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INDUSTRIAL TERMINAL AND ITS RELATION THE THE PROPER PLANNING OF CITIES

By A PEARSON HOOVER, Consulting Engineer

N THE industrial terminal it is possible to accommodate, under the most advantageous working conditions, those manufacturers whose financial responsibility does not allow them to obtain for their employees, or themselves, the benefits to be derived from a modern individual industrial plant. The amount of capital required to construct a modern building, suited in every way to their re-quirements, is, in a majority of cases, needed to be used as a working fund to increase their manufactured output. The small amount of money that can be used, over and above that required to increase production, is spent in the construction of an addition here and there wherever space allows. These additions are of necessity built as cheaply as possible, always just keeping within the building code requirements. Such additions and methods of construction, laid out as necessity demands, can have but the following results: low efficiency, unsightly appearance, lowering of adjacent property values and the decreasing of the general health conditions of the employees. small amount of money that can be used, plovees.

ployees.

The industrial terminal offers to the small manufacturer a building of modern construction, modern equipment, with an efficient layout, wherein he may lease a certain area of floor space, increase his production, without any additional capital. The advantage of being able to lease additional space, under modern conditions, as his business increases, without any financial responsibility to obtain this area, is of the utmost importance to a small but growing industrial firm. In the majority of cases, the annual operating expenses in an industrial terminal, with the benefits to be derived from modern manufacturing conderived from modern manufacturing con-ditions, are less than the amount carried for relatively the same area in an isolated plant.

This is apparent from the working plan of an industrial terminal. The fun-damental basis is the co-operative sysplan of an industrial terminal. The fundamental basis is the co-operative system. This is because of the fact that there are more benefits to be derived by serving a larger number of firms with necessities, such as steam heat, electric light, and elevator service, from a single plant, than can be economically secured by the individual concern in its own factory.

It has been an inherent desire among practically all manufacturing concerns to own and operate their own plants. This desire has been the outcome of their inability to obtain suitable quarters by renting or leasing quarters that would meet their own individual requirements. An industrial terminal is so designed and constructed as to be able to meet in general the requirements of almost any

and constructed as to be able to meet in general the requirements of almost any line of manufacturing, and in consequence the desire to own and operate an individual plant is being slowly dispelled, owing to the fact that there may now be obtained what had previously been thought impossible. Concerns are also able to obtain a building meeting practically all their own ideas as to details, without expense or worry to themselves during construction and operation.

Certain large manufacturing firms, requiring special types of building, should not be included as possible tenants for

the industrial terminal. Many large and progressive manufacturing firms keep pace with modern ideas of construction and equipment, thus enjoying all the benefits to be derived from an industrial terminal. As their business grows, the cost of the acquisition of additional land within the city limits grows prohibitive, and in consequence tends to drive them location outside of the more congested section.

The importance given to sanitary conditions in homes, office buildings, fac-tories, etc., is no better exemplified by the ratio that the total pages of a building code bears to the amount of space given to the subject of sanitary rules

It is not so much from the lack of appreciation of the importance of health regulations that certain fundamental observances in sanitary conveniences are neglected, but more from the fact that small manufacturers have not sufficient capital to "throw away," as they express it, "on foolish requirements."

In the industrial terminal, health regulations and the sufficient capital to "throw away," as they express it, "on foolish requirements."

In the industrial terminal, health regulations and precautions are installed of necessity from the mere desire to increase the rent values. This in itself means a saving of cost to a city, where an industrial terminal is located to accommodate small manufacturers.

It is believed that a careful study, covering a considerable period of time, would disclose the fact that the general health of the operators in an industrial

health of the operators in an industrial terminal is far better than those found occupying the same relative area in a

Railroads usually follow the path of low grades in their location, and manufacturers follow the path of shortest low grades in their location, and manufacturers follow the path of shortest distance to the railways, for shipping. In consequence, along the right of way of the railroads into a town are located a miscellaneous group of buildings, of various size, style and ornamentation.

In the construction of small manufacturing establishments, capital is in a great many cases only sufficient for the immediate building needs and in conse-

great many cases only sufficient for the immediate building needs and in consequence features are eliminated that are not absolutely essential to the utility of the plant, the resulting structure being anything but pleasing in its appearance. Further, money being available for only the immediate requirements, time is not given to the study of the layout for future growth. As growth takes place, buildings are added here and there, wherever space allows, the resultant being a motley group of small structures. Large manufacturers take pride in the

ing a motley group of small structures. Large manufacturers take pride in the exterior appearance of their plants, if for no other reason than that of an advertisement of their progressive spirit. They can take pride in the exterior appearance of the plant because the small amount of additional money to make the building pleasing in appearance is not so vital to them as to the smaller concern. The industrial terminal is designed with the same thought as that of the larger manufacturer, and the small tenant can also advertise his building tenant can also advertise his building with pride.

Assume that an industrial terminal is desired for a city of 140,000 people, an industrial city. Eight units are proposed, the dimensions of the industrial building being 75 feet wide by 300 feet long and four stories high. This would give an approximate net floor area of 86,000 square feet unit. One unit is to be built at a time. That is, as the space in the first building is rented

The average amount of floor space occupied by the small manufacturer is from 6,000 to 8,000 square feet. If then, the industrial terminal were accommodating all small manufacturers, the number of the small manufacturers are the small manufacturers. ber occupying each unit would be about 12 firms. If the total eight units were occupied the result would be a total of

occupied the result would be a total of 96 small concerns.

It is well to consider exactly what relation the accommodation of a number of small concerns under one roof bears to the same number of firms occupying separate establishments.

pying separate establishments.

Property along a railroad is of greater value to a manufacturing concern than land not so conveniently located because of better shipping facilities.

In the valuation of land, it is sometimes said to have a plottage value. Plottage value is an expression of the cost required to bring a large area under one ownership, if the property had previously been held in several pieces. Land having plottage value is desirable by large manufacturers who are looking for space to develop in the future.

In consequence, the accommodation of smaller manufacturers in an industrial terminal increases the value of the

In consequence, the accommodation of smaller manufacturers in an industrial terminal increases the value of the land they had previously occupied, by giving it plottage value, if the pieces of land were so grouped as to make it possible to collect them into a larger area under one ownership. This increase in value brings greater revenue to the city in the form of taxes.

It may be said that plottage value is a sort of indeterminate quantity, as the property would have to be acquired in larger areas after the smaller firms moved into the industrial terminal. This is in a sense true, but the mere fact that such property as a whole is available for large manufacturies gives to the land in its location some additional value.

The property in an industrial section could be restricted to the building of manufacturing plants of a certain size and class. It is just as feasible to restrict an industrial section to certain requirements in order to raise its standard, as it is to impose restrictions in the business and residential zones. When restricting the industrial zone to the erection of manufacturing buildings of a certain size and kind, small manufacturers who may become a large concern a certain size and kind, small manufac-turers who may become a large concern in the future, are not barred from the community, for in an industrial terminal a better laid out, better fitted and more economical place has been provided to start to develop.

start to develop.

The transportation problem in all its varied branches is one that requires the most careful study and an analysis of the various conditions affecting its operation. In no less degree is the subject of freight distribution stations of importance in the layout of the city plan. Their number, location, accessibility, as well as their general layout, affect the industrial district, which in turn affects the whole community. The relation that an industrial terminal bears to freight distributing stations is a rather interesting one.

Freight distribution stations should be so located that they will serve the great-est area with the smallest number of

grade crossings and be as accessible as possible. If it is feasible, therefore, to reduce the number of freight stations, by the introduction of a plan whereby certain distributing depots are centralized under one management, a great good has been accomplished.

The whole idea of the industrial terminal is the centralization of operations.

The bringing together under one roof of the shipping facilities required by a di-versity of manufacturies reduces the number of certain individual operations

to a minimum.

The larger proportion of manufacturing concerns leasing floor space in an industrial terminal would be those firms whose shipments would constitute less than car load lots. If then, the large percentage of such manufacturers had previously been dependent upon local freight houses or team track delivery, previously been dependent upon local freight houses or team track delivery, every one, so occupying the industrial terminal, would reduce the service required of the several freight distributing stations. If the demand for service can be reduced by one or two freight distributing stations, by reason of the small firms occupying the industrial terminal, it may be possible to merge the reduced freight traffic into one station. In a city served by two or more railroads, the question of freight distributing stations becomes one of importance to the shipper, if he is unable to ship several commodities, consigned over different roads, from one station.

over different roads, from one station.

A concrete example of the possibilities in reducing the number of freight distributing stations, through the agency of an industrial terminal, will serve to this particular point out more

A town in the Middle West of 25,000 inhabitants is served by three freight distributing stations, with team tracks with a total capacity of 200 cars. Dependent upon the team tracks are manufacturing concerns whose total floor area is about 115,000 square feet. Assuming that fifty per cent. of the freight cars are consigned to and from firms other than manufacturing plants, the resulting floor area per car, serving the team tracks, would be about 1,150 square

Considering this as an average of what

Considering this as an average of what would be required of firms dependent upon team tracks and applying this ratio to the industrial terminal before described, there would be required a freight service capacity of 600 cars. Assuming that the average capacity of a team track station is 100 freight cars, and that there are three engine drills a day, it would require two freight depots to meet the demand of the number of possible firms in the industrial terminal.

But the concentration of firms within

terminal.

But the concentration of firms within the industrial terminal has brought the distributing stations under one organization and eliminated two depots possibly located in different sections of the city. It is possible to reduce the service required of team track stations, more than the above example would indircate, by having in the terminal firms whose manufactured product is bulky, but light, and shipments frequent.

By reducing the number of freight distributing stations, street congestion is

ributing stations, street congestion is decreased in that particular section. Near the terminal, team or track congestion on the streets and avenues is not probable because of the ample provision made for roll facilities.

not probable because of the ample provision made for rail facilities.

Property values around any freight station are, as a meneral rule, lower than those out of the direct line of traffic congestion. It is generally lower in value on account of the unsightly apprairance of the street some pearance of the streets common around shipping centers, and also from the con-gregation of a lower class of men that are drawn to freight depots to receive and ship goods.

By the elimination of freight distrib-

uting stations, land values will increase in the particular locality where they were previously located, and in turn the city will receive a greater revenue from

In the industrial terminal all shipping and receiving of goods are under one

centralized organization. This is an adcentralized organization. This is an advantage to the small manufacturer, since he is able to consign his shipments from one station over any road which suits him best. This can be brought about through the terminal having connections either through a connecting railway or shipping agreements with all roads.

The small manufacturer in the terminal has the advantage of being able to ship all goods, practically from the fac-

ship all goods, practically from the fac-tory door, doing away with the heavy operating cost of team or truck haulage, generally required in the individual

Observations in a city of less than one million inhabitants for twenty-one days on one and two-horse trucks, belonging to master teamsters, showed that these wagons spent approximately one-third of the working day in the freight yards.

It is readily seen by the city planner, having in mind the location of an in-dustrial terminal within the industrial section, that freight distributing stations may be reduced to a minimum and

a number of grade crossings eliminated. It is a recognized fact, with those manufacturers who make a careful study of their operating costs over a period of years, that their profits depend upon the safety of the plants. The small manufacturer either does not appreciate the value of safety or his financial resources do not allow him to install those devices for fire protection necessary to reduce the fire possibilities within a safe margin.

Recent fire losses, occurring in smaller manufacturing plants have resulted in a serious loss of life. These fires generally occurred in a section of the city where congestion was great. Large firms have given great consideration to the subject of fire protection, with the result that fire loss has been small with practically no loss of life.

In the smaller manufacturing plant, where additional land can be purchased only at a very high figure and where financial obligations do not allow the expenditure of money for a new building, the tendency is to increase the output by crowding into limited quarters

put by crowding into limited quarters too many operators, more than the building was either originally designed or intended to accommodate.

In the industrial terminal, the advantage of being able to secure more space as the business grows without assuming any financial obligation, other than the increased cost for yearly rental, reduces the evasion of laws and regulations intended solely to safeguard the tions intended solely to safeguard the

lives of employees.

The industrial terminal is designed ine industrial terminal is designed and built to reduce the fire hazards to a minimum. The fireproof buildings and fire protection appliances are installed to give those desiring to occupy space within the terminal, the advantage of low insurance rates, safety from interruption of business and a feeling of security from fire losses with the entails curity from fire losses with the entailing destruction of valuable records. The small manufacturer can not avail himself small manutacturer can not avail himself of all the necessary appliances. He is only able to maintain those methods of protection made necessary by fire laws and regulations. His insurance rate is higher, as a general rule, than those manufacturers of the same relative size occupying space in an industrial terminal.

number of small manufacturing establishments occupying their own plants, under a greater or less fire risk, be located in an industrial terminal, under the most favorable conditions as to fire protection, loss of fire will be reduced in the industrial section. In addition there will be reduced to the reduced in the industrial section. dition there will be lowered the amount of money necessary for the operation of the fire department, reduction of the danger of loss of life, and the industrial section with its industrial terminal will be made a more attractive district to larger and growing manufacturing con-

cerns.
An industrial terminal means that its installation within the industrial section would transform the district from one of low efficiency, high operating and maintenance costs, to one where the

conditions would be economical and effi-

From a municipal standpoint it would increase taxes, lower operating and main-tenance costs in its fire department, de-crease the police force needed to pro-tect the equivalent number of individual plants, draw a better class of manufacturing firms to the community with the correspondingly higher grade of mechanics, and reduce street traffic con-gestion and accidents.

An industrial terminal should be de-

signed and built on the unit system. The flexibility of construction by this sys-tem puts the industrial terminal in such position that a great outlay of money is not necessary to start the operation. One unit or part of a unit may be built at a time and when all the space has been leased, another can be started.

Having the first unit on a paying basis,

the returns from this may be used for a part of the construction costs of the

second building.

It is essential in the location of an industrial terminal that ample shipping facilities should be obtainable. If possible it should have both rail and water facilities.

The buildings should be constructed throughout of fireproof materials, and have the most modern and efficient fire protection systems. They should have the most sanitary conveniences, with the layout so designed as to permit of cer-tain special sanitary arrangements being

made to suit certain tenants.

Exits should be so arranged and designed as to accommodate the maximum number of people per floor, according to the rules of the governing building

The main avenues leading to and from the industrial terminal should be well

The location should be such, car lines do not already touch the property, that they may be extended to serve the terminal. This terminal, if possible, should be within the five-cent zone, in order to draw the good class of mechanics from the

ics from the better residential sections.

The yard for railroad car storage should be of sufficient capacity to take care of both shipping and receiving. It is well to have a yard capacity at least twenty-five per cent. greater than would be required during normal conditions, to

take care of times of unusual congestion.

Units should be so arranged that tracks may be located parallel to the long side of the building.

As the industrial terminal receives and

handles freight from a central organiza-tion, it is desirable to have ample ship-ping platform space.

The site should be picked out, all other

onditions being equal, where sub-soil conditions do not require special or very deep foundations. Sufficient property should be purchased at the beginning for future growth and a general plan laid out from its inception for the

plan laid out from its inception for the development of the total area.

The dimensions of the units must be governed somewhat by the size of plot upon which the buildings are to be erected, but as a general rule the width should be about 75 feet.

The spacing of columns should be as near to 25 feet, center to center both ways, as practical.

The height of the stories should depend upon the style of construction used. If, however, the "flat slab" or girderless type of floor construction is used, the story heights should be about 13 feet 8 inches. floor to floor.

Both freight and combination freight and passenger elevators should be installed.

Particular attention should be given

Particular attention should be given

to the heating system, so as to make the layout as flexible as possible in regard to future installation of partitions.

In general, the industrial terminal should be so located, all other conditions being satisfied, practically at the center of gravity of the manufacturing section section.

Small firms occupying the terminal would then be in the most advantageous location, as feeders to the larger firms in the industrial section.

COOPERATION WITH ARCHITECTS BENEFICIAL

Much Unnecessary Labor Eliminated, Vexatious Problems Solved and Satisfactory Results Obtained if Principals Work in Harmony

By EMERY STANFORD HALL, Member A. I. A.

A N ARCHITECT may be trained or untrained; may know or may not A material manufacturer or dealer may truthfully present the qualities of his wares or he can surround them with an atmosphere of mystery. A contractor may build with infinite care or shiftless neglect. The architect, material man and contractor may work together to the best interest of the owner or they may quibble and quarrel

get nowhere.

The architect must be qualified to diagnose his client's needs. His judgment must be predicated on established facts. He must know the contract law, local trade terms and customs. In the taking trade terms and customs. In the taking of competitive bids, he must use discretion in the choice of responsible bidders. He must take pains to see that all bidders are treated fairly and justly. He must recognize that his client is under obligation alike to all worthy contractors; that having received carefully prepared, legitimate bids, that the lowest capable bidder has justly earned the award of the contract. He must realize that a mistake on the part of a bidder is an injustice to the contractors who have submitted bids in good faith and should bar that bid from further consideration and justly entitle the bid of the next lowest contractor to first conthe next lowest contractor to first consideration. He should realize that all bidders should be required to stand by their bids or withdraw from considera-tion and should not tolerate changes in

Having determined that the choice of materials is properly the function of the architect, we are now prepared to inquire how materials may be best presented to architects for their consideration. The successful entering wedge would seem to be descriptive advertiswould seem to be descriptive advertising in architectural publications, followed by short personal letters drawing attention to the nature and advisability of a product and suggesting the possibility of an early interview with the representative. Following this correspondbility of an early interview with the representative. Following this correpondence, a technically expert missionary should call upon the architect. The qualifications of this representative are of the utmost importance. There is nothing more annoying to an architect than to waste his time in an interview with a representative of a material manu-

nothing more annoying to an architect than to waste his time in an interview with a representative of a material manufacturer who lacks both information and tact. A special representative of a material manufacturer should carry with him a very carefully prepared catalog or illustrated page substantially gotten up on pages of standard size.

This should give complete detailed information and illustrations of the product which he is presenting. This material should be especially trustworthy and exactly to the point. There must be no doubt as to the nature and proper application of the product.

During this interview the material missionary should tell the architect where he may see the full sized working models of his product. There is no method so convincing to clinch an argument as to see the actual material in ample scale, and next to seeing the material actually in place, convenient exhibits of full size models are most effective. If the architect specifies the material, then he is in fact, if not in name, the purchasing agent. The wise material man will recognize his status as such and give him all of the data necessary for intelligence in purchase if there is not an accurate knowledge of actual price as well as comparative prices. The material man should remember that no architect of character will specify any material where he does not know the actual price which the reputable contractor will have to pay.

Why should not the material man be perfectly frank and give the architect the trade discounts at once, thus saving the trade discounts at once, thus saving him the trouble of getting them in some other way. I have never been able to see the reason for the mystery with which so many material men surround their products—a mystery preserved both as to chemical composition and to price. To me it is an insult to the intelligence of the architect. Of course, the sensible architect knows that both the material man and contractor are making a profit. It is his duty, however, to see to it that this profit is no more, quality and efficiency considered, ever, to see to it that this profit is no more, quality and efficiency considered, than is asked by responsible, legitimate competitors in fair competition on an equal article. Is there then a single worthy plea that can be entered against the spirit of frankest cooperation existing between the material man and the architect alike in reference to information as to cost, as to quality and as to manner of installation?

Relation of Contractor.

Relation of Contractor.

Now, that we understand the limitations and functions of both architect and material man, let us discuss the proper relation of the contractor to the remaining members of the triangle. Primarily, the contractor is one skilled in the cost and organization of construction. To command respect in his chosen calling he must know cost, he must be able to estimate with accuracy the amount of labor required in any trade. To execute any piece of work which is presented for his consideration he must at all times be an authority on building material and market conditions. He must know where, when and how much material can be obtained; he must know the possibilities of the labor market; he must be able to secure the right sort of men at the right time to execute any work on which he has assumed contracts. To meet these conditions he must be able to look both into the past and the future; he must have an accurate system of cost accounting and an accurate index of men, giving full information as to their special qualifications and advisability. With this information before him, he can speak with comparative certainty as to probable cost and before him, he can speak with compara-tive certainty as to probable cost and the time required for execution of the

Quantity Survey Desirable.

Quantity Survey Desirable.

It is to be hoped that the time will soon come when the contractor will not be required to take off quantities from plans and specifications. The system in vogue at present which requires each contractor to make his own quantity survey is a duplication of the same service which is not only wasteful, but puts upon the contractor a duty for which he is not qualified by his training. This system has always been most productive of misunderstanding between owner. of misunderstanding between owner, contractor and architect. All should cooperate to secure the early adoption of a system of independent quantity surveys, a system which would submit a duplicate and intelligently presented list of material to all contractors estimating on any given branch of work, making certain in this manner a uniform basis

Another item which demands particularly close cooperation between the architect and contractor is the manner and method of inviting, preparing and handling of bids on proposed work. There is just as much reason for guaranthe sub and original contractor and to the sub and original contractor and to the owner as there is for guaranteeing the secret ballot to the elector. There is the same argument against submitting more than one bid on the same subject matter as there is against "repeating" at the ballot box. These conditions ap-

ply with equal force to bids submitted by the major contractor to the owner through the architect, and to bids submitted by minor contractors and material men to the major contractors.

If each contractor who submits a bid

on any item to any person would exercise the necessary care in the preparation of such bid to insure himself that tion of such bid to insure himself that this bid represents the definite minimum for which he would be willing to accept the work, then the old bluff, "I have a lower bid," would not appeal to him. The submitting of bids to contractors' associations in advance of submitting them to the parties for whom they are intended constitutes a dangerous practice which is ultimately certain to lead to scandal. The reputable contractor should refuse to submit bids through any other sort of architect. The real general contractor does not peddle bids. Sub-contractors and material men's as-Sub-contractors and material men's associations should advise their members not to submit bids to so-called contractors who are known to peddle bids. They should go further than this. They should clearly state in their code of ethics that they consider it dishonorable practice for any competing contractor to secure information as to the bids submitted by other contractors, either through the architect's office, general contractor's office or from each other.

Within a few days after the contract

Within a few days after the contract is signed, all persons having to do with the award of the contract should make an announcement of the amounts of the bids submitted in order to satisfy the competing contractors as to the fairness of the award. Frank methods of this sort will do much to sustain the confidence which is essential to cooperation between architect, material man and contractor. Once the contract has been assumed, the contractor should immediately make out a program of construction to insure the completion of his struction to insure the completion of his work, after making due allowance for unforeseen delays, at the time fixed by the contract. He should purchase his materials immediately, making contract for delivery according to his schedule.

The contractor's monthly requisitions for payment should be accompanied by

for payment should be accompanied by an accurate statement of the entire amount of work essential for the complefor payment should be accompanied by an accurate statement of the entire amount of work essential for the completion of the work and the proportionate part of that work already completed. With such a statement before him, the architect may issue the proper certificates without undue delay. One of the chief causes of delay in the issuance of an architect's certificate is the vague and indefinite statements accompanying contractors' requisitions for payment. In a large majority of cases through carelessness rather than evil intent, the statements submitted are misleading and are so worded as to make them impractical both to use as a basis for checking up the work already executed, as well as the work still to be completed.

It should be borne in mind that the architect's interest is not so much in the work already completed as it is the probable cost of executing the remaining work under contract. The architect is charged with the duty of reserving sufficient funds at all times to complete the contract and to secure all guarantees. With reference to the relation between the contractor and material men, it should be borne in mind that no warrantee on the part of the material men can be enforced unless the contractor is careful to comply strictly with the instructions of the material man, as to the manner of use or installation of the material covered by the warrantee.

Having thus frankly discussed the controlling factors essential to co-operation between contractor, material man and architect, what is to hinder immediate procedure along these lines?

LEGAL NOTES AFFECTING REALTY

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

Permanent Improvements.

THE authorities are practically unanimous that, as a general rule, where the mortgagee takes possession of realty without a foreclosure, he cannot charge for more than keeping the property in repair and is not entitled to any reimbursements for permanent improvements which he installs. The governing prinbursements for permanent improvements which he installs. The governing principle is that, although the mortgagee has taken possession, yet the title has not passed and he is occupying another man's land. He is in duty bound to keep the property in as good condition as it was when he took it, but beyond this he cannot go without the consent of the real owner of the premises. The mortgagee has no more right to dictate permanent improvements to the owner after taking possession than he had before. If he desires to close up the transaction and realize upon his loan, he may foreclose his mortgage and sell the property. A contrary holding under such circumstances would mean that at his discretion a mortgagee can put improvements stances would mean that at his discretion a mortgagee can put improvements upon real estate to such an extent as to render it impossible for the mortgagor to redeem. His additions might vastly enlarge the value of the land, but prevent redemption by the mortgagor for want of funds to meet the increase, though he might be able to pay the original debt. He would practically destroy the debtor's right of redemption, but leave intact the creditor's right to foreclose. The interests of the mortgagee and mortgagor in the holdings are in a sense correlative. If, while he is yet in possession, the mortgagor adds permasense correlative. If, while he is yet in possession, the mortgagor adds permanent improvements to the realty, they become subject to the mortgage by operation of law, and he can have no allowance therefor in reduction of his indebtedness. The same rule works both ways, so that if without the consent of the mortgagor the mortgagee in possession adds to the land permanent improvements as distinguished from mere rements as distinguished from mere repairs, he does so at his peril, and they follow the course of the title.—Moore v. Cable, 1 Johns, Ch. (N. Y.), 385, and

Cable, 1 Johns, Ch. (N. Y.), 385, and other cases.

There are many cases where there was a voidable foreclosure under which the mortgagee bought and took possession. In such instances, if he has acted in good faith and has a right to believe that he is in very truth the actual owner of the fee-simple title, he may be entitled to his reasonable charges for permanent improvements which increase the value of the property. But these cases do not apply where the mortgagee had no right to suppose that he was the owner of the property in fee, or that he was otherwise than a mortgagee in possession.—Caro v. Wollenberg (Or.) 163 Pac. 94, Restrictions in Deeds.

Restrictions in Deeds.

Restrictions in Deeds.

The Oregon Supreme Court holds, Scott Co. v. Archbishop, 163 Pac. 88, that when a common grantor by a clause in all its deeds restricted buildings to residential purposes, but reserved the right to consent to the erection of buildings for school and church purposes, he had the power as against the grantees to give his consent to the erection of building for such purposes. The provision in the deeds was sufficient notice to the vendees that such consent might be granted. granted.

Broker's Compensation.

A broker's compensation was to be the sale price in excess of a fixed sum. The terms of the sale negotiated by him provided for the payment of the excess over the stipulated sum by notes, some of which were secured by a second mortage and others unsecured. In an action for commissions the Colorado Supreme Court held, Weiterce v. Morris, 163 Pac. 1119, that the broker could not recover from the owner for the latter's refusal to make the sale, the full amount of the excess, without proof that the notes therefor would have been worth their face value

Possession by Third Party.

Possession by Third Party.

As a general rule, it may be said that the proper proof of title to real property is by record. This is so in case the title relied on is a record title. All titles are not record titles. It is true also that the acceptance of a deed usually operates as a constructive possession of the property conveyed. Hence the rule that a grantee under a deed of general warranty cannot recover on eviction unless evicted by one having a paramount title. It is likewise true that there are many cases which hold that the possession of one who is an intruder or a trespasser or one who disputes a boundary line is not such a possession as will work a constructive eviction, and sustain an action upon the covenants of his deed by the grantee. There are, on the other hand, many well-considered cases holding that if land is conveyed by deed of general

warranty, and a part of it or the whole of it is in the possession of another, the adverse possession operates as a contructive eviction immediately.

The question arising for the first time in that state, the Supreme Court of Washington, Hoyt v. Rothe, 163 Pac. 925, has adopted what it conceives to be the better rule, that if one sells land to another by a deed of general warranty, and a part or the whole of it is in the and a part or the whole of it is in the possession of another claiming title, and who refuses to quit on demand, the vendee may rely upon his covenant and rescind his contract, or he may affirm his contract and demand damages or counterclaim to the extent of the value of the property so withheld in a suit for the purchase price. This the court thought ought to be the law; for the case is different from that of one who buys a piece of land and goes into possession and afterward finds that someone is asserting a superior title. If, then, a vendee finds another in possession claiming ownership, he may, upon suit for the purchase price, affirm his contract, and counterclaim for the value of the property which is withheld. If he does so, he must assume the burden of showing a paramount title in the third party.

BROOKLYN ARCHITECTS ELECT OFFICERS AT ANNUAL MEETING

Work Accomplished During Year Reviewed

THE annual dinner meeting of the Brooklyn Chapter of the American Institute of Architects was held recently at the Hotel McAlpin, and the following officers, directors and delegates were elected: Harold H. Pratt, president; George H. Streeton, vice-president; Alexander Mackintosh, secretary; John B. Slee, treasurer, and Robert H. Bryson, surveyor. The following directors, class of 1919, were also elected: Frank J. Helmle, William P. Bannister and T.

class of 1919, were also elected: Frank J. Helmle, William P. Bannister and T. Edward Snook, also the following directors, class of 1918, Charles F. Wintelman, Frank H. Quinby and Woodruff Leeming. The delegates to the A. I. A. convention will be as follows: Carroll H. Pratt, Frank H. Quinby, William P. Bannister, Alexander Mackintosh, John B. Slee and J. Monroe Hewlett.

The reports of the officers and committees gave evidence that the Brooklyn Chapter has been active during the past year in many matters which come within its province. The president was empowered to appoint a special Committee on Housing and Town Planning to cooperate with the committees of the A. I. A., New York Chapter, and other organizations, in matters pertaining to the functions of such a committee.

a committee.

The Brooklyn Chapter is actively ena committee.

The Brooklyn Chapter is actively engaged in enrolling volunteers for Government service, and tabulating their qualifications and experience along the lines established by the Central Committee on Preparedness, so that if called upon for special emergency work, it may be found prepared for the assignment. As an example of patriotic service, the office of John B. Snook Sons report that one member of the firm is already a Lieutenant of Engineers, another member is going to the training camp for officers, one of the draughtsmen is a member of Squadron C, First New York Cavalry, and another draughsman has enlisted in the regular army.

The Committee on Public Improvements, Frank H. Quinby, chairman, made the following report:

"The progress of the various proposals to change the elevated lines converging near the Borough Hall has been followed and the important feature is the clearing of the vicinity of the Borough Hall from

near the Borough Hall has been followed and the important feature is the clearing of the vicinity of the Borough Hall from all elevated structures. This should secure the unqualified approval of the chapter and the further detail of the arrangement of the subways and elevated roads should receive our attention.

"The planting of trees on Bedford avenue suggested the possible parking of

the street, but after conferring with the City Engineer it was clear that considering the great traffic and the width of the street nothing could be done that would reduce its width and not enough space could be spared from the sidewalks to warrant a change in the curb

"It would be well for the Committee on Public Information to report to each meeting of the chapter any proposed public improvements so that the chapter could refer each subject to the appropriate committee with any suggestions for action. The chapter should take a vital interest not only in our local buildings and public works, but also those pertaining to the nation and state. "The enormous work which the war has put upon the Departments in Washington makes it necessary to provide them greatly increased accommodations and it is now proposed to erect large department buildings and it is hoped that would be well for the Committee

and it is now proposed to erect large department buildings and it is hoped that the rush to get these buildings will not result in their being improperly placed or of a design out of keeping with the best development along the approved plans for the city.

"While the work on the unsightly power plant in Washington was for a time delayed on account of lack of material it is now proposed to proceed with

terial it is now proposed to proceed with the work although all artistic and archi-tectural societies in the country have

made vigorous protests in opposition to the present location.

"It is clearly up to the architect to prevent hasty and ill-advised action in the location and design of the buildings the location and design of the buildings to be erected during the stress of war preparations, and to preserve the plan of Washington as laid out by the com-mission which the American Institute of Architects were instrumental in getting

appointed.

architects were instrumental in getting appointed.

"The State requires increased space in Albany for the various departments and it is proposed to acquire the land west of the Capitol for the purpose of erecting a state office building and for a park between it and the Capitol. This seems like a piece-meal proposition and it would be better that a comprehensive plan for the Capitol development should be worked out to include the property on the south side of State street as well as the property which it is proposed to take so that additional buildings could be erected there to balance the Educational building. The proposed park would eventually form the center of the public building group. By the chapter's willingness to perform unselfish service in the line of our profession, we can best widen its influence in the community."

NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Panel Snap Switch.

NEW design of panel snap switch has lately been introduced to the electrical specialty trade. The mechan-

ism of these switches is the same as the older designs carried the concern. The spacings, however, are 1½ in. so that the switch can be used with the new branch bars. The cover of these switches are of fireproof







composition material which comes down clear over the porcelain base. There is a slot in which the branch bars enter, which bars are fastened to the switch for current connection.

Telephone Accessory.

THERE has recently been placed on the market a telephone accessory having ear-tips and that is said to keep disturbing noises out of the ears while disturbing noises out of the ears while telephoning, especially while making long-distance calls. Another feature claimed by the manufacturer is that by the use of this instrument both hands are left free. The device is not an attachment; therefore, its use cannot be prohibited by the telephone companies. To use this appliance the receiver is placed on the sound chamber and the ear-tips inserted in the ears of the user. Adjustable branch hearing tubes are provided which may be bent so that the tension between the ear-tips can be adtension between the ear-tips can be adjusted to suit the individual user. Spring wires are placed inside the branch tubes.

Window Reflector.

GLARE reducing reflector for ex-A posed windows such as island, open or mirrored backed, narrow entrance windows, etc., and of increased efficiency, windows, etc., and of increased efficiency, has been introduced by a prominent concern. This reflector consists of a special symmetric prismatic reflector with an annular prismatic plate over the front half of the opening. The plate is held on by a U-shaped steel band that engages a flange on half the circumference of the reflector and the entire edge of the plate. range on half the circumference of the reflector and the entire edge of the plate. The edge of the reflector is recessed so that the plate has a positive position. This renders the assembling easy; the ring is fitted to the plate, placed in position and sprung over the flange of the reflector. Sufficient room has been provided for inserting the lamp without retion and sprung over the flange of the reflector. Sufficient room has been provided for inserting the lamp without removing the plate. The addition of a refracting plate is an innovation in window lighting reflectors and the advantages claimed for it are that it shields the eye from the bright lamp filament and at the same time increases the efficiency by reflecting the light down into the window that would otherwise escape at high angles and cause glare. These are designed to go on standard 2¼-inch form H holders with the 100-watt C or C2 lamp. The maximum intensity of light is delivered at about 27 degrees from the vertical. Practically all of the light is delivered in useful directions for

lighting the goods with a small amount in an upward direction for brightening up the top of the window and lighting valances and transparencies.

Pipe Straps.

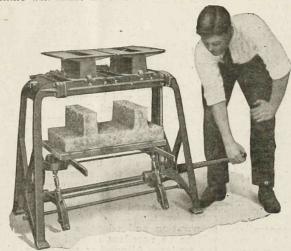
THERE has lately appeared on the market a complete line of pipe straps, lead covered, in sizes from 1/4 in. to 4 in., inclusive. These straps, according to the claim of the manufacturer, are not affected by acids, atmospheric conditions, lime, etc. The weights of the different sizes have been adopted so that the line throughout is uniform in strength for the work required.

Fire-doors of Corrugated Sheets.

A N approved fire-door made of two sheets of galvanized corrugated steel or sheet iron and lined with asbestos paper is the recent production of a well-known manufacturer. The claim is made for this type of fire-door that it is not only lighter and stronger, but also more fire resistant and durable than the three-ply tin-clad wood doors.

New Method of Wall Construction.

ONTRACTORS are interested in a new system of wall construction that has lately been patented and for which great economy in cost is claimed. This system is the result of several years of experiments and careful thought, behind which there was an earnest desire to reduce the cost of construction, particularly of small dwellings. This type of construction means a concrete building, with hollow walls, erected at no greater cost than that incurred in the erection of a frame structure. This system consists of a block construction and the secret of the work is in the character of the block manufacturing machine. This is carefully made and thoroughly complete in every detail. The machine will make all of the different sizes experiments and careful thought, be-



and shapes of the blocks required in construction, by simply changing the cores, a matter which consumes approximately thirty seconds of time. The block machines are operated by common labor, one, two or three men. Two experienced men with a third mixing the concrete will, according to the statement of the manufacturer, make fifty blocks, 100 square feet of single wall, or 50 square feet of double wall in an hour. The claim is made that two men operating this machine will produce the blocks for an average sized dwelling in about two and one-half days. and shapes of the blocks required in con-

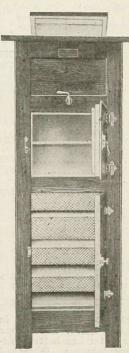
Refrigerator and Dumbwaiter.

T HERE is on the market a combination dumbwaiter and refrigerator, operates automatically, and for which the manufacturer claims other interesting features. This appliance is



into the kitchen pantries or similar places from which it is desired to lower the contents of the refrigerator to the room below. The machine consists of an ingenious

device which can be raised or lowered as required and which is said to occupy the minimum amount of space. This device allows



the user to place in it the perish-able foodstuffs and to lower them to the basement where it is generally much cooler and to bring them book to them back to the first floor when wanted by merely touching a button. The upper compartment this dumbwait-er consists of a modernly constructed ice chamber, hav-ing an ice chest and two shelves. This ice chest is porcelain white enameled and holds fifty holds fifty pounds of ice

when this appliance is raised it stands five feet above the level of the floor and when lowered the top becomes of the floor. These combination dumb-waiters and refrigerators can be built into either new or old dwellings.

Durability of Stucco and Plaster.

HE Bureau of Standards has published a progress report containing the results of the investigations made up to April, 1916, and bearing the title, "Durability of Stucco and Plaster Con-struction." This report is

of Stucco and Plaster Con-struction." This report is in connection with an in-vestigation of stucco and plaster undertaken by the Bureau of Standards five years ago in cooperation with the Associated Metal Lath Manufacturers. On ac-count of the extent to which Lath Manufacturers. On account of the extent to which stucco coated buildings of all types are being erected throughout this country, the report contains much of interest. In 1915 a test building was erected 200 feet long, having fifty-six panels representing the common types of stucco construction, including a variety of mixtures on metal lath, wood lath, hollow tile, brick, concrete blocks, plaster board, gyp-

metal lath, wood lath, hollow tile, brick, concrete blocks, plaster board, gypsum block and concrete bases. Examination of the panels six months after completion showed that a number were in poor condition. About forty were rated as satisfactory, the remainder being in various stages of deterioration. According to the report, it is evident that the smooth type of finish known as the "sand float finish" is well adapted to bringing out the small defects, such as cracks, blotches, uneven texture, etc. The report also contained suggestive information, but definite recommendations have been withheld until further service tests are completed and announced.

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The annual per capita fire waste in the United States is \$2.51, in Europe 33c. Cause: The latter has better con-struction, less carelessness, increased responsibility.

The monthly summary of business conditions made by the Federal Reserve Board shows a generally healthy situation in spite of the tendency toward war economies. The Board finds that the Liberty Loan has overshadowed other features of the financial situation, and that Government activities have been the predominant factor in trade the predominant factor in trade.

Notwithstanding the enormous and constantly increasing business in what offices in the world, Corporation Counsel Hardy, in making public the report of the Law Department of New York City, pointed out that a saving of about \$125,000 was effected last year. The budget for 1916 in this department was \$231.085. for 1916 in this department was \$831,085

"The measure seems to me to contain fair assurances of early progress, and acceptable results," declared Governor Charles S. Whitman, when he signed the Ottinger Bill. "I am so desirous of an early and satisfactory solution of this long delayed West Side matter, that it seems to me wiser to sign than to disapprove this bill," he stated, when he signed the Green Bill. The two measures concern the proposed New York Central improvement on the West Side of Manhattan.

The appointment of a food controller is being urged by New York City, in order to insure closer cooperation between local food administrators and the Federal authorities. New York City, on account of its large population and diversified interests, has problems more peculiar and distinct than those found in any other community. According to culiar and distinct than those found in any other community. According to Joseph Hartigan, Commissioner of Weights and Measures, the food administrator for this city should have powers similar to those proposed for the national food administrator, except that their application shall be made local and that he should be made answerable to the Mayor for his conduct.

Projected Safety Building Code.

Owing to the large number of fatalities attributable to preventable accidents in building and construction work, the New York State Industrial Commission recently undertook the important work of formulating a Safety Building Code. There is need for some further legislation of this character in order to reduce the number of men maimed or killed each year in accidents occurring during the erection of new structures.

According to the statistics recently compiled it is shown that many workmen are killed annually in the building men are killed annually in the building and construction business, whose death is directly traceable to carelessness in some form or other, than are fatally injured in factories, although the number of factory operatives greatly outnumber the workmen employed in the construction lines. The accidents in construction work are in no wise due to the fact that there are not a sufficiency of legal tion lines. The accidents in construction work are in no wise due to the fact that there are not a sufficiency of legal safeguards existant, but almost wholly for the reason that the mechanics employed in structural work are notably careless and willing to take more chances than the natural hazards of the work make necessary, and also because the contractor, superintendent or foreman on the job disregards the sections of the Labor Law that provide for the safety, of the workmen. The law is mainly ignored in order to save time or economize in the expense involved in providing the required safeguards, or both.

The Labor Law, as originally passed, provided specifically that all scaffolding, hoists, ladders or mechanical contrivances used in building or construction work shall be safe, suitable and proper. To this law there have been amendments made from time to time, specifying exactly how these requirements should be enforced to improve the conditions.

exactly how these requirements should be enforced to improve the conditions. The provisions of the law have been fre-quently disregarded, and owing to the fact that it was not the specific duty of the Department of Labor to inspect all build-ing and construction work and that the ing and construction work and that the State Industrial Commission had not a sufficient number of inspectors to visit every structural operation to see that the provisions of the law were enforcd, the sections devoted to the safguarding

of employees, in many instances, were ignored and fatal accidents occurred.

In view of the continued carelessness and resultant accidents, the Industrial Commission has organized the movement to formulate a revised Code designed to eliminate the great majority of the preventable accidents in building construction. Commissioner James M. Lynch recently held a series of conferences in the principal cities of this State, with representatives of the employers in the building industry. In this manner, he has learned the contractors' viewpoint and in addition obtained their ideas as to and in addition obtained their ideas as to the necessary measures to be taken to remedy the present situation. As the result of these conferences the Commission has been assured that the unions of the building crafts will heartily endorse and support the projected Code.

According to the preliminary outline, as prepared by the Commission, all duplication of law, all doubt as to responsibility for supervision and enforcement, can be removed by the adoption of the

sibility for supervision and enforcement, can be removed by the adoption of the revised Code by the Industrial Commission. This naturally follows because the rules and regulations of this body have all the force and effect of statute law enacted by the State Legislature. The preparation and adoption of this Code will be an excellent thing for the building trades. Altogether too many accidents occur each year. While the indiwill be an excellent thing for the building trades. Altogether too many accidents occur each year. While the individual workman is in many cases the one at fault, the instances in which the contractor or his representative on the job is blameable are frequent. Carelessness must be overcome by both employer and mechanic before an improvement in conditions will be noticed. If ment in conditions will be noticed. If the employer and employee will not take the proper precautions for their own safety, then the Industrial Commission should at the earliest possible moment take effective measures for the preven-

tion of accidents.

Transit for West Bronx.

After a delay of many months, patience of the residents of the West Bronx has been rewarded by the operation of a section of the new Jerome avenue line, extending from 149th street and Mott avenue, north to Kingsbridge road. Transfer is now possible from the existing West Farms branch at Mott avenue, a situation affording to the district a part at least of the transit facilities which have been eagerly sought after for years.

Unusual difficulties and numerous delays hampered the construction of this important unit in the extensive new rapid important unit in the extensive new rapid transit system, but the property owners have not despaired nor ceased their insistent demand for the steady progress of the work. It will be recalled that about two years ago, not long after Public Service Commissioner Henry W. Hodge was appointed to office, a big mass meeting of the allied real estate and taxpayers' associations of the West Bronx made a concerted plea for the and taxpayers' associations of the West Bronx made a concerted plea for the opening of a temporary or partial service along Jerome avenue. Even at this time the interest of buyers had been attracted and considerable selling activity was being experienced. A number of builders who were present at the meeting stated publicly that they were prepared to file plans for new structures, but that they could not go ahead until there was some possibility of an early operation of trains. As a result of this pressure, service was promised the following autumn, but labor troubles, embargoes on materials and bor troubles, embargoes on materials and other deterrents tended to provoke ad-

other deterrents tended to provoke additional and vexatious delays.

During all this time, however, and even prior thereto, when the original authorization of work was made, the buying and building movement was already under way, and it has resulted in the creation, within a few years, of one of the finest apartment house districts in the city, and one which may be favorably compared with Washington Heights and the West Side, not only from the standpoint of the type of construction, but also as regards the character of the tenancies, and the schedules of rents. Considerable of the building has centered in the Fordham and Grand Boulevard and Concourse sections, and it is here that a good many of the new multi-family structures of this class have been profitably erected and rented. erected and rented.

ably erected and rented.

The stimulus of subway construction has everywhere been apparent, not only in the increase in the number of building projects, but also in the steady acquisition of desirable building plots for future improvement. With these elements present, it was a foregone conclusion that the investing and speculating public be attracted, and builders have not been the only buyers. The net result of the movement, in its various aspects, was a concentration of interest in a territory whose newly acquired prominence may be dinewly acquired prominence may be directly traced to the possibility of new transit facilities and the resultant antici-

pated rise in land values.

In striking contrast has been the experience of the East Bronx, where pracperience of the East Bronx, where practically the same elements, as far as the subway situation is concerned, have been present. In this section rapid transit construction has been authorized, work started, and some units along the route have already been placed in operation. There has been little or no response, however, on the part of either the building or buying public in spite of the fact ing or buying public, in spite of the fact that the section will be as liberally blessed with transit facilities as the

blessed with transit facilities as the neighboring territory to the west, and in spite of the fact that it offers as many advantages for residential purposes.

This state of affairs has been partly explained by those familiar with local conditions who state that many owners have been holding their properties high in anticipation of an advance in values, and that this factor has retarded to some extent the trading. This opinion may be substantiated by the results obtained this week at the sale of the properties of the Lorillard Estate and the New York Public Library, which is in the zone to be pierced by the new East Bronx subway

lines, where buyers appeared in consid-

lines, where buyers appeared in considerable number, to buy at low prices.

Perhaps the long expected era of prosperity for the East Bronx, as well as the West Bronx, has arrived. In any event, if the past history of New York be any criterion, it is only a question of time when the tremendous increase in the population of New York City will be reflected in new demands for residential accommodations along the lines of available transit. Both the East Bronx and able transit. Both the East Bronx and the West Bronx must, therefore, profit from both the real estate and building standpoints.

Liberty Bonds to Employees.

Editor of the RECORD AND GUIDE:

I believe it will be of interest to the real estate community to know of the policy which the Charles F. Noyes Company has recently inaugurated. We have decided to give to each of our forty odd employees a Liberty Bond without expense or without any conditions attached. We have also decided to formulate a plan under which a certain percentage of our profits will be set aside for the purposes of aiding those of our organ-

purposes of aiding those of our organization who volunteer for the service or who may be drafted.

Our business is a cooperative one, and we believe that the success of any business lies today in the strongest kind of cooperation between employer and employee, and we believe that during this crisis employers should stimulate patriotism in every way possible. The following is a copy of a letter which we have sent to all in our employ:

This company recognizes the sacrifices that

This company recognizes the sacrifices that must be made during the period of the war. All must do their part, whether at the front or at

This company recognizes the sacrifices that must be made during the period of the war. All must do their part, whether at the front or at home.

Having this in mind, the company has decided to do two things for the purpose of aiding its employees:

1st: It will purchase and give to each employee a Liberty Bond.

2d: It will formulate a plan under which a certain percentage of its profits will be set aside for the purpose of aiding those who volunteer or may be drafted.

The bond will be given without reserve; but those who may see service will receive such aid as, in the discretion of the officers of the company, they may seem to need.

It is not going to be possible to make and follow a fixed plan, but the company will do its best to be helpful to employees who have been in its service for more than two years. It is possible, however, to say definitely that if the company is in a normal condition at the close of the war, positions will be given to employees who desire to return.

This war must not be taken lightly by anyone. The problems ahead of us are serious, and we must all remember that first, last, and always, we are Americans and it is a case of "America first."

We will lose employees, and we will be proud to lose them regardless of the hardship from a business viewpoint. This only means that those who are too old to enlist, or who cannot serve at the front for other reasons, must remain and do the work, or a portion of the work of those who will have gone.

With this thought in mind, I urge, as far as our company is concerned, the strict observance of being at the desk promptly at 9 o'clock each morning; and if it is necessary for any of our employees to get here earlier, he or she should be glad to do so. It is not only serving us but doing a patriotic duty towards the Government, because the work of those who remain. The denials of those who are left will be represented by personal economy, the endeavor to finish each day their work and other duties that may be assigned on account of those who go, a

CHARLES F. NOYES.

Sidewalk Grades.

Editor of the RECORD AND GUIDE:

I notice almost constantly that when contractors are repaving, macadamazing or asphalting the streets that in every case the grade thereof is changed and in consequence thereof the new curbstones

consequence thereof the new curbstones are relaid either from four to eight inches below the grade of the sidewalk or just the opposite from three to six inches above the grade of the sidewalk.

In the case where the new curbstones are below the grade of the sidewalk, a little while after the work is completed the owners get a notice from the Bureau of Highways that the sidewalk is not on the proper grade and hence the sidewalk must be relaid to conform with the new grade, or if there is not much difference

in the new grade the cracks must be filled in with cement.

Should the new line of curbstones be raised above the level of the sidewalk when it rains the water collects in puddles so that it cannot drain off, and here

dles so that it cannot drain off, and here again the owner gets a notice to raise his sidewalk or to raise the layer of flagstones nearest the curb to conform with the new grade line of curbstones.

No matter if the new grade is too high or too low, as the case may be, the owners are put to unnecessary expense, and in my opinion where a street is being repaved and the grade changed whereby the curbstones are raised or lowered the sidewalk work required should be done by the contractor and be included in the job of repaving or reincluded in the job of repaying or re-curbing all the public highways affected thereby and all such work should be paid for by the city at large and not saddled every time upon the individual owners whose property is located in the street

whose property is located in the street that is being repaved.

Originally when a street is laid out, paved and curbed for the first time then every owner of property on that street is assessed and pays for that improvement, hence when the city comes along and repaves and regrades that street all charges for such work should be done by the city at large and all changes affecting any sidewalks should be incorporated in the specifications and done by the contractor at the same time at the the contractor at the same time at the City's expense.

LEON S. ALTMAYER.

Amendment Signed.

Amendment Signed.

Editor of the RECORD AND GUIDE:

The citizens of New York City are bills amending the Real Property Law relating to short forms and the construction of mortgage clauses. The new laws constitute Chapters 680 and 681 of the Laws of 1917 and become operative September 1, 1917.

I wish to thank you and the other members of the Committee on Standard Form for their help in procuring the passage of this constructive legislation.

JOHN J. HOPPER.

The Transfer Question.

Editor of the RECORD AND GUIDE:

The citizens of New York City arc confronted with the possibility of charge for transfers, on the local transportation lines. The companies are placarding their cars with announcements indicating the large number of transfers that were issued and they sum up the situation with the crowning that while they are supposed to be getting five cents a person, they are actually getting only about three cents a passenger. They are talking about the increases in the cost of labor and the cost of materials, and feel that with everything else going up, they ought to raise the price of cating the large number of transfers that and feel that with everything else going up, they ought to raise the price of fares. I do not know anything about corporation finance, or the methods of operating railroads, but I do know that the railroads are doing a capacity business, and it is difficult to get a seat on the surface car, the elevated, or the subway, regardless of the hour of the day. It does not require much perception to note that traffic is enormous, and that

to note that traffic is enormous, and that the railroad equipment has not kept pace with the tremendous increase in traffic. It is also generally known that the last strike on the railroad was won by the company, and as far as the man on the street knows, there have been no large increases of wages, at least to such an increases of wages, at least to such an extent that they jeopardize the profits of the company. Mayor Mitchel was perfectly right when he pointed out that part of the railroad's troubles may be due to over-capitalization, and when he declared that they have no right to make the public pay the penalty for what may have been a financial blunder on the part of the operating officials. The Mayor, in his recent letter, said: "The policy of a uniform five cent fare with free transfers between all subsidiaries controlled by a single street railway company has been a recognized policy of the city and for many years. It should not now be upset merely because the companies may have encountered tem-

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: following:

llowing:
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. 240.—A client has a house supplied with water by a private water company in Brooklyn; the plot is a corner plot, and on the rear of this plot, about eighty feet away from the house, is a one-story frame shop. There is no water supply in this building, and never has been. For the past ten years he has paid some years \$4.50 on this building and a dollar for a stall. In 1915 he refused to pay the additional water rate on this rear building, and told the company he would hold them responsible for any loss incurred in the event of their turning off the supply of water in the corner building. During these ten years fifty dollars have been paid to this company as a water tax on this rear building. Some of the members of this company acknowledge that this charge should have never been made, and they agreed to return half of this sum—or twenty-five dollars, stating that one-half of the bill vas outlawed. I would like to know whether or not this is so, or whether, in your mind, the company should be held liable for the entire amount of fifty dollars? A. J. W.

Answer No. 240.—All of the bill paid prior to six years ago is barred by the Statute of Limitations. The payments having been voluntary it is very doubtful whether any part of them could be recovered from the water company. "Agree with your adversary quickly while he is in the way."

Question No. 241.—If a mortgagee renews a mortgage that has become due, is the original bondsman released from liability on the bond? A. B. M.

Answer No. 241.—Yes, provided the renewal or extension agreement is for a valid consideration, but just what is a valid consideration is a subject of much controversy.

porary difficulties or because the war into which we have entered demands universal sacrifices. Neither the Public Service Commission nor the public is under any obligation to recognize the claim of the companies to earnings upon excessive capitalization."

upon excessive capitalization."

It is up to the public at this time to get together on this matter. The New York public has been subjected to many abuses in its travels over the city, and has good humoredly put up with condi-tions that would not be tolerated else-where. Every effort has been made by where. Every effort has been made by the public to cooperate with the rail-roads, in the hope that eventually the new transportation system would help to relieve the situation. It is doubtful, however, whether the long suffering people will sit quietly by at this time and permit the raising of the fares from five to seven cents, or the additional charge for transfers. The opposition will be based not so much on the extra will be based not so much on the extra cent or two, but on the principle, behind the idea.

J. P. L.

Effect on Rents.

Editor of the RECORD AND GUIDE:

Mr. Ford's article in your last issue of the Record and Guide on "What City Planning Means in War" is most instructive, as well as interesting, and should be reprinted and circulated for the pub-

What would interest us, however, as real estate owners, would be something to show what the effect of all this has been in France and would be here upon

Unquestionably, war has forced numbers of improvements in public affairs that we would have been years in getting otherwise.

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REAL ESTATE NEWS OF THE WEEK

Apartment House Properties Featured In Demand-Bronx Auction Sale Attracts Buyers

C ONSIDERABLE interest was maintained in improved properties during the past week, in spite of the holiday on Tuesday, and the big auction sale

ing the past week, in spite of the holiday on Tuesday, and the big auction sale in the Bronx, which tended to attract the interest of both men and capital from this form of investment. Nevertheless a substantial amount of business was transacted along well defined lines, the demand concerning itself chiefly with apartment house properties, on the West Side of Manhattan. The element of trade was conspicuous, although several deals were closed on the basis of cash. A leading deal of the week involved the thirteen-story apartment house at the northeast corner of West End avenue and 80th street, which figured in a trade also involving a business building on Fifth avenue, near 34th street. A real estate operator, who has been unusually active in the market within recent weeks, disposed of a Dyckman apartment house, taking in exchange a dwelling in West 130th street, and a fine country estate near Rhinebeck, N. Y. Other apartment houses figuring in deals this week concerned the southwest corner of St. Nicholas avenue and 186th street, two elevator apartment houses occupying the block front on the east side of St. Nicholas avenue, between 113th and 114th streets, and the three similar properties at the southeast corner of Pinehurst avenue avenue, between 113th and 114th streets, and the three similar properties at the southeast corner of Pinehurst avenue and 180th street; the northwest corner of Audubon avenue and 170th street, and 412 to 420 West 148th street, which, together with the dwelling at 133 East 35th street, were exchanged for a costly residence with a plot of 52 lots on the Shore road in Brooklyn. Other important sales of the week involved a high-class multifamily house on Prospect Park West, Brooklyn, for which the buyers gave Bronx and Manhattan property, and additional plottage in East 57th street, acquired by a prominent dealer in art objects, who will use the site for the erection of a storage warehouse and showroom.

All the elements which have combined in making the leasing season one of the best in recent years, continued to be present, and this situation has been reflected in the maintenance of the steady demand for both new and additional accommodations by business concerns. Ir addition to a number of smaller deals of this character, several larger ones were consummated which will result in the consummated which will result in the removal of well known firms to new quarters. A large manufacturer of wearing apparel leased 70,000 square feet of space in the one-time Stern Brothers department store in West 23d street; a one-time brewery property in West 39th street was leased, and the existing buildings will be altered into scenic studies. ings will be altered into scenic studios. In the new silk district on Madison and Fourth avenues, just outside of the restricted zone, leases were made to prominent firms, who continue to steadily

prominent firms, who continue to steadily absorb most of the available space. Another interesting transaction indicating the unusual development of West 50th street, between Fifth and Sixth avenues along business lines involved a property at No. 9, which passed into the hands of a retailer of gowns, now on Fifth avenue, who will occupy the newly acquired house for her business.

At 6:30 o'clock on Wednesday, Joseph P. Day and J. Clarence Davies knocked down the last of the 1,445 lots sold for the account of the Lorillard Spencer Estate in the Bronx, and brought to a close the sale which was begun last Saturday morning. A total of \$720,150 was realized, or an average of \$498 a lot. The lots are within the five-cent zone, in the area to be benefited by the new subway lines, and are located on Boston road, Pelham Parkway, Williamsbridge road, Burt avenue, and intersecting streets.

The entire disposition of such a large number of unimproved lots in the present market furnished a splendid test of the actual real estate situation, since there was a very strong feeling that it was impossible at this time to successfully dispose of unimproved non-income producing property, when there was such keen competition not only from improved properties, but also from stocks and bonds yielding substantial and reliable returns. The sale, however, was well attended, and large crowds flocked to the big tent on the premises where the sale was conducted on Saturday, Monday and Tuesday, and finally concluded on Wednesday, in the Vesey Street Exchange Salesroom. Practically all classes of buyers figured conspicuously in the purchasing of the lots. They included builders, investors, adjoining owners, operators, and there was a fair representation of women among the purchasers.

Among the large individual purchasers were A. J. Schwarzler, the Bronx purchasers.

purchasers.

Among the large individual purchasers were A. J. Schwarzler, the Bronx builder; Richard Hagedorn, coal merchant; Hugh E. Smith, the Galveston Building Company; William C. Bergen, James J. McCabe, L. J. Phillips & Co., A. F. Schwarzler, the estate of Richard Weber, A. M. Jones, Rudolph Bruer, W. Augustus Pratt, Mrs. Julia Fitzgerald. Samuel Deutchberger and Robert P. Marsh.

Marsh.

Messrs. Davies and Day stated at the end of the sale that the real estate market has been greatly benefited by the sale. "If one would just think what it meant to sell all of these lots in this market, having to contend with the great publicity given to the Liberty Loan, the conscription and the war news, the fact that more than 1,400 lots could be floated against all these conditions has spoken quite a piece for the stability of the real estate market," they declared in the statement, which they issued after the last lot was sold.

Labor Law Amendment.

The Real Estate Board of New York

The Real Estate Board of New York makes the following announcement:
Another of the bills amending the Labor Law was signed by Governor Whitman on June 4. This is Assemblyman Bewley's bill Int. 150, now Chapter 721 of the Laws of 1917. It amends subd. 2, section 79-a, Labor Law, by providing that no point in an unsprinklered building shall be more than 100 feet from an exit and 150 feet in a sprinklered building, and giving the Industrial Commission discretionary power as to the necessity for an additional exit for each 5,000 square feet, when the floor space exceeds 5,000 square feet. These provisions affect only buildings hereafter erected.

In connection with the authority apparently

In connection with the authority apparently conferred on the Industrial Commission it is important to note that Chapter 694 of the Laws of 1917, the new factory definition bill, specially prescribes in respect to structural changes

that "whenever the enforcement of any of the provisions of this chapter is committed to any local officer or officers, by any law now in force or hereafter enacted, such local officer or officers with respect to the matters thus committed to them shall be deemed to have the powers and jurisdiction of the Industrial Commission of the State of New York to Commission of the State of New York to the extent specified in the law commit-ting the enforcement of such provisions to such local officer or officers."

Sprinkler System Rules.

The Board of Standards and Appeals The Board of Standards and Appeals has officially adopted the new rules for sprinkler systems which it has spent some time formulating and upon which a public hearing was held on May 24. The final rules, which are largely in conformity with recommendations made by the Real Estate Board, appeared in the official calendar for May 7, and are effective on June 27 fective on June 27.

HOW A CITY MARKET DEPARTMENT COULD DECREASE COST OF FOOD

By GEORGE W. PERKINS

F it is the city's business to gather and save and distribute water to its people, is it not its business to at least take a hand in gathering, saving and distrib-

uting the food its people consume?

A central market department, with proper powers, could be of vast benefit to our people in the matter of our fish supply. There is perhaps no city in the world so backward and destitute in the matter of southing respectives. world so backward and destitute in the matter of anything resembling fish markets as is New York. At the same time there is probably no city in the world that ought to have as good fish markets as New York. Thousands of tons of fish that might be used are annually thrown away in our very harbor because it is not to the advantage of this, that and the other channel of trade through which the fish pass to bring them into New York and place them on the market. Many carloads of fish are shipped from New York to other cities that ought to be consumed by our peop ought to be consumed by our people here.

New Demand for Sea Food.

New Demand for Sea Food.

When the Mayor's Food Supply Committee was conducting its educational campaign great stress was laid on the value of fish as an article of food and information was given to our people that led them to more highly appreciate fish as a food. The result was a very considerable increase in the demand for fish on the part of our people. The whole method of supplying this city with fish is antiquated to the last degree; it reflects the greatest discredit on our efficiency in administration. A proper market department could take in hand this whole question of our fish supply, and, by studying the methods by which the great cities of London, Paris and Berlin supply their people with vast quantities of fresh fish at very reasonable prices, render the greatest possible aid to our fishermen, fish dealers and consumers. Nothing short of some such broad, constructive, comprehensive move will correct the exceedingly wasteful broad, constructive, comprehensive move will correct the exceedingly wasteful methods now in vogue in supplying this city with fish. Imagine a city like the Bronx, utterly without an up-to-date, clean, centrally-located fish market.

Waste in Delivering Goods.

Waste in Delivering Goods.

A central market department could be of great advantage to a city like this in devising ways and means to save the frightful waste in delivering goods from the retail store to the consumer. Not long ago the City of Rochester made an exhaustive study of the cost of supplying itself with milk and found that if it were to establish three separate milk depots in different parts of the city and all the milk for the city as it came from the farmers was delivered to these three depots and then delivered to the consumers through one delivery organization, a saving of approximately \$500,000 a year in the item of delivering milk could be effected.

Some time ago in Emporia, Kansas, the

Some time ago in Emporia, Kansas, the delivery of meat, vegetables and groceries by individual dealers was abandoned and one company was formed that picks up all these articles at given hours

picks up all these articles at given hours and delivers them.

The waste in delivery in this city is something appalling. Lines of delivery cross and re-cross countless times. A recent investigation shows that nine separate milk wagons called during one morning at one apartment house to deliver milk.

morning at one apartment house to deliver milk.

The experiment of open public markets demonstrated a desire on the part of our people for public markets. A great deal was said at that time about the farmers who brought food into New York in wagons. This is all very well as far as it goes, but the amount of food consumed in New York City is so great that only a fraction of it—1 per cent. or 2 per cent.—is or could be brought into New York by wagon. Practically all our food has to come from far-distant

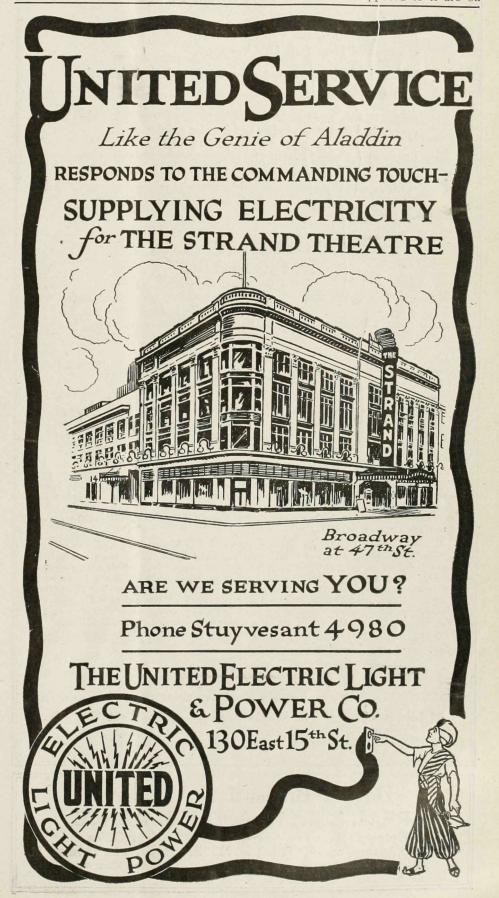
points. For instance, a part of our supply of chickens comes from as far off as Texas.

ply of chickens comes from as far off as Texas.

The merchants of New York are entitled to the help, the advice, the cooperation of a city market department that will gather for them statistics and information from all over the world as to the localities from which food can be obtained in the best condition and at the lowest prices.

A central market department could be of still further value through making public, for the benefit of our citizens, information as to different foods, their value for consumption and the various seasons when certain foods are most easily obtained and at the lowest prices.

A central market department would A central market department would not be a menace to the retail dealer, but a help. At present these merchants are at a great disadvantage and seriously handicapped in their efforts to supply their customers with good goods and fresh goods at reasonable prices. In most cases they have to pay large rents, go a long distance for their supplies, and deliver them to their customers at considerable overhead cost. Every that facility should be rendered to them that and deliver them to their customers at considerable overhead cost. Every facility should be rendered to them that will enable them to obtain their goods in fresh condition and at the lowest possible cost. Under our present system many of these merchants make a bare living and do that only through the hardest sort of work, with very long hours and constant anxiety and risk. It is high time that the citizens of New York aroused themselves to the necessity for action on this question of the creation of a centralized market department, for they must not forget that the men who are opposed to it are on



their job all the while, looking after their selfish interests, which are diametrically opposed to the interests of the people. One of the main reasons why I opposed the adoption of the recently submitted Constitution was because I found that in the matter of markets it played directly into the hands of the men who do not want a market department; for it not only abolished the recently-created State Market Department, but prohibited our Legislature, by a constitutional enactment, from hereafter creating a market department.

Coal Situation.

In view of the great difficulty experienced at times during the past winter in obtaining a sufficient supply of coal for obtaining a sufficient supply of coal for use in buildings, and feeling that a similar serious condition may, in all probability, confront the building owners and managers in the coming year, the New York Building Managers' Association has given careful consideration to the question of properly protecting the owners of apartment houses from loss of rent or damage suits arising from inability to furnish heat or hot water, and at the same time safeguard the tenant's just and proper rights.

After much deliberation the associa-tion feels that it cannot indorse the ac-

After much deliberation the association feels that it cannot indorse the action recently taken by some of the property owners' associations and a number of agents and owners, who have expressed their intention of putting clauses in apartment house leases to the effect that the landlord may have the right to cease furnishing heat or hot water for a period of forty-eight hours without suffering any penalty therefor, but thereafter a rebate of a certain percentage of the rent would be made for failure to supply either heat or hot water and that in the event that the price of coal should advance beyond a certain figure, that the tenants would be required to pay their pro-rata share of such increase as additional rent.

The association believes that it is the proper function of the landlord to supply heat and hot water, where such service is implied under the rental agreement, and that all right minded owners and agents will render this service just as long as it is possible for them to do so. This will be done, not only to protect the health and comfort of the tenants, but to avoid loss to the owner through injury to plumbing by reason of frozen pipes.

Unless some decided action is taken

Unless some decided action is taken y the United States Government to regulate the production and transporta-tion of coal, it may likely become im-possible at times for the landlord to ob-tain fuel, and for this reason the asso-ciation does favor the insertion of a clause in apartment house leases to the effect that the landlord shall not be held liable for a suit for damages, nor shall it be deemed a constructive eviction for failure to supply heat or hot water, or for a curtailment of the above mentioned services, when such failure or curtailment is due to inability or difficulty in securing coal for the maintenance thereof.

Liberty Loan Campaign.

The Real Estate Board of New York is making a special effort to obtain subscriptions to the Liberty Loan through its own members and all interested in real estate and its allied industries. Special arrangements have been made by which subscriptions may be forwarded directly to the Real Estate Board, checks being made payable to the Federal Reserve Bank Liberty Loan and mailed c/o Real Estate Board, 217 Broadway. In this way subscriptions will be identified as coming from those interested in the various phases of real estate and special arrangements for the prompt handling of these remittances have been made with the Liberty Loan Committee, 120 Broadway, of which Benjamin Strong is chairman. scriptions to the Liberty Loan through

Subscribes to Bonds.

That the Government of the United States was justified in looking to the business interests of the nation which have prospered under its protection for financial support in the present war crisis cannot be denied, and it is agreeable to be able to announce that unless all signs fail these expectations will be realized. In some instances, however, the support thus afforded has been of a notably commendable character and worthy of special notice. One of the liberal subscribers to the national war fund to be raised by the sale of what are known as "Liberty Bonds," owing to the fact that the proceeds of the issue are to be employed in aiding the European nations who are engaged in the struggle for human liberty against military despotism, is the German American Insurance Company of New York, a characteristically American corporation, which displays its sympathy with the purpose for which the bonds are being sold by the purchase of \$1,000,000 worth of these securities, a transaction that is not only proof of the sturdy Americanism of the corporation and its managers, but one well worthy of commendation and emulation. have prospered under its protection for

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PRIVATE REALTY SALES.

THE total number of sales of and not recorded in Manhattan this 'HE total number of sales reported week was 26, against 18 last week and 26 a year ago.

The number of sales south of 59th street was 5, as compared with 9 last week and 6 a year ago.

The sales north of 59th street aggregated 21, as compared with 9 last week and 20 a year ago.

From the Bronx 13 sales at private contract were reported, as against 14 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 814 of this issue.

Art Dealers Buy on East Side.

Art Dealers Buy on East Side.

P. W. French & Company, dealers in art objects, located at the southwest correer of Avenue A and 57th street, acquired four additional properties in 57th street, adjoining the corner plot on the west. The property will be improved to conform with the old site, which is occupied by the concern for warehouse and showroom purposes. Mitchel Samuel, a member of the firm, bought from Isidor D. Brokaw 442 East 57th street, from Louis H. Kirscher 444 and 446 adjoining, and from George D. Fish, 448. These properties are improved with four two-story brick structures, and the combined site measures 72x100 feet. The company now controls a frontage of 178.5 feet in 57th street. The corner plot, 108.6x135.9, was bought last January from Burns Brothers. Henry Otis Chapman has drawn plans for a six-story building, with a tower, to be used as a factory and showroom. The structure will cover the entire corner plot. The holding is in the vicinity of the new \$100,000 factory which Locke & Company are erecting at the northwest corner of Avenue A and 56th street. The latter property was recently leased on a twenty-one-year basis from Robert W. Goelet. Pease & Elliman, who were the brokers in the present deal, have been appointed agents for the property.

Estates in \$500,000 Exchange.

Estates in \$500,000 Exchange.

Estates in \$500,000 Exchange.

Nehring Brothers sold for the estate of Susan Weir the six-story elevator apartment house, at the southeast corner of St. Nicholas avenue and 165th street, 123.3x113.7 feet. The buver is the estate of John E. Ahrens, which gave in part payment the new-law apartment houses at 2608 to 2616 Briggs avenue, being three five-story ten-family houses, each measuring 40x100 feet; also 260 East 194th street, a five-story fifteen-family house, 45x100, and 247 East 194th street, a five-story twenty-family house, 57x100 feet, in the Bedford Park section of the Bronx. The transaction involved \$500,000. Nehring Brothers have been appointed agents for all the properties.

East Side Residence Sold.

East Side Residence Sold.

William B. May & Company sold the four-story residence at 9 East 62d street for Mrs. Caroline Bookman to a client, who will replace the present structure with a modern English basement house. The property, which has a frontage of 25 feet, is immediately west of the residence of Charles Steele, of the firm of J. P. Morgan & Company, who purchased the Fabbri home a few years ago. On the same block is the Drexel mansion. On the opposite side of the street are the residences of Malcolm Sloane, Charles Sabin of the Guarantee Trust Company, and Edmund Baylies.

Sonoma Apartments in Exchange.

Sonoma Apartments in Exchange.
S. & H. Realties, Inc., Oscar Hermann, president, purchased through Mrs. Lillian G. Johnson, from William Laue, the Sonoma Apartments, a sixstory elevator structure, on a plot 100x 100 at the corner of Prospect Park West and 8th street, Brooklyn. The buyers gave cash and a lumber yard property at Unionport, held at \$30,000, together with a five-story flat, 25x100.5, at 213 East 56th street, both of which parcels were owned by the Hermann fam-

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ily for years. The Bronx holding comily for years. The Bronx holding comprises the westerly block front on Olmstead avenue, between Gleason and Ellis avenues, with frontages of 216.1 feet, and 158.9 feet respectively, and extending through to Tremont avenue, where it fronts 54 feet. The parcel contains about fourteen lots. The entire transaction is reported to have involved about \$250,000.

Aldus Terrace Finds Buyer.

The Nason Realty Company, Max Natanson, president, bought the Aldus Terrace, a six-story apartment house with stores, at the southwest corner of St. Nicholas avenue and 186th street, on a plot 100x100 feet. The structure has accommodations for thirty-six families, accommodations for thirty-six families, contains seven stores, and was held at \$225,000. The property was recently taken over in foreclosure proceedings by Abraham Dorb, Louis Albert and Samuel Reich, from whom Mr. Natanson bought it. Frederick Zittel & Sons and George Ranger were the brokers.

Deal on St. Nicholas Avenue.

The Lenora Realty Company, David Pasinsky, president, purchased from the Halcyon Realty Company, the two seven-story elevator apartment houses, known as Shoreham and Lucille, occupying the block front on the east side of St. Nicholas avenue between 113th pying the block front on the east side of St. Nicholas avenue, between 113th and 114th streets. The houses have each a frontage of 118.5 feet on St. Nicholas avenue, and 88.2 feet in 113th street, while the 114th street frontage measures 131.2 feet. Sharp & Company negotiated the sale and H. B. Davis, as attorney, represented both interests. Levi P. Morton owned the property for Levi P. Morton owned the property for many years, and disposed of it to the New York Real Estate & Security Com-pany. The Halcyon Realty Company represented the bond holders of the realtv company.

Dyckman Property in Trade.

Frederick Brown resold to Mrs. M. E. Hastings, 631 Academy street, a five-story apartment house, containing acstory apartment house, containing accommodations for twenty-three families, and two stores, located at the northeast corner of Vermilyea avenue, measuring 50x100 feet. In exchange the buyer gave the dwelling at 168 West 130th street, 20x100 feet, and her country estate known as "Pawling Manor," near Rhinebeck, N. Y., consisting of 17.3 acres with a residence containing 18 rooms and two baths. The property has a frontage of more than 1,000 feet on the Albany Post road directly opposite the estate of Robert F. Huntington, and is adjacent to the homes of Ogden Mills, William P. Dinsmore, Tracey Dows, Jacob Ruppert, Levi P. Morton, Vincent Astor and others. Dubois & Taylor and Albert M. Crowe were the brokers.

West End Avenue Exchange.

West End Avenue Exchange.

Electus T. Backus sold for the J. C. & M. G., Inc., to E. Palmer, a client of the William H. Whiting Company, the thirteen-story apartment house at the northeast corner of West End avenue and 80th street, which was completed last October. The house is fully rented until 1919, the annual rent roll being reported as aggregating \$70,500. The property fronts 77.2 feet on the avenue and 100 feet in the street, and was held at about \$700,000. Abutting in the rear is the property of All Angels' Church. In part payment Mr. Palmer gave the five-story business building on lot 25x 100, at 292 Fifth avenue, assessed at \$200,000. \$200,000.

Equities Traded.

Equities Traded.

The Knap & Wasson Company sold for Mrs. Mary S. Shepard to Frederick Brown the three-story residence on a plot of 52 lots, on the Shore road and 91st street, Brooklyn, overlooking the Narrows. The buyer gave in part payment three large apartment houses and a dwelling in Manhattan. The Bay Ridge property is valued at \$250,000 and has a frontage of 149.9 feet on the Shore road and 700 feet in 91st street, extending to the corner of Colonial road, on which it

fronts 138.4 feet. The Manhattan properties given in exchange include the Hudson-Overlook apartments, at the southeast corner of Pinehurst avenue and 180th street, the six-story structure 100.2x100, held at \$200,000; also the Farnham House, a six-story apartment structure on a plot 100x100 feet at the northwest corner of Andulon avenue and 170th street. ner of Audubon avenue and 170th street West 148th street, a six-story apartment on a plot 100x100, and the four-story dwelling at 133 East 35th street, on lot 20x74. Mrs. Shepard was represented by 20x74. Mrs. B. A. Green.

New West Side Project.

Anthony Campagna, the builder, pur-chased, through Pease & Elliman, the chased, through Pease & Elliman, the three four-story dwellings at 307, 309 and 311 West 88th street. The house at 309 was sold by the estate of George Van Vorst, and the other two by Mary A. Smith. The combined site measures 57x 100.8, and is located 100 feet west of West End avenue. It was held at \$90,000. The purchaser will erect on the site a high-class nine-story apartment house, to contain small suites, to meet the present popular demand.

Manhattan. South-of 59th Street.

17TH ST.—The John P. Peel Co. sold for the Bond & Mortgage Guarantee Co. the two 5-sty tenements, 25x92 each, at 321 and 323 West 17th st, bought by the seller recently in fore-closure proceedings. The buildings were held at \$40,000.

32D ST.—Thomas J. O'Reilly has sold for the Emigrant Industrial Savings Bank 313 East 32d st to Mrs. Catherine Toner. Mrs. Toner purchased from the same institution the adjoining property at 315 a few months ago through the same broker.

the same broker.

56TH ST.—The Henry Morgenthau Co. resold the Garfield, an apartment house at 338 and 340 West 56th st, which was taken over with 2612 and 2614 Broadway, from Thomas Healy, last April in exchange for the Astor Market property, at Broadway and 95th st. The Garfield is six stories in height and occupies a plot 50x 100.5, between 8th and 9th avs. A. N. Gitterman was the broker.

57TH ST.—Goodwin & Goodwin resold to the Real Realty Co. 351 West 57th st, a 4-sty dwelling, on lot 22x100.

North-of 59th Street.

80TH ST.—Pease & Elliman sold for Anne P. uqueer 321 West 80th st, a 5-sty residence, Luqueer 321 on lot 24x66.

89TH ST.—F. R. Wood, W. H. Dolson Co. and Electus T. Backus sold for Mrs. Mary E. Maclay 329 West 89th st, a 5-sty dwelling, on lot 20x75.

90TH ST.—Mathilde C. Lueder is reported to have sold 55 West 90th st, a 4-sty dwelling, on lot 18.9x100.8.

115TH ST.—The newly formed 352 West 115th Street Corporation is reported to have bought from Hattie P. Menter, of Rochester, N. Y., 10 Morningside av, southeast corner of 115th st, a 5-sty apartment house, 31.10x101.5, opposite Morningside Park.

opposite Morningside Park.

127TH ST.—Porter & Co. sold for Minnie Detmold to Joseph Disler the 3-sty dwelling at 245 West 127th st.

173D ST.—The V. R. Construction Co., Selig Rosenberg, president, sold the property, 75x 97.3, in the south side of 173d st, 159.1 ft. east of Fort Washington av, to Samuel Lipman, who gave in trade 348 and 350 East 119th st, a 6-sty tenement, 40x100.11, 110 ft. west of 1st av. The latter property was resold by the construction company to Samuel Katzman. The sale and exchange were negotiated by Max Feldman.

RIVERSIDE DR.—Slawson & Hobbs sold for

Feldman.

RIVERSIDE DR.—Slawson & Hobbs sold for the Rande Realty Corporation the 5-sty residence at 315 Riverside dr, on lot 21x100. The property was held at \$75,000.

7TH AV.—The estate of Isaac Lowenfeld and William Prager sold 2431 and 2433 7th av, southeast corner of 142d st, a 6-sty new law flat, 39.11x100, to the Mantle Realty Co., which gave in exchange 432 West 17th st, a 5-sty tenement, on lot 25x92.

Bronx.

FOX ST.—Frederick Brown resold to Joseph Cooperblum 952 and 956 Fox st, two 5-sty apartments, 40x100 each, acquired by Mr. Brown last week in an exchange.

LYMAN PL.—Mary Grandy sold 1376 Lyman pl, near Freeman st, on plot 50x100, to M. L. & C. Ernst, who gave in exchange 1770 East 22d st, Flatbush, on plot 40x100.

137TH ST.—Samuel Cowen Agency sold for R. Israel 376 East 137th st, a 4-sty flat, on lot 25x100.

25x100.
159TH ST.—Samuel Cowen Agency sold to Mary Kane the 1-fam. dwelling 359 East 159th st, on lot 25x100.

AV ST. JOHN.—Alexander Selkin and David Mintz have sold for the 152d St Construction Co., Brown & Lapin, the northeast corner of Av St. John and Fox st, known as 631 Fox st, a 5-sty apartment house, with nine stores, on plot 67x110. This deal completes the disposal of five similar buildings, covering the block front on Av St. John, from Fox to Beck sts, built by the selling company last year.

To Landlords Who Must Maintain Hot Water Service

IT IS unnecessary to emphasize the scarcity of coal which is creating anxiety and, occasionally, litigation for landlords whose properties are leased under agreement to maintain hot water service. Many owners are already unable to obtain **any** coal and in most all cases the supply is very limited.

Faced with the probability that this scarcity will continue and possibly increase, many landlords are successfully meeting the difficulty by installing

GAS WATER HEATERS

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The Automatic Gas Water Heater, with or without storage system, is particularly desirable for office buildings as the need for hot water is usually limited and intermittent. As this type of Heater burns fuel only while water is being drawn, it eliminates the expense of continuously maintaining a coal fire.

FACTORIES AND LOFT BUILDINGS

There are several types of Gas Water Heaters to meet the varying needs of manufacturers—from the simple coil heater for use where little hot water is required, to the big storage systems supplying many gallons per minute. Information regarding any type of heater can be had at any Manhattan or Bronx Gas Office.

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Many property owners are also installing Gas Water Heaters as an auxiliary to the regular system. A Gas Water Heater guarantees against all interruption of service from any cause; and in apartments where the need for hot water is limited during the summer it is especially convenient and economical.

Present conditions should forcibly impress upon every landlord the desirability of having his building "piped for gas."

"THE RIGHT WAY IS THE GAS WAY"

Consolidated Gas Company of New York

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GRAND BOULEVARD.—Alexander Selkin and Walter Wilkens have sold for the Sidem Building Corporation the northwest corner of the Grand Boulevard and Concourse and 188th st, a 1-sty taxpayer with eight stores. It is on a plot 79x88xirregular.

MARMION AV.—Frederick Brown bought from the Bronx County Construction Co., Charles S. Levy president, 1968 Marmion av, northeast corner of Tremont av, a modern 5-sty apartment house, with eight stores, 41.6x 115. It was a cash transaction negotiated by the S. Brener Co.

the S. Brener Co.

SENECA AV.—Schwab & Co. sold the vacant plot, 150x100, at the southeast corner of Seneca av and Whittier st.

TIEBOUT AV.—Tiebout Construction Co. sold, through Schwab & Co., 2317 Tiebout av, a 5-sty apartment house, on plot 50.7x112.

Brooklyn.

HARMAN ST.—R. A. Schlesing sold to Frederick Heydt, the 2-fam. house, 1819 Harman st, on lot 25x100.

on lot 25x100.

5TH ST.—L. L. Waldorf Co. sold the two 4-sty apartment houses at 522-524 5th st, near 8th av, for a Mr. Bryan.

EAST 12TH ST.—The H. Table Porter Co. has sold the 1-fam. bungalow at 550 East 12th st, on plot 50x100, for Elmer E. O'Donnell; also a 1-fam. dwelling, on plot 50x100, with garage, on the east side of Kenmore av, for a client of Henry Maus.

of Henry Maus.

EAST 17TH ST.—Green Brothers have sold for the Eagle Savings and Loan Co. 850 East 17th st, Fiske Terrace, to Mrs. Nettie Schuff.

48TH ST.—Tutino & Cerny sold for Mrs. H. Luning the 2-sty dwelling at 460 48th st.

52D ST.—John J. Hoeflinger and Theodore Flags sold 234 52d st, a 2-sty house.

70TH ST.—Meister Builders (Inc.) sold to Julius Marcucci the 3-sty house at 1726 70th st, on lot 18x100.

83D ST.—E. J. Hollahan (Inc.) sold ten lots in the north side of 83d st, about 100 ft. east of 4th av, for the Kerns estate.

AV V.—James Thorndike sold for Mary B. Joyner a house and fourteen lots on Av V, from Homecrest av to 13th st, to James Carrona.

BAY RIDGE AV, ETC.—Realty Associates sold 221 and 225 Bay Ridge av, 2-sty, 2-fam. dwellings, on lot 18.4x100 each, to John Collins and Edward Bruhs, respectively; also 138 33d st, a 3-sty building, on lot 20x100.2, to A. Iannone and 147 Crown st, a residence, between Bedford and Rogers avs, to Maria L. Berry.

GELSTON AV, ETC.—Frank A, Seaver & Co. sold for J. Larocca the lot 20x100 in the south side of 74th st, 160 ft. west of 12th av; also in conjunction with R. A, Schnur the 2-fam. house 8618 Gelston av, near 86th st.

KINGS HIGHWAY.—Louis Gold has sold the 1-sty building in the course of construction at the southeast corner of Kings Highway and East 14th st.

ST. MARKS AV.—Nicholas J. Occhifinto sold for Catherine L. Larsen, a 2-sty dwelling at 434A St. Marks av to Nicholas Albino.

454A St. Marks av to Nicholas Albino.
STRATFORD RD, ETC.—James B. Fisher has sold 230 Stratford rd, corner Lewis pl, a detached residence, on plot 50x100, for William T. Beard to Aaron Lipper; also 79 Rodney st, a 3-sty dwelling, on lot 18x100, to Solomon Feldberg; 858 and 860 Metropolitan av, two tenement houses, on plot 50x100, for Nellie M. Lockwood.

Queens.

Queens.

EAST ELMHURST.—Bulkley & Horton Co. sold a plot for H. M. Reiss.

FLUSHING.—J. Albert Johntra has sold for William Wadds the 2-fam. brick dwelling at 14 Kalmia st to Thomas Thibault.

LONG ISLAND CITY.—Wallace J. Hardgrove, of The Queensboro Corporation, has sold for Helen Paris Smith a plot on Queens blvd, near Maurice av.

MILL BASIN.—The newly organized Corrugated Fiber Mills (Inc.), a Western concern, purchased five acres, together with buildings having 70,000 sq. ft. of space, formerly occupied by the John R. Corbin Co., at the head of Mill Basin, on Jamaica Bay, from the Losei Realty Corporation. G. P. Butterly represented the Losei company, which held the property at \$150,000. The purchasers will occupy the premises at once for the manufacture of paper products, employing two hundred hands, and will erect a large paper mill on the additional land at a cost of \$200,000 in the autumn. The Losei company owns thirty-seven additional acres, now reported under negotiation of sale.

Richmond.

Richmond.

ROSEBANK.—Moffatt & Schwab sold for Dr. and Mrs. Louis A. Dreyfus, their residence on Belair rd to L. Restrepo.

Out of Town.

Out of Town.

STAMFORD, CONN.—Griffen, Prince & Ripley have sold for the Southfield Point Co. a test-dence of the Italian villa type now in course of construction at Southfield Point, to Max Kattwinkel, manager of the Stollwerck Chocolate Co.

GREENLAWN, L. I.—Charles E. Sammis, Jr., sold the Samuel Brush place of three acres to Martin Heinrich, of Brooklyn; the Mary J. Edmonds farm of ten acres to Paul De Cardo, of Manhattan; and the Arthur Kramer residence, on Central av, Huntington, to Mrs. M. Parrish, of Woodhayen.

HUNTINGTON, L. I.—Daniel M. Gerard and Charles Conklin sold the Carley property of 22 acres on Park av, Huntington, for the Ring-Gibson Co., of Brooklyn, to Daniel Lanahan.

HUNTINGTON, L. I.—Herman H. Ilch, of College Point, L. I., has purchased from Sarah E. Hall a 3-acre garden farm with buildings. Theodore S. Hall was the broker.

MERRICK, L. I.—H. Schulyer Cammann has sold for H. H. Cammann a plot, 60x239, on the south side of Norshon rd, west of Merrick av, to Arthur W. Blake Wood, who owns adjoining property.

WEST ISLIP, L. I.—Bryan L. Kennelly and R. K. Cornelle sold for the Misses Joanna and Julia Wilmerding five acres on the South Country rd in West Islip, L. I., about one mile west of Bay Shore, to O. L. Schwencke, who will erect a dwelling.

HACKENSACK, N. J.—Charles Kuntze and Joseph A. Blackner sold for Hugh A. Muirhead 4½ acres in the residential section, fronting in Prospect av, Atlantic av and 3d st, to James C. Gaffney. The property was held at \$25,000.

HASTINGS, N. Y.—Kenneth Ives & Co. sold for Joseph Mendelsohn his country home at Hastings-on-Hudson, containing a modern house, garage, etc., overlooking the river, to Annabella Curtis. The property was held at \$18,000.

IRVINGTON, N. J.—Feist & Feist sold for George F. Serbe to William R. James the dwell-ing at 272 Lyons av.

LARCHMONT, N. Y.—The Larchmont Gardens Co. sold to W. B. Morton the new house recently constructed on lots 21-25 in block 425. Brookside dr, Larchmont Gardens. The buyer is making alterations to the dwelling, which he will use for his own residence. George Howe was the broker.

was the broker.

NEWARK, N. J.—A large waterfront property in the new industrial section of Newark has been sold by the Harrison Chemical Co., together with several buildings, which are to be remodeled for the needs of the purchasers, clients of Harrison D. Colburn, of the Ruland & Whiting Co. The property comprises six acres at Newark Transfer, with a frontage of 300 ft. on the main channel of the Passaic River, extending back 900 ft. to the tracks of the Jersey Central Railroad. The property, which was held at \$75,000, adjoins the plants of the Sun Oil Co. and the Butterworth-Judson Co.

the Sun Oil Co. and the Butterworth-Judson Co. SCARSDALE, N. Y.—The Scarsdale Estates sold a large building plot on Reimer rd, in the Murray Hill section, to Robert E. L. Howe. This plot is immediately adjoining the 3-acre tract recently sold to Hugh I. Young.

SOMERVILLE, N. J.—Lewis B. Preston, Inc., sold for A. I. Thompson to a New York attorney his farm, consisting of 70 acres, at Somerville, N. J. This property was held at \$17,500. YONKERS, N. Y.—Gaul Bell sold 82 Post st, a dwelling, to Mrs. M. Gordon, of Buuffalo, N. Y. The same broker with C. D. Lattin sold for the same client a plot in Van Cortlandt Park av, 77x120, near Caryl station, and a State water grant adjoining to the south to the Palisade Boat Club.

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- 270 Park Avenue—12 story; occupying two entire blocks. The greatest in the city. Vanderbilt Ave. Realty Corp., C. V. Paterno, Pres.
- 417 Park Avenue—13 story. Corner 55th Street. Bing & Bing.
- 876 Park Avenue—12 story. Corner 78th Street. Edgar A. Levy.
 - 31 East 72d Street—13 story. Corner Madison Avenue. Klein & Jackson.
- 125 East 72d Street—14 story. Corner of Lexington Avenue. Julius Tishman & Sons.
- 105 West 55th Street—9 story. H. C. Mathews.
- 112 East 74th Street—9 story. Mitler & Banner.
- 64 East 86th Street—9 story. E. A. Herzog.

Nearest Competitor

- 927 Fifth Avenue—14 story. 5th Ave. & 74th St. Co.
- 550 Park Avenue—17 story. Carpenter Syndicate.
- 139 East 66th Street—9 story. E. S. Brickner.
- 70 East 77th Street—9 story. 70 East 77th St. Co.

Others

- 630 Park Avenue—13 story. Carpenter Syndicate.
- 137 East 66th Street—9 story. Co-operative Syndicate.
- 105 East 84th Street-9 story. A. J. & A. Gross.

No Agents

148-152 West 58th Street—9 story. Edgar A. Levy. 815 Park Avenue—12 story S. Borchardt.

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In the year ending April 1, 1917, apartment leases aggregating \$6,680,000

were made through this office, the greatest total ever achieved by any brokerage house in this section.

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

LEASES.

Lease on Murray Hill.

Douglas L. Elliman & Company leased for a long term of years the one time residence of Commodore Arthur Curtiss James, at 92 Park avenue, a handsome five-story and basement dwelling, on a lot 31.1x80, located between 39th and 40th streets. About a year ago the property was leased to a Mr. Williams, but, just prior to his moving into it, a fire destroyed the interior of the premises. The tenant thereupon decided to cancel his lease. Mr. James recently sold the house to Cleveland H. Dodge, his neighbor, who has had plans prepared by Parrish & Schroeder for extensive alterations. The new tenant is Dr. Van Horne Norrie, who for many years resided at 377 Fifth avenue, one of the last remaining private houses on Fifth avenue, between 34th and 42d streets. A perceptible strengthening of Murray Hill and renewed inquiry for property in this section has been noted since the passage Douglas L. Elliman & Company leased newed inquiry for property in this section has been noted since the passage of the new Zoning Law, which further strengthened the restrictions in this desirable residential section. About six weeks ago the Beta Theta Pi Club leased the residence at 96 Park avenue, a five-story American basement dwelling, and the abutting six-story apartment house at the abutting six-story apartment house at 40 East 40th street, forming an "L" around the corner of Park avenue and 40th street. As already announced, these buildings will be connected.

\$100,000 Midtown Lease.

Wm. A. White & Sons and M. & L. Hess, Inc., have leased for a term of twenty-one years the plot 100x100, at 328 to 332 West 39th street. The net rental approximates \$100,000. The lessee will make extensive alterations to the existing buildings in order to make them, adaptable for scenic studio purthe existing buildings in order to make them adaptable for scenic studio purposes. The development of this plot will complete the improvement of the old Finck Brewery property, the balance of which, consisting of 125 feet to the east, was recently improved with the twelve-story Finck building, which, under the management of Wm. A. White & Sons has been rented in its entirety during the past year. The lessees are David H. and A. A. Hunt, composing the H. & H. Model Apartment Co.

Downtown Building Leased.

Charles E. Noyes Company and Horace S. Ely & Company leased the top floor of the new building occupying the block front in South street, from Maiden lane to Fletcher street, to the Sumatra Tobacco Import Corporation, John H. Duys, president. The lease is of interest because the tenant, which has also rented the top floor of 135 Front street, and various sample rooms street, and various sample rooms throughout the tobacco district, has pur-chased the entire Sumatra tobacco crop chased the entire Sumatra tobacco crop for this year, their initial purchase amounting to \$5,000,000. The United States will receive approximately \$7,000,000 as a duty. Under normal conditions this tobacco was sold in Amsterdam, Holland, but owing to the inability to transport the tobacco, it has, with the consent of the Dutch Government, been shipped directly from Sumatra to New York, by way of San Francisco.

New Tenant in 23d Street.

New Tenant in 23d Street.

M. & L. Hess, Inc., leased for Benjamin Stern, Louis Stern and the Estate of Isaac Stern the eighth, ninth and tenth floors at 28 and 30 West 23d street, running through to, and including 9 to 19 West 22d street, comprising about 70,000 square feet of space, to B. Stern & Company, Stern, Heineman & Herff and S. Stern & Company, one of the largest manufacturers of children's headwear, coats and dresses. These firms were originally located at 584 Broadway, where they occupied approxifirms were originally located at 584 Broadway, where they occupied approximately 30,000 square feet of space, and subsequently moved to 71 Fifth avenue, increasing their space to about 50,000 square feet. They will occupy their new quarters about February 1, 1918. The lease is for a term of years, at a rental reported to aggregate \$175,000.

ESTABLISHED 1879

William P. Rae Co.

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31 EAST 58th STREET

Business Lease in 50th Street.

Business Lease in 50th Street.

Douglas L. Elliman & Company announce another important development in 50th street, between Fifth and Sixth avenues, in the leasing of 9 West 50th street, for Mrs. Marie Winthrop Kellogg to Miss Julia W. C. Carroll, gowns, now located at 582 Fifth avenue. The lease is for a long term of years. After extensive alterations, Miss Carroll will occupy the premises for her business. This removal by an important Fifth avenue merchant again marks the remarkable development during recent months of 50th street for business purposes of the highest grade.

Space Leased From Plans.

Space Leased From Plans.

In connection with the new addition to the Terry & Tench building to be erected at the northeast corner of Madison avenue and 31st street, George Rosenfeld Company, Inc., leased the corner store and basement, together with the first and second lofts, for a long term of years to the Peck & Hills Furniture Company. The same brokers also leased the sixth, seventh and eighth lofts to Max M. Schwarcz & Company, and the tenth loft to the B. N. C. Waist Company. This building, which will be ready for occupancy about February 1, 1918, is in the new silk district, just outside of the restricted zone. side of the restricted zone,

Lease in Gorham Building.

Frederick Fox & Company leased for the Gorham Company the seventh floor in the building at the southwest corner of Fifth avenue and 36th street to the Empire Novelty Company, wholesale milliners, formerly located at Broadway and Waverly place.

Manhattan.

LEON S. ALTMAYER and Chr. Volzing & Son. have leased in the new office and business building, on the northeast corner of 86th st and Lexington av, the store at 149 East 86th st, midway between the United Cigar Stores Co. and the Chatham & Phenix Bank, in the same building.

and the Chatham & Phenix Bank, in the same building.

BASTINE & CO., as agents for 112 East 19th st, leased space on the 11th floor to the Bankers Engineering Co., and additional space on the 11th floor to Marvin H. Rieser. The building is now entirely rented.

BENJAMIN BERNSTEIN leased two floors, 37,000 sq. ft., in 111-119 West 19th st to the National Cloak and Suit Co.; also to the same company 3,500 sq. ft. in 11 West 25th st.

CARSTEIN & LINNEKIN (INC.) leased space at 3-7 West 29th st to Burton Lyons; at 396 Broadway to Toilet Specialties Co.; at 126 5th av to the Neatly Maid Mfg. Co.; and at 215-19 4th av to Bore Borden; in the Park Row Bldg. to Wallace W. Wilmot, Sven Platin and B. F. Schiemer Co.

CARSTEIN & LINNEKIN (INC.) leased space at 24-6 East 21st st to C. R. Hespeler Co.; at 229-33 4th av to Aptakin & Schultz and Harris Bros. Corp.; at 126-8 5th av to Phoenix Glove Mfg. Co.; at 456-60 4th av to Star Ribbon Mfg. Co.; and a loft at 830 Broadway to Silberberg & Co.

JAMES M. COUPER has leased the 3d floor at 1416 Broadway to the New York School of

Mfg. Co., and a lott at 830 Broadway to Siberberg & Co.

JAMES M. COUPER has leased the 3d floor at 1416 Broadway to the New York School of Chiropractice.

DOUGLAS L. ELLIMAN & CO. leased apartments from October 1, in the new buildings at 417 Park av for Eing & Bing to Mrs. E. A. Schroeder, and at 125 East 72d st for Julius Tishman & Sons to Howard Marshall; also a large apartment in the new Hotel La Salle, at 30 East 60th st, for Weld & Suydam to S. T. Hodgman, and an apartment at 122 East 76th st for Mrs. Julia Fotterall to Ernest B. Osborne, for whom they have secured an extension of the lease from the owner; leased an apartment in the new building at 105 West 55th st to Samuel H. Wandell; also renewed the lease of 14 East 70th st, a 5-sty dwelling, for C. W. and E. S. Benedict to Nelson I. Asiel.

J. ARTHUR FISCHER has leased for Annie

C. W. and E. S. Benedict to Nelson I. Asiel.

J. ARTHUR FISCHER has leased for Annie
Wells the 4-sty dwelling 325 West 30th st to M.
Monte; for Library Sq Realty Co. the 1st loft at
709 6th av to John F. Coleman; for Harris
Brous the top loft at 109 West 28th st to Taylor & Pinous for cloaks and suits; for Anna
Roads the store at 203 West 41st st to Quong
Laine Co., Oriental restaurant supplies; for C.
A. Gesner to Michael Anette the store at 50
Dominick st for druggists' supplies; for S.
May to Thomas Moylan the 1st loft 636 6th av,
northeast corner of 37th st for an employment
agency.

FREDERICK FOX & CO. have leased the 8th loft at 23-9 Washington pl to Millar, Mandel & Co.; the top loft at 439-41 Lafayette st to Jacob Krober, and the 2d loft at 593 Broadway to Wallach Bros.

Wallach Bros.

JOHN N. GOLDING rented to the Great Atlantic & Pacific Tea Co. stores at 400 Audubon av, near 185th st, for Donald Robertson; 1830 Second av, between 94th and 95th sts, for Theresa Wachtel; 2709 8th av, corner 144th st, for E. J. Molwitz, and 2455 7th av, corner 143d st, for Morris Moore; also has rented offices in 220 Broadway to Albert Sokolski, and

in the Singer Building to Penn Central Coal & Coke Co., and a loft in 714 5th av for B. E.

GOODWIN & GOODWIN have rented the following apartments: in Dacona Hall, 620 West 122d st, to Charles F. Hurd, Jr.; in 488 St. Nicholas av to Thomas Stewart; in Blervie Hall, 565 West 144th st, to E. W. Barrymore; in the Briarcliff, 566 West 162d st, to Henry W. McCusker, Charles Seligman; in Balmoral Court, 600 West 163d st, to Anita Allison, Hugo Walther, Leah and Henry Markowitz; in 3915 Broadway to Samuel Gordon; in 716 West 180th st to Mrs. Kate Delaney; in the St. Regis, 830 East 163d st, to Jacob Jacobs. The same firm has also rented the following stores: in 508 Amsterdam av to Abraham Endlich, Keva Fried and in 1936 Madison av to Samuel Ordover.

A. A. HAGEMAN has leased the basement at 101 West 37th st to Frank Fierro.

HEIL & STERN have leased in 22-4 West 26th st, the 11th floor to the Arrow Waist Co.; also in 31-3 East 28th st, the 6th floor to Samek & Lobel.

Samek & Lobel.

M. & L. HESS (INC.) rented for the Metropolitan Life Insurance Co. the 5th floor at 37-45 West 20th st, containing 10,000 sq. ft., to the H. H. Levy Mfg. Co.; also for various owners the 8th floor at 214-16 West 14th st to the Boal's Rolls Corp.; the 9th floor at 35-7 West 31st st to Fensterstock & Rosen; space at 148-56 West 23d st to Lowenthal & Pings, shirt waists, and at 22 East 21st st to I. Oaklander, fur trimmings; also on the 11th floor at 22-8 West 19th st to the Newark Rubber Co.

HENRY HOF has leased for William Nierenberg the store at 750 2d av to the Sheffield Farms Slawson-Decker Co., to be used as a food products store.

H. HOLTZ & CO. leased for E. A. & A. H.

Silleck to A. M. Valentine the dwelling at 120 West 72d st.

HOUGHTON COMPANY leased the two 4-sty connecting dwellings at 107 and 109 West 73d st for A. L. Mordecai & Sons. HOUGHTON COMPANY leased for Walter J. M. Donovan the 5-sty dwelling at 326 West End ay to Morris Mizel.

HOUGHTON COMPANY leased for Jacob Axelrod an apartment in the "Langhorne," Riverside dr and 160th st, to Dorothy Jacobson.

J. EDGAR LEAYCRAFT & CO. leased the store at 103 4th av to Jacob F. Fuessel, dealer in window shades, and the store at 568 7th av to Louis Astor, shoe dealer.

JOHN A. LYNCH has leased for M. Schaefer, the store at 249 West 14th st to John Kenahan, who will re-construct and fit it up as a first-class electrical contracting shop.

CHARLES F. NOYES CO. has leased the 3d.

CHARLES F. NOYES CO. has leased the 3d floor of the former Kuhn-Loeb Building, 27-29 Pine st, for the Andrews Co. to R. C. Megargel & Co. for three years, at an aggregate rental of about \$25,000.

CHARLES F. NOYES CO. has leased for Edward S. Savage to C. W. Smith & Sons, the building 98 Pine st, through to 34 DePeyster st.

building 98 Pine st, through to 34 DePeyster st. PEASE & ELLIMAN have leased for Julius Tishman & Sons an apartment in their new building at 125 East 72d st to Mrs. Frank L. Froment; sub-leased for Mrs. Felix Samson her apartment in 955 Park av to Henry A. Rudkin; made the following renewals of apartment leases: in 24 West 59th st to James C. Parlsh; in 144 East 36th st to H. C. Winde; in 21 East 82d st to Max Aronson; in 829 Park av to Lowry Gillett; in 40 East 83d st to Arthur C. Levi; in 309 West 99th st to Edgar S. Fassett; in 214 West 92d st to William C. Howe; in 535 Park av to Guy R. McLane, and in 911 Park av to Arthur Liebes.

SPECIAL SALES DAY Thursday, June 21 AT NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y.

E SALESROOM, 14 VESEY ST., N. Y. CITY **Absolute Sale**

554 West 114th Street

A 5-story and basement brick and stone dwelling; furnace heat. Size of lot 20x100.11. WHITLOCK & SIMONDS, Esqs., Attys., 27 Cedar St., N. Y.

W. S. Decatur Ave.—Oliver Pl. to E. 199th St.

TO BE SOLD AS FOUR PARCELS
Four vacant plots, size 50x93.35 to 51x116.31.

ROBT. W. MALONEY, Esq., 309 Broadway, N. Y.
EDWIN H. UPDIKE, Esq., 55 Liberty St., N. Y.
GELLER, ROLSTON & HORAN, Esqs., 22 William St., N. Y.

ESTATE OF MARY A. HALLORAN, Dec'd FRANCIS POLLOCK, LORETTA COUGHLIN and MARIETTA HART, Executors 881 St. Nicholas Avenue

A 3-story and basement frame dewlling; furnace heat. Plot 37.3x107.4½x irreg.

A 4-story and basement brick and stone dwelling. Plot 20x85x irreg.

Tract on City Line

A tract of 17½ acres on both sides of the dividing line between Mt. Vernon and New York City
65% MAY REMAIN ON MORTGAGE
ROBT. W. MALONEY, Esq., Atty., 309 Broadway, N. Y. City

Estates of
HARRIET and M. C. D. BORDEN, Dec'd
25-27 West 56th Street
To be sold as 1 parcel.
Two 4-story and basement brownstone front dwellings. Plot 50x100.5.

70% MAY REMAIN ON MORTGAGE SHERMAN & STERLING, Esqs., Attys., 55 Wall St., N. Y. City Estate of
WM. R. BENNETT, Dec'd
N. E. Cor. Shore Road and 79th
Street and Adjoining Parcel
BROOKLYN, N. Y.
To be sold separately.
PARCEL 1—Dwelling—plot 89.05x144.97x irreg.
PARCEL 2—Vacant plot, 124.24x313.35x irreg.
H. B. HUBBARD, Esq., Atty.,
26 Court St., Brooklyn, N. Y.

Special Sales

Special Sales
BRONXVILLE, N. Y.

Janvrin Avenue, Near Cedar Court
Overlooking Cedar Knolls Valley
RUNNING THROUGH TO BRONXVILLE AVENUE
A 3-story granite-stone mansion, containing 18 rooms and 3 baths.

Frontage of 75 feet on Janvrin Avenue, 50 feet on Bronxville Avenue, with a depth of 261.67 feet.
60% MAY REMAIN ON MORTGAGE
LOUIS ROBINSON, Esq., Atty., 2 Rector St., N. Y. City

16-18-20 Jones Street

(Greenwich House Settlement)
Two 3-story and basement brick buildings and
a 1-story frame building. Plot 63.2x97.6.

WALTER G. MERRITT, Esq., Atty., 135 Broadway, N. Y. City

38 Hamilton Terrace

A 3-story and basement brick dwelling; furnace heat. Plot 19x100.

65% MAY REMAIN ON MORTGAGE HAROLD E. LIPPINCOTT, Esq., Atty., 35 Nassau St., N. Y. City

580 Ocean Boulevard

BROOKLYN, N. Y.

A 3-story brick and frame dwelling; hot water heat. Plot 57.11/xx150x irreg.

EDWIN L. BROOKS, ESQ., Atty., 176 Broadway, N. Y. City

BUTLER, N. J.

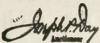
"The Bancroft"

Well-known health resort, containing about 11½ acres. Main building, 3 stories and basement, frame and stone; outbuildings.

163 East 107th Street

A 4-story and basement tenement. Size 17x100.11,

Telephone 744 Cortlandt



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

Classified Advertisement Department

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

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

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

WANTS AND OFFERS

REAL ESTATE EXPERT (American), capable of taking entire management, including rentals, repairs, purchasing, &c., of Office Buildings, Lofts, large Apartment Houses or Manufacturing Plant, is open for engagement. Also experienced in the management of Real Estate holdings of large corporations. Box 394, Record and Guide.

WANTED position as solicitor wit general contractor, carpenter, mason iron man; five years' experience with gen eral contractor. Box 376, Record an Guide

WANTED—Solicitor for alteration work; preferably with some knowledge of shoring, timber and concrete. Box 395, Record and Guide.

FOR SALE OR TO LEASE

FARMS AND COUNTRY HOMES E. P. SANFORD, Redding Station, Conn.

PARTNER \$1,000, poultry farm, active or silent. JOHN D. CAWEIN, Box 481 Harrison, N. Y.

SEND 10 cents for Farm Catalogue. H. FREDERICK, 143 Albany St., New Brunswick, N. J.

WAREHOUSES, 147-149 Fulton St Brooklyn, for rent or sale. For informa tion, address W. C. CLEMENTS, 87 Wa! St., New York City. Broc tion, au New

SEAGATE, CYPRESS AVE., new, up-to date stucco houses, garage, \$8,500 and up big bargain. E. REINEKING, Owner. Te Cypress 2856.

TWO FAMILY HOUSE, improvements, \$4,800; five minutes from station. Apply OWNER, 92 Cherry St., or 'Phone 203R—Rahway, N. J.

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

RUTHERFORD, N. J.—House, seven rooms and bath; all improvements; lot 50 x160: fruit trees. Write OWNER, 179 Woodward Ave.

GREAT NECK, L. I.—Five lots, 20x100; easy terms; free and clear; near Kensington. Owner, 397 Miller Ave., Brooklyn.

HARPER, 245 West 26th St., N. Y. City.

WASHINGTON ST., Hoboken; main thoroughfare; 13-room brick house; busi-ness section, west side. 720 Washington St., Hoboken, N. J.

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

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

TO CLOSE AN ESTATE—Five-story apartment, 80th St., near Broadway; also five-story triple apartment on 124th St., near Morningside Ave. Particulars, EXECUTOR, 940 Putnam Ave., Brooklyn.

SACRIFICE—Will sell two lots, fine location, East Freeport Heights, L. I.; \$150 cash; answer quick. Address Ortell & Smith, Agents, Freeport, L. I.

POULTRY FARM to let, 6-room cottage, nicely located, good elevation; also boarding house, 12 rooms, on farm; will let separately if desired; both places located about 100 miles up Hudson. Address JAS. G. DEDERICK, Saugerties, Ulster Co., N. Y., R. F. D. 1, Box 179.

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. 7.

BUILDERS, SPECULATORS, BROKERS. For sale, Prospect Park East, near subway extension, small house, 2½ lots, 50x 125, unrestricted, in restricted section; price \$4,000 per lot. Apply any broker or to owner, 128 Fenimore St., between Bedford and Flatbush Aves., Brooklyn.

FOR SALE.

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

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 conditon; may consider exchange for city property; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

For Sale

Billy Sunday Tabernacle Buildings

Tabernacle Buildings Tabernacie Buildings
168th St. & Broadway
Also about 3,300 folding
wood choir chairs. For
particulars apply to
JAMES BRADLLY.
Chairman Building
Committee, 1 Madison
Avenue, New York.

SOUTH CAROLINA.

FOR SALE-Coosaw farms, 1,250 acr's; 500 under cultivation and open, balance in woods and marshes. Land very fertile. Now raising truck, cotton, corn and cattle. Will accommodate several families. Reasonable price, easy terms. May exchange for city realty. Write to

WM. KEYSERLING, Beaufort, S. C

BUSINESS OPPORTUNITIES

ELECTRICAL Contracting Business, with repair shop, lathe, tools, stock, etc.; must sacrifice; bargain to quick buyer; no reasonable offer refused. H. OTZ-MANN, 1368 Broadway, N. Y. No brokers.

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,

MAINE TIMBER LAND for sale; large proposition; splendid opportunity for im-mediate cash investment; hard and soft woods. Box 393, Record and Guide.

AN EXCELLENT opportunity for large profits to someone with \$5,000 to \$10,000 to invest for new machinery in a match manufacturing plant now in operation. For full particulars write J. L. BARR, Mansfield, Ohio.

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.

The Purchasing Power of Twenty-five Dollars

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification in "Buyers' Guide section" for \$25 per year.

New York City is the largest building field in the United States. If you want to reach the buying power in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many.

THE RECORD & GUIDE, - 119 West 40th Street, New York

PEASE & ELLIMAN leased 344 Lexington ay, a 4-sty dwelling, for Mrs. H. H. Henry to Mrs. W. H. Moore, who occupies the adjoining house, at 342; an apartment at 145 East 35th st to Miss Emily Norrie; at 178 East 70th st to Robert L. Hale; at 138 East 36th st to Miss Anna Eckel; and at 67 Riverside Drive to Jonothan J. Jackson; and made the following renewals of apartment leases: at 144 East 56th st to Mrs. E. A. Underhill; at 330 West 102d st to Franklin Haines; at 214 West 92d st to William Seckels; at 1215 Madison ay to Frank L. Warrin; at 56 West 11th st to F. E. Clegg and to W. H. Osgood; at 146 East 49th st to Samuel Johnson; at 49 West 57th st to Fritz Von Breisen; at 116 West 59th st to Bernard Sachs; and at 21 East S2d st to Aaron S. Blumgarten.

PEASE & ELLIMAN have leased for Edgar

E & ELLIMAN have leased for Edgar and his associates an apartment in PEASE & Ellinger an

The Vermin Problem IN APARTMENT HOUSES -No. 5

L. J. Phillips & Co., N. Y., say:

"A sanitary, well kept house is always attractive to tenants. We believe that exterminator service, by eliminating the vermin problem makes a building more healthful and more desirable. We contract with the Bliss Exterminator Company for this work with excellent results and find that 'Bliss Service Satisfies."

Free Demonstration to owners or agents. No money in advance-Satisfaction guaranteed.

Full Details on Request

"Bliss Service Satisfies"



We are prepared to give expert advice in connection with all branches of Insurance. Properly handled Insurance makes satisfied Realty customers. We are handling the accounts of many Real Estate Brokers and Operators—Why not yours? yours?

PHONE JOHN 890

MORGENTHAU JR O ALL KINDS OF INSURANCE 25 PINE STREET

Telephone-Bedford 661 Established 1890 Member Brooklyn Board Real Estate Brokers

CLARENCE B. SMITH Real Estate Agent

Appraiser for York City of New York State of New York Long Island Railroad

FULTON STREET 1424 AT BROOKLYN AVENUE BROOKLYN, N. Y.

LOTS

PLOTS

ACREAGE

the house being constructed for occupancy in the fall at 70 East 77th st to Conrad Prehs; also for Mark Rafalsky & Co., as agents, an apartment in 300 West End av, the northeast corner of 74th st, to H. F. De Bower; and to Newman Erb, whose house at 25 East 74th st they recently sold to Maryon Brugiere, an apartment in the house which Edgar A. Levy is building for occupancy in the fall at 140 West 58th st.

PEASE & ELLIMAN have leased for Mrs. Louise B. McCagg, of Newport, to Mrs. Peter F. Collier the 4-sty dwelling at 21 East 83d st.

Collier the 4-sty dwelling at 21 East 83d st.

PEASE & ELLIMAN have leased for the
Trauts Realty Corporation, which is controlled
by Samuel Borchardt, to Mrs. Victor A. Harder
an apartment of 7 rooms and 3 baths in the
house under construction at 815 Park av; also
renewed the lease of the store at 167 West
72d st, adjoining Broadway, held by Madame
obry; and that of a 50x100 foot loft in 31-3
East 32d st, held by J. C. Luntz; also made the
following renewals of apartment leases: in 167
West 72d st, to Miss Minna Martritt; in 309
West 99th st, to Henry Wolf; in 411 West 114th
st, to Charles A. Austin; in 103 East 75th st,
to Ernest Greene; in 24 West 59th st, to Albert
Breton; in 49 West 57th st, to C. L. Despard;
in 214 West 92d st, to Oscar Rothmiller; in
911 Park av, to Alfred Wendt; in 21 East 82d
st, to Lyndon R. Connett, and in 330 West
102d st, to W. H. Van Benschoten.

MARK RAFALSKY & CO. leased for Eliza-

MARK RAFALSKY & CO. leased for Elizabeth I. Howe the 2d floor at 570 5th av; after extensive alterations to floor will be occupied by Reich Millinery Importers, now at 553 5th av; also at 23 East 48th st the store and parlor store to Madam Thibault, cleaner and dyer.

M. ROSENTHAL CO. has leased for Thomas F. McAvoy the 2-sty garage, on plot 75x100, at 552-558 West 174th st to the 174th St Garage Co. at an aggregate rental of \$170,000 for a long term.

term.

EVERETT M. SEIXAS CO. leased apartments at 6 West 50th st to Mrs. James Clarence Post; at 372 West 120th st, furnished, to Walter Kruse; and at 25 Claremont av, furnished, for M. L. Ernst.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased to the Hotel Publicity Corporation, quarters in the Cambridge Building at 5th av and 33d st, and to David Lewandorf in 1 Astor ct.

SOI. STERN has leased the store at 34 East

IN I Astor ct.

SOL. STERN has leased the store at 34 East 21st st to Merchants' Transfer (Inc.); also stores 28 East 125th st to John Tsucalas, 30 East 125th st to Isidor Rubinstein, 32 East 125th st to Dorfman & Lipshitz and 34 East 125th st to Freirich & Sherman, thereby completing the renting of the building, which is at the southwest corner of 125th st and Madison av.

LIDBUG C. TRAUBER leased the dwelling.

LUDWIG C. TRAUBE leased the dwelling 120 East 95th st for Anna M. Goebel to Isaac Brand.

WILMER N. TUTTLE leased 141 East 21st st, also known as 1 Gramercy Park, for the Alexander Morton estate for twenty years, with the privilege of one renewal. The lessees will alter the house into high class studio apartments, this being the third house that the same broker has leased in Gramercy Park for that purpose. Three others are now reported to be under negotiation.

CHAPLES B. WALKER has leased for Willes.

under negotiation.

CHARLES B. WALKER has leased for William Ihrig a loft in the northeast corner of Lafayette and Howard sts to A. G. Palmer; space in 176-178 Centre st to Samuel Cohen; for estate of John R. Graham additional space in 206-208 Canal st to Isidore Blickman; for Mary A. Meadam space in 147 Spring st to the Manhattan Embossing and Leather Paring Co.; and for Louis Eisenberg in 173-175 Grand st to Potts Brothers.

WHITE-GOODMAN leased for Wm. C. Walker's Sons the top loft at 7-9 Waverly pl, the northeast corner of Mercer st to the Charles Baker Co., clothing manufacturers of Boston, Mass., for a New York branch.

WM. A. WHITE & SONS have leased the store, basement and 2d floor in 10 Stone st to Robert Krause and August Holtschmidt, for restaurant purposes.

WM. A. WHITE & SONS have leased for Rob-

restaurant purposes.

WM. A. WHITE & SONS have leased for Robert R. Rainey the 1st loft in 252-254 Greenwich st to the American Macaroon Co.

WM. A. WHITE & SONS have leased an apartment in 44 West 10th st to Rowland E. Cocks, and in 715 Madison ay to Stillman F. Kneeland.

Bronx.

A. ARENT CO. leased to J. Roth for three years from August 1 the store No. 14 in East 163d st, between Simpson and Fox sts. This block front is being altered by the Nason Realty Co. to accommodate sixteen stores. The same firm also renewed 54 leases in the elevator apartment houses owned by the Henry Morgenthau Co., the Simpson-Fox Realty Corporation and the 941 Intervale Avenue Corporation. There were in addition seven new rentals made.

Brooklyn.

E. T. NEWMAN leased the 3-sty dwelling 433 1st st to J. F. O'Hara.
E. T. NEWMAN leased the 3-sty dwelling, 446 8th st, to Mary L. Gleason, and the 3-sty dwelling 510 3d st to N. L. Ryerson.

The Queensboro Corporation

BRIDGE PLAZA

LONG ISLAND CITY

Developers of **Queens Borough Real Estate**

HOUSES FACTORY

Queens.

JUDSON A. HARRINGTON leased to a manufacturer the brick factory, 50x100, at the southeast corner of 3d and Creek sts, Long Island City, with Long Island Railroad switch and waterfront privileges on Dutch Kills Canal ad-

Out-of-Town.

BLAKEMAN Q. MEYER leased the residence of Mrs. Benjamin T. Kissam, Dogwood Lane, Rye, N. Y., to E. C. Pressprich.

FISH & MARVIN have rented for Bradford Rhodes his house on Weaver st in the Quaker Ridge section of Scarsdale, furnished, for the summer. The property is known as "The Cottage"; also, furnished, for the summer, the residence of Paul McJunkin in the Greenacres section at Scarsdale to L. G. Strasser; for Jay

Real Estate Board

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Organized 1896

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Anton L. Trunk MANNING & TRUNK

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This Company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate.

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

JAMES N. WELLS' SONS (James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE Established 1819 Phone, 5266 Chels

Downer his residence at the corner of Wayside la and Fox Meadow rd, Scarsdale, furnished, for the summer, to Isham Henderson;
for Bern Budd his residence at Scarsdale to E.
D. Nelson, furnished, for the summer.

FISH & MARVIN have rented for the Village
Investing Co. the property on Pondfield rd,
Bronxville, formerly occupied by Edgar Beekman, to Bernard Le Fort; also for Edward
Fisher his house in Lawrence Park, Bronxville,
Io J. C. Strahan, furnished, for the summer.

JULIA BEVERLEY HIGGENS leased for
Rev. Percy S. Grant his house at Bedford to
W. B. Franklin, of New York; and for John
E. Hein his house in Grove st, Mt. Kisco, to
the Rev. D. de Sota Pool.

MOORE, SCHUTTE & CO. and Crook & Livingston have leased for a long term, at an
aggregate rental of \$95,000, a road house, which
is being erected on the property recently sold
by these brokers in conjunction with Crook &
Livingston at Larchmont, N. Y., formerly
known as the "Blossom Heath Inn." The new
owner, E. C. Bingham, has filed plans for a
structure which is to cost \$40,000. Work having been commenced, it will be ready for occupancy about September 1. The tenant,
Michael Meyer, has been connected for years
with the Waldorf-Astoria and Tuxedo Club.

PEASE & ELLIMAN have leased for Lawrence B. Elliman, "Walnut Manor," his country
place at Highwood, near Tenafly, N. J., consisting of a large Colonial house, with about 21
acres of land, to the Hon. E. J. Heppenheimer,
law member of the Civil Court of Appeals of
New Jersey.

LOUIS SCHLESINGER (INC.) has renewed
the lease of 85-91 Vesey st and 94-100 Johnson
st. Newark, N. J., for Mrs. J. B. Kirtland to

New Jersey.

LOUIS SCHLESINGER (INC.) has renewed the lease of 85-91 Vesey st and 94-100 Johnson st, Newark, N. J., for Mrs. J. B. Kirtland to the Block Chemical Works.

the Block Chemical Works.

SHIELDS BROTHERS (INC.) leased the Hassel estate at Great Neck to Stanley A. Cohn for the season. The same brokers, in conjunction with J. E. Breuer, leased the Francis Hodgson Burnett estate and also the Reed house in Kensington, Great Neck.

WORTHINGTON WHITEHOUSE (INC.) leased for George Dixon his house, opposite the Piping Rock Club, Locust Valley, L. I., furnished, for the season to S. S. Norton; also the Charles A. Eristed country estate at Lenox, Mass., furnished, for the season to Charles H. Sherrill, of New York. The property consists of about 25 acres and is one of the show places of the Berkshires.

REAL ESTATE NOTES.

LUDWIG C. TRAUBE has been appointed agent for 161-163 East 95th st and 174 East 93d st.

A. A. HAGEMAN has been appointed agent or 327 East 23d st, 235 East 6th st and 450 herry st.

GEORGE NEIMAN, real estate, has estated his offices in the Knabe Building,

FRANK H. TYLER has been appointed managing agent for 273-275 Quincy st, 122 Kingston av and 43 East 52d st, Brooklyn.

av and 43 East 52d st, Brooklyn.

LEON S. ALTMAYER and Sidney L. Warsawer have negotiated a first mortgage of \$16,000 on 354 West 44th st.

STEWART C. SCHENCK, who has been at 5th av and 42d st for the last 24 years, has taken larger offices at 51 East 42d st.

DUFF & BROWN CO. has been appointed agents of the following buildings: 109 West 114th st, 6 East 130th st, 62 West 127th st, 207 East 116th st.

SIDNEY L. PREVILLE, formerly of Preville.

SIDNEY L. PREVILLE, formerly of Preville Rosenberg, is now with the Rexton Realty o. Preville & Rosenberg have dissolved part-

SCHWAB & CO. were the brokers in the re-cently recorded sale of the dwelling at 2869 Bainbridge av for Ashbel P. Fitch and others to John Mangin.

DUROSS CO. represented Armour & Co. in the purchase recently of the block bounded by 14th and 15th sts, 10th av and Marginal st, from the Chanler estate.

14th and 15th sts, 10th av and Marginal st, from the Chanler estate.

E. K. VAN WINKLE has been appointed agent of 110 Riverside dr, a 6-sty apartment house, owned by William S. Rogers, and the private dwelling at 167 West 76th st.

AMES & CO. have been appointed managing agents of the two brick and stone buildings at 125-127 West 29th st, which are being extensively altered into stores and lofts.

SAMUEL COWEN AGENCY negotiated the recently recorded sale of the lot, 25x95, on the west side of Prospect av, 275 ft, north of 187th st, for John O'Rourke to Samuel Bitterman.

PEASE & ELLIMAN have been appointed by Dr. Byron W. Darling agents and managers of the new 6-sty decorators' office building at 47 East 57th st, between Madison and Park avs.

FREDERICK SOUTHACK AND ALWYN BALL, 1R., have been appointed agents for the 5-sty building at 264 West 89th st; also for the store and basement at 12 West 33d st and 1 Astor ct.

THOMAS J. O'REILLY has been appointed

THOMAS J. O'REILLY has been appointed agent by Gustave Obendorfer for the 7-sty elevator apartment house at 223-225 Riverside dr; also for the 5-sty apartment house at 307 East 55th st.

East 55th st.

WM. A. WHITE & SONS have been appointed agent for the 10 apartment houses at 580 to 598 Park av, being the westerly block front between 63d and 64th sts; also for the five residences at 100-108 East 64th st.

WALTER E. O. SCHULZ, formerly at 52 Vanderbilt av, Manhattan, has moved to Fisk and Woodside avs, Winfield, L. I., where he will engage in a general real estate business, under the name of the Queens Property Sales Co.

J. CLARENCE DAVIES, through his Jerome and Burnside av office, obtained a building loan of \$85,000 for the erection of a garage covering 27,000 sq. ft. of ground space at the Grand Boulevard and Concourse and 187th st, for the Tremont-Webster Building Co., Inc., August F. Schwarzler, president.

August F. Schwarzler, president.

THE WESTCHESTER COUNTY BUSINESS, organized and managed for Heckscher & de Saulles by Blakeman Quintard Meyer for the past two years, has been purchased by him, He will continue the business at 50 East 42d, under his own name. Mr. Meyer was vice-president of S. Osgood Pell & Co. before going with Heckscher & de Saulles.

THE DIME SAVINGS BANK OR BECOME.

Heckscher & de Saulles.

THE DIME SAVINGS BANK OF BROOK-LYN, which financed through the M. Morgenthau, Jr., Co. as brokers, the erection of the new Lambs Club building in West 44th st, has just made a final payment to the club, bringing the total amount of the loan up to \$300,000. The mortgage has been arranged to run for five years with interest at 5 per cent. It covers both the old club house, on a plot 37.6x100.5 ft., at 128-130 West 44th st, which has been entirely remodeled, and also the new 6-sty club house adjoining at 132-134 West 44th st, which has just been completed.

FURTHER DETAILS have been learned in

house adjoining at 132-134 West 44th st, which has just been completed.

FURTHER DETAILS have been learned in the recently announced purchase by the William F. Kenny Co. of the six 5-sty apartment houses at the southwest corner of Post av and 204th st from the Preferred Investing Co. In addition to the plot of six lots on Southern Boulevard, near 149th st, announced in the first report, the Kenny company gave in exchange 518 and 520 Timpson pl, two 3-sty frame houses, 49.10x56.8, and the plot 59.8x130.1, irregular in the south side of 149th st, 116.4 ft. east of Timpson pl; also bonds and mortgages. Byrne & Baumann negotiated the deal.

JULIUS SCOTT was the broker in the recently-reported sale for Assemblyman William A. Severn to Frederick Brown of the 145-acre farm, fully stocked, at Skillman, near Princeton, N. J. The property is known as the Walker farm, recently acquired by the seller from James F. Walker. In exchange the buyer gave 952 and 956 Fox st, two 5-sty apartments, between 163d st and Westchester av, having accommodations for 38 families. Mr. Scott was the broker who sold it to Mr. Brown from Mr. Walker about two months ago in exchange for the two new 5-sty apartment houses at 2516 to 2520 Grand Concourse.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mort-gages, 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.

	1911	1910	
	June 1 to 7	June 2 to 8	
Total No	190	142	
Assessed Value	\$11,191,700	\$11.568,500	
No. with consideration.	19	18	
Consideration	\$588,400	\$1,296,162	
Assessed Value		\$1,332,000	
Jan	1 to June 7 Ja	in. 1 to June 8	
Total No	3,717	3,311	
Assessed Value	\$267,775,825	\$188.148.250	
No. with Consideration		474	
Consideration	\$21,678,547	\$21 609 180	
Assessed Value	\$25,996 650	\$23,284,325	

MOL	I BUSCA.	
	1917	1916
	June 1 to 7	June 2 to 8
Total No	73	83
Amount	\$3,815,737	\$2,594,752
To Banks & Ins. Cos	11	16
Amount	\$1,650,000	\$678,056
No. at 6%	18	28
Amount	\$447,700	\$231,465
No. at 51/2%	2	4
Amount	\$51,600 20	\$691,000
No at 5%	\$1,730,000	\$515,900
No. at 41/2%	31,750,000	\$313,900
Amount	\$972,000	\$345,500
No. at 45	9512,000	, 6010,000
Amount		
Unusual Rates	2	
Amount	\$55,000	
Interest not given	28	27
Amount	\$558,937	\$810,887
Jan. 1	to June 7 Jan	n. 1 to June 8
Total No	1,696	1.660
Amount	\$66,385,764	\$48,983,989
To Banks & Ins. Cos	378	388
Amount	\$26 \$11 200	991 042 025

I - manual co ama, o co.,	010	000
Amount	\$36,811,300	\$21,043,035
Mortgage	Extensions.	
	1917	1916
	June 1 to 7	June 2 to 9
Total No	43	38
Amount	\$5,385,000	\$2,316,450
To Banks & Ins. Cos	24	20
Amount	\$4,584,000	\$1,395,750
Jan. 11	to June 7 Ja	n. 1 to June 9
Total No	1,008	894
To Banks & Ins. Cos	\$71,548,350	\$47,601,278
To Banks & Ins. Cos	510	450
Amount	\$54,902,350	\$33.824,850

Building Permits.

	June 2 to 8	1916 June 2 to 9
New Buildings	\$161,425 \$475,833	\$2,376,000 \$937,760

-Ĵt	ine 9, 1917
Jan. 1 to June 8	lan. 1 to Tune 9
New Buildings 180	269
Cost\$21,171,825 lterations\$6,278,442	\$39,605,995 \$9,622,541
BRONX.	
Conveyances.	1916
June 1 to 7	June 2 to 8
Total No	116 26
Consideration\$96,688	
Jan. 1 to June 7 J Total No	2,712
No. with consideration. 297 Consideration \$3,111,863	407
Mortgages.	\$2,000,042
1917	1916
Total No June 1 to 7	June 2 to 8
To Benke & Ine Cos	\$387,136
Amount \$50,000	
No. at 6 20 Amount \$184,300	
NO. 81 0366 5	
Amount \$50.850	\$132,000
No. at 41/25. 1 Amount \$3,000	
Unusual rates 2	12
Amount	\$29,296 32
Jan. 1 to June 7	\$135,655 Jan. 1 to June 8
Total No	1,524
Amount	\$14,353,098 136
Amount	
1917	1916
Total No	
Amount \$197,150 To Banks & Ins. Cos 2	\$139,500
Amount \$19.400	T 14- T 0
Jan. 1 to June 7 Total No345	339
Amount	\$7,282,207 109
Amount \$2,430,550	\$3,220,005
Building Permits.	1916
New Buildings June 1 to 7	June 2 to 8
Opst \$2,400	\$421,800
New Buildings 323	Jan. 1 to June 8 323
Jan. 1 to June 7	323 \$9.874.950
Jan. 1 to June 7 New Buildings 323 Cost \$5,330,625 Alterations \$617,450	323 \$9.874.950
Jan. 1 to June 7 323 Cost \$5,330,625 Alterations \$617,450	323 \$9.874.950
Jan. 1 to June 7 New Buildings. 323 Cost. \$5,330,625 Alterations \$617,450 BROOKLYN. Conveyances. 1917	Jan. 1 to June 8 323 \$9,874,950 \$592 505
Jan. 1 to June 7 323 Cost \$5,330,625 Alterations \$617,450	Jan. 1 to June 8 323 \$9,874,950 \$592 505 1916 June 1 to 7 590
Jan. 1 to June 7 New Buildings 323 Cost \$5,330,625 Alterations \$617,450 BROOKLYN. Conveyances. 4917 May 31 to June 6	323 \$9,874,950 \$592 505 3592 505 41
Jan. 1 to June 7 323 Cost \$5,330,625 Alterations \$617,450	Jan. 1 to June 8 323 \$9,874,950 \$592 505 1916 June 1 to 7 590 41 \$269,718 an. 1 to June 7
Jan. 1 to June 7 323 Cost \$5,330,625 Alterations \$617,450	Jan. 1 to June 8 323 \$9,874,950 \$592 505 1916 June 1 to 7 590 4269,718 an. 1 to June 7 9,999 855

Total No	9,992	9,999
No. with consideration.	894	855
Consideration	\$11,236,031	\$6,606,555
Mo	rtgages.	
	1917	1916
	y 31 to June 6	June 1 to 7
Total No	389	483
Amount	\$1,470,437	\$1,880,106
10 Banks & Ins. Cos.	52	144
Amount	\$331,450	\$751,613
No. at 04	240	246
Amount	\$807,728	\$884,379
No. at 51/2%	104	131
Amount	\$472,200	\$572,300
No. at 5%	24	61
Amount	\$132,550	\$290,450
Unusual rates	20,000	1
Amount Interest not given	\$2,000	\$800
Amount	\$55,959	6120 177
		\$132,177
	1 to June 6 Jan	1 to June 7
Total No	6,654	7,445
Amount	\$28,633,361	\$31,355,900
To Banks & Ins. Cos	1,282	1,739
Amount	\$10,031,894	\$11,639,794

Building Permits.

	June 1 to 7	June 2 to 8
New Buildings	27	92
Cost	\$174,700	\$562,200
Alterations	\$170,645	\$68,732
		n. 1 to June 8
New Buildings	1,447	1.515
Cost		\$19,199,345
Alterations	\$2,299,669	\$2,701,645
Q	UEENS.	

1916

Building Permits.

	1917 June 1 to 7	1916 June 2 to 8
New Buildings	59	91
Cost	\$190,345	\$235,440
Alterations	\$72,522	\$10,642
Jan. 1 to	June 7 Jan.	1 to June 8
New Buildings	1.797	2,411
Cost	\$6,266,191	\$10,293,598
Alterations	\$579,687	\$655,243

RICHMOND.

- wantang	A CAMELES.	
	1917 June 1 to 7	1916 June 2 to 8
	-	June 2 10 6
New Buildings	11	18
Cost	\$14.775	\$22,750
Alterations	\$5,610	\$4,600
Jan. 1 to	June 7 Jan	. 1 to June 8
New Buildings	260	399
- Ost	\$788,241	¥696,404
Aurazona	2175 940	2105 645

CURRENT BUILDING OPERATIONS. MATERIALS AND SUPPLIES

M ILITARY construction continues to be the predominating feature of the building situation at the present writing. The past week witnessed the award of some important contracts for Government work and there is a large amount of this type of business still in prospect. A number of prominent building concerns in New York City and vicinity have recently become identified with construction of this character and although the profits to be derived are not particularly imposing they are at least certain, and the bidding has been spirited and the competition quite keen. Private building operations are languishand the competition quite keen. Private building operations are languishing somewhat and there are not many new structural projects being reported to the trade. Alteration work is fairly active and there is a good quantity in sight. There seems to be a growing feeling in the building industry that the conditions that have maintained for some weeks will improve shortly and that they weeks will improve shortly and that they would immediately show a decidedly better front if it were not for the difficulties encountered in obtaining prompt deliveries of materials, especially structural steel tural steel.

tural steel.

Many architects throughout this city and surrounding territory have clients that are ready and willing to commence the construction of large buildings but who are holding off for the one reason that deliveries of structural materials, particularly steel, are so uncertain that it makes starting a perilous operation. To the majority of this type of owners, the cost of the building is a matter of secondary consideration. The proposed structures are matters of economic necessecondary consideration. The proposed structures are matters of economic necessity to the owners and they are quite willing to commence work immediately and notwithstanding the present high cost of materials, if they could obtain some assurance that their materials and supplies would be forthcoming within a reasonable space of time.

The labor situation is daily becoming

The labor situation is daily becoming more trying to the building industry, not only to the contractors, but to the manu-

facturers of various structural materials. facturers of various structural materials. Practically every branch of the building and construction business will shortly have to deal with the important problem which will result as a natural consequence from the conscription of young men for the new army. Quite a large percentage of the employees of the factories and concerns that produce materials of construction are young men subject to the draft and it is equally true that many of those actually engaged that many of those actually engaged in construction work, lumbering and similiar employment are likewise awaiting the the Government to military

The problem that is now confronting the building industry is how to fill the gaps left in the ranks by the call to the colors. Building material prices, while not advancing at the rate they were a short time ago are still in the main upon the upward trend. Some commodities seem to have become stabilized but others are indicating a decided tendency toward indicating a decided tendency toward higher levels and there is no one willing to hazard even a guess as to when they will return to the normal. The chances that structural materials will again come back to the prices that maintained a few years ago are growing less daily. The demand is still strong from many quar-ters and although the domestic require-ments should suddenly fall off there will continue to be a heavy demand from European sources after the war is ended that will keep the prices high for years to come. Since the declaration of war there have been contracts closed to the extent of about forty millions of dollars for the reconstruction of inventors. extent of about forty millions of dollars for the reconstruction of important structures in the ruined sections of France For the rebuilding of these wrecked structures a large percentage of the materials will be purchased in the United States. The contracts already placed are said to be the forerunners of a mighty building movement in the devastated territory that will take years to rehabiliritory that will take years to rehabilitate and which will require the expenditure of millions of dollars and call for millions of tons of materials, the most of which will be the product of American manufacturers

Common Brick-The conditions of the common brick market are about normal, with a fair demand for this commodity at the price that has maintained now for some weeks. There was a slight indication recently that the price of common brick was likely to drop somewhat, but there is every indication at the present writing that the \$10 level will be sustained. The inquiries for brick, while not particularly brisk, indicate that the building business is healthy, if not buoyant. The arrivals from up-river are regular and only slightly in excess of the amount disposed of, so there is no great reserve piling up in the Metropolitan section. The reports of the building interests from the territory adjacent to Greater New York indicate that the structural industry is holding its own in a satisfactory manner and that the outlook for a continuation of fair business is bright. There is a feeling growing in the building trades that the depression that has existed for some weeks subsequent to tion recently that the price of common ing trades that the depression that has existed for some weeks subsequent to the declaration of war is almost over and that the industry will return to its normal balance in a short time. While no boom is expected, there will no doubt be a resumption of building activities that will have the effect of stabilizing conditions to a remarkable degree.

SUMMARY—Transactions in the North River brick market for the week ending Friday, June 8, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 21; sales, 14. Distribution: Manhattan, 3; Brooklyn, 5; New Jersey points, 3; Astoria, 2; outside, 1.

Structural Steel-There is but little activity noticeable in the steel market other than that caused by the operations of the Federal Government in the prose-cution of its war program. The construc-tion of large steel frame buildings is practically at a standstill, mainly on ac-count of the high cost and difficulty in obtaining deliveries of structural steel. count of the high cost and difficulty in obtaining deliveries of structural steel. In the Metropolitan district there are quite a number of important building projects that are being held in abeyance for this one reason. The outlook for the steel business is excellent, however, because the requisition of steel for military purposes, both in construction of buildings and in shipbuilding will keep the mills busy. The fabricating mills are all loaded to capacity and in many instances will refuse to book orders for private work. The outlook for the builders that are depending upon fabricated steel is not so bright. There is no immediate prospect of an improvement in steel is not so bright. There is no immediate prospect of an improvement in the conditions and there is a strong movement now to eliminate steel wherever possible in structures that must proceed for economic and military reasons.

ceed for economic and military reasons. There have been no important changes in the prices of fabricated steel. Mill shipments are being quoted at 4.419c. to 4.919c. for delivery in one to four months.

Lumber—The condition of the wholesale lumber market is strong, with prices firm and a tendency toward important advances in certain lines. The demand from all quarters is brisk and the dealers are experiencing some difficulty in keepare experiencing some difficulty in keeping abreast of their orders. The Federal Government will be one of the most

important consumers of lumber products this year and the effect of the demands from this quarter are already being felt. According to an estimate prepared by the Council of National Defense the total amount of lumber that will be required for war purposes will reach astounding figures. The construction of the army cantonments will require approximately 500,000,000,000 feet; the wooden ship building program will take 400,000,000 feet, and aviation school buildings, 120,000,000 feet. The construction of military wagons, gunstocks and various other war munitions will also require a large amount of lumber. While these figures are imposing the Federal requisition is practically only about five per cent. of the production of a single year, so there is no need of fear that private interests that depend largely upon lumber will be unable to obtain adequate supplies. The principal difficulty that the building trades and private consumers of lumber will have to contend with is the problem of transportation. The conditions in the freight situation have not been improved. trades and private consumers of lumber will have to contend with is the problem of transportation. The conditions in the freight situation have not been improved, and with the transportation of supplies for the Government taking precedence over private orders the consumer is likely to have a considerable amount of trouble in obtaining deliveries. The Bureau of Foreign and Domestic Commerce of the United States Department of Commerce will send lumber trade commissioners to foreign countries to thoroughly investigate trade conditions affecting American lumber exports. The Commission will visit Great Britain, France, The Netherlands, Norway, Swedden, Denmark, Finland, Russia, Siberia and other countries. Prior to the trip abroad the Commission will travel over this country for the purpose of holding conferences with lumber manufacturers.

Wire and Wire Products—The market for these commodities is well sustained on account of the large Government requisition and the demands from the Allies. The Federal Government will take 25,000 tons of wire rope and there is an inquiry from European quarters for be-

lies. The Federal Government will take 25,000 tons of wire rope and there is an inquiry from European quarters for between 50,000 and 60,000 tons of wire of various kinds, all of which is designed for war purposes. The domestic demand for wire is still exceptionally heavy and for war purposes. The domestic demand for wire is still exceptionally heavy and the output of the mills is contracted for from three to six months in advance. The shortage in wire nails that was reported recently still exists and there is no telling when the situation will be stabilized. The demand is especially strong and the construction of the large number of frame buildings at the military cantonments will require a large part of the output. Prices for nails are holding at the established levels, but there is a likelihood that they will be advanced before long on account of the increasing shortage and growing demand.

creasing shortage and growing demand.

Cast Iron Pipe—The price of cast pipe
has been advanced \$3 a ton. This increase was looked for on account of the steadily advancing price of pig iron. The market is not particularly active and the demand seems to have fallen off to a considerable extent. There is a possibility that the Government will come into the market for a quantity of pine by the the market for a quantity of pipe, but up to the present writing there is no definite idea of the amount required. Carload lots of class B and heavier are now quoted at \$58.50 per net ton, tidewater, with class A and gas pipe taking the usual extra of \$1.

Builders' Hardware—Some of the

prominent manufacturers of these staples have again announced increases in prices. The advance in the majority of instances is due to the increased manufacturing costs, which are in turn caused by the scarcity and high prices of metals and other raw materials and the difficulties experienced in obtaining adequate labor.

CURRENT WHOLESALE PRICES.

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

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

Cypress shingles, 6x18, No. 1

Hearts

Cypress shingles, 6x18, No. 1

Prime
Quartered oak
Plain oak
Flooring:
White oak, quartered, select \$55.00@ 59.00

Red oak, quartered, select 55.00@ 59.00

Maple, No. 1

Vellow pine, No. 1 common

SAND-

SAND—
Screened and washed Cow Bay,
500 cu. yds. lots, wholesale. \$0.50 @ \$0.55
STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in . 4.419 @ 4.919
Beams & channels over 14 in . 4.419 @ 4.919
Angles 3x2 up to 6x8 4.419 @ 4.919
Steel bars, half extras 4.419 @ 4.919

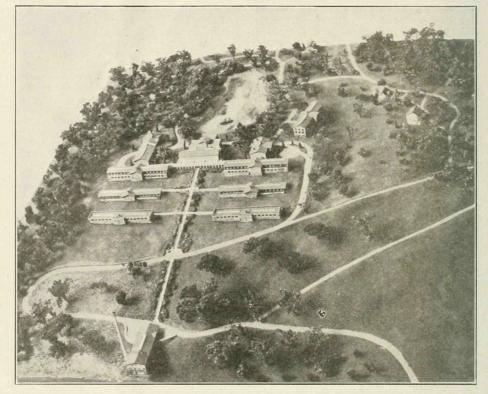
TURPENTINE:

TO ADD THREE NEW BUILDINGS TO MT. McGREGOR SANITARIUM

Additional Units Will Cost About \$250,000

THE Lustbader Construction Company, 103 Park avenue, Manhattan, has recently started work on the construction of three additional buildings at Mount McGregor, the sanitarium of the Metropolitan Life Insurance Company. This project is one of the most impor-tant features of the extensive system of welfare work conducted by the company welfare work conducted by the company in behalf of its employees. The sanitarium is located in one of the most picturesque sections of New York State, and is a model of sanitation, efficiency and comfort. The surroundings are most healthful and invigorating, as the tract occupied by this institution has an elevation of 870 feet above the town of

a one and one-half-story structure, 51x100 feet, built of brick, with stucco exterior. The foundations will be of native granite and the roof will be of quarry tile. It will contain a stage and gallery and will will contain a stage and gallery and will be used for concerts, lectures and social gatherings. The male employees' dormitory will be three and one-half stories in height, and the building for nurses will be a two-and-one-half-story structure. Both of the latter buildings will be of terra cotta block construction with exteriors of stucco. These roofs, respectively, will be of asbestos shingles and shingle tile. The construction throughout will be fireproof in every particular. The floors will be built according to the Kahn system of reinforced concrete con-



Lustbader Construction Co., Builder. D. Even MODEL OF THE MOUNT McGREGOR SANITARIUM, D. Everett Waid, Architect.

Wilton, N. Y., two and one-half miles away, and is 1,024 feet above sea level. The entire project was designed by D. Everett Waid, architect and advisor to the Metropolitan Life Insurance Company, and the new buildings are being erected under his direct supervision. 'The structures at present under way consist of a recreation building, dormitory for male employees and an addi-

consist of a recreation building, dormitory for male employees and an additional building for the accommodation of the nurses. The work also includes the construction of a number of underground conduits connecting various buildings. The existing contracts represent the expenditure of approximately \$250,000. The recreation building will be

struction. The trim throughout all build-ings will be of quartered white oak, and the interiors are to have a Keens cement finish.

An interesting fact in connection with An interesting fact in connection with this operation is that within 150 feet of the location of the new recreation building is located a more or less dilapidated old dwelling that has great historical associations. It was in this house that General Grant dwelt while engaged in the occupation of writing his "memoirs" and where he later died. The dwelling has been maintained exactly as it was has been maintained exactly as it was left after the death of the noted soldier, and has been in the charge of a caretaker for some years.

Headings Joined.

The north headings of the new sub-way tunnel, between Whitehall street, Manhattan, and Montague street, Brooklyn, have been joined underneath the East River. The south headings will be "holed through" and joined within the next two or three weeks, according to reports made by engineers of the Public Service Commission. This tunnel, which will eventually be operated as a part of the Broadway-Fourth avenue subway system, by the New York Consolidated Railroad Company of Brooklyn, has been under construction since 1914. A little less than a year more must elapse before the tunnel is completed and ready for operation. With the headings of the Whitehall-Montague street tunnel joined, two of the four new lyn, have been joined underneath the street tunnel joined, two of the four new

rapid transit tunnels under the East River being built as a part of the Dual System of Rapid Transit will be well on the way to completion.

Service Increased.

As a result of a hearing before the Public Service Commission the New York and Long Island Traction Company, which operates a surface car line between Liberty and Grant avenues, Brooklyn, and Rosedale Siding on its Brooklyn-Mineola Division, has agreed to accept an order from the Commission providing for a 7%-minute headway in providing for a 7½-minute headway in its morning rush hour service westbound and in its evening rush hour service eastbound. The company will also be permitted to operate on a minimum of not less than 15 minutes on Sundays and holidays.

COMMITTEE ON LUMBER.

THE subcommittee on lumber under the committee on raw materials, Council of National Dematerials, Council of National Defense, is as follows: Chairman, R. H. Downman, president, National Lumber Manufacturers' Association, New Orleans, La.; E. T. Allen, manager, Western Forestry and Conservation Association, Portland, Ore.; D. O. Anderson, lumber manufacturer, Marion, S. C.; W. R. Brown, lumber and paper manufacturer, Berlin, N. H.; W. E. Delaney, president, Kentucky Lumber Co., Lexington, Ky.; Henry S. Graves, chief forester, United States Forest Service, Washington, D. C.; J. F. Gregory, logger and lumber manufacturer, Tacoma, Wash.; Charles S. Keith, president, Southern Pine Association, Kansas City, Mo.; George B. Lewis, lumber manufacturer, Holyoke, Mass.; G. S. Long, manager, Weyerhaeuser Timber Co., Tacoma, Wash.; W. M. Ritter, president, W. M. Ritter Lumber Co., Welch, W. Va.; E. A. Selfridge, president, Northwestern Redwood Co., and Redwood Manufacturers' Association, San Francisco, Cal.; W. H. Sullivan, manager, Great Southern Lumber Co., Chicago, Ill.; C. H. Worcester, president, C. H. Worcester Lumber Co., Chicago, Ill. fense, is as follows: Chairman, R.

War Time Preparations.

War Time Preparations.

The Public Service Commission is cooperating with all of the great public service corporations of New York City, some forty in number, and in addition with the New York Telephone Company, which is not under its jurisdiction, to the end that there shall be no cessation of functioning on the part of these great corporations during the course of hostilities. The transportation, gas, electric and telephone companies of New York City furnish approximately 20 per cent. of the whole quantity of such service supplied in the entire country. It is hoped that it may be possible for the employes of the several utilities corporations to be so classified and their work adjusted that those within the ages specified by the Draft Law may be spared for military service as far as may be consistent with keeping these utilities going. It is also hoped to aid the Government by certifying to it such men as are specialists in their respective lines, who may be needed for important and specific work by the Government.

As a result of a circular to the heads of the several corporations, setting forth the urgency of the situation, an informal conference was held at the offices of the Public Service Commission last week at which an organization was formed for the purpose mentioned above. The gathering was addressed by Chairman Oscar S. Straus, Commissioner Travis H. Whitney, George B. Cortelyou, president of the Consolidated Gas Company, and several others.

Chairman Straus in his address said that the fact any time during the war, ow-

the Consolidated Gas Company, and several others.

Chairman Straus in his address said that if at any time during the war, owing to the lack of men or if for any other cause, there should be a paralysis in the operation of any of the great public utilities of New York City, the effect will be felt far beyond New York City. He pointed out that one highly trained man could perform at home functions more important to the national welfare than the work of a regiment in the field.

The following executive committee was

The following executive committee was named to carry out the project contemplated by the conference: J. W. Lieb, vice-president of the New York Edison Company; Walter R. Addicks, vice-president of the Consolidated Gas Company; E. A. Maher, Sr., president of the Third Avenue Railway Company; J. J. Dempsey, Superintendent of Transportation, Brooklyn Rapid Transit Company; F. H. Thurber, New York Telephone Company; J. H. Jourdan, engineer, Brooklyn Union Gas Company, and Wilbur Fisk, president of the Hudson & Manhattan Railroad.

Will Remodel Hotel Renaissance.

Plans have been filed for the reconstruction of the Hotel Renaissance property at the southwest corner of Fifth aveerty at the southwest corner of Fifth avenue and 43d street, recently purchased by William Ziegler, Jr. The building will be converted into a high-class office building of modern type with stores on the first and second floors. The present central light court will be built over, and a large new light court built on the southerly lot line. The alterations will cost approximately \$250,000 and will be made from plans by Rouse & Goldstone, 38 West 32d street, architects.

To Build Club Addition.

Marc Eidlitz & Son, 30 East 42d street, have the general contract for the construction of the addition to the ninestory brick and stone clubhouse of the University Club at 6 to 8 West 55th street, from plans by McKim, Mead & White, 101 Park avenue, architects. The New York Life Insurance Company has

"LIBERTY LOAN."

The \$5,000,000,000 bond issue of this year is named "The Liberty Loan of 1917" because it is to be a loan from a free people to be used in freeing the world. It is the loan of a liberty-loving people to be devoted to the establishment of liberty in Europe and on the high seas. It is the loan of the great democracy of the New World to redress the wrongs and support to redress the wrongs and support the cause of the democracy of the Old World.

loaned to the Club \$1,000,000 on its property at the northwest corner of Fifth avenue and 54th street, which has a frontage of 100.5 feet on the avenue, running irregular to 55th street, where it has a frontage of 52 feet, the frontage in 54th street being 174.11 feet.

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GENERAL CONTRACTORS

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Big Westchester Cemetery.

The trustees of St. Patrick's Cathedral, who purchased through Bryan L. Kennelly, chairman of the Cemetery Committe, and A. & H. Bloch, representing Fairlawn Cemetery, a tract of 225 acres north of Valhalla, N. Y., adjoining the Kensico Cemetery in Westchester County, plan to improve the property with one of the finest cemeteries in the country. The tract consists of beautiful rolling hills, well covered with trees, and it also contains a good sized lake. The entire 225 acres are to be improved from also contains a good sized lake. The entire 225 acres are to be improved from one general plan which Charles W. Leavitt, 220 Broadway, Manhattan, architect and engineer, has worked out under the direction of James Cardinal Farley and the Cemetery Committee of the trustees of St. Patrick's Cathedral. The new cemetery will provide exclusive interment place for Catholics, and will cost approximately \$500,000.

New Woolworth Store. Franklin Baylies, Bible House, Manhattan, has been selected as architect to hattan, has been selected as architect to prepare plans for the remodeling of the property at the northeast corner of Third avenue and 86th street, for the F. W. Woolworth Company, which leased the property last week from Jacob Lauchheimer for use as a new branch establishment. The project will consist of the installation of a new store front, partitions and general interior alterations. The building was formerly occupied by the Star Department Store.

Obtains Terminal Contract.
At the meeting of the Canal Board, on June 6, at Albany, the contract for the June 6, at Albany, the contract for the preliminary work on the Bronx Barge Canal Terminal was awarded to the George W. Rogers Co. at a contract price of \$193,651. The terminal will be located on the north side of the Harlem River, between the New York Central Bridge and the 135th Street Bridge, extending from the river front back to Exterior street.

Annex for Court House.

The P. J. Carlin Construction Company, 1123 Broadway, Manhattan, has the general contract for the alteration and general contract for the alteration and addition to the Court House in the north side of Livingston street, 150 feet west to Boerum place, Brooklyn, for the City of New York, Lewis H. Pounds, President of the Borough of Brooklyn, from plans by Frank H. Quinby, 99 Nassau street, Manhattan, architect. The alteration will involve approximately \$600,000.

PERSONAL AND TRADE NOTES.

Horace Greeley Knapp, architect, has opened offices at 21 Park Row, Manhat-

P. M. O'Brien, general contractor, has moved his office from 11 East 42d street to 114 Liberty street.

Bankers' Engineering Co. and Eugene Schoen have moved their offices to 112 East 19th street, and not to 124 East 19th street, as reported in the Record and Guide of May 26.

Robert E. Rogers, architect, has discontinued his office at 5-7 East 42d street, Manhattan. He will continue in the practise of architecture at 347 South 4th avenue, Mt. Vernon, N. Y.

The J. Fischer Electric Company has taken over the electrical contracting business established by Dennis G. Brussel, who has retired. Mr. Fischer, who was estimator for Mr. Brussel for many years, will maintain the same organization as heretofore. The new address of the firm is 42 West 39th street, Manhattan

The new Board of Governors of the Lumber Trades Club of New York, at their recent meeting, elected Arthur C. Crombie to the office of president, succeeding Van W. Tyler, whose term expired last month. The other officers are C. H. Hershey, first vice-president; John I. Cutler, second vice-president; Charles Hill. third vice-president; Frank L. Zabriskie, treasurer, and E. F. Perry, sec-

NO ARCHITECTS SELECTED.

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

UNION HILL, N. J.—The Town of Union, N. J., Board of Education, Adam Riesenberg, pres., High School Bldg, Union Hill, owner, is receiving competitive sketches for a 3-sty brick Public School No. 2 on Hudson av, bet 1st and 2d sts, to cost \$200,000. No architect has been selected.

GLENDALE, L. I.—The Sandol Realty Co., 1976 84th st, Brooklyn, owner, contemplate erecting four or five 2-sty brick and stone dwellings, 20x52, on Ford av, to cost \$4,000 each. No architect has been

GRANVILLE, N. Y.—George H. McDonald & Son, Granville, contemplate erecting a 2 or 3-sty brick store bldg, 37x70, in Main st, to cost \$12,000. No architect has been retained.

MENANDS, N. Y.—Mrs. John Fellows, 23 Clifton rd, Menands, owner, contemplates rebuilding his dwelling, for which no architect has been selected.

RIDGEWOOD, L. I.—The Ridgewood Democratic Club, Carl Berger, pres., Ridgewood owner, contemplates alterations and an addition to the 2-sty brick clubhouse, at 2420 Putnam av, for which no architect has been selected. Cost, \$5,000.

PLANS FIGURING.

DWELLINGS.

MARCUS HOOK, PA.—The General Chemical Co., 25 Broad st, Manhattan, C. W. Nichols, construction department, owner, is taking bids on the general contract for 102 brick and terra cotta dwellings, from privately prepared plans.

ings, from privately prepared plans.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Henry Otis Chapman,
334 5th av, architect, is taking bids on
the general contract to close 10.30 p. m.,
June 12, for a 6-sty and tower brick storage bldg, 106x80, at 57th st and Av A,
for P. W. French & Co., 6 East 56th st,
owner. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.
BROOKLYN, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are taking bids on the general contract, to close June 18, for the 4-sty brick and stone hospital in Bay Ridge, at 92d st, 7th av and Barrett pl, for the Bay Ridge Hospital, 60th st and 2d av, Bklyn., owner. Cost. \$150,000.

60th st and 2d av, Bklyn., owner. Cost. \$150,000.

BEACON, N. Y.—The State of New York, James M. Carter, Supt. of Prisons, Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 12 noon, June 12, for an addition to the women's building at the Matteawan State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—William Mayer and Edward Manahan, 711 Bergenline av, West New York, arcnitects, are taking bids on the general contract to close 8 p. m., June 13, for two additions to Public School No. 5, on Hudson av, bet 10th and 11th sts, for the Town of West New York, Board of Education, Henry G. Auf der Heide, pres., owner. Cost, \$60,000.

NIAGARA FALLS, N. Y.—The City of Niagara Falls, Board of Education, Frank Maddever, pres., Niagara Falls, N. Y., owner, is taking bids on the general contract to close June 15, for a 2-sty brick school, 69x168, at Pine and 24th sts, from plans by Chester Phelps, 523 Gluck Bldg., Niagara Falls, architect. Cost, \$88,000.

HOLMDEL TOWNSHIP, N. J.—The Peard of Education of Holmdel Township,

HOLMDEL TOWNSHIP, N. J.—The Board of Education of Holmdel Township, Charles P. Conover, pres., Township Hall, Holmdel, N. J., owner, is taking bids on the general contract to close 8 p. m., June 14, for the erection of a one-room public school building, at Oak Grove, from plans by Warren H. Conover, 114 Liberty st, Manhattan, and Freehold, N. J. HOLMDEL TOWNSHIP,

Manhattan, and Freehold, N. J.

HIGHLAND PARK, N. J.—The Board of Education of the Borough of Highland Park, Martin Cramer, pres., Highland Park, owner, is taking bids on the general contract to close 8 p. m., June 13, for addition to the "Lafayette" Public School, at 2d av and Benner st, from plans by Alexander Merchant, 363 George st, New Brunswick, architect. Cost, \$18,000.

HARRISON, N. J.—The Board of Education, John T. Lynch, pres., is taking bids to close 8 p. m., June 14, for the addition to Public School No. 1, in Washington st, near Harrison av, from plans by Joseph W. Baker, 11 North 4th st, Harrison, architect. BAYONNE, N. J.—The City of Bayonne,

BAYONNE, N. J.—The City of Bayonne, Board of Education, G. B. Gifford, pres.,

City hall Bldg., Bayonne, owner, is taking bids on the general contract to close 6 p. m., June 14, for erecting a 3-sty brick and terra cotta public school, 200x 200, in the Third Ward, bet. 47th and 48th sts, from plans by D. G. Anderson, 29 East 49th st, Manhattan, and 424 Av F, Bayonne, school architect.

STABLES AND GARAGES.

MANHATTAN.—Jacob Bashein, 470 West 145th st, owner, is taking bids on subcontracts for a 1-sty brick garage, 125x99, at 376-384 West 213th st, from plans by Stoyan N. Karastoyanoff, 114 East 28th st, architect. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Henry Regelman, 133 7th st, architect, is taking bids on the general contract to close about June 13 for alterations to the 5-sty brick loft bldg, 23x93, at 127 Av D, for Major Clarence Ewen, Abner Mills Estate, 381 East 8th st, owner. Cost, \$5,000.

PATERSON, N. J.—William T. Fanning, Colt Bldg., Paterson, architect, is taking bids on the general contract for rear addition to the 1-sty brick store bldg, 20x 40, at 310-312 Main st, for James A. Gavin, on premises, and 66 Preakness av, Paterson, owner. Cost, \$4,000.

MISCELLANEOUS.

MANHATTAN.—The City of New York,

MISCELLANEOUS.

MISCELLANEOUS.

MANHATTAN.—The City of New York,
Marcus M. Marks, pres., room 2032, Municipal Bldg, Manhattan, owner, is taking
bids to close 2-p. m., June 11, for the installation of a hot water piping system in
the Washington Market Building, at Fulton, West, Vesey and Washington sts.

MANHATTAN.—Pechter Bros., 79 Ridge
st, owners, are taking bids on the general
contract for alterations to the 6-sty brick
and steel bakery, stable and garage, 50x200,
at 300-302 Monroe st, through to Cherry st,
from plans by Otto Reismann, 147 4th av,
architect. Cost, \$30,000.

CONTEMPLATED CONSTRUCTION.

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APARTMENTS, FLATS & TENEMENTS.

4TH ST — Ferdinand Savignano, 18 East
41st st, has completed plans for a 1-sty
brick studio bldg, 21x23, at 183 West 4th
st, for Albert B. Maclay, 358 5th av, owner. Cost, \$4,000.

46TH ST.—Thomas H. Styles, 242 East 84th st, completed plans for alterations to the 5-sty brick apartment and store bldg, 20x50, at 28 West 46th st, for Charles L. Constance, 42 New st, owner. Cost, \$8,000.

\$8,000.

MADISON AV.—Gronenberg & Leuchtag, 303 5th av, completed plans for the alteration of the 6-sty brick and wood dwelling, 20x95, at 518 Madison av, into studios, bachelor apartments and stores, for the Tri-Une Realty Co., Charles Hann, Jr., pres., 56 Wall st, owner. Cost, \$15,000.

21ST ST.—Wesley J. Havell, 325 East 31st st, completed plans for alterations so the 5-sty brick studio and apartment bldg, 20x60, at 141 East 21st st, for Mrs. Antonio Urban, 24 Cottage st, Jersey City, owner. Cost, \$4,500.

BANKS.

BANKS.
5TH AV.—Trowbridge & Livingston, 527
5th av, have completed plans for alterations to the 4-sty brick bank bldg, 50x
150, at 530 5th av, for the Fifth Ave Bank
of New York, Theodore Hetzler, press., on
premises, owner. Cost, \$5,000.

MADISON AV.—The Equitable Trust
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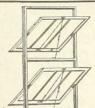


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Krech, pres., leased the corner store, basement and part of the 2d floor in the building now being erected at the southeast cor of Madison av and 45th st, and have commissioned Architects York & Sawyer, 50 East 41st st, to prepare plans for the layout of banking quarters.

BROADWAY.—Theodore C. Visscher, 299 Madison av, completed plans for alterations to the 16-sty brick bank and office bldg, 75x150, at 320-4 Broadway, for the Central Syndicate Building Co., Justin L. Hopkins, pres., 320 Broadway, owner. Cost, \$15,000.

Cost, \$15,000.

Cost, \$15,000.

FACTORIES AND WAREHOUSES.
MOTT ST.—H. Regelman, 133 7th st, has plans in progress for alterations to the 7-sty brick factory, about 175x90, at 123-138 Mott st, for the Miltz Corp., on premises, owner. Cost, \$5,000.

HOSPITALS AND ASYLUMS.
BEEKMAN ST.—Adolph Mertin, 34 West 28th st, has plans in progress for addition to the brick and stone hospital, at Beekman and Water sts, for the Volunteer Hospital, Beekman and Water sts, owner. Includes a 4-sty addition and solarium to present building. Cost, \$75,000.

MUNICIPAL.

MUNICIPAL.

MUNICIPAL.

2D ST.—Alfred Hopkins, 101 Fark av, has final plans in progress for a 2-sty brick and marble magistrates court building, 100x54, at the southeast cor of 2d st and 2d av, for the City of New York, Magistrates Court and Detention Prison, William Mc-Adoo, Chief City Magistrate, 300 Mulberry st, owner. Cost, \$135,000.

STABLES AND GARAGES.

54TH ST.—De Rose & Cavalieri, 509 Willis av, have revised plans in progress for a 2-sty brick and steel garage, 50x100, at 439-441 West 54th st, for Frank Desider, 443 West 54th st, owner. Cost, \$18,000.

43D ST.—Nicholas Serracino, 1170 Broadway, completed plans for alterations to the 5-sty brick garage, 50x95, at 231-3 East 43d st, for Philip Wagner, on premises, owner. Cost, \$50,000.

120TH ST.—E. L. Finch et al, c/o Finch & Coleman, 120 Broadway, owner of land, and the Kloak Contracting Co., 416 East 108th st, owner of bldg and lessee of land, contemplate erecting a 1 or 2-sty reinforced concrete garage on a plot 100x 100, at 166-172 East 120th st. Name of architect will be announced later.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.
5TH AV.—McKim, Mead & White, 101
Park av, have plans in progress for alterations to the 4-sty brick, stone and steel
store and office bldg, 25x100, at 626 5th av,
for the Trustees of Columbia University
\$\epsilon\$ o Treasurer's Office, 63 Wall st, owner.

BROADWAY.—Zeller & Buchtenkirch, 21 Park Row, completed plans for alterations to the 5-sty brick loft bldg, 24x97, at 701 Broadway, for Madison De Forest and Norman Grant, 111 Broadway, and 22 East 49th st, owners. Cost, \$8,000.

BROADWAY. — The Kaufman-Morris Co., 1800 Broadway, leased the 4-sty brick and stone loft and store bldg, 54x91, at the northeast cor of Broadway and 57th st, and contemplate making alterations. Joseph S. Joseph and Benjamin Eichberg, 501 5th av, are the owners. Name of architect will be announced later.

ST. NICHOLAS AV.—Andrew J. Thomas, 137 East 45th st, completed plans for a 1-sty brick and terra cotta taxpayer, 60x79, at the northeast cor of St. Nicholas av and 182d st, for Ennis & Sinnot, 55 Liberty st, owner. Cost, \$30,000.

THEATRES.
BLEECKER ST.—Samuel Levingson, 101
West 42d st, completed plans for a 2-sty
brick moving picture theater, to contain
stores and offices, 50x100, at 159-161
Bleecker st, for Elsie Angiola, 207 East
116th st, owner. Cost, \$20,000.

Bronx.

DWELLINGS.

DWELLINGS.

BATHGATE AV.—M. W. Del Gaudio, 401
Tremont av, has completed plans for alterations to the 2-sty brick dwelling on the east side of Bathgate av, 109 ft north of 178th st, for Gaetano Carretta, 1171
Gleason av, owner. Includes a 2-sty brick extension, 18x23. Cost, \$1,000.

NEWTON AV.—William M. Halley, 756
East 175th st, has completed plans for a 2-sty frame dwelling, 26x50, on the east side of Newton av, 97 ft north of 256th st, for Joseph Callanan, 5625 Newton av, owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.
WILLIS AV.—M. Joseph Harrison, 63
Park Row, has plans in progress for the alteration of the 5 and 6-sty brick hotel, 40x100, at the northeast cor of Willis av and 134th st, into a storage bldg, for J. E. David, Inc., 86 Southern Blvd, owner,

and Philip Englander, Edgewater, N. J.,

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
29TH ST.—Frank E. Kelly, 390 Douglass
st, Brooklyn, has completed plans for two
3-sty brick tenements, 20x71, in the north
side of 29th st, 270 ft west of 4th av, for
Frank Spiro, 821 3d av, Brooklyn, owner. Cost, \$18,000.

LOTT AV.-Morris Rothstein, 1767 Pitkin av, is preparing plans for a 4-sty brick and stone apartment house, 40x90 ft, at the northeast cor of Lott av and Sackman st, for Barnet Gizdow, 309 Mott av, owner and builder. Cost, \$30,000.

CHURCHES.
SOUTH OXFORD ST.—Clark & Arms, 21
West 45th st, Manhattan, have plans in progress for a 4-sty brick and stone parish house, 40x90, at 95-7 South Oxford st, for the Lafayette Av. Presbysterian Church, Rev. Charles Albertson, pastor, 336 Washington av, owner. Cost, \$85,000.

DWELLINGS.

DWELLINGS.

CAMPUS PL.—H. A. Weinstein, 165 Remsen st, has completed plans for ten 2-sty brick dwellings, 19x36, in the south side of Campus pl, 20 ft west of Hemlock st, for the Ashland Realty Co., 3372 Fulton st, owner. Cost, \$40,000.

50TH ST.—Samuel Gardstein, 1168 45th st, has completed plans for a 2½-sty frame dwelling, 26x55, in the south side of 50th st, 100 ft west of 16th av, for Morris Welsk, 1560 53d st, owner. Cost, \$6,000.

BAY 35TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for two 2-sty frame dwellings, 20x40, in the north side of Bay 35th st, 140 ft east of Benson av, for The Perig Shoel Construction Co., 2034 Bath av, owner. Cost, \$10,000.

EAST 26TH ST.—R. T. Schaefer, 1526 Flatbush av, is preparing sketches for a 2½-sty frame and stucco dwelling, 20x42, in East 26th st, for H. Stolp, 2501 Clarendon road, Bklyn, owner and builder. Cost, \$6,000.

OCEAN PARKWAY.—Philip Caplan, 16 Court st, completed plans for three 2½-sty frame and shingle dwellings, 22x45, on the west side of Ocean Parkway, 400 ft north of Cortelyou road, for the Mechanics Chattel Co., H. W. Lippman, pres., 44 Court st, owner. Total cost, \$28,000.

44 Court st, owner. Total cost, \$28,000.

MYRTLE AV.—Louis Berger & Co., 1652
Myrtle av, Ridgewood, L. I., will revise
plans for alteration and extension to the
3-sty brick and stone dwelling and stores,
at 1831-1833 Myrtle av, for Mrs. Blanche
Hessner, 886 Broadway, Bklyn, owner, and
I. Cohn, lessee. Cost, \$12,000.

DOUGLAS ST.—Cohn Bros., 361 Stone
av, have plans nearing completion for a
3-sty brick and stone dwelling and five
stores, 19x42, at the southwest cor of
Douglas st and Sutter av, for Barnet
Weiner, 496 Hopkinson av, owner. Cost,
\$8,000.

FACTORIES AND WAREHOUSES.
ERASMUS ST.—Richard Vom Lehn, Jr., 2701 Glenwood rd, completed plans for a 1-sty brick factory, 39x149, in the south side of Erasmus st, from Lott st to Johnson pl, for Alexis Witte, 1204 East 18th st, Bklyn, owner. Cost, \$9,000.

st, Bklyn, owner. Cost, \$9,000.

HALLS AND CLUBS.

NASSAU AV.—P. Tillion & Son, 103 Fark av, Manhattan, completed plans for extension to the club house on the south side of Nassau av, 75 ft east of Oakland st, for the Alpha Republican Club, 138 Nassau av, owner. Cost, \$4,000.

LAFAYETTE AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, completed plans for addition to the 3-sty brick and stone club house, 50x70, at the northwest cor of Lafayette av and South Oxford st, for the Brooklyn University Club, E. Horn, chairman Building Commission, on premises, owner. Consists of a 1-sty rear addition to be used for sleeping rooms and baths. Cost, \$15,000.

STABLES AND GARAGES.

STABLES AND GARAGES.
PACIFIC ST.—H. G. Dangler, 215 Montague st, has completed plans for extension to the 1-sty brick and stone garage, 77x 110, in the south side of Pacific st, 222 ft west of Carlton av, for Charles M. Edwards, owner. Cost, \$8,000.

wards, owner. Cost, \$8,000.

EAST 12TH ST.—E. M. Adelsohn, 1776
Pitkin av, has completed plans for ten isty brick garages, 12x18, in the west side of East 12th st, 42 ft north of Av N, for the East 12th St. Building Co., 98 Bristol st, owner. Cost, \$4,000.

st, owner. Cost, \$4,000.

THEATRES.

ROCKWELL PL.—James J. F. Gavigan, 4735 Grand Central Terminal, Manhattan, completed plans for interior alterations to the 4-sty theatre at the southwest cor of Rockwell pl and Fulton st for the B. F. Keith Theatre Co., 1564 Broadway, own-Cost, \$2,000.

Queens.

DWELLINGS.
BEECHURST, L. I.—E. W. Pease, 243
West 34th st, Manhattan, has completed
plans for two 2-sty frame dwellings, 24x
34, in the north side of 30th st, 200 ft west
of 15th av, for the Shore Acres Realty Co.,
243 West 34th st, Manhattan, owner. Cost,
87,000

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for two 2-sty frame dwellings, 16x36, in the north side of Lloyd st, 140 ft west of Maxweber av, for the Startan Realty Co., 66 Orange st, Brooklyn, owner. Cost, \$5,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have plans nearing completion for a 2-sty brick and stone dwelling, 18x38, with two garages, 19x20, on the west side of Summerfield av, 75 ft north of Forest av, for A. Meyer, 1737 Catalpa av, Ridgewood, owner. Cost, 77,000 \$7,000.

CITY.—Charles ISLAND LONG Hewitt, 604 Academy st, L. I. City, completed plans for a 2-sty brick dwelling, 22x32, in the west side of Sunswick st, 100 ft north of Beebe av, for Antonia Jester, 95 Sunswick st, L. I. City, owner. Cost, \$3,000.

LONG ISLAND CITY.—John M. Baker, 9
Jackson av, L. I. City, completed plans for
interior alterations and extension to the
dwelling and store, at the northwest cor of
Creek st and Borden av, for Obermeyer &
Liebman, Nell & Bremen sts, Bklyn., owners. Includes a 1-sty brick rear ext., 22x10. Cost, \$3,000.

Includes a 1-sty brick rear ext., 22x10.
Cost, \$3,000.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—Laron Cohen, 212
5th av, Manhattan, owner, has had plans completed privately for a 3-sty brick factory, 160x80, in William st, 210 ft south of Webster av. Cost, \$55,000.

STABLES AND GARAGES.
LONG ISLAND CITY.—John T. Simpson, Essex Bldg, Newark, N. J., has plans in progress for addition to the 3 and 1-sty garage, 50x75 and 75x150 respectively, at Pomery st and Pierce av, for the New York Telephone Co., Union F. Bethell, pres., 15 Dey st, Manhattan, owner.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for alterations to the brick garage and auto showroom at Farrington st and Broadway, for Ernest Cioffi, c/o Flushing Auto Garage Co., Flushing, L. I., owner and builder. Cost, \$2,500.

STORES, OFFICES AND LOFTS.
MIDDLE VILLAGE, L. I.—A. S. Gottlieb, 101 Park av, Manhattan, has completed plans for top addition to the 1-sty brick and terra cotta office bldg, 16x50, for the U. S. Cremation Co., on premises, owner. Cost, \$15,000.

THEATRES.
FAR ROCKAWAY, L. I.—J. Duke Harrison, 52 Vanderbilt av, Manhattan, has completed plans for a 1-sty brick moving picture theatre, 62x123, on the south side of Mott av, 175 ft east of Oak pl, for the Associated Theatrical Enterprise Co., Strand Bldg, Manhattan, owner. Cost, \$4500

Nassau.

Nassau.

MISCELLANEOUS.

MILL NECK, L. I.—Guy Lowell, 225 5th av, Manhattan, has plans in progress for the erection of farm buildings, for Arthur V. Davis, pres., Aluminum Co. of America, 120 Broadway, Manhattan, owner. Consists of a 1½-sty dairy bldg., 40x30; a 1½-sty stable, 30x60; a 1½-sty barn, 30x60; two gardener's cottages, 2½-stys, 35x35; one superintendent's cottage, 2½-stys, 40x32, and a garage. and a garage.

Suffolk.

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

Westchester.

DWELLINGS.

ARDSLEY, N. Y.—Caretto & Forster, 50
East 42d st, Manhattan, completed plans
for a 2½-sty stucco, brick and frame residence, 60x20, including a wing and garage about 40x20, about one mile from the
station, for Walter B. Walker, owner. Cost,
\$12,000

WHITE PLAINS, N. Y .- Caretto & Forster, 50 East 42d st, Manhattan, have completed plans for a 2½-sty frame and stuccodwelling and garage, 66x26. Owner's name withheld. Cost, \$10,000.

NEW ROCHELLE, N. Y.—Theodore A. Meyer, 114 East 28th st, Manhattan, has plans in progress for a 2½-sty frame and stone dwelling, 54x20, in Wykagyl Park,

one-half mile from station, for Dr. Maurice H. Gross, 40 East 41st st, Manhattan, Gross, 40 East 41st er. Cost, \$7,000.

YONKERS, N. Y.—Frank Phillips, 20 Morningside av, Yonkers, has completed plans for a 2-sty frame dwelling, 22x27. at 161 Arbor pl, for Philip Scholich, Fairmount st, Yonkers, owner and builder. Cost, \$3,000.

Cost, \$3,000.

YONKERS, N. Y.—Bates & How, 35
West 39th st, Manhattan, have completed plans for a 2½-sty frame and stucco dwelling, 28x57, at 108 Gentian lane, for Edward Meinel, Sagamore st, Bronxville, N. Y., owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.
BRONXVILLE, N. Y.—McKim, Mead & White, 101 Park av, Manhattan, have final plans in progress for the erection of an additional 3-sty and basement brick and stone hospital building, 180x35, with a wing 75x35, on Pondfield road, for the Lawrence Hospital, Dudley B. Lawrence, secy., Pondfield road, Bronxville, owner.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.
YONKERS, N. Y.—George H. Chamber-lin, 18 South Broadway, Yonkers, com-

pleted plans for a 3-sty brick and stone trim school, 80x170 (Public School No. 23), on Van Cortlandt Park av, for the Board of Education of Yonkers, C. P. Caton, pres., High School Bldg, Yonkers, owner. Cost, \$50,000.

New Jersey.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
PASSAIC, N. J.—Horace G. Knapp, 21
Park av, Manhattan, has plans in progress
for a 2-sty brick apartment and store
bldg, 23x50, in the south side of Marconi
st, 100 ft west of La Salle av, for J. Stock,
owner. Cost, \$5,000.

ORANGE, N. J.—Albert P. Nucciarone,
9 Taylor st, Orange, has completed plans
for a 3-sty brick flat and two stores, 31x
54, at 160 Essex av, for Mrs. Angelo Di
Benedetto, 155 Essex av, Orange, owner.
Cost, \$10,000.

Cost, \$10,000.

HACKENSACK, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, N. J., completed plans for eight 2-sty brick, terra cotta and stone trim apartments, 32x75, at River and Main sts, for the Grand Building Corp., Lewis Gold, pres.,



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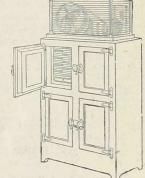
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150 SANOOLS-SHOOD HOWARD A

Court st, Brooklyn, owner. Cost, \$18,-000 each.

BANKS

LODI, N. J.-H. T. Stephens, 152 Market st, Paterson, has completed plans for alterations to the 1-sty brick bank bldg at the cor of Main and Washington sts for the Lodi Trust Co., David A. Himaldi, pres., on premises, owner. Cost, \$5,000.

DWELLINGS.

RIDGEFIELD PARK, N. J.—Ernest Bruno, Ridgefield Park, is having plans prepared privately for five 2½-sty frame and shingle dwellings of various dimensions. Cost, \$4,500 each.

NEWARK, N. J.—M. J. Nadel, Union Bldg., Newark, completed plans for a 2½-sty frame and shingle dwelling, 36x40, at the southwest cor of Seymour and Nye avs, for William J. Dolan, 321 Seymour av, Newark, owner. Cost, \$12,000.

NEWARK, N. J.—Nathan Harris, 21 South Orange av, Newark, is preparing preliminary plans for a 2½-sty brick dwelling, 43x26, at the northeast cor of Girard pl and Randolph pl, for Adolph Augenblick, 2 Stratford pl, Newark, owner. Cost, \$12,000.

MONTCLAIR, N. J.—Dudley Van Ant-

MONTCLAIR, N. J.—Dudley Van Antwerp, 44 Church st, Montclair, is preparing plans for a 2½-sty frame and stucco dwelling, 22x40, for Mrs. A. F. Brown. Exact location will be announced later. Cost,

UPPER MONTCLAIR, N. J.-

UPPER MONTCLAIR, N. J.—Dudley Van Antwerp, 44 Church st, Montclair, has plans in progress for a 2-sty brick veneer and shingle dwelling, 25x37, for D. Lindsay, owner. Cost, \$8,000.

SOUTH RIVER, N. J.—James V. Thetford, 76 Tappan av, Belleville, N. J., is preparing plans for a 2½-sty hollow tile and stucco dwelling, for William Armstrong, South River, N. J., owner. Cost, \$5,500.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, Jersey City, is preparing plans for a 2½-sty hollow tile and stucco dwelling, 22x38, at 327 Cator av, for Michael Daconno, 325 Cator av, Jersey City, owner. Cost, \$25,000.

NEWARK, N. J.—Charles L. Steinbren-

Cost, \$25,000.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg., Newark, is preparing plans for a 2½-sty brick residence, with a 1-sty brick garage, 18x20, in South 14th pear Clinton av. Owner's name will be 144,000.

1-sty brick garage, 18x20, in South 14th st, near Clinton av. Owner's name will be announced later. Cost, \$14,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a 2½-sty frame and shingle dwelling, 30x36, at 346-8 East 36th st, for Abraham Freed, mgr., Madison Silk Mfg. Co., 32 Morton st, and 365 Summer st, Paterson, owner. Cost, \$7,000.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, is preparing sketches for alterations and addition to the 2½-sty frame and stucco dwelling, 28x 45, on Lloyd road, for Miss A. L. Tower, owner. Cost, \$6,000.

ARCOLA, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, have completed plans for a 2½-sty frame dwelling, 22x 34, for N. M. Townley, Citizens' Trust Bldg, 543 14th av, Paterson, N. J., owner.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has plans in progress for a 2-sty frame dwelling, 22x 52, in John st, for Louis Russiano, 325 Amity st, Elizabeth, owner. Cost, \$4,500.

ELIZABETH, N. J.—Plans have been completed privately for two 2½-sty frame and shingle dwellings, 22x27, at 6 and ? Grove st. for Jacob Hoffman, 803 Belmont av, Brooklyn, and Linden, N. J., owner. Cost, \$4,000 each.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Bldg, Perth Amboy, has plans in progress for a 2-sty brick dwelling and store, 20x42, in the east side of State st, near Chauncey st, for Walter Ross, 747 State st, Perth Amboy, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.
HARRISON, N. J.—W. H. Taylor, Harrison, N. J., architect and engineer, is preparing plans for a 1-sty brick and steel forge bldg, 200x400, at South 4th st and the Pennsylvania Railroad for the Crucible Steel Co. of America, South 4th st, Harrison, owner.

MUNICIPAL.

UNION HILL, N. J.—Alexander C. Schoen, 711 Bergenline av, West New York, is preparing plans for a 2-sty brick fire house, 25x60, in the south side of Main st, east of Bergenline av, for the town of Union, owner, and the Columbia Hose Co., No. 2, 508 Main st, Union Hill, lessee, Cost, \$18,000.

lessee. Cost, \$18,000.

SCHOOLS AND COLLEGES.

HARRISON, N. J.—Joseph W. Baker, 111

North 4th st, Harrison, is preparing plans
for two side additions, 28x42, to Public
School No. 2, in Washington st, near Harrison av, for the Board of Education of
the town of Harrison, John T. Lynch, pres.
Cost. \$25,000 each. Cost, \$35,000 each.

RED BANK, N J.—Charles R. Peddle 136 South 4th st, Philadelphia, Pa., has plans in progress for a side addition to the 2-sty stone school, 30x54, for the Deptford Township, Board of Education, Edward Patterson, Westville, N. J., owner.

STABLES AND GARAGES.
GLEN GARDENER, N. J.—F. H. Bent,
State House, Trenton, N. J., has revised
plans in progress for a 2-sty brick garage, 25x50, for the State of New Jersey,
Sanitorium, c/o Dr. S. P. English, Glen
Gardener, owner. Cost, \$5,000.

NEWARK, N. J.—George E. Jones, Union Bldg, Newark, has completed plans for a 1-sty public garage, 50x119, at 63-67 Rose Terrace, for the Tenrose Holding Co., owner. Cost, \$8,000.

Rose Terrace, for the Tenrose Holding Co., owner. Cost, \$8,000.

MISCELLANEOUS.

ORANGE, N. J.—John J. Lamb, 222
Main st, Orange, has plans in progress for a 1-sty reinforced concrete and brick fire house, 99x105, at Lincoln and Central avs, for the City of Orange, F. J. Murray, Commissioner of Public Buildings, Municipal Bldg, Orange, owner. Cost, \$70,000.

NORTH BERGEN, N. J.—McDermott & Binda, 582 Spring st, West Hoboken, N. J., have revised plans in progress for alterations and addition to the brick embroidery shop at 23d st cor New Durham av, for John Mosmann & Son, 469-473 Summit av, West Hoboken, owner. Cost, \$7,000.

JERSEY CITY, N. J.—L. S. Beardsley, 38 East 32d st, Manhattan, completed plans for addition and extension to the Dair building, at the northeast cor of Bay and Provost sts, for the United Realty Co., on premises, owner. Consists of a 4-sty addition and a 1½-sty ext., 20x100, to present building.

LAKEWOOD, N. J.—Hobart A. Walker, 437 5th av, Manhattan, and 529 Main st, East Orange, N. J., has plans in progress for a 1-sty hollow tile and stucco or brick public library at the cor of 2d st and Monmouth av, for the Lakewood Free Public Library, Board of Trustees, Y. M. C. A. Bldg, Lakewood, owner. Cost, \$15,000.

C. A. Bldg, Lakewood, owner. Cost, \$15,000. NEWARK, N. J.—Plans have been completed privately for a 2-sty frame and stucco administration bldg, 80x194, at Port Newark Terminal, along the Passaic River, for the Lackawanna Bridge Co., John P. Nicholas, vice-pres., 2 Rector st, Manhattan, owner. Cost, \$50,000.

BLOOMFIELD, N. J.—The Consolidated Safety Pin Co., 46 Farrand st, Bloomfield, N. J., contemplates building from privately prepared plans a lunch and recreation room in Farrand st. Details will be available later.

NEWARK, N. J.—The Board of Street and Water Commissioners of the City of Newark, City Hall, Newark, owner, contemplates erecting a steel and concrete bridge over the tracks of the Lehigh Valley Railroad and the Pennsylvania Railroad, at Avenue R, from plans by Morris R, Sherrerd, City Hall, Newark, chief engineer. Cost, \$165,000.

Other Cities.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
SYRACUSE, N. Y.—A. L. Brockway and
Dwight R. Collin, 3d Natl. Bank Bldg.,
Syracuse, have revised plans in progress
for a 2-sty brick and stone apartment
house at the cor of James and Catherine
sts, for the Schopfer Realty Co., Kirk Bldg.,
Syracuse, owner and builder. Cost, \$200,000.

DWELLINGS.

DWELLINGS.

STAMFORD, CONN.—Walter H. Jackson, 320 5th av, Manhattan, has new plans in progress for a 2½-sty terra cotta blocks and stucco dwelling and garage, 34x60, and an extension for Mrs. Charles E. Fay, 30 Hoyt st, Stamford, owner. Cost, \$30,000.

STAMFORD, CONN.—E. N. MacCollin, 309 Huguenot st, New Rochelle, N. Y., has completed plans for a 2-sty terra cotta block and stucco dwelling at Shippan Point for C. J. Stein, 150 Broadway, and 562 West End av, Manhattan, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.
STAMFORD, CONN.—Emmens & Abbott,
1 Bank st, Stamford, will draw plans for
a brick grammar school, to be erected at
State and South sts, for the City of Stamford, Stamford, Conn., owner.

HUDSON FALLS, N. Y.—Waite & Copuland, 46 Corn Hill st, Boston, Mass., will
draw plans for a high school in Main St.,
bet. Hudson pl and Mechanic st, for the
Board of Education, Hudson Falls, N. Y.,
owner.

BUFFALO, N. Y.—Howard Beck, Municipal Bldg, Buffalo, will draw plans for addition to the 3-sty brick Public School No. 60, 130x112, in Ontario st, near Saratoga st, for the City of Buffalo, Dept. of Public Works, A. W. Kreinheder, Municipal Bldg, Buffalo, owner. Cost, \$300,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—A. L. Mordecai & Son, 30
East 42d st, have the general contract for
the alteration of the 3-sty synagogue, 75
x100, on the west side of Madison av, bet.
64th and 65th sts, into a store, studio
apartment and hall bldg, for the Alliance
Realty Co., 115 Broadway, owner, from
plans by Rouse & Goldstone, 40 West 32d
st. Cost, \$50,000.

MANHATTAN.—William Somerville, 317
East 122d st, has the general contract for alterations to the 7-sty brick apartment and store, 55x83, at 2609-2619 Broadway, for Louis Kramer, 2619 Broadway, owner, from plans by Schwartz & Gross, 347 5th av, architect. Cost, \$6,000.

av, architect. Cost, \$6,000.

MANHATTAN.—Christopher Campbell,
Inc., 286 5th av, has the general contract
for the alteration of the 4-sty brick and
stone dwelling, 26x100, at 2 Gramercy Park,
into studio and apartments, for Roland C.
Lee, 2 East 23d st, owner, from plans by
Aymar Embury, 2d, 132 Madison av, architect. Includes a 2-sty addition. Cost, \$10,000

BANKS.

MANHATTAN.—W. & W. F. Crockett, 306
East 59th st, have the general contract for alterations to the brick and stone branch bank building at 425 5th av, cor 38th ct, for the Union Trust Co., E. G. Merrill, pres., 80 Broadway, owner, from plans by Theodore C. Visscher, 299 Madsion av, architect.

dore C. Visscher, 299 Madsion av, architect, EASTHAMPTON, L. I.—The Bankers Engineering Co., 124 East 19th st, Manhattan, has the general contract for a 1-sty brick and marble bank bldg, 40x65, for the Easthampton National Bank, H. Sherrill, cashier, from plans by the Bankers Engineering Co., Eugene Schoen, 124 East 19th st, Manhattan.

CHURCHES.

MANHATTAN.—The Lustbader Construction Co., 103 Park av, has the general contract for alterations to the church and vestry, at 133-145 West 46th st, for the Church of St. Mary the Virgin, owner, from plans by D. Everett Waid, 1 Madison av, architect.

DWELLINGS.

DWELLINGS.

PRINCETON, N. J.—The Matthews Construction Co., Alexander st, Princeton, has the general contract for a 2½-sty hollow tile and stucco director's residence, 105x 40, and the 1½-sty garage, 40x30, for the Rockefeller Institute for Medical Research, c/o Henry James, manager, 9 Guyot Hall, Princeton, owner, from plans by Coolidge & Shattuck, Ames Bldg, Boston, Mass ton, Mass

ton, Mass.

YONKERS, N. Y.—Thomas Waldron, Palisade av, Yonkers, has the general contract for the 2½-sty frame and shingle residence, 26x47, at 349 Park av, for William Hetherton, 121 Buena Vista av, Yonkers, owner, from plans by T. F. Dunn, 955 Woodycrest av, Bronx. Cost, \$12,000.

YONKERS, N. Y.—Frank Russo, 417 East 120th st, Manhattan, has the general contract for a 2½-sty hollow tile and stucco dwelling, 26x35, at 61 Vernon av, for P. G. Fronsini, owner, from plans by T. F. Dunn, 955 Woodycrest av, Bronx. Cost, \$12,000.

EAST NORWICH, L. I.—Whitney Co., 191

EAST NORWICH, L. I.—Whitney Co., 191
Park av, Manhattan, has the general contract for a 2½-sty brick and stone dwelling, 163x70, for Frank C. B. Page, Adams and Plymouth sts, Brooklyn, owner, from plans by Little & Browne, 70 Kilby st, Pacton, Mass. plans by Lit Boston, Mass.

Boston, Mass.

YONKERS, N. Y.—Chadburn & Edwards, 40 Nepperhan st, Yonkers, have the general contract for a 2½-sty frame and shingle dwelling, 30x40, in North Broadway, for Mrs. Katherine Terrel, Greenvale av, Yonkers, owner, from plans by H. Lansing Quick, 18 South Broadway, Yonkers. Cost, \$10,000.

GREENWICH, CONN.—Elliot C. Brewn Co., 70 East 45th st, Manhattan, has the general contract for a 2½-sty frame and stucco cottage, about 32x48, and a garage, 80x40, for Clark Williams, 52 William st, Manhattan, owner, from plans by Charles A, Platt, 101 Park av, Manhattan, architect.

MUNSON, L. I.—Jacob & Youngs, 116 West 32d st, Manhattan, have the general contract for remodeling and addition to the 2½-sty frame dwelling, 40x70, for W. Wright, on premises, owner, from plans by Clarke W. Waggemann, 1211 Connecticut av, N. W., Washington, D. C., architect.

WESTFIELD, N. J.—Pearsall Co., 1 Prospect st, Westfield, has the general contract for a 2½-sty frame and shingle dwelling, 25x38, on Effingham pl, for Min-

nie H. Downs, Westfield, owner, from privately prepared plans. Cost, \$6,000.

JAMAICA, L. I.—R. Johnson, Hollis, L. I., has the general contract for a 2-sty frame and brick veneer dwelling, 20x34, in the north side of Fulton st, 220 ft west of Jamaica av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner, from plans by Otto Thomas, 354 Fulton st, Jamaica. Cost, \$4,000.

LITTLE FALLS N. J.—Charles I. Mosher.

Maica. Cost, \$4,000.

LITTLE FALLS, N. J.—Charles I. Mosher, Cedar Grove, N. J., has the general contract for the 2½-sty frame and shingle dwelling, on the west side of Willmore rd, south of Prospect st, for Harriet E. Gibson, Little Falls, owner, from privately prepared plans. Cost, \$4,500.

NEW BRUNSWICK, N. J.—The North Eastern Construction Co., 225 5th av, Manhattan, has the general contract for a 2½-sty clapboards dwelling, 32x47, for C. Frederick Neilson, owner, from plans by Rich & Mathesius, 320 5th av, Manhattan, architects. Cost, \$10,000.

FACTORIES AND WAREHOUSES.
BRONX.—The Magoba Construction Co.,
1178 Broadway, Manhattan, has the general contract for the 2-sty brick warehouse, 50x100, at the southeast cor of Lincoln av and 136th st, for Gabriel Huhlstein, 535 West 111th st, owner, from plans by Albert E. Davis, 258 East 138th st.
Cost, \$15,000.

LONG ISLAND CITY .- Peter Guthy, 926 LONG ISLAND CITY.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for the 1-sty brick factory, 55x40, at the southwest cor of Pierce and 7th avs, for the Globe Thread Co., I. J. Silverstein, pres., 147 Spring st, Manhattan, owner, from plans by Gronenberg & Leuchtag, 303 5th av, Manhattan. Cost, \$15,000.

NEWARK, N. J.—The David Henry Building Co., 164 Market st, Newark, has the general contract for the 1-sty reinforced concrete and brick storage bldg, 30 x56, in Dawson st, for J. L. Armitage & Co., 54 Dawson st, Newark, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Cost, \$7,000.

BLOOMFIELD, N. J.-Walter Kidde, 140 Cedar st, Manhattan, has the general contract for the alteration to the factory at 35 Farrand st, for the Jenkins Manufacturing Co., 35 Farrand st, Bloomfield. turing Co., 35 Farrand st, Bloomfield owner, from plans by A. B. Miller, engi

neer.

LONG ISLAND CITY.—J. O'Dell White-nack, 231 West 18th st, Manhattan, has the general contract for a 2-sty reinforced concrete manufacturing plant, 75x100, at the southeast cor of 14th st and Van Alst av, for the Premier Metal Etching Co., Paul H. Bosse, pres., 625 East 18th st, Manhattan, owner, from privately prepared plans. Cost, 870,000

ROCHESTER, N. Y.—A. Fredericks & Sons Co., Mill and Andrew sts, Rochester, has the general contract for addition to the 1-sty brick factory, 86x376, at Atlantic av and Crouch st, for T. H. Symington Co., Mr. Austin, in charge, Leighton av, Rochester, owner, from privately prepared plans. Cost, \$50,000.

BOGOTA, N. J.—John J. Duffy, 232 Moore st, Hackensack, N. J., has the general contract for the addition to the 1-sty brick beater room for the Federal Paper Board Co., Bogota, from plans by Frank Leonard, architect and engineer.

IRVINGTON, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, have the general contract for the 1-sty hollow tile machine shop, 12x60, at the northwest cor of Nye av and Nye pl, for Kraeuter & Co., 583 18th av, Newark, N. J., owner, from plans by Osbourn & Co., 1420 South Penn sq, Philadelphia, Pa.

JERSEY CITY, N. J.—William R. Whyte, 36 Oakland av, Jersey City, has the general contract for alterations to the 3-sty brick factory at Concord st and Hopkins av, for A. D. Eyre & Co., S. D. Eyre, pres, 19 Hopkins av, Jersey City, owner, from plans by E. N. Patterson, 1 Montgomery st, Jersey City, architect. Cost, \$3,000.

SCHOOLS AND COLLEGES.
MANHATTAN.—Edward Corning Co., 52
Vanderbilt av, has the general contract for

STOCK FIRE PROOF DOORS

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Considerable damage follows in the wake of the plumber. If he is quick (and he seldom is) he may be able to reach the leak before much damage is done or without wading in a few inches, or perhaps a foot, of water.

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What do you do when a wash-tub is nicked or cracked? About two cents' worth of PLA-STICK will cover smoothly a large crack or leak.

THE WEMLINGER COMPANY, Inc. 42 Whitehall Street, New York

the alteration and top addition to the 9-sty brick private school, 39x100, at 58-60 East 61st st, for Brearley School, Henry S. Osborne, pres., on premises, owner, from plans by McKim, Mead & White, 101 Park av, architects. Cost, \$14,000.

UNION, N. J.—T. Walker Schneider, Keyport, N. J., has the general contract for the 1-sty addition to the Public School, 45x45, to contain 2 rooms, for the Raritan Township, Board of Education, Union, owner, from plans by Warren H. Conover, 114 Liberty st, architect. Cost, from \$8,000 to \$10,000.

STABLES AND GARAGES.
MANHATTAN.—Charles Brady Co., 18
West 34th st, has the general contract for
alterations to the 6-sty brick garage, 25x
95, at 238 East 20th st, for the Emigrant
Industrial Savings Bank, John P. Pulleyn,
pres., 51 Chambers st, owner, and Scharlin
Bros., 156 2d av, lessee, from privately prepared plans. Cost, \$7,500.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for the alteration of the brick stable, at 202-206 West 58th st, into a garage for William H. Moore, owner, from plans by Trowbridge & Liv-

ingston, 527 5th av, architect. Cost, \$3,000.
YONKERS, N. Y.—Leo De Vroski, Yonkers, N. Y., has the general contract for the addition to the 1-sty brick garage 31 61 St. Mary st, for Joseph Budrock, 45 Clinton st, Yonkers, owner, from plans by Charles Byrne, 10 Washington st, Yonkers, Cost \$4,000 es Byrne, 10 Cost, \$4,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for a 1-sty stone public garage, 65x 100, on the south side of Lafayette av, 210 ft west of Franklin av, for Marie Albert, 557 De Kalb av, owner, from plans by Henry Holder, 242 Franklin av, Brooklyn. Cost, \$12,000.

Cost, \$12,000.

JERSEY CITY, N. J.—Joseph Jewkes & Sons, 676 Montgomery st, Jersey City, have the general contract for a 1-sty brick public garage, 50x100, on the west side of the Boulevard, south of Communipaw av, for Dr. R. W. A. English, 2391 Boulevard, Jersey City, owner, from plans by E. M. Patterson, 1 Montgomery st, Jersey City. Cost, \$8,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Hugh Getty, Inc., 359
West 26th st, has the general contract for

alterations to the 5-sty brick loft bldg, 50x119, at 115-117 Fulton st, for William F. Dornbusch, 61 Hancock st, owner, from plans by William F. Henstreet, 233 Broadway, architect. Cost, \$25,000.

MANHATTAN.—Edwin Outwater, 18 East 41st st, has the general contract for alterations to the 5-sty brick store and loft building, at 417-421 Canal st, for the Trinity Church Corp., 187 Fulton st, owner, from plans by H. De Parsons, 22 William st, architect. Cost, \$7,600.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have the general contract for alterations to the store at the southeast cor of 181st st and Wadsworth av, for the Walk Over Boot Shop, owner, from plans by Ward & Walker, architects.

MANHATTAN—Leddy & Moore, 105

MANHATTAN.—Leddy & Moore, 105 West 40th st, have the general contract for alterations to the loft building, at 129-131 West 31st st, for Mrs. Jane L. Duffy, 215 West 71st st, owner, from plans by Fritz Huberti, 105 West 40th st, architect. Cost, \$5,000.

Cost, \$5,000.

BROOKLYN, N. Y.—H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract for a 1 and 2-sty office bldg, garage and wagon shed, 31x45 ft each, at North 10th st and Kent av, for the Standard Oil Co. of New York, 26 Broadway, Manhattan, owner, from privately prepared plans. pared plans.

Manhattan, owner, from privately prepared plans.

PATERSON, N. J.—Paul Grills, 18 5th st, Weehawken, N. J., has the general contract for four 2-sty brick stores, 60x 100, and five offices and lodge rooms, at 131 Ellison st, for the Paterson I. O. O. F. Association, Edward H. Garrabrant, pres., 11 Albion st, Paterson, owner, from plans by Charles E. Sleight, Romaine Bldg, Paterson. Cost, \$25,000.

PLAINFIELD, N. J.—H. E. Baton, 12th and Samson sts, Philadelphia, Pa., has the general contract for a 2-sty brick and stucco office building and a tunnel, 75x125, in South 2d st, north of Grand av, for the Niles Bement Pond Co., A. C. Stebbins, works manager, 929 South 2d st, Plainfield, owner, from plans by Harris & Richards, southeast cor of 5th and Chestnut sts, Philadelphia, Pa.

BAYONNE, N. J.—Nathan Levy, 679 Avenue C. Bayonne, has the general contract for alterations to the store building, at the southeast cor of 23d st and Broadway, Bayonne, owner, from plans by Samuel S. Horwitz, 473 Broadway, Bayonne, architect. Cost, \$3,000.

NEW BRUNSWICK, N. J.—The Hughes-Foulkrod Co., Commonwealth, Plage

Cost, \$3,000.

NEW BRUNSWICK, N. J.—The Hughes-Foulkrod Co., Commonwealth Bldg., Philadelphia, Pa., has the general contract for the 3-sty brick store and loft bldg., 50x50, in George st, for William R. Reed, 380 George st, owner, from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, \$20,000.

PATERSON, N. J.—John Westerveld, 140 Market st, Paterson, has the general contract for a rear addition to the 3-sty brick store bldg, 21x60, at 97 Prospect st, for Gray & Co., 234 Main st, Paterson, owner, from plans by Frederick W. Wentworth, 140 Market st, Paterson. Cost, \$7,000.

MORRISTOWN, N. J.—Noyes & Foley, 35 Phoenix av, Morristown, have the general contract for the 1-sty store bldg at 43 Washington st for J. Harvey Blazurz, 15 Mitchell pl, East Orange, N. J., owner, from plans by Walter B. Pierson, 4 Speedwell av, Morristown. Cost, \$6,000.

MISCELLANEOUS.

NEWARK, N. J.—The Altieri Construction Co., 51 East 42d st, Manhattan, has the general contract for extension to the 1-sty frame covered platforms, 11x350, and 14x800, at the Waverly Transfer Station, for the Pennsylvania R. R. Co., Samuel Rea, pres., 7th av and 32d st, Manhattan, owner, from privately prepared plans. Cost, \$20,713.

MANHATTAN.—F. N. Goble, 1 East 42d st, has the general contract for alterations to the 3-sty brick settlement house, 40x50, at 311-313 East 116th st, for the Harlem House Assn, owner, from plans by Beverly S. King, 103 Park av, architect. Cost, \$30,000

BROOKLYN, N. Y.—Louis Abramson, 1131
East New York av, Bklyn., has the general contract for alterations and addition to the 4-sty brick and stone labor lyceum, 90x93, in the north side of Sackman st, 100 ft. east of Liberty av, for the Brownsville Labor Lyceum Assn., M. Hurock, mgr., on premises, and 229 Sackman st, Bklyn., owner, from plans by Cohn Bros., 361 Stone av, architects. Cost, \$40,000.

BROOKLYN, N. Y.—Adlers Monumental Works, 148 East 57th st, Manhattan, has the general contract for a 1-sty granite, marble and bronze mausoleum, 13x20, at Bethe El Cemetary, A. Rosenthal, Bankers

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Trust Bldg., Manhattan, owner, from plans by Forman & Light, 40 Cedar st, Man-hattan. Cost, \$10,000.

DELPHI, N. Y.—W. S. Fitz Randolph Inc., 1328 Broadway, Manhattan, has the general contract for the 1-sty brick and marble memorial library, near the station, for the Delhi Memorial Library, owner, from plans by Bradley Delehanty, 2 West 45th st, Manhattan, architect. Donor's name will be announced later

OAK ISLAND, L. I.—Milford H. Ketcham, John st, Amityville, L. I., has the general contract for the construction of board walks at Gilgo Beach, Linden Beach and Oak Island Beach, for the Village of Lindenhurst, L. I., owner. Project consists of the construction of board walks, 1,250 linear ft of 4-ft walk, 400 ft of 6-ft walk and 1,800 ft of 4-ft walk.

and 1,800 ft of 4-ft walk.

JERSEY CITY, N. J.—The R. D. Richardson Construction Co., Connell Bldg., Scranton, Pa., has the general contract for a brick and concrete engine terminal for the Delaware, Lackawanna & Western Railroad Co., William H. Truesdale, pres., Hoboken Terminal, Hoboken, N. J., owner, from privately prepared plans. Consists of 5 stall engine house, repair shop, turntable, cinder pit, retaining wall, boiler house and service building. Cost, \$50,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month, Calvin W. Roce, 29 West 30th st, secretary.

WORLD'S SALESMANSHIP CONGRESS will be held at Detroit, June10-14. There will be a special departmental session on "Salesmanship in the Building Field." D. M. Barrett, Kresge Building, Detroit, Mich., is secretary-manager of the Congress

Bergen st, 20-2—Maria Ducker, 135 LeffertsWSS(R) Fulton st, 125-Mrs Annie Goodwin....

QUEENS ORDERS SERVED.

RICHMOND ORDERS SERVED.

BUILDINGS

PROPOSALS

BUILDINGS

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Euilding, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, June 19, 1917, for Contract 180, for erecting 7 dwelling houses and various outhouses, remodeling 5 houses, and removing 4 buildings along the line of the Catskill aqueduct between the Ashokan and Hill View reservoirs. The work has been divided into 5 groups arranged geographically, and the bidder may bid for one or more of these groups separately and also for the work as a whole.

At the above place and time the bids 'Il be publicly opened and read. Pamphlets taining information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.

CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners, Board of Water Supply.

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; El—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *St)—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FilSy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

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

Week ending June 2.

week ending June 2.
MANHATTAN ORDERS SERVED.
Amsterdam av & 91 st, swc-W Warren Tal-
ley D&R Attorney st, 102-10—M Strumpf RQ
Auduban av 280 Louis Stein Real No.
Bleecker st. 85-9—Weinstock & Brown CF
Broadway, 1700-C H Flack CoEl
Audubon av, 389—Louis Stein. Rec-NoS Bleecker st, 85-9—Weinstock & Brown. CF Broadway, 1700—C H Flack Co. El Broadway, 29—Spencer Aldrich. Rec-FP(R) Canal st, 380—Centuri Metal Products Co, 29
Canal st, 380—Centuri Metal Products Co, 29
Cooper sq
Centre st, 122-30—Colonial Chandelier WksRec
Centre st. 137—Western Union Teleg Co. 195
Bway
ture Corp. Roc. FA
ture Corp
son av
76 st, 220 E—Isaac LipshitzD&R 92 st, 205 E—Jacob Ruppert, 1639 3 av,
RefSys(R)-FP-FD-CF
94 st, 404 E—White Metal Bed Co Rec
111 st, 310 E-Borden's Farm Products Di-
vision, 108 HudsonRefSys(R)-FP(R)-FD-CF
119 st, 184-6 E—Sarah Weckler. D&R 1 st, 3-5—Antonio Gastino. RQ
1 av. 111—Albert Gordon
1 av. 636-44—Simplex Lithograph Co. Rec
Grand st, 580—Pildescu & GreenNoS-FA-O John st, 45—B Roede & Sons, 47 John,
Nos-CF-FA
Pitt st 53-Mover Grazinsky Dep
Reade st, 142½-44—Merchants Refrigerating Co, 187 B'wayRefSys(R)-D&R-FP-FD-CF 2 av, 386—Fred StienerNoS-Rec
Co, 187 B'wayRefSys(R)-D&R-FP-FD-CF
Wooster et 42.4 Denivelle Ge
Wooster st, 42-4—Denivelle Co. Rec-FA 4 st, 234 W—Francis X SchrieberFP-D&R
24 St, 152 W—West Side Paper Stock Co.
Spr-FE-FP-FA-WSS-RQ-O
41 st, 521-3 W-V Loewer's Gambrinus Brew-
ery Co, 528 W 42RefSys(R)-D&R-FP-FD-CF 44 st, 130 W—Lamb's Club, 128 W 44,
RefSys(R)-FD-FP
50 st, 626 W—Thomas McLarnon Co, 631 W 50,

51 st, 109 W—Charles K Starr...WSS(R)-FP 52 st, 549 W—Longenecker & Sanders, 9 Cen-tral Park West...D&R-FA-CF-Nos 54 st, 250 W—Haynes Automobile Co, 1715 B'way...FA

FA-Rec-NoS

69 st, 242 W—Ideal Auto Trim & Painting Co. D&R 108 st, 238 W—Lasette & Murphy. Rub-Rec 151 st, 445 W—Fort George Express Co, RQ-NoS-Rec 124 st, 119 W—Kaplan & Cerrute. D&R 128 st, 50 W—Joseph Hart. D&R 128 st, 50 W—Joseph Hart. D&R 128 st, 46 W—Star Co, 140 Nassau. Rec-FP-NoS Broadway, 632-4—Est Helen C Juillard, c Augustus, 70 Worth. WSS(R)-FP(R)-Exs-FP Broome st, 95—Hawk-Eye Rity & Security Corp, 303 5 av. WSS(R) Chrystie st, 131—Otto Rosenberg. Ex(R)-O Duane st, 116—Kiowa Realty Co, 118 Duane, Exs-O-FE(R)-St(R) Duane st, 116—Consol Gas Co, 130 E 15...GE 11 st, 41-51 E—Hei-Rig Realty Co, 100 William WSS(R)-FP(R)-stp(R) 23 st, 121-3 E—Charles Kaye, 110 W 119, FP(R) 69 st, 242 W—Ideal Auto Trim & Painting D&R 83 st, 614-6 E—Godfrey Knoche, 516 E 72....A 29 st, 301-3 E—Charles E Delege, 62 W 47, FD-A Greene st, 263—Margaret Henry, 4384 Carpen-ExS-St(R) 7 av, 312-4—Tresco Realty Corp. Ex(R) 6 av, 106-8—Clarence O Bigelow. A 6 av, 202-6—Chisolm Estate. FP 6 av, 190-200—Rhinelander R E Co, 31 Nassau FP(R) South st, 182—Callahan Est, 135 Bway, WSS(R)-FP-ExS-Ex(R)-FE(R) West Broadway, 265—Sigmund Rosenbaum, FE(R)-St(R) 34 st, 28-30 W—John J Astor, 23 W 26.....FP 36 st, 355-7 W—Mary E F Hill, 440 W 162...A 58 st, 349-51 W—William H Danvers, GE-ExS-FA'(R) Vesey st, 46—Elbridge T Gerry, 258 B'way. WSS(R)

42 st, 223 W—Israel Fortgang. D&R-FA(R)-FP(R) 34 st, 112 W—Walter Rosenberg. D&R-FP(R) Bowery, 46-8—Felicano Acierno......Ex(R) Westchester av, 703—J F M Co, FE(R)-St(R)-O-ExS BROOKLYN ORDERS SERVED. Hamilton av, 284—Abraham Flinn........FA Manahttan av, 825—Greenpoint Operating Co. D&R Atlantic av, 70-2—Enright Amusement Corp.FA 3 av, 5406-8—Elias Bernstein......FA-Rec 60 st, 1302—Anthony Marzano.......FA Park pl, 241—Peter W Rouss, Garfield pl, WSS(R)

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