dwelling at 379 North 6th st for Mrs. Adele Pettoni, 442 North 5th st, Newark, owner. Cost, \$4,500.

COATESVILLE, N. J.—Joseph Weber, 132 26th st, Guttenberg, N. J., has plans in progress for a 2½-sty hollow tile and stucco dwelling, 40x40, for Ferdinand Fasola, 95 River st, Hoboken, N. J., owner. Cost, \$15,000.

BLOOMFIELD, N. J.—John Penhole, 82 Maolis av, Bloomfield, owner, contemplates erecting three 2½-sty frame and shingle dwellings, 25x30, on Evergreen av, from privately prepared plans. Cost, \$5,000 each.

PASSAIC, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2-sty frame, stucco and shingle dwelling, 21x35, on Huron av, for John and Eva Novak, 161 Howard st, Newark, owner. Cost, \$3,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, are preparing plans for a 2½-sty hollow tile and stucco dwelling, 26x28, in Rector st, for Dennis F. Donovan, 314 Front st, Perth Amboy, owner. Cost, \$5,000.

ROCHELLE PARK, N. J.—Herman Fritz, News Bldg, Passaic, has completed plans for a 2½-sty frame dwelling, 24x26, for Paul M. Thein, Rochelle Park, owner and builder. Cost, \$3,500.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, has completed plans for a 2½-sty frame and stucco dwelling, 25x55, at 4 Baldwin av, for Anton K. Sweetra, 577 South 10th st, Newark, owner. Cost, \$7,000.

RUTHERFORD, N. J.—Herman Fritz, News Bldg, Passaic, has completed plans for two 2½-sty frame dwellings, 24x30, for the Rutherford Manor Homes Co., Samuel B. Steinberg, pres., 269 Bloomfield av, Passaic, owner and builder. Cost, \$3,500 each.

SCHOOLS AND COLLEGES.

POINT PLEASANT, N. J.—Clinton B. Cook, Asbury Park Trust Bldg, Asbury Park, N. J., has plans in progress for a 2-sty and basement public high school, about 104x108, to contain about 6 classrooms, auditorium with stage and gymnasium, at the cor of Trenton and Forman avs, for the Borough of Point Pleasant, Board of Education, H. B. Knight, pres., Point Pleasant, owner. Cost, \$45,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has completed plans for a 1-sty brick public garage, 99x100, at the southwest cor of the Blvd and Greenville av for John F. Losey, 211 Neptune av, Jersey City, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—John Shaw and William Shaw, 505 Market st, Paterson, owners and builders, are having plans prepared privately for a 1-sty brick store bldg, 28x75, at the northeast cor of Market and East 19th sts. Cost, \$4,000.

NEWARK, N. J.—William T. Fanning, Colt Bldg, Paterson, has revised plans in progress for a 2-sty brick and terra cotta store bldg, 50x75, at 574 Orange st, for R. Benedict & Co., and Louis Spitz, 579 Orange st, Newark, owners.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg, Passaic, is preparing plans for a 1-sty brick store bldg, 43x53, in Wall st, for Samuel Slaff, 12 Van Buren st, Passaic, owner and builder. Cost, \$4,500.

MISCELLANEOUS.

PASSAIC, N. J.—E. E. Twist, News Bldg, Passaic, has plans in progress for a 1-sty hollow tile and stucco comfort station, 35 x100, in 2d Ward Park, for the City of Passaic, Dept. of Public Works, John H. McGuire, commissioner, Municipal Bldg, Passaic.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.  
POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, Poughkeepsie, is preparing sketches for interior alterations to the 2½-sty brick apartment, 30x64, at 1 South Clinton st, for Sam Efran, Clinton st, Poughkeepsie, owner. Cost, \$10,000.

STAMFORD, CONN.—Frank Urso, 290 West Main st, Stamford, has completed plans for two 3-sty brick apartments and

stores, 69x35, on Greenwich av, for A. Cappabranaca, 57 Elm st, Stamford, owner. Cost, \$20,000.

BANKS.

HUDSON FALLS, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans in progress for interior alterations to the brick bank bldg in Main st for the Sandy Mill National Bank, Hudson Falls, N. Y., owner. Cost, \$25,000.

DWELLINGS.

ARDSLEY-ON-HUDSON, N. Y.—Patterson & Dula, 527 5th av, Manhattan, archi-

ects, are preparing sketches for the construction of a residence at Ardsley Park for G. Ward Remington, Irvington, N. Y. Details undecided.

SCHOOLS AND COLLEGES.

COHOES, N. Y.—Tooker & Marsh, 103 Park av, Manhattan, will draw plans for the 2-sty brick high school at the cor of Columbia and Bevin sts for the Board of Education of the City of Cohoes. Charles V. Merriek, 51 State st, Albany, N. Y., is the consulting architect. Cost, \$150,000.

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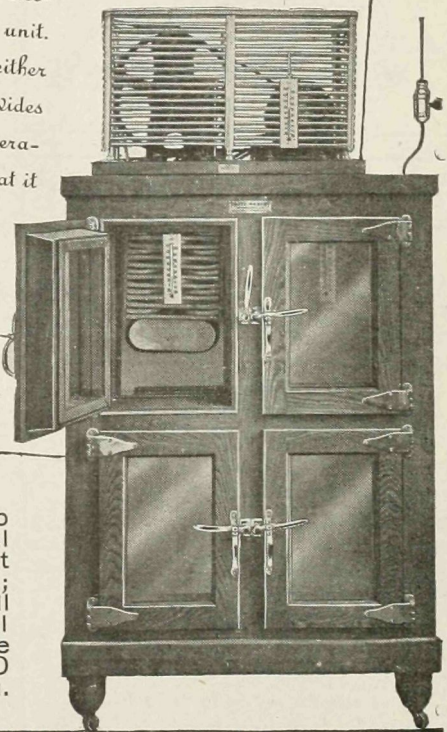
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## CONTRACTS AWARDED.

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

### APARTMENTS, FLATS & TENEMENTS.

KEARNY, N. J.—Berman & Fineman, 253 Kearny av, Kearny, have the general contract for a 3-sty frame flat, 24x70, at 160 Kearny av, for Herman and Caroline Link, 164 Kearny av, Kearny, owner, from plans by Joseph Kennedy, 6 North 4th st, Harrison, architect. Cost, \$8,000.

### BANKS.

MANHATTAN.—William H. Fissell Co., 1328 Broadway, has the general contract for alterations to the bank bldg at 35 Pine st, for Chandler & Co., R. M. Chandler, pres., 34 Pine st, owner, from plans by James Riley Gordon, 507 5th av, architect.

WESTFIELD, N. J.—Hoggson Bros., 485 5th st, Manhattan, have the general contract for the alteration to the bank at Main st and the Park for the National Bank of Westfield, from privately prepared plans.

### DWELLINGS.

MANHATTAN.—Thomas T. McWalters, 225 5th av, has the general contract for alterations to the dwelling at 409 East 21st st for R. E. Boyd, owner, from privately prepared plans. Cost, \$4,000.

HICKSVILLE, L. I.—William Rheinhard, Hicksville, has the general contract for two 1½-sty frame and shingle bungalows, 24x35, for John Rheinhard, Hicksville, owner, from privately prepared plans. Cost, \$4,000 each.

MANHATTAN.—James C. Hoe's Sons, 305 East 43d st, have the general contract for alterations and addition to the 4-sty brick dwelling, 20x84, at 119 East 64th st, for Henry E. Meeker, 119 East 64th st, owner, from plans by Arthur C. Jackson, 25 Madison av, architect. Includes a 1-sty brick and stone front extension and a 1-sty addition. Cost, \$17,000.

WESTBURY, L. I.—Charles N. Brady, Dosoris lane, Glen Cove, L. I., has the general contract for the alteration of the 2½-sty hollow tile and stucco residence for S. Bryce Wing, 399 Park av, Manhattan, owner, from plans by James W. O'Connor, 3 West 29th st, Manhattan.

MANHATTAN.—S. Abramowitz, 39 West 112th st, has the general contract for the alteration and extension to the 5-sty brick dwelling, with stores, 16x85, at 122 East 57th st, for Emilia Hoffman Estate, 116 East 16th st, from plans by Herbert J. Krapp, 116 East 16th st. Includes general interior alterations and a 1 and 2-sty brick extension. Cost, \$6,000.

MILLINGTON, N. J.—M. W. King, Liberty Corner, N. J., has the general contract for rebuilding the 2½-sty stucco on wire lath residence, 30x70, for Frederick W. Schmidt, 15 South st, Morristown, N. J., owner, from plans by Frederick P. Kelly, 437 5th av. Cost, \$15,000.

PATERSON, N. J.—William Harlor, 467 Totowa av, Paterson, has the general contract for the 2-sty frame dwelling, 22x46, at 196 North 9th st, for Charles M. Rees, 187 Haledon av, Paterson, owner, from privately prepared plans. Cost, \$3,500.

ELIZABETH, N. J.—A. Arace & Bro., 654 3d st, Elizabeth, has the general contract for the 2-sty frame dwelling, with store, 20x48, on 2d av, near Christine st, for Raffaele Lumbari 613 3d av, Elizabeth, from plans by J. B. Beatty, 15 North Reid st, Elizabeth. Cost, \$4,500.

ELIZABETH, N. J.—Henry Bretthauer, 646 Westfield av, Elizabeth, has the general contract for the 2½-sty frame dwelling, 32x35, with an extension 12x18, on North av, for Alfred T. Kniffin, 748 Newark av, Elizabeth, from plans by Robert C. Edwards, 6 Hillside rd, Elizabeth. Cost, \$6,000.

EAST ORANGE, N. J.—W. Wikstrom, 53 James st, Montclair, has the general contract for the 2½-sty frame and stucco residence, 49x97, in East Park st, for A. J. Grymes, 139 Park st, East Orange, N. J., owner, from plans by Charles E. Birge, 29 West 34th st, Manhattan. Cost, \$60,000.

MANHATTAN.—James C. Hoe's Sons, 305 East 43d st, have the general contract for interior alterations to the 4-sty brick residence, 25x100, at 10 West 72d st, for Milo Belding, on premises, owner, from plans by J. J. Diemer, 118 East 28th st. Cost, \$12,000.

FLUSHING, L. I.—John Bercik, Allen st and Shore av, Brooklyn, has the general contract for the 2-sty frame dwelling, 16 x36, in the west side of Norwood st, south of 28th st, for Anton Brahec, 525 East 72d st, owner, from plans by H. T. Jeffrey, Jr., Butler Bldg, Jamaica. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

MANHATTAN.—John H. Carl Co., 510 1st av, has the general contract for alterations and addition to the brick factory at 398 Broome st, for the Loft Candy Co., G. W. Loft, pres., Broome and Centre sts, owner, from plans by Foster & Gade, 15 West 38th st, Tenney & Ohmes, 101 Park av, are the steam engineers. Cost, \$80,000.

BROOKLYN, N. Y.—Gibbons Co., 318 Columbia st, Brooklyn, has the general contract for a 1-sty brick factory, 125x100, in the south side of 18th st, 200 ft west of 3d av, for R. H. Comey Co., 73 1st st, owner, from plans by William Higginson, 13-21 Park Row, Manhattan. Cost, \$20,000.

JERSEY CITY, N. J.—William R. Whyte, 36 Oakland av, Jersey City, has the general contract for a 1-sty steel, frame and hollow tile storage bldg, 35x75, at Bishop st and Cornillon av, for Goldsmith Thermit Co., John H. Deppeler, 92 Bishop st, Jersey City, owner, from privately prepared plans. Cost, \$12,000.

PASSAIC, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract for addition to the 4-sty mill bldg, 140x240, for the Botany Worsted Mills, Edward Stoehr, Dayton av, Passaic, owner, from privately prepared plans.

NEWARK, N. J.—F. W. Mark Construction Co., Finance Bldg, Philadelphia, Pa., has the general contract for an additional 4-sty reinforced concrete and brick manufacturing plant, 525x80, in Lillie st, bet 17th and 18th avs, for the General Electric Co., Schenectady, N. Y., and Boyd st and 17th av, Newark, owner, for J. E. & W. G. Ely, Firemen's Bldg, Newark.

ORANGE, N. J.—Walter Kidde Co., 140 Cedar st, Manhattan, has the general contract for the alteration and extension to the 1-sty reinforced concrete factory, 51 x64, in the east side of Mitchell st, for the Monroe Calculating Machine Co., 233 Broadway, Manhattan, owner, from plans by the A. D. Miller Co., 140 Cedar st, Manhattan. Cost, \$10,000.

BOSTON, MASS.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the 5-sty reinforced concrete storage warehouse, 190x 82.5, in Charlestown, for the Revere Sugar Refinery, from plans by William Higginson, 13 Park Row, Manhattan, architect.

BENNINGTON, VT.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the 5-sty reinforced concrete textile mill, 286x84, for the Black Cat Textiles Co., from plans by Lockwood, Green & Co., 101 Park av, Manhattan.

### HALLS AND CLUBS.

HOBOKEN, N. J.—Charles Vezzetti, 1298 Hudson st, Hoboken, has the general contract for a 2-sty hollow tile and stucco club house on Castle Point Terrace, for the Hoboken Tennis Club, James Tallen, in charge, 700 Washington st, Hoboken, owner, from plans by John J. Fagan, 95 River st, Hoboken. Cost, \$7,000.

YONKERS, N. Y.—F. B. Kozlowski, 174 Clinton av, Maspeth, L. I., has the general contract for front and rear extensions to the 2-sty frame clubhouse, 42x44, at 360 Nepperhan av, for the Polish National Home, S. Wasolowski, pres., Gordon st, Yonkers, owner, from plans by William Heapy, 288 Hawthorn av, Yonkers. Cost, \$25,000.

YONKERS, N. Y.—Lynch & Larkin, 127 Dowling av, Yonkers, have the general contract for the 2-sty brick and stone club, 49x73, at 182 Lake av, for the Chipewas Club, Yonkers, owner, from plans by Frank Phillips, 79 Morningside av, Yonkers. Cost, \$20,000.

ROSLYN, L. I.—A. H. Place, Deer Park av, Babylon, L. I., has the general contract for remodeling the frame clubhouse for the Engineers' Country Club, Charles F. Quincy, pres., 90 West st, Manhattan, lessee, from plans by Severance & Van Alen, 4 West 37th st.

### HOSPITALS AND ASYLUMS.

BUFFALO, N. Y.—J. W. Cowper & Co., Fidelity Bldg, Buffalo, have the general contract for the 4-sty brick and reinforced concrete nurses' home, 163x37, with a wing 82x35, in High st, for the Buffalo General Hospital, owner, from plans by Green & Wicks, 110 Franklin st, Buffalo. Cost, \$250,000.

### SCHOOLS AND COLLEGES.

MANHATTAN.—Jacob A. Zimmermann & Son, 18 East 41st st, have the general contract for alterations to the 4-sty brick parochial school at 168 Morningside av, for St. Joseph's R. C. Church, Rev. Father C. H. Huntmann, Morningside av and 125th st, owner, from plans by H. A. Koelble, 114 East 28th st. Cost, \$1,000.

BOGOTA, N. J.—J. E. Vroman, 140 4th st, Union Hill, N. J., has the general con-

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tract for the 2-sty brick and stone public school on Palisade av, north of Fort Lee rd, for the Board of Education of Bogota, from plans by C. V. R. Bigart, 167 Main st, Hackensack. Cost, \$30,000.

## STABLES AND GARAGES.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for a 3-sty brick garage and chauffeur's quarters, 56x60, at 23-25-27 Renwick st, for August D. Juillard, 70 Worth st, owner, from plans by Trowbridge & Livingston, 527 5th av. Cost, \$30,000.

MANHATTAN.—Greenwald & Pollock, 215 Montague st, Brooklyn, have the general contract for a 1-sty brick garage, 50 x100, at 60-62 Lewis st, for Samuel Fensterheim, 306 East 3d st, owner, from plans by Horenburger & Bardes, 122 Bowery. Cost, \$15,000.

BROOKLYN.—C. Brandlein & Son, 1810 Himrod st, have the general contract for 28 garages and alterations in the south side of Stanhope st, 100 ft west of Woodward av, for William Simon, 578 Bedford av, from plans by Otto Thomas, 354 Fulton st, Jamaica.

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.

MANHATTAN.—Frederick D. Menke, 239 Madison av, has the general contract for a 1-sty brick garage, 43x25x33x21, in the north side of Barrow st, 23 ft east of 7th av, for Robert McKeown, owner, from plans by Martire & Savignano, 18 East 41st st. Cost, \$6,000.

EASTHAMPTON. L. I.—Norman S. Cleaves, Easthampton, has the general contract for a 1 and 2-sty stucco on hollow tile garage, 50x100, on Newton lane, for Frank J. Hedges, Easthampton, owner, from plans by George A. Eldridge & Son, Main st, Easthampton. Cost, \$9,000.

MANHATTAN.—John O. Devlin, Woolworth Bldg., has the general contract for a 4-sty brick garage and loft bldg, 50x100, at 302-4 West 68th st, for the 68th St Realty Corp., c/o J. Sidney Burnstein, Woolworth Bldg, owner, from plans by Frank J. McCabe, 461 8th av. Cost, \$65,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Joseph Demasi, 6520 New Utrecht av, Brooklyn, has the general contract for interior alterations to the loft bldg at 389 Broome st for Giovanni Aquino, 398 Broome st, owner, from plans by Parfitt Bros., 26 Court st.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, has the general contract for extension and alterations to the 5-sty brick store and loft bldg, 20x100, at 111 West 48th st, for the Miller Estate, c/o Frank Hayflich, 111 West 48th st, owner, and Oreste & Gielito, 108 West 45th st, lessee, from plans by Russell & Horn, 25 West 42d st. Cost, \$4,500.

MANHATTAN.—The P. B. Polhemus Co., 110 West 34th st, has the general contract for the alteration of the 4-sty brick and stone restaurant, 25x100, at 57 Maiden lane, for the Childs Restaurant Co., 200 5th av, owner, from plans by J. V. Westervelt, 36 West 34th st.

BROOKLYN, N. Y.—The Extensive Building Co., 1170 Broadway, has the general contract for the alteration and addition to the 3-sty brick department store in Elm pl, 71 ft north of Fulton st, for A. I. Namm & Son, 452 Fulton st, owners, from plans by J. A. Gorman, 445 Fennimore st. Cost, \$15,000.

MANHATTAN.—John T. Brady & Co., 103 Park av, have the general contract for alterations and addition to the 6-sty brick and stone office bldg 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. Includes a new front and a 1½-sty addition. Cost, \$40,000.

MANHATTAN.—Ranald H. MacDonald, 29 West 34th st, has the general contract for the alteration to the loft bldg at 11 West 20th st from plans by Charles E. Birge, 29 West 34th st. Owner's name will be announced later. Cost, \$3,000.

MANHATTAN.—The Wennemer Construction Co., 103 Park av, has the general contract for the 2-sty brick, terra cotta and marble taxpayer, 200x120x55, at Broadway, 138th st and Hamilton Park, for the 138th St and Broadway Corp., from privately prepared plans. Cost, \$75,000.

MANHATTAN.—Henry Rust, 724 Ludlow st, Philadelphia, Pa., has the general con-

tract for the alteration to the 6-sty brick and stone bldg at 384-386 Broadway for A. Schulte, 386 Broadway, owner, and the Horn & Hardart Co., 600 West 50th st, lessee, from plans by Stuckert & Co., Crozer Bldg, Philadelphia, Pa.

MANHATTAN.—Alexander List Son, 105 West 40th st, has the general contract for the alteration of the 5-sty brick loft bldg at 152 East 23d st, for Mary J. Moriarty, c/o John Moriarty, 1437 3d av, from plans by John B. Snook Sons, 261 Broadway. Cost, \$4,000.

NEWARK, N. J.—Schoedel & Bro. Co., 118 Bruce st, Newark, have the general contract for addition to the 3-sty brick store and office building, 25x58, at 275 Market st, for the New Jersey Fidelity & Plate Glass Co., on premises, owner, from plans by A. R. Bottelli, 207 Market st, Newark, Cost, \$15,000.

## MISCELLANEOUS.

ASBURY PARK, N. J.—I. R. Taylor & Co., Railroad av, Asbury Park, N. J., has the general contract for rebuilding the natatorium at the Boardwalk opposite 1st av, for the Board of Commissioners of the

City of Asbury Park, Clarence Hetrick, Mayor, Main st, opposite railroad depot, Asbury Park, owner, from plans by Ernest A. Arend, Kinmouth Bldg, Asbury Park. Robert E. Moss, 126 Liberty st, Manhattan, is the engineer.

MANHATTAN (SUB.).—The Lorraine Contracting Co., 220 Broadway, has the contract for the steel for the Russian and Turkish baths at 66 and 68 Sheriff st for Abraham Gersten, owner, from plans by Gross & Kleinberger, Bible House, architects.

MANHATTAN.—Harry G. Walker, 51 East 42d st, has the general contract for the alteration of the 4-sty brick dwelling at 28 West 52d st, into an apartment, store and office bldg, for Sherrill Babcock, on premises, owner, from plans by C. B. Brun, 405 Lexington av, architect. Cost, \$11,000.

GARFIELD, N. J.—John W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for a 1-sty brick lunch room, 81x282, for Forstmann & Hoffman, Passaic, N. J., owner, from privately prepared plans.

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**TRADE AND TECHNICAL SOCIETY EVENTS.**

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

AMERICAN INSTITUTE OF CHEMICAL ENGINEERS will hold its ninth semi-annual meeting in Buffalo, N. Y., June 20-22.

NATIONAL PAINT, OIL AND VARNISH ASSOCIATION will hold its convention at the Congress Hotel, Chicago, Ill., October 7-11. George V. Horgan, 100 William st, Manhattan, is secretary.

NATIONAL EXPOSITION OF SAFETY AND SANITATION will be held in the Grand Central Palace, New York, September 10-15, under the joint auspices of the American Museum of Safety and the National Safety Council.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Coliseum, St. Louis, Mo., June 19-21.

**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; ReSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dancrotis 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; RQ—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

\*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSy, OS, StSys, 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.



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- CHARLES WARNER, President.....Charles Warner Co., Wilmington, Del.
- H. P. BOPE, Vice-President and General Manager of Sales, Manager of Sales, Carnegie Steel Co.
- J. P. H. PERRY, Vice-President.....Turner Construction Co., New York City
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- Ann st, 59—Cornelius S Morrell.....Rec-GE
- Avenue B, 107-9—Morris Singer, 515 W 110.DC
- Birmingham st, 2-12—Maria L Vanderpoel, Morris Trnpke, Chatham, N J.....WSS(R)
- Bleecker st, 103—Anthony Pala.....Rec
- Bleecker st, 108—Ben Platzman.....GE-DC
- Bleecker st, 108—Max Leiberwitz, FA-FP(R)-GE-Rec
- Broadway, 627-9—Daniel Richter, FP(R)-WSS(R)
- Bowery, 70-2—John A Carey.....FP
- Bowery, 74—Est Charles Gulden, 48 Elizabeth.....FP
- Broadway, 443—Henry B Vaughan, 48 Reynolds Ter, Orange, N J.....Spr(R)
- Broadway, 472—Grand Corrugated Paper Co, 30 Crosby.....O
- Broadway, 514-16—Clarisse H Livingston, 17 E 74.....FP-Stp(R)
- Cannon st, 48-50—Jacob Goller.....GE-Rec-FP(R)
- Cannon st, 84—Samuel I Horowitz.....GE
- Chambers st, 173-5—Joseph Stein.....Rec
- Chambers st, 173-5—Uerner Barry Co.FA-El-Rec
- Cherry st, 360—Nathan Garfield, 115 S 9, Bklyn.....FP(R)
- Church st, 310-2—Federal Sporting & Athletic Goods Mfg Co.....GE-Rec
- Church st, 310-2—Est Jacob Gottgen, c E A G Interman, 561 Greenwich.....WSS(R)
- Crosby st, 49—Theodore Hansen.....A
- Duane st, 62-4—Canfield Paper Co.....O
- 3 st, 234 E—Davis Rosenkrantz, 236 W 136.DC
- 4 st, 25 E—White & Frieman.....GE-Rec-O
- 4 st, 25 E—LaValle & LoPresti.....O-GE-Rec
- Avenue A, 109—Mathew Mierzwinski, 41 Avenue A.....A-FD
- 11 st, 58 E—New Style Cloak Co.....El-Rec
- 13 st, 427-9 E—Carisbrooke Realty Co, 115 Bway.....FP(R)
- 20 st, 43 E—William Colgate, 5 E 82.....A-FD
- 23 st, 143-7 E—Charles A Needham.....St(R)
- 24 st, 117-9 E—N Pelhambeck Realty Corp, 206 Bway.....St(R)-FP(R)
- 24 st, 121-3 E—Ewald Mommer, 118 E 28, ExS-Ex(R)
- 32 st, 31 E—Meany Realty Corp, 50 Church, Spr(R)
- 69 st, 537-51 E—Hammond Typewriter Co, 171 Bway.....FE(R)-FP-WSS(R)-Rec-O
- 71 st, 432-4 E—Gold Seal Waist Co.....Rec
- 81 st, 548-56 E—General Baking Co, ExS-St(R)-WSS(R)
- 96 st, 312 E—Louis Ullman.....WSS(R)
- 116 st, 232 E—241 East 115th St Corp.....DC
- 119 st, 181 E—Jessie Ridley.....WSS(R)-FP-GE
- 121 st, 251 E—Jacob Haltzer, 249 E 121, GE-WSS(R)
- 123 st, 241 E—Wilhelmina Kearns, 22 E Kingsbridge rd.....GE
- Ferry st, 10—Max Weinfeld.....O
- Ferry st, 10—Joseph Hecht, c 96 Forsyth.....ExS
- Forsyth st, 90—Jacob Froelich, 90 Forsyth, FE(R)-Ex(R)-ExS
- Greenwich st, 697-701—Lewis Hat Co.....O
- James slip, 4—May Farrell.....DC-GE
- Lewis st, 117—Central Trust Co, 54 Wall, FP(R)-DC
- Lewis st, 117—Samuel Warshaw.....GE-DC
- Leonard st, 113-15—Jaffrey Realty Co, 30 Church.....Rub
- Madison st, 362—Harris Laitin, c Transit Cafe Co, 699 Bway.....WSS(R)
- Maiden lane, 101—Woodbury G Langdon Co, 37 Liberty.....Ex(R)
- Maiden lane, 131—James J Moore, 1121 Elmore pl, Bklyn.....WSS(R)-FP(R)
- Mulberry st, 142-4—Est Mary E Patton, c Wm, 156 Bway.....FP-FD-A
- 6 av, 106-8—Clarence O Bigelow, FP(R)-WSS(R)-FE(R)-ExS-St(R)-Ex(R)-FD
- Vesey st, 44—Caroline Stiner, c Benj, FP(R)-WSS(R)
- Warren st, 109-11—Eliza O Barclay et al, 123 E 39.....FP-WSS(R)
- William st, 181—William H Davis.....Ex(R)
- William st, 181—Thomas Garner, DC-FA-D&R
- William st, 181—Starr Printing Co.....GE-D&R
- 4 st, 39 W—Carland Realty Co, c Maxwell Davidson, 165 Bway.....A
- 8 st, 39 W—Wm F Donnelly, 99 Nassau, FE(R)
- 16 st, 108-10 W—Central Paper Box Co, 436 E Houston...O-D&R-FA-DC-FP(R)Rec-GE-Rub



36 st, 302 W—Acme Textile Co.....Rec  
 46 st, 59-61 W—46th St Hotel Co.....TD  
 46 st, 218-20 W—Catherine A Bissell, Auburn-  
 dale av, Flushing, L I.....DC  
 59 st, 555-63 W—National Gum & Mica Co,  
 Ex(R)-St(R)-Ex  
 60 st, 36-40 W—Nicholas Henry, 537 Man-  
 hattan av.....FE(R)-St(R)  
 76 st, 245 W—Est John Shea, c John J, 117  
 8 av, Elmhurst, L I.....GE-DC  
 76 st, 247 W—Anna Wooster, 45 E 17.....GE-DC  
 76 st, 249 W—Wm T Moore, c Geo A Bow-  
 man, 121 W 42.....DC-GE  
 32 st, 39-41 W—39 West 32d St Co, c K B  
 Conger.....Stp(R)-FP(R)  
 116 st, 236 W—Abraham Silverman.....D&R  
 120 st, 311 W—Solomon Schinasi, 32 W 100,  
 Ex(R)-St(R)  
 Park Row, 31—N Y Novelty Amusement Co,  
 D&R  
 Park Row, 223—Rome Amusement Co.....D&R  
 Amsterdam av, 302—Morris Schwartz.....FA-Rec  
 Avenue A, 1638—Harry Loth, 296 Stanton,  
 FA-GE-Rec

Beaver st, 23-5—Jacob C Klinck.....Stp(R)  
 Beekman st, 24—Holden & Hawley.....GE-FA-Rec  
 Beekman st, 32—F A Flinn & Co.....DC-Rec  
 Beekman st, 32—Est Wm Rustaco.....Stp(R)  
 Beekman st, 34—Franklin W Anderson & Co,  
 GE-Rub  
 Beekman st, 34—Est John F Anderson, c  
 Washington Trust Co, 253 Bway,  
 WSS(R)-Stp(R)  
 Bleecker st, 119-21—Charles W Endel, 251 W  
 98.....ExS  
 Bleecker st, 119-21—Franklin Pants Co,  
 O-Rec-FP(R)-FA-D&R  
 Broadway, 310—Woodbury G Langdon Co, 37  
 Liberty.....A-FD-FE(R)-St(R)-ExS-Ex(R)-O  
 Broadway, 810—Parisian R E Corp, c Hy Rus-  
 sell, 74 Bway.....Ex(R)  
 Broadway, 1652-60—Henry A C Taylor, 5  
 177 st, 2534 E—Robitzek Investing Co,  
 FP(R)-WSS(R)

Bronx st, 2052—United Metal Covered Door  
 & Sash Co.....FP(R)  
 Canal pl, 364-74—Geo Haiss, 365 Rider av.....ExS  
 Eastchester rd, 1511—Dr M Hart Brown.....DC  
 134 st, 239 E—Schaeffer & Merle.....GE  
 141 st, 893-7 E—Mitchell & A Lehman.....WSS(R)  
 148 st, 298 E—Persico Bros.....FP(R)  
 149 st, 420 E—Owner.....WSS(R)  
 153 st, 406 E—Charles Kroetz, 265 E 197.....DC  
 Featherbed lane, 124—Emma Crawford.....DC  
 Rider av, 273-5—Schencke Piano Co.....GE  
 St Anns av, 558—Aaron Reder.....Rec-DC-GE  
 St Anns av, 558—Wm Klein.....GE  
 St Anns av, 558—Nathan Waing.....GE  
 3 av, 3151-3—Leopold Neuzass.....DC  
 3 av, 4179—Bartelstone Bros.....FP(R)  
 Westchester av, 830—Royalton Embroidery  
 Wks.....FA  
 Westchester av, 830—Harry Frankenberg.....FA  
 Westchester av, 830—Prospect Suit & Skirt  
 Co.....FA  
 Ray st, 173 (City Is)—August Schneider.....DC  
 Canal pl, 3-7—American Exp Co, 65 Bway,  
 Ex(R)-ExS-FP-FE(R)  
 133 st, 269 E—Paul Rauminello.....GE  
 157 st, 294 E—Henry Paul, 290 E 157.....WSS(R)  
 237 st, 241-5 E—C B J Snyder, Sup't, 500  
 Park av.....GE-FA(R)-Rec-Rub-DC  
 Morris Park av, 667-9—William Landerobe,  
 WSS(R)  
 Sedgewick av, 1391—Edward R Poerschke, 32  
 Union sq.....FP(R)  
 Washington av, 1838 (rear)—John Kientsch,  
 Rec  
 134 st, 282-96 E—S H Pomeroy Co.....WSS(R)  
 City Island av, 204—Harry B Nevins.....FA  
 Tinton av, 722—Daniel Harris.....WSS(R)

**BROOKLYN ORDERS SERVED.**  
 Atlantic av, 1906—Paul E Meyer,  
 Rec-D&R-GE(R)-FA-FP-SA  
 Fulton st, 644—L K Liggett Co, 456 Fulton,  
 D&R  
 Flushing av, 1047—Sam Kalodny.....D&R  
 Nostrand av, 352—Shapiro & Kessler.....D&R  
 Prospect Park West, 259—C A Ballard.....D&R  
 Sumner av, 371—L K Liggett Co, 456 Fulton,  
 D&R  
 3 av, 8909—Chas Russo & Co.....D&R  
 Troy av, 223—Wm Euderus.....D&R  
 Wyckoff av, 133—Wilensky & Gottfried.....D&R  
 Park av, 819—Halpert Mills Co, 818 Park av,  
 RQ  
 Siegel st, 196—Benenson Realty Co.....WSS(R)  
 Commercial st, 85—Terry & Tench Co,  
 D&R-NoS-FA-FP  
 Broadway, 640-4—Wm L Andrews,  
 GE-FP-WSS(R)-FP(R)  
 Decatur st, 255—Maria Carlson.....Rub  
 Lexington av, 753—Mrs Antonia Felgenhauer,  
 FP  
 4 av, 268—James Abbetamarco.....Spr  
 17 st, 2778 W—Samuel Hammond.....FP-Rub  
 Atlantic av, 2995—Cono Lingourie.....FP  
 Atlantic av, 1386—Studebaker Corp of Amer-  
 ica.....FA-Rec  
 Arlington av, 130—August Mayer.....Rec-FA  
 Atlantic av, 1255—Eugene T Palmer & John  
 T Huner.....CF  
 Bedford av, 427—S Sidney Sidren.....D&R  
 Bedford av, 1001-3—Fred Dodson,  
 StSvs(R)-SA-El(R)-FA-Rec-CF-WSS(R)  
 Bath av, 1790—Cohen & Bardash.....FA-Rec  
 Bedford av, 1297—J F Fleming & Co.....NoS-Rec  
 Broadway, 1467—Hans Weber.....D&R  
 Bergen st, 601—Fulton Chemical Wks,  
 NoS-FA-D&R  
 Cornelia st, 165A—Diedrich Hennings,  
 Rec-NoS-FA  
 Coney Island av, 398—Argyle Garage.....CF  
 Caton av, 305—Wm H Fournier.....NoS-Rec-FA  
 Central av, 338—Mott & Smith.....CF  
 Charles pl, 8-10—Jno W Lind.....CF  
 Devoe st, 10—Chas Voit, 36 Devoe.....NoS-FA-FP  
 East New York av, 1579—Western Oil Co.....D&R  
 45 st, 1970—Gustave Seymann.....FA-Rec  
 4 av, 69—M Fainland.....D&R  
 47 st, 1217—Ensebro Chelard.....Rec-NoS-FA  
 53 st, 521-3—Pierce Keefe, 5304 5 av,  
 FA-Rec-NoS-El-FP  
 47 st, 1233—Phillip Gurian.....NoS-FA-Rec-El  
 Flatbush av & Maple st—Lefert Lefferts, 170  
 Fenimore.....Rec

**QUEENS ORDERS SERVED.**  
 Boulevard, near Channell av (Edgemere)—Sol  
 Schildkraut, Arverne, L I.....CF  
 Broadway, 66 (Flushing)—Queensboro Ga-  
 rage.....CF  
 Central av, 376 (Far Rockaway)—Nelson V  
 Smith.....CF  
 Decatur st, 1620-6 (Ridgewood)—Emanuel  
 Braun.....NoS-Rec-FA  
 Fisk av, 102 (Maspeth)—Chas Bohnehoff.....RQ  
 Fish av & Shell rd (Winfield)—Standard  
 Musical String Mfg Co.....NoS-FA  
 Harmon st, 487 (Ridgewood)—H C Hentschel,  
 D&R  
 Jamaica av, 3223 (L I C)—John J Lake &  
 Son, 3313 Jamaica av.....FP  
 Jackop av, 385 (L I C)—Samuel Dolcourt.....D&R  
 Meadow st & Queens pl, swc (L I C)—Loose-  
 Wiles Biscuit Co, Thompson av.....CF  
 Bank st, 33 (Flushing)—John A McDonald.....DC

Blackwell st, ft (East River)—Steinway &  
 Sons, 109 E 14.....FP(R)  
 Eayside pl & L I R R Crossing—Queensboro  
 Gas & Elec Co, 347 Central av, Far Rock-  
 away.....GE  
 Jamaica av, 12-22—Sohmer Piano Co, 315 5  
 av, Man.....St(R)-FE-ExS-Ex(R)  
 Jamaica av, 102—Mrs Isabelle Lane.....DC  
 Kaplan av, 170—Jarrett Sanatorium.....FA  
 Kaplan av, 170—Jamaica Gas Light Co, 14  
 Union av, Jamaica.....GE  
 Lawrence st, 258—Louis Capozzoli.....DC  
 Parsons av, bet Forest av & Elm pl—N Y &  
 Queens Gas Co, 88 Main Flushing.....GE  
 Remsen av, 125 ft W McNeill av—Queensboro  
 Gas & El Co, 347 Central av.....FE-GE  
 Trimble av, 12—Newtown Gas Co.....GE  
**RICHMOND ORDERS SERVED.**  
 3 st, 124 (Newdorp)—Corp of Trinity Ch,  
 187 Fulton, L I.....FP(R)

## Important Notice!

The Long Island Brick Company begs to announce the resignation, as President, of E. M. Houghtaling, effective May 3.

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## Supreme Court Partition Sale

ALGERNON S. NORTON, Esq., Referee.  
 Estate of P. A. FOGARTY, Deceased,  
**Tuesday, June 12,**  
 at 12 o'clock noon, at Exchange Salesroom, 14 Vesey Street, N. Y. C.

**N. E. Cor Cherry and Gouverneur Sts.**  
 A five-story brick tenement with store. Size of lot, 23x53.3.

**25 Ludlow Street**  
 A five-story brick tenement with store. Size of lot, 19.8x37.6.

**85 Ridge Street**  
 A five-story brick tenement with stores in front and a four-story brick tenement in rear. Size of lot, 25x125.7x irregular.

**215 West 17th Street**  
 A two-and-a-half-story brick dwelling. Size of lot, 17.2x44.5.

**93 Henry Street**  
 A five-story brick tenement with store. Size of lot, 25x100.

**81 Ridge Street**  
 A five-story brick tenement with stores, with rear building. Size of lot, 23.094x100.5x irregular.

**N. E. Cor Spring and Elizabeth Sts.**  
 A five-story brick stable. Size of lot, 25.3x89x irregular.

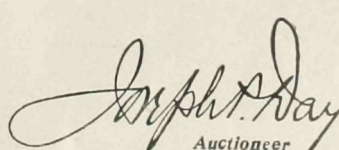
**S. E. Cor. Ninth Av. and 17th St.**  
 A four-story brick tenement with one-story brick extension with store and a four-story brick tenement with store. Size of lot, 26.5x100.

**N. W. Cor. 2d Av. & 98th St.**  
 A five-story brick tenement with store. Size of lot, 26x75.

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 WILLIAM F. CLARE, Esq., Attorney for Defendant, 135 Broadway, New York  
 J. A. KEENAN, Esq., Attorney for Defendant, 55 William St., New York  
 BLANDY, MOONEY & SHIPMAN, Attorneys for Plaintiff, 37 Wall St., New York  
 JOHNSTON & JOHNSTON, Attorneys, 256 Broadway, New York

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