

REAL ESTATE RECORD AND BUILDERS GUIDE.

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PROBLEM OF HOUSING INDUSTRIAL WORKERS

Duty of Employer of Labor to Concern Himself About Conditions Under Which Workmen Live

By LAWRENCE VEILLER, Secretary National Housing Association

PART THREE.

A subject about which there is much difference of opinion is the question of whether it is better to build houses to sell to the workingman so that he may own his home, or whether it is better to merely rent the houses, thus keeping control of conditions.

In the case of the average American skilled mechanic earning \$25 a week and more there can be little question. That type of worker is entirely capable of owning his home and should, of course, be encouraged in every way to become a home owner. In fact, as a rule he needs little encouragement but is keenly desirous of this.

With the great mass of unskilled workers, however, the \$15 a week man, it is not at all so clear that it is desirable that he should own his home. I know that many people will differ with me, but I am clearly of the opinion that it is not either for the best interest of that type of worker or of the community in which he lives that he should own his home.

Home owning involves not only social and moral responsibilities and qualities, but very definite financial ones. The man of low earning capacity has not sufficient financial reserves, nor can he accumulate them, to make it desirable or advantageous for him to become a property owner. He cannot, earning as he does a low wage, accumulate a sufficient reserve to enable him to acquire property without unduly sacrificing either his family or himself. We have all seen communities where workers of this type have been encouraged to own their home and do so by owning the mortgage. I have in mind a Southern city consisting largely of single-family dwellings where the workingman owns his home upon the payment of \$25 down and then spends the rest of his life trying to pay off the interest on the mortgage and secure a free and clear title.

This, as a rule, results in an improper standard of living for him and his family. He frequently makes his wife and children go without necessary food in order to put aside money to pay off the mortgage on the home; the recreational facilities of the family are slighted, they are improperly and inadequately clothed and frequently improperly and inadequately housed, for the house owner of this type, as a rule, is unable to make the expenditures that are necessary to keep his house in proper condition.

After making a study of this question through many years I am convinced that we are doing the workingman of this type an injury, not a service, in advocating the owning of his home, and that we should frankly and clearly recognize that for the \$15 a week man, home owning is not a possibility.

From the point of view of the community it is undesirable to have home owners of this kind, for property thus held rapidly deteriorates and causes the neighborhood to assume a slumlike aspect; it means also that the health authorities of that community find it increasingly difficult to secure from property owners of this type a compliance with the proper standards of sanitation

that are essential to the well being of the community. The most difficult problem that the health officers of this country have to face is just this sort of problem, namely, the attempt to get necessary improvements made in houses where the householder is so poor that he is unable to carry out the most essential and fundamental requirements of sanitation and health.

Henry Ford's Experience.

Henry Ford's experience in Detroit on this question is quite illuminating. When he started in, a year or so ago, with his plan to pay all his workmen \$5 a day he expressed the belief that all that was necessary to do for the workingman in America was to give him an adequate wage and he would take care of himself, and that it was poverty that caused all of the troubles that we are familiar with in our great cities; that men lived in slums because their wages were inadequate; that the workingman took lodgers or boarders into his home because his earnings were inadequate, and that when he received an adequate wage such conditions would entirely change.

Well, he tried it, and he was amazed to find after a few months that his men were living under exactly the same squalid and sordid conditions that they lived under before they received the \$5 a day wage, and that most of them had not changed their methods of living in any degree, but were simply either putting away the additional money or spending it on personal indulgences. They were living in the same houses, many of them, still bunking six men to the room, sleeping in the clothes they worked in, not bathing sufficiently, and either banking the extra money or squandering or drinking it up.

Mr. Ford saw a great light. He realized that his earlier views were mistaken and at once put into operation a plan for the investigation and supervision of the conditions under which his men lived. So that today he is making his efforts count, and the men who continue to live under the same squalid conditions that they lived under, with the old wage, lose their jobs. He does not want that kind of a man in his plant, and he is right.

This illustrates perfectly the importance of keeping control and of renting rather than selling in the case of the unskilled worker.

As I have already stated, the situation is quite different in the case of the skilled mechanic, the man who gets \$25 a week and up.

Control Essential to Success.

The experience of the English garden suburbs has been quite similar. They started out, too, with the idea of having the workingman own his home, but most of them have come to the realization through bitter experience, that they cannot maintain their garden suburbs as such unless they do keep control, and so the co-partnership plan has been evolved. By this the company keeps control, but the tenants are given an interest in the property and are enabled to become owners of it through purchase of shares of stock.

It is not strange that this should be the case if we stop to think of it. How can we expect to maintain satisfactory conditions if we leave the control of all the intricate details of management to a hundred or a thousand men of all sorts and varying degrees of intelligence and standards of living?

It is just as necessary to have centralized control in an enterprise of this kind as it is in a high grade apartment house such as we find in our large cities. Few of us would care to live in the best apartment houses of New York city if there were no resident janitor or superintendent on the premises.

Few of us would care to travel on a railroad train if the direction of the engine were left to all the passengers. We need some one person who shall be responsible. As in railroading so in housing enterprises, if we do not have a responsible engineer or manager on the job, the directors of the corporation may cease to expect dividends and may expect collisions.

Thus far we have considered the problems involved chiefly with regard to the individual house. What about the whole community?

As a rule, an industrial housing enterprise involves not merely the building of a certain number of houses, but practically the development of the entire community. This is certainly the case where the plant is located in the country away from centers of population. Here it becomes necessary to develop not only the homes of the workingmen, but the streets, the open spaces, the recreational opportunities, the transportation facilities—in a word, the whole city plan.

It is in enterprises of this kind that the Garden Suburb, which has been developed to such an extraordinary extent in England, becomes a practical possibility for America. Here farsighted employers of labor have a wonderful opportunity. They can develop their community in such a way that it will not only furnish a healthful and delightful dwelling place for their workers, but will be a real asset to the industry.

John Nolen has pointed out most clearly that while we should not, as a rule, build houses that will not pay a commercial return, that is, a return of at least 5 per cent. net, there are other services which the employer of labor can render his workers and should render them without any danger of pauperizing them or of economic disadvantage. There are all sorts of things that go to the making up of a model community that the industry which dominates the town can well afford to pay for and which can much better be distributed in the cost of the product made in that town, than upon the shoulders of the individual workers who make the product.

The street development, the park system, proper transit facilities, everything that goes to make up what we have in mind when we talk of a "Garden Suburb" can be very advantageously paid for and developed by the industry.

I am convinced that one reason why we have not had the Garden Suburb or Garden City movement developed to a greater degree in this country has been because the employers of labor have not

clearly grasped this point but have attempted to assess upon the individual worker or home owner the entire cost of the community development. The average workingman in America cannot afford to pay for such community development, nor should he be asked to.

Just as the intelligent real estate developer when he cuts up acreage and farm land into building lots realizes that it is advantageous to his development to donate certain portions of the land to park space, so the employer of labor needs to realize that it is to the advantage of his industry to develop these features of community service and not to expect such development to come from the individual worker.

Similarly there are other community services which the industry can very well provide, such as central heating, lighting and fuel. Where the workers' homes are located near the plant the extension of community services of this kind can be done at comparatively low cost, though ordinarily it would seem that a central heating plant is not an economical proposition for much less than 300 families. This, of course, will vary with varying climatic conditions in different parts of the country.

Shall the Workers Live Near the Plant?

Another question that needs to be determined in developing a community of this kind, and one which is often lost sight of, is whether it is better to live near the industrial plant or some distance away from it.

No hard and fast rule can wisely be laid down. It depends largely upon the lay of the land and the nature of the industry. Speaking generally, it is advantageous to have the worker live near the industry so as to save time in getting to and from his work.

Where, however, the industry is of such a character that there is a considerable degree of noxious smoke or odor or gases, or undue noise, the case is different, and the worker then should be housed away from the industry and not near it. In such cases a consideration of the prevailing breezes and their relation to the plant should be the dominating factor in deciding upon the location of the workers' dwellings. This is generally considered in developing the better residential quarters of a town, but, too often, it is thought that the workers can live anywhere.

Gardens.

Another question is whether it is better to encourage the individual garden around the house or whether there should be a community open space, what they call "allotment gardens" in Europe.

The determination of this question depends very largely upon the kind of worker that we are planning to house. For the skilled mechanic earning \$25 a week and up it is unquestionably wise to encourage the individual garden, both flower and vegetable, around his house.

In the case, however, of the unskilled worker earning but \$15 a week I am clear that far better results both to him and to the community will come from the development of allotment gardens and from the community control of all open spaces.

We have already seen that this class of worker cannot be housed in detached dwellings except in rare instances. This means that we shall have no side yards. In my judgment it would be better to have no rear yards either for workers of this type, but instead, to have the community take control of all open spaces at the backs of buildings, treat them as small parks or playgrounds for the use of the people whose houses are immediately about them, and see that they are properly and adequately maintained, providing at the same time either there or in some central location allotment gardens where the worker may raise his own vegetables and such flowers as he may wish. These are some of the considerations involved in this question of Industrial Housing.

The whole future of Industrial Housing

seems to me very bright. Employers of labor are looking on the whole question in a new light. Business men, too, are coming to realize that a community has no right to invite new industries to settle there unless adequate provision is made for the housing of

the new workers, and that when they do this they are injuring their community rather than helping it.

We stand on the threshold of a new era in the housing of the country's workers.

THE END.

LEGAL NOTES AFFECTING REALTY

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

Breach of Contract of Sale.

IN an action to rescind a contract of sale of land and to recover back the purchase price paid, and a sum for improvements placed on the land, it appeared that the plaintiff contracted to make payment in installments, and was to receive a deed on payment of the second installment. The Illinois Supreme Court held, *Thomas v. Seaman*, 114 N. E. 40, that the plaintiff's action in investigating a proposition for exchange did not alter the status of his relation with the vendor or waive his right to rescind the contract by reason of breach by the vendor in failing to give him a deed at the time provided. A delay of one year and eight months in delivering a deed was held to be unreasonable. The purchaser made demand for the deed many times during that period, but at each time subsequent to the first demand insisted on damages before he would complete the contract. The further negotiations between the parties showed the purchaser's willingness to waive the breach and receive the deed on certain conditions. It was held that neither the further demands nor the fact that he remained in possession as was his right under the contract showed an unqualified waiver of his right to insist upon forfeiture.

Redemption by Co-tenant.

A tenant in common, who acquires title to the joint property through a tax sale, holds such title to the interest of a delinquent co-tenant, subject only to the right of the latter to redeem within a reasonable time, which depends on the circumstances of the case.—*Hanley v. Federal Mining & Smelting Co.*, 235 Fed. 769.

Damages for Interference.

The Illinois Supreme Court holds, *Fleming v. Elgin, Joliet & Eastern R. Co.*, 114 N. E. 187, that owners of property bordering upon a street or highway, in addition to the public right of travel which they enjoy in common with all citizens, have certain private rights incidental to their ownership of abutting property. Among these is the right of access to and egress from the property by way of the street, and the right of having light and air from the public highway unobstructed by any encroachment thereon, and these rights cannot be taken away or materially impaired without compensation to the extent of the damages suffered. Though under a grant of a right of way a railroad may raise its roadbed without liability for damages to remaining lands in the grantor's tract, if it raises the part of the approach of a highway outside its right of way it is liable for injury therefrom to the private rights of owners of property abutting on such part of the highway.

Proofs of Insurance Loss.

A fire loss over a building was total and was so declared by the insurance adjuster, who came in response to immediate notice of the fire given to the insurer. In an action on the policy the Pennsylvania Supreme Court holds, *Livingstone v. Boston Ins. Co.*, 99 Atl. 212, that failure of the insured to furnish proofs of loss written 60 days, as required by the policy, was not material, especially where the company was furnished with full information and made no demand for formal proofs.

Garages in Residence Sections.

The Delaware Court of Chancery holds, *Dangel v. Williams*, 99 Atl. 84, that an ordinance prohibiting the erection of a public garage in the residence portion of the city without the consent of the

owners of adjoining lands is invalid, as an unreasonable, not uniform, and unwarranted delegation of the power to make building regulations as an exercise of the police power granted by the city charter, which must be exercised by the legislative branch and cannot be delegated to any individual.

Foreclosure of Mortgage.

A mortgage bound the mortgagor to pay taxes and provided that on his failure to do so, the mortgagee could pay them and should have a lien on the premises therefor, payable on demand, and if the default should continue for three months the principal of the mortgage should become due. A subsequent agreement, by which the mortgagee paid due taxes, which the mortgagor agreed to pay in monthly installments, provided for forfeiture immediately on failure to pay any installment. The mortgagee failed to pay certain installments. The New Jersey Court of Chancery holds, *Fourteenth Ward, etc., Ass'n v. Potter*, 99 Atl. 140, that he could not, after notice that unless the unpaid installments were paid immediately foreclosure would be sought, defeat as premature a suit then brought, though three months had not elapsed from the default on the collateral agreement.

Adverse Possession.

In an action of ejectment the record title was in the defendants and the plaintiff claimed only by adverse possession. The plaintiff's predecessor had been in possession under a deed granting a lot, 50x300, and for many years was ignorant of the fact that his buildings were partly on the defendant's lot, and during that time he disclaimed intention to claim beyond the true lines. The New Jersey Supreme Court, *Myers v. Polkman*, 99 Atl. 97, held that his and his successor's line of possession became adverse only when in his deed, after conveying by metes and bounds, he further granted all his right to any lands covered by his buildings. It is well settled that mere possession without claim of right or intent to disseize the real owner is not enough to constitute adverse possession.

Weekly Bulletin.

With a view to determining if it may not be possible to eliminate accidents to passengers boarding and alighting from street surface railroad cars, the Public Service Commission has directed a hearing for January 31 at which the question of the installation of closed vestibules upon all surface cars operating within the city of New York will be considered. The hearing is to be held upon the recommendation of the commission's electrical engineer, C. W. Wilder, who has made studies extending over a period of several years in reference to boarding and alighting accidents in connection with street car operation.

As a result of these studies Mr. Wilder has become convinced that the use of closed vestibule cars and center entrance cars results in greatly reducing accidents to passengers in boarding cars and alighting from them. Statistics show that on the lines of the Third avenue system, the cars of which were equipped with closed vestibules in 1914, accidents have decreased from 1,457 such accidents in the first six months of 1914 to 434 such accidents in the first half of 1916, and that while many of the accidents which occurred previous to the installation of the closed vestibules were serious or fatal in character, those occurring lately have not been serious or fatal.

DIGEST OF RECENT LEGISLATION AT ALBANY

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

(Special to the Record and Guide.)

ALBANY, January 26.—A boon in disguise to the property owners of New York City is contained in the new legislation planned by the State Tax Commission. Upon their request a score of bills amending the tax laws of the State have been introduced this week and during the early part of last week. Tax Commissioner Martin Saxe, who is responsible for the best part of the proposed changes, is of the firm opinion that real estate owners will be benefited thereby.

Charles R. McSparren, Counsel to the Tax Commission, makes the statement, that assessments in New York City will be materially lowered if the bills are enacted. By increasing the corporate franchise tax by many millions the direct State tax will be lessened or wiped out entirely. The tax on real estate for local purposes will likewise be reduced, he claims. The recording tax, which is the name given to the new tax on deeds, at twenty-five cents on each one hundred dollars, will be divided between the State and the municipalities and therefore reduce the real property tax.

Mr. McSparren considers the greatest reform attempted by the new bills the change in the membership of the State Board of Equalization. This Board consists at the present time of the members of the State Tax Commission, the Lieutenant-Governor, the Speaker of the Assembly, the Secretary of State, the Comptroller, the Treasurer, the Attorney-General and the State Engineer. Most of its members at all times hail from rural districts or cities above the Harlem River. They are charged with the duty of equalizing the assessments among the several counties of the State and fixing the aggregate assessments of real and personal estate on which the State tax is levied. New York City assesses its real estate at ninety per cent. of its value. But most of the rural assessments are made on a fifty per cent. basis. For the purpose of levying a State tax these valuations should be equalized. Does the Board of Equalization ever increase the assessments in up-State localities? Anyone familiar with legislation or administration can truthfully state that discriminations are made, but never for the benefit of Greater New York. To get rid of the "rural crowd" an amendment has been introduced, giving the State Tax Commission alone the power to equalize assessments, thereby placing State equalization on a scientific basis and avoiding unjust division of State taxes.

Mr. McSparren says that "State equalization will be more exact with the probability of a higher ratio of assessment in New York and lower upstate if this work is controlled by the State Tax Commission, as will be the case if the membership of the State Board of Equalization is limited to the State Tax Commission. This would tend to reduce New York City's share of any direct State tax levied.

"There are many other amendments," he continued, "to increase the efficiency of the administration in tax matters. The removal of exemptions of purely social associations would place on the local and State tax rolls an immense amount of property which is not entitled to exemption, and thus lower the rate on other property."

One of the party leaders vouchsafed the prophecy that the fate of the recording tax bill will be decided by the action of the Real Estate Board of New York. The bill will be passed or defeated in accordance with the wishes of the New York real estate people. A full abstract of the bill reads as follows:

Amending sections 250, 251, 252, 253, 255, 256, 257, Tax Law, by making the mortgage recording tax fifty cents for each hundred dollars or fraction thereof, instead of for each hundred dollars, and

each remaining major fraction thereof, of principal debt or obligation; imposing a tax of twenty-five cents on each conveyance recorded after July 1, 1917, except a deed or lease, on which the tax is twenty-five cents for each hundred dollars or fraction thereof on the consideration, after deducting value of encumbrances. If the actual consideration expressed is not a sum of money, the tax is to be upon the value of the property included in the conveyance. Failure to express the actual consideration in every conveyance is made a misdemeanor.

Senator Wagner has made an attack on the amendments, which he calls insincere. He stated today that the bills of the Tax Commission purport to affect equalization, but in fact add more inequities to the law.

Very little has been said heretofore in regard to Home Rule for New York City. The only mention of this subject was made by the Democratic minority. "We intend to extend and continue the struggle for genuine Home Rule," was the announcement made by Senator Robert F. Wagner in defining his legislative program, "although the constitution makes impossible the enactment of any really effective Home Rule legislation," he continued, "and although the Constitutional Convention threw away the opportunity for making Home Rule a fact, we feel it incumbent upon us to offer a resolution for a constitutional amendment which would make Home Rule possible for the City of New York.

"We propose to offer legislation which will obtain for New York City some portion of the highways moneys which have in the past been devoted to upstate communities to the exclusion of the metropolis. Of the hundred million dollars spent for highways during the last decade, New York City has contributed about \$70,000,000 and has not received a cent in return. The unfairness of this discrimination is evident.

"We have always been alive to the fact that in the Legislature the people of New York City have not a fair representation. Containing nearly sixty per cent. of the population and paying over seventy per cent. of the expenses of the State, the City has only forty-four per cent. of the representation in the Legislature."

Senator Wagner has set himself a hard task. His failure is a foregone conclusion. His repeated demands for Home Rule will nevertheless compel the Republican leaders to make some concession. Wagner has been called the gadfly of the majority party and even his negative power will bring some benefit to the taxpayers of the metropolis.

The Citizens' Union has asked the Legislature to consider favorably an amendment to the Property Law, relative to registration of titles to real property under the Torrens system.

This bill embodies the changes which remain to be made in the law if the Torrens system of land title registration is to be popular and workable in this State, is a statement made by the Citizens' Union. "The Legislature made some desirable changes last year," it claimed, "but three vital defects still exist which must be removed:

"These defects are:

(1) The court procedure must be simplified with a reduction in the time and initial cost. The system will never be attractive while the initial procedure is longer and more expensive than for ordinary law suits.

(2) The State must lack the assurance fund; this is necessary if public confidence is to be established.

(3) The searching and examination of titles must be done by public employes. When an applicant is a personal client of the examiner,

the latter does not represent the interests of the public but rather those of his employer.

"The necessity for these changes would appear so evident that this Legislature should not fail to make them in order that realty owners may receive the benefits of a public registration system which will establish titles promptly and at low cost."

The following bills affecting real estate were introduced in the Assembly:

S. L. S.

No. 236. By Judson. Amending section 22, Tax Law, by providing that the State Tax Commission instead of the Comptroller, shall correct and approve the assessment of wild forest lands owned by the State, and certain other State lands, and requiring assessors to file copy of the assessment roll with the Commission.

No. 237. By Judson. Amending subdivision 7, section 4, Tax Law, by abolishing present exemption from taxation of the real property of fraternal bodies maintaining buildings for meetings of members of subordinate bodies, and for accommodation of other fraternal bodies, the net income from which is applied for asylums, homes, schools or relief for members.

No. 250. By Ericson. Providing that the expense of widening Flatbush av, Brooklyn, shall be borne exclusively by that borough.

No. 257. By Green, S. R. Authorizing the Commissioners of the Land Office to grant to the city of New York, for a nominal consideration, such of the lands under water, between high and low water mark, adjacent to the shore of Coney Island, as the Board of Estimate and Apportionment shall determine to be needed for the construction of promenade, recreation piers, ect. The land in question is described as being between the extension of the westerly line of the city park of West 8th st and the extension of the westerly line of West 37th st. There is to be a reversion of the property if it is not utilized by the city within three years.

No. 262. By Davis, G. T. Amending the Civil Code (Sec. 841), by making the present provision relating to the presumption of death, apply to personal property as well as to real property. The bill also provides that property unclaimed for seven years, instead of twenty-five years, may be distributed.

No. 275. By Ellenbogen. Abolishing the Court House Board of New York City and transferring its powers and duties to the Board of Estimate and Apportionment. Unexpended balance of appropriations are directed to be transferred to the Board of Estimate. The present officers and employees, except the secretary, are to continue in their present employment, notwithstanding the transfer, and their service hereafter is not to be deemed service in a new department. The act takes effect immediately.

No. 286. Blakely. Amending the General Business Law (Subdiv. 3 of Sec. 79), by striking out the provision that before receiving a certificate to practice architecture in this state, an applicant for such certificate must have been exclusively engaged in the practice of his profession for more than two years. Same as, or similar to, a Senate bill introduced this session.

Proposed Assessment.

The Public Service Commission proposes to utilize the provision of the Rapid Transit Act allowing construction of a rapid transit line or a portion of such line to be paid for entirely or partially by assessment upon the property benefited, and has adopted the necessary plans, form of contract and specifications to initiate the construction by such method of the Utica avenue extension of the Eastern Parkway line in Brooklyn as a three-track elevated road. The estimated total cost is \$5,210,536. The Board of Estimate and the Public Service Commission will hold a joint hearing upon the plan, and if favorable action is had the Commission will then be authorized to proceed with the securing of bids. The area of assessment includes 41,611 lots, the average assessment a lot being estimated at \$125.22. The assessment will be much higher close to the stations of the proposed line and less on the outer edges of the assessment district.

Change Station Name.

The Public Service Commission has acted favorably upon the application of the trustees of the College of the City of New York for the change of the name of the station, at 137th street, on the Broadway division of the first subway, to "City College-137th Street." The words "City College" are to appear on the side walls of the station, while the designating numerals, "137," will remain on the platform columns.

MEASURES AFFECTING REAL ESTATE

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

AMONG the bills passed upon by the Joint Committee on Legislation of the Real Estate Board of New York are a number affecting the Workmen's Compensation Law, largely extending the field of industrial insurance. The Board for the reasons assigned is opposing these measures.

Among those supported is one introduced by Senator Burlingame and Assemblyman Youker, which will simplify the method of paying interest on tax liens. The action in detail on these bills follows:

Senate Int. 33, Slater (same as Assembly Int. 58, Law), an act amending the Tax Law by exempting from the transfer tax property devised or bequeathed to a municipal corporation in trust for a specific public purpose.

This measure is approved as the Real Estate Board feels that such property should be exempt from the transfer tax.

Senate Int. 42, Slater, an act amending the Tax Law by providing that the corporation tax shall not be a lien as to real estate in the hands of bona fide purchasers nor against bona fide mortgagees, after six years from the time of recording the instrument of conveyance transferring the corporation's title.

This bill is approved.

Senate Int. 59, Wagner (same as Assembly Int. 152, Bloch), an act to amend the inferior criminal courts act of the city of New York in relation to removal of charges of misdemeanor from the Court of Special Sessions.

In view of the fact that real estate owners and agents are frequently prosecuted charged with a misdemeanor for violation of the Labor Law, Tenement House Law, or other laws affecting real estate, the Real Estate Board feels that it should approve this bill, because it gives such owners and agents an opportunity to have the charge tried in the Supreme Court, the Court of General Sessions or the County Court.

Senate Int. 61, Burlingame (same as Assembly Int. 84, Youker), an act to amend the Greater

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

Robert E. Dowling, Chairman Legislation and Taxation Committee; Samuel P. Goldman, Chairman Real Estate Laws Committee; John P. Leo and David A. Clarkson, Vice-Chairmen Legislation and Taxation Committee; Carlisle Norwood, B. E. Martin, William J. Tully, George W. Olvany, Stanley M. Isaacs, Henry R. Chittick, William B. Ellison and Harry Percy David.

New York charter in relation to the rights of purchaser of tax lien.

This bill enables the owner of property to pay interest on tax lien directly to the Collector of Assessments and Arrears instead of being compelled to hunt up the holder of the lien. It is a most excellent bill, a decided step in advance, and is heartily approved by the Real Estate Board.

Assembly Int. 29, Perlman, an act to amend the Workmen's Compensation Law, in relation to extending its provisions to all kinds and natures of employment.

This bill proposes to make compensation payable for injuries or death incurred while engaged as an employee in any profession, trade, occupation or work. The provisions are too sweeping. It is far from advisable at this time

to include within the scope of the Workmen's Compensation Act domestic servants and thus impose a liability upon private employers not engaged in industrial occupations.

Assembly Int. 30, Perlman, an act to amend the Workmen's Compensation Law, in relation to the amount of compensation to be paid for disability or death.

The object of this bill is to increase the amount of benefits from 66 $\frac{2}{3}$ per cent. of the average weekly wage to 100 per cent. The Real Estate Board is opposed to this measure. It feels that the provisions of the bill are so absurd as not to require comment.

Assembly Int. 31, Perlman, an act to amend the Workmen's Compensation Law, in relation to compensation from day of disability.

The object of this bill is to do away with the waiting period and provide compensation from the day of disability. The Real Estate Board is opposed to its passage. The bill is thoroughly bad. It will result in a substantial increase in the cost without any corresponding benefits and will serve to fritter away the insurance fund in payment for injuries of a trifling character.

Assembly Int. 47, Whitehorn, an act to amend the general Municipal Law in relation to child welfare.

This bill makes it mandatory upon the various counties of the State to give pensions to widows. The law at present is permissive. If this measure were enacted, the burden upon the taxpayers of the State would be very heavy. The New York City Board of Child Welfare is expending hundreds of thousands of dollars annually and the end is not in sight. The idea of giving pensions to widows with dependent children is excellent, but the cost is prohibitive.

ANNUAL BOARD DINNER.

Banquet on February 3 Will Be Largest Ever Given by Real Estate Board.

WHILE some minor, but none the less interesting, details of the arrangements for the twenty-first annual dinner on the evening of February 3 are still incomplete, Chairman Elisha Sniffin asserts with the usual amount of confidence that the dinner arrangements and the attendance will set all the twenty other annual dinners far in the shade. The chairman being an expert in matters of this kind, and an optimist, it has not occurred to anyone to question his prophecy.

It may be stated that Mayor Mitchel and Senator Elon R. Brown, majority leader in the Senate, will be the chief speakers. The indications thus are that the diners will listen to entertaining remarks on two subjects in which they are vitally interested, namely municipal affairs and state government. It is likely that one speaker of great prominence may be announced later.

Aside from the speakers some unusual feature in the way of entertainment has been provided. But there is a good deal of mystery surrounding this part of the program. The one statement that can be made positively is that it will be worth while. It has been intimated that it will be amusing and original.

The following is a list of those who will be at the guest table: Mayor John Purroy Mitchel, Senator Elon R. Brown, Senator Robert F. Wagner, Comptroller William A. Prendergast, Borough President Marcus M. Marks of Manhattan, Borough President Douglas Mathewson of the Bronx, Borough President Lewis H. Pounds of Brooklyn, Borough President Maurice E. Connolly of Queens, President Frank L. Dowling of the Board of Aldermen, Fire Commissioner Robert Adamson, District Attorney Edward Swann, General Louis F. Stotes-

burg, Cornelius Vanderbilt, Frederick H. Ecker, Robert E. Dowling, William C. Breed, Franklin Pettit, Thomas Shallcross, Charles G. M. Thomas, Robert Grier Cooke and Laurence McGuire, President of the Real Estate Board and Toastmaster.

COAL SITUATION.

Should Owners Install Gas-Piping, Much Possible Expense Might Be Avoided.

THE following is an excerpt from a statement recently sent out by the Real Estate Board of New York:

The Real Estate Board of New York, which, last spring, requested an investigation on the coal situation—an investigation now in progress—desires to call attention to the grave situation existing in this city because of the startling shortage of the supply of coal available to consumers.

We are aware of the progress of the investigation by the Federal Trade Commission; also that the reasons assigned for the coal shortage are congestion on railroads and at terminals, shortage of cars and scarcity of labor. At the same time it appears to be a fact that there is a large quantity of coal on track about the Jersey City terminals.

While this Board is not in a position to go into the validity of the reasons assigned for the failure to deliver coal to New York City, it desires most emphatically to urge that this phase of the matter, interruption in the delivery of coal, be given serious consideration, with a view to impressing upon the railroads the immediate necessity of giving preference to coal deliveries over other commodities not for the moment so essential for the convenience, health and safety of New York City.

Should this condition not be relieved and should any one of the number of possible catastrophes occur, as for instance a serious interruption of street traffic through heavy snowfall, the actual suffering through lack of heat, light and power, due to shortage of coal, would not alone entail suffering but would threaten the health of the community.

"In speaking on this problem, Robert B. Mahn, of the Consolidated Gas Company, said:

"The first question that arises is: 'What means can be provided to offset such a contingency?' One of the first solutions that presents itself is—use

gas. Gas engineers have been steadily working on appliances for utilizing this agent as a heating medium. So profitable has the work been that there now are many gas-heating appliances that are efficient, satisfactory and dependable. These are always ready for instant use, and are as never-failing as is the supply of gas which they use. Should this threatened coal famine materialize, what more satisfactory solution of the heating problem could be found than the installation of these appliances with instant application for supplying the necessary heat?

"But this means that their range of immediate usefulness would be limited to those buildings having adequate gas-piping installations. Many will be found so equipped. These, then, will be instantly ready to supply the heat required by the tenants, and so necessary for health and comfort. Their owners will reap the benefits of their foresightedness in completely piping for gas at the time of erection, in contented tenants and continued rents.

"Those buildings which do not contain adequate gas piping can avail themselves of this agent only by making an installation at the time of dire necessity, should it arise. This means additional expense, great inconvenience to the tenants due to cutting walls and floors, or else an unsightly system of exposed piping.

"This threatened coal situation, therefore, brings clearly before the building interests the wisdom of providing a complete gas-piping system in every building at the time of its construction. The cost of so doing is small and, as can be seen, the benefits are many and very real. The gas companies stand ready to furnish advice and expert service along these lines to the architects, builders, owners and in fact all those connected with the building interests. Every building should be completely and adequately piped for gas at the time of erection."

SOME DIFFICULTIES OFTEN ENCOUNTERED IN OBTAINING MECHANIC'S LIENS

By J. HAMPDEN DOUGHERTY, Jr., of the New York Bar.

THE law relating to mechanic's liens directly concerns a large percentage of our population. Owners of real estate are all likely to be affected by it. Any laborer, mechanic, or contractor engaged in the repair or construction of buildings may find himself dependent on its provisions for his protection.

Familiarity with the salient features of the New York lien statute is no doubt general. Most persons are aware that when they supply material or perform work for constructing or repairing a building there is a right to look to the property as security for their compensation. The justice of such a law is apparent: the owner of the real estate derives the benefit of the work because it remains a part of his property; he ought not to be permitted to retain that benefit while the person who produced it goes uncompensated.

The procedure to follow in securing a lien is fully set out in the Lien Law. One who merely reads the language of the statute might suppose that its requirements can be readily complied with. But the purpose of the present article is to point out that it is not a simple task to obtain a valid lien. The matter should be made less intricate.

Section 9 of the Lien Law requires the person desiring to secure a lien to make a sworn statement covering at least a dozen distinct details. In attempting to comply with this Law, a large number of technicalities may be encountered. These are believed to be for the most part unnecessary as well as unreasonable.

Large numbers of liens, probably otherwise just, have been defeated and rendered ineffectual by these technicalities. The courts have been obliged to hold nugatory notices of lien where the claimants neglected to comply with any single one of the requirements of Section 9 of the Law. To feel confident of securing the protection which it is the purpose of the Law to give him the average mechanic or contractor is obliged to consult a lawyer. He does not dare to chance filing a notice of lien on his own account. And unless his lawyer is carefully trained in the subject of liens, he, too, may find that his notice of lien does not state the facts called for by section 9 in the way the decisions require them to be stated. This should not be so, but a glance at some of the defects for which notices of lien have been adjudged inadequate will indicate the condition.

The notice of lien must state "the time when the first and last items of work were performed and materials were furnished." Our highest court once said that the benefit to be derived from the statement of these dates is not apparent. Nevertheless they must be given, and there are plenty of cases in which notices of lien have been invalidated by their omission or by their being incorrectly set out. A most surprising instance of the danger of this provision is presented by a case which arose in 1908. The lienor gave the date of his last work as January 28, 1907. He meant 1908—but like many others it took him some weeks to grow accustomed to adopting the new year date. The first judge who heard this case refused to enforce the lien. Upon appeal, the court decided that the last work could not have been done—nine months before the first (the date of which had been given as October, 1907) and finally sustained the lien. Not every person, however, would have had the means or the persistence to appeal from a decision adjudging his lien invalid.

Suppose a lienor finds it desirable to record his notice before he has completed his contract. This is often a necessary step, as liens rank according to their dates of filing. What shall he say as to the dates of his last labor, or material? Shall he give the day before he files his notice? Or shall he say that the last work has not been supplied? Some one may to his cost guess wrong

upon this question, for it seems to be still an unsettled one.

Where labor and materials have both been supplied it is not unlikely that the date for the first or last labor or the date for the first or last material may be omitted by oversight. One such omission is dangerous. Yet there is no reason for requiring any of these dates at all!

Section 9 calls for a statement of "the name and residence" of the party claiming a lien. The members of one firm gave their partnership address. They supposed this was the residence of the firm. The court held that it would be necessary to give the name and home address of each partner. Yet it would require considerable ingenuity to explain why such details should be called for as part of the claim of lien.

One notice filed in New York City described the property as at the southwest corner of intersecting streets which were named. In addition the lot was described as fifty feet wide and seventy-five feet deep. In fact it was but twenty-five feet wide. Even this error was deemed a reason for declining to sustain the lien.

Subdivision (4) of Section called for a statement of "the labor performed or to be performed." Frequently notices of lien have copied these words and said—the labor performed or to be performed is all labor (or such and such labor), etc. These notices are held defective. The claimant must either state that his labor has been performed or that it is to be performed. He cannot copy the combined wording of the statute. This point came up on many occasions; and many liens were thereby defeated. This clause was modified in 1916, but the disjunctive word "or," which has caused most of the difficulty, still persists.

Provision in Law.

Similarly, one who said that "the agreed price or value" of his work was so much found that he had no lien at all—either for the agreed price or for the value. Yet the law directed him to state "the agreed price or value." Had he said the agreed price and value his lien might have been upheld.

The fact that so many people have had trouble in complying with the law's requirements as to a notice of lien suggests the question: Why require any notice at all?

Owners of the property improved in almost every instance know that the improvement is being made. And if any owner does not know, a lien is never enforced against his interest in the property. It is the theory of the law that if they do know, they should pay for the work—at least to the extent that they benefit. There is no reason why the owner's obligation to pay should be discharged or limited because the person who makes the improvement does not file a correct notice of lien. Such a notice does not acquaint the owner with anything he did not know before. It merely does tell him that the property is to be charged to pay for the work done. That is, it acquaints him with this fact if he takes the trouble to examine the public records (where lien notices are filed) and undoubtedly a large number of property owners against whom liens are enforced never do that. It would do no harm to give a lien against such owners without any notice whatever being filed.

Let us now consider the case of one who becomes owner after the improvement has been made. He may pay full value for the property and be unaware that the recent improvements have not been paid for. Indeed, he may even be unaware that improvements have been made. To charge such a person with the cost of the improvement would entail double payment by him. Hence as regards transferees some kind of a public notice of lien seems necessary and just.

A person who is about to acquire an interest in real estate almost invariably makes an examination not only of the public records as to the title of the property, but also of the premises themselves. Let it be assumed that the public records will disclose the fact that John Jones, whose address is given, claims a lien against these particular premises for a certain sum. Any prospective buyer would immediately demand of the seller full details of the claim made by Jones; and a person of average caution would also communicate directly with Jones.

If it is important to the buyer to learn the details now specified in section 9 of the Lien Law, he can get them from his vendor or Jones. There is no reason why the entire subject should be set out on the public records. It is therefore believed that a notice of lien which stated the name and address of the claimant of the lien, the amount which he claimed and the location of the property, would serve all necessary purposes.

To record the precise nature of the work done by John Jones, the exact time when he began and finished it, the names of various persons through whom he made his arrangements for improving the property, the interest or extent of ownership against which he makes his claim for lien, is superfluous. As to the last item, it seems safe to assume that any lienor will make his claim against all owners who consented to the improvement.

There is no need of continuing Section 9 in justice to land owners or purchasers. And in justice to all contractors and improvers of real estate a modification of Section 9 of the Lien Law seems fair and appropriate. Sometimes honest lien rights are sacrificed upon a technicality. More often, the lienor has to go through a stubborn litigation in which these technical objections are made, even if only to be overruled by the court. It is all unnecessary. Let the law require the lienor to state his own name and address, the amount of his claim and a description of the property with the owner's name, if known. Then for the fuller protection of owners, a section may be added to the law requiring any person who has claimed a lien to give all details of his claim that may be requested by owners of or persons interested in the real estate against which the lien is claimed.

Why should not a bill effectuating these changes be introduced in the Legislature this year?

Boosting the Bowery.

At the meeting of the Manhattan Bridge Transit Improvement Association on Thursday afternoon, at its headquarters, 42 Bowery, the members discussed the improvement of conditions along the Bowery and in the neighboring streets. It was pointed out how property owners have profited by the installation of recent improvements, that have resulted in the renting of all but twelve of the 450 stores located on the Bowery between Bayard street and Cooper square. An entire new granite pavement has been laid on the thoroughfare, adding considerably to its appearance and business use. The old unsightly electric light standards have been replaced with new and ornamented standards, and their lighting capacity increased about 20 per cent. The Department of Plant and Structures is building three loops at the corner of the Bowery and Bayard street, and when completed these will be used as a terminal for Brooklyn cars to Manhattan. The officers of the association are Charles H. Shulman, president; Nathan Marcus, first vice-president; Henry A. Bade, second vice-president; John H. Jube, treasurer; and Jacob Finkelstein, secretary.

BUILDING MANAGEMENT

WHAT SERVICE IS AN APARTMENT HOUSE TENANT ENTITLED TO FROM THE JANITOR?

By MISS CATHERINE SHIELDS and CLARE R. NELSON

THE word "Service" should be the password of all apartment houses. In talking with other agents and tenants in many of the apartment houses, I find there is a variance in the service expected and rendered by janitors; although as a rule apartment houses managed by agents, instead of the owners themselves, give better service and the tenants receive better care.

I believe that we should all work together on the janitor problem and have a set of printed rules given to each janitor when he is employed and he should not accept a position as janitor unless he thoroughly understands these conditions; and in accepting the position should realize his responsibility to the owner and agent. We must realize that tenants living in apartment houses are entitled to first class service, as they are paying for it, and should receive it at all times.

First: Heat—Heat should be turned on in the apartment during the winter months not later than six o'clock in the morning and remain on until eleven o'clock at night. A tenant should feel that when he calls the janitor for more heat, that it should be granted immediately, instead of being greeted by the usual growling and unpleasant attitude that the janitor often takes. Courtesy never has hurt any one.

Second: Hot water should be furnished at any time, even though the cold water treatment is highly recommended by the leading scientists today, I see no reason why our tenants should be forced to use it.

We should insist on the janitor keeping the halls and stairways in such condition that the tenant is not obliged to apologize to his friends for the fact that the front door is soiled and the vestibules show traces of tobacco and the attending vices. Halls and vestibules should be clean at all times, as the first impression a person receives is usually lasting. Cleanliness should be carried into the laundry room, which should be sanitary always. Garbage should be removed and cans cleaned once a day or oftener, if necessary. The back stairway should not be slighted. Lawns should be kept in good condition. Snow shoveled from walks within a reasonable time, and ice should not be allowed to remain on the walks.

When a tenant has a leaky faucet, or the doors need adjusting, etc., the janitor should take care of it at once and not wait two or three weeks and allow damage to be done. Delay of this sort is very unpleasant and often causes friction to arise between the janitor and the tenant. It is also true that often tenants are afraid to complain to the office about the janitor for fear the janitor will make things unpleasant if he finds who complains. Janitors should be made to understand that they are the servants of the tenants, and yet, not their slaves. Often you lose tenants because they are dissatisfied with the janitor and rather than complain to the office and incur the enmity of the janitor they move. There should be a better feeling between the janitors, tenants and owners.

Washing the windows should be a question of discussion, and either we must all decide to have the janitor wash the windows at certain given periods, or else we must discontinue doing so at all. There is such a vast difference in the methods of the managers of apartments

in this respect; and it is hard at this time to know just which is the right thing to do. In any event the windows should be washed. However, no set rules can enforce discipline upon the janitors. Unless you see that the janitor does his work according to these rules, he is very apt to want to go along in his accustomed way—doing just as little as possible. We feel that we owe it to the tenant, the owner and ourselves to employ men as janitors who are capable of giving the tenants the service that they are paying for, and, I do not believe the janitor problem has been given much serious thought.

Rules for Janitors.

Have heat in apartment during winter months by six o'clock in the morning.

Turn off lights as early as possible in the morning.

Clean front and back halls each and every morning.

Wash front door lights once a day and more than once, if they require it. Keep front vestibule and doors clean at all times.

The first appearance of the building tells whether or not the janitor service is good.

Dust halls each day and keep stair borders waxed.

Keep hall windows clean.

Keep laundry and boiler rooms clean.

Keep yard and walks clean.

Keep snow shoveled off walks around building.

Do not let any one run across lawn.

Do not allow agents or peddlers in the building.

Do not allow children to play in halls. Report to office if any tenant in building has dog.

Do not allow any packages delivered to front door.

Do not allow any packages or milk bottles to be left in halls.

Do not allow ice man to carry ice into halls.

Garbage must be emptied each morning and during summer months twice a day if necessary.

Garbage cans must be washed out with hot water each morning and clean paper put in bottom of can.

If tenants are not home, janitor will accept packages and notify tenant when they come home that package is there.

During winter months fires will be banked at ten o'clock in the evening and outside lights turned out at 10:30 o'clock, leaving light burning in inside hall.

There must be hot water all times for tenants.

Janitors will take care of plumbing, replacing washers, clearing sinks wastes and toilets, and any other plumbing necessary.

Janitors will do what carpenter work around building they can.

Janitor will turn off lights and save electric light bills as much as possible.

Janitor will be as economical with coal as possible.

Apartments to be cleaned, woodwork dusted, bathroom and kitchen cleaned, windows washed when tenant takes possession of apartments.

Janitor will take down and put up screens and storm windows.

Do not allow any tenant to move in or out front halls.

Be courteous to tenants at all times. When office calls and tells you some one has made a complaint, do not go to each tenant and ask them why they

made a complaint. Let the rental agent adjust matters with them. It always pays to keep their good will.

Do not gossip with tenants, and do not tell one tenant what the other tenant does and says. Their affairs are not yours or ours.

When tenants have a grievance ask them to call up the rental department.

Report all necessary details to office, so same may be taken care of at once.

Be good to the hot water and heating plant.

Have the agent's and owner's interest at heart, and treat the building as you would your own.

To successfully operate an apartment house, it requires the co-operation of the owner, the agent and the tenant. As a general thing, the owner and the agent are quite in agreement as to the policy in operating a building. Now, to what service is the tenant entitled from the agent? It has always seemed to me that the efficiency and promptness with which a live business man deals with the customer should also apply in the relations of a manager with his tenants, for tenants are customers. Yes, even more—they are the bread and butter of the apartment house business. They purchase what we have to sell—space and service, and pay in advance. It is essential, therefore, that their wants and complaints be given consideration and there is nothing more annoying to a tenant than to have minor complaints neglected or forgotten.

There are three fundamental commodities to be supplied the apartment house tenant, viz: heat, light and water. We are seldom confronted with any difficulty in having light and water always available. Of the three commodities above mentioned, heat is the one on which we have the most complaint. Under the present form of lease, the owner specifically states that he will supply heat when necessary. If tenants complain of being cold, heat should be supplied promptly and without any quibbling whatsoever on the part of the agent. Then, too, if we have a chilly day outside of the heat charge period, we ought to furnish heat and be glad to do it. Some owners and agents say the tenants do not appreciate it if the heat is supplied on an occasion of this kind. It surely would be a peculiar individual who would prefer to sit in a cold apartment through the long dreary hours of the day, in preference to one cozy and warm.

There seems to be quite a common characteristic existing among owners and agents in seeing how little we can give the tenants. This is the wrong attitude. Selfishness is one of the worst evils a business man can allow to enter into his business life. The minute a man's thought becomes selfish and stingy, he loses his perspective. His desires and ambitions will blind his better judgment. "It is not a question of how little or how much we should give the tenants, but what is fair and just, and what we would want if in their place."

Summer vacancies are one of our greatest problems. Why do tenants move out of apartments in the summer? It seems to be on account of being deprived of outdoor comforts. When summer time comes, people seem to have a natural inclination to sit out in the yard and have a few flowers. A tenant cannot be expected to remain cooped up inside of his apartment, with the fever-

(Continued on page 120.)

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

Attractive Bath Room Cabinet.

A REVERSIBLE hinge cabinet stated to embody many desirable features is now being sold, one of the attractive details in construction being the fact that the cabinet and the mirror may be used at the same time. The mirror may be revolved, so that proper reflection is obtainable regardless of where lights or windows are located. The receptacles have been designed to meet all requirements, the interior construction being of white baked enamel, and movable steel enameled shelves. There



are no cracks or crevices in which dust or vermin may accumulate, and as a result the interior may be easily kept clean. The manufacturer states that the construction throughout is fireproof, consisting of cold rolled annealed steel by heavy pressure, shaped into an artistic mechanical construction, which does not warp, shrink or swell. The cabinets are sent complete with four screws and washers to fasten to the studding.

New Electric Lock.

ELECTRIC locks have been designed for distant control of entrance doors to apartment houses or other places where it is desired to unlock the door without going to it. The individual size is $5\frac{5}{16} \times 3\frac{5}{8} \times 1$ inch, with a cast bronze front, $7\frac{1}{4} \times 1\frac{1}{4}$ inches. The backset is $2\frac{3}{4}$ inches, and the space between the centers of the hub and cylinder is $3\frac{1}{4}$ inches. It has a broad swinging latch bolt with $17/32$ -inch throw. The lock is applied in the usual manner, with channels in the door, so that connection can be made with the plates at the back of the door, which connect with the contacts set in the frame and form a circuit through the push button and battery. In pressure upon the push button, energizes a magnet in the lock, which releases the latch bolt so that it may be withdrawn by turning the knob. Its action is stated to be different from the ordinary electric opener, in that it does not open the door, but simply unlocks it; the act of closing the door again applies the stop to the latch bolt and locks the door from the outside. The inside knob is always free and the door always unlocks from the inside; the door can always be unlocked from the outside by a key.

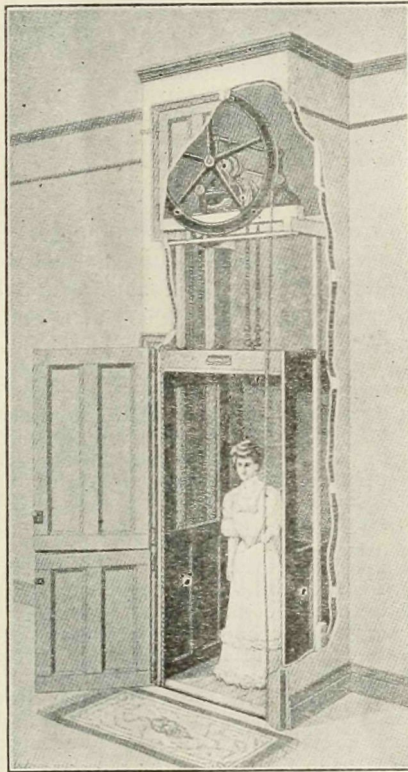
Rotary Oil Burner.

A N improved rotary oil burner especially adapted for heating boilers has been devised. It is known as the multiple disc rotary burner and its manufacturer states that it will produce perfect atomization. The disc is designed to throw oil from six lips, thus breaking it up and giving the desired mixture. The new device sends the oil supply direct to the atomizer, instead of passing through a hollow shaft, and as a result there is no packing in the shaft to cause friction.

An Invalid Elevator.

THERE are three primary essentials in any elevator which is to be used as an invalid elevator; absolute safety, ease of operation, and simplicity. The elevator of this type now being marketed claims to have incorporated in its construction these factors, and the manufacturer in describing his product, states that its design represents the result of more than twenty years of specialized effort.

Controlling devices for hand power elevators are of two general classes: those that have to be manipulated by the operator, and those which work automatically. In hand power freight elevators the hand operated brake is usually ample for all needs; but in elevators



which are to be used for the carrying of passengers, the automatic brake is the safe recourse, operating as it does, independently of the carelessness or carelessness of the operator. Automatic brakes are of numerous types, but most of them operate in one direction only, that is, they will prevent a loaded car descending, but do not prevent the ascending of the empty car in case the counterweight be heavier than the car.

An invalid elevator must work with sufficient ease so that any member of the family enjoying normal health can operate it without undue exertion. And there are two essentials to ease of operation in an outfit of this type. The first, of course, is to fit the machine with anti-friction rollers in every bearing, to design and construct an outfit which shall combine a maximum of strength with a minimum of weight, and to install it so that there shall be no waste of energy in unnecessary friction. The second necessity, if the outfit shall run with the least effort, is to have the counterweight balance both the car and regular load whether that load consists of the invalid only, or the invalid and his wheel chair, or the invalid with chair and attendant.

It will be evident that when an outfit has been so designed, built, and installed,

and has its counterweight thus balancing the car and load, only a very little effort will be necessary to either raise or lower the car and load. In fact, under such conditions, little more than the weight of the hand on the operating rope should be required. But when this ideal condition has been reached as to ease of operation, an unexpected difficulty arises, best illustrated by an example. The manufacturer cites a case in which an outfit was so arranged, and was fitted with a hand-operated brake. The invalid in a rolling chair accompanied by her attendant, rode down to the basement in the elevator; the attendant thought she had applied the brake, and stepping off, started to roll out the invalid's wheel chair. However, as soon as the front wheels of the chair had left the car and were resting on the floor, the car started upwards, tipping the invalid out and throwing the chair over on top of her.

It is apparent, therefore, that no elevator for the convenience and safety of an invalid should ever be installed without having, in addition to ample strength and ease of operation, a full automatic brake which operates in both directions, so that it is impossible for the loaded car to descend or for the empty car to ascend, except and as the operator is moving the hand rope. Simplicity is an essential feature of any Invalid Elevator because a complicated mechanism or device means a liability to disarrangement, which is likely to occur at the most inconvenient times.

The manufacturer of this particular type of invalid elevator states that his product embodies all these essentials, and that its automatic brake guarantees absolute safety beside easy operation; that it will move either up or down when fully loaded with little effort on the part of the operator, and whenever the operator stops moving the hand rope, the automatic brake comes into action and prevents further movement of the outfit until the hand rope is again pulled.

Cost Reducing Wall Brackets.

WALL brackets have been designed to reduce the cost of service connection without interfering with safety or desirability. Each bracket consists of a sherardized stamp steel base plate, on which porcelain insulators are moulded. The insulators are attached to the base plates by means of sherardized U bolts and nuts. The entire design of the bracket results, according to the manufacturer, not only in a product of great tensile strength, but also in one which may be easily and quickly installed. He calls attention to the fact that the necessity of using tie-wires has been eliminated. The service wires which lead from the pole are threaded through the holes in the upper bracket and dead-ended, by looping, at the lower bracket. The weight of the wires between the pole and the building, it is pointed out, always keeps the short vertical spans between the upper and lower brackets taut. The brackets may be installed in either a vertical or horizontal position, or at any angle desired. The manufacturer also states that they are adapted for supporting open feeders in industrial plants, mills and warehouses, and may readily be attached to steel girders.

Improved Storm Sash Hanger.

STORM sash hangers of new and improved design are recent additions to hardware products now being manufactured. The new hanger is stated to be heavy and strong. The angle on the hook and on the head of the eye guides the eye up and over the hook, so that a sash or screen may be hung easily and quickly from the inside of the building. The manufacturer states that it is necessary only to set the storm sash in its proper groove, in the casing, and using this groove as a guide, to push the sash up. The eyes slide over and onto the hook, the weight of the sash clamping down the eyes into place.

ON APPLICATION, THE RECORD AND GUIDE WILL FURNISH NAMES OF MANUFACTURERS.

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Building Construction and Building Management
in the Metropolitan District

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APPELLATE DIVISION OF THE SUPREME COURT.

At a term of the Appellate Division of the Supreme Court held in and for the First Judicial Department, in the County of New York, on the 19th day of December, 1916.

Present: Hons. John Proctor Clarke, P. J.; Chester B. McLaughlin, Frank C. Laughlin, Francis M. Scott, Victor J. Dowling, Walter Lloyd Smith, Alfred R. Page and Vernon M. Davis, J.J.

In the matter of the designation of newspapers required by Rule 86 of the General Rules of Practice.

The Appellate Division of the Supreme Court in the First Department hereby designates the following newspaper as having a circulation calculated to give public notice of legal publications as required by the provisions of Rule 86 of the General Rules of Practice as amended, to take effect December 19, 1916.

RECORD AND GUIDE, published in the County of New York.

A Copy.

ALFRED WAGSTAFF, Clerk.

I, ALFRED WAGSTAFF, Clerk of the Appellate Division of the Supreme Court in the First Judicial Department, do hereby certify that the foregoing is a copy of the order made by said court upon the appeal in the above entitled action or proceeding, and entered in my office on the 19th day of December, 1916, and that the original case or papers upon which said appeal was heard are hereto annexed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of said Court, in the County of New York, this 19th day of December, 1916.
(Signed) ALFRED WAGSTAFF, Clerk.

Industrial Commissionership.

The New York State Industrial Commissionership up to the present time has been handicapped greatly by the lack of a member who has practical knowledge of building construction, safety to life problems, and other technical and engineering questions that constantly come before it. With inexperienced persons promulgating orders for improvements in buildings and no competent appellate jurisdiction, factory owners, for more than two years have suffered untold annoyance and large expense without attaining proportionate safety for the workers.

The Commission has also before it at the present time a great deal of constructive technical work in the preparation of codes for regulating the operation of dangerous machinery, mines and quarries, artificial light, dangerous trades, wood alcohol and other poisons used in the trades, aisles in factories and steam boilers. In the past such codes have been drafted by committees composed of representatives from operating and manufacturing concerns, and by this method special interests have unavoidably obtained favoritism. It takes time to discover such evils, and much harm is likely to result before they can be corrected. With a high grade, experienced technical man on the Commission, much more desirable methods of procedure in preparing such codes, could be followed.

In case of a disaster like the Triangle Waist Company, or the Diamond Candy Factory, which is liable to occur again any day, it would be a tower of strength to the Commission and the Administration to have a man thoroughly familiar with safety to life problems, on the Commission.

Downtown Office Renting.

The announcement that the Equitable Building, through the consummation of another lease, is now filled, at a rental aggregating approximately \$3,000,000 a year, is an interesting commentary on renting conditions in office buildings in the downtown section. The building has 1,227,000 square feet of rentable space, which has been absorbed within very recent times by desirable classes of tenants, some of the larger leases having been taken for long terms.

It is difficult to reconcile the recent sales at foreclosure of several of New York City's well known skyscrapers with the excellent conditions now prevailing in many other buildings of similar type in the immediate neighborhood. Investigation would probably show that the more modern types of structures have been successful, and those buildings which contain large areas of unoccupied office space may attribute the vacancies to the failure on the part of the owners to respond to the demand for the modern and up-to-date quarters to which present day progressive business men have become accustomed.

The increase in the cost of managing the building, the advance in the cost of coal, of labor, of supplies and equipment may have been responsible to a degree toward the inability of these buildings to meet their obligations, and their incapacity to yield a reasonable return on the investment.

The demonstrated success of the newer types of buildings which have been erected, carry a striking message to the owner of the older structure who has permitted his building to fall behind in the procession.

There is another phase of the downtown renting conditions which will not be reflected fully until the new Zoning Law is in complete operation. Owners will find it difficult to erect structures equal in height to some of those completed in the past. There only can be isolated cases where the really tall skyscraper can be built, provided the law as it stands upon the statute books is not declared unconstitutional. Even in those cases more ground area than in the past will be required if economic returns are desired. This condition, as has

been pointed out frequently in the Record and Guide, should give those buildings now standing somewhat of a preference until such time comes, when tenants are willing to rent space over a more extended area.

Congestion has been the greatest problem to be faced. The time will come again as it came in the past when tenants will see the advisability of pulling down the bars and renting space in buildings located in streets adjacent to those now in special favor. The effect of this move will be a readjustment of rentals over a larger area and the bugbear "inconvenience," which is now thought insurmountable, will automatically be overcome.

The principle of one street being in favor, to the detriment of those which are nearby, is unsound. Realty has suffered in the past from this condition, because excessive rentals have been demanded in some structures, while others have been untenanted, or else leased for sums out of all proportion to their true worth. To obtain the best results for the greatest number, equalization of rentals must take place, and that means equalization of property values. It is not to be understood that it is meant that all properties will have the same value but their worth will be on a more uniform basis.

Speculation and Investment.

"If people get fleeced, the fault lies either with their own get-rich quick greed in buying highly speculative or unsound securities; with going into the market beyond their depth; with exercising poor judgment as to the time of buying and selling, or finally with the wiles of outside promoters or unscrupulous financiers," declared Otto H. Kahn this week. While his remarks were directed primarily toward the more or less unfortunate "lamb," whose savings are swept away with every fluctuation in the stock market, they may also be applied to real estate.

There is no more justification for any calamity howling from some people who have lost money in real estate than there is for complaints from uninformed speculators who have lost in Wall street. For some reason people do not like to take losses on real estate. In the final analysis, speculation in second or third mortgages, or the purchasing of heavily encumbered real estate, is closely allied with buying stocks on margin. In Wall street it is designated by the name of speculation, yet in real estate it is dignified as "investing."

One of the greatest difficulties with which real investors in real estate have had to contend has been this lack of discrimination between investment and speculation. While the speculator in real estate has his function, his influence can in no way be compared to the importance of the buyer for investment. The real test of a strong market is not in the hysterical boom of the speculator, but the steady conservative buying of the investor. When Mr. Kahn says that people are fleeced "either with their own get-rich-quick greed or with going into the market beyond their depth, or exercising poor judgment as to the time of buying and selling," he was talking to the real estate as well as to the Wall street gambler.

Railroad Congestion.

Railroad presidents hold forth no hope of relief from transportation congestion until the close of the European war. Alfred H. Smith, president of the New York Central Railroad, in analyzing the reasons for this situation points out the unusual difficulties under which the railroad systems have been operating.

The foreign trade of the United States has increased from \$4,000,000,000 at the beginning of the war to \$8,000,000,000, and domestic trade has increased from about \$30,000,000,000 to \$46,000,000,000. In addition to this enormous trade, there has developed a great internal industrial situation in manufacture and commerce to provide these supplies. The abnormal

conditions were brought about suddenly, and the railroads were called upon almost immediately to perform increased service, without the necessary reserve to anticipate such tremendous demands.

The suggestion of Mr. Smith that a National Commission be appointed to regulate railroad matters which will take over all the powers possessed by the numerous small bodies now having jurisdiction over transportation affairs, is worthy of serious consideration. Governmental red tape sometimes inadvertently hampers the proper operation of the railroads. In such times as these, however, the tendency should be rather to ease than to restrict.

The railroad problem as manifested by the serious freight congestion and car shortage in New York City is not a local matter, but one of national concern. The suggestion of the railroads that the powers of the small commissions created by legislative acts in each state, giving to cities and to villages authority to regulate railroads within their corporate limits, be transferred to a central body, offers a possible solution.

The point at issue is not so much a question of over regulation of railroads as it is a question of expediency to the shipper, to the producer at one end and the consumer at the other. It is not so much the problem of the railroad interests as it is the concern of every business man in the United States, who does a local as well as a national business.

West Side Tracks.

Editor of the RECORD AND GUIDE:

The proposed agreement between the city and the New York Central Railroad is, after months of incubation, now in the hands of the public. To intelligently pass on all its details would take three weeks' daily study—it covers so much. The United Real Estate Owners' Association have spent six hours upon it, with the following "by and large" result.

As always stated by us, both the city and the railroad demand this improvement; the only question is how should it be done and how apportion the cost. The city has been criticised for proposing to pay the railroad for land the latter didn't own, and in land exchanges paying the railroad more per square foot than the city receives per square foot. Notwithstanding these criticisms, no change has been made. We believe there is a balance of \$10,000,000 against the city on these items, but that's a "flea bite" on this entire plan.

Notwithstanding the loud and general criticism of the "cut and cover" plan for Riverside Park, such still remains; while it should be tunnelled, the damage to Riverside Park by the "cut and cover" plan is an incident in this colossal improvement. We always objected and still object to the railroad owning the water rights west of its newly located tracks from Spuyten Duyvil to 59th street, and we furnished the administration with a clause for insertion in the agreement, which would have prevented such. The agreement does contain a clause which pretends to give such ownership to the city, but does not. The administration insists that the city will own all these water rights, but they won't with the agreement as now drawn.

The trackage, spurs and siding rights under the agreement are many times greater than ever hinted at; this is a good thing for the city—also for the railroad. Under the laws of 1911 and the agreement, the possibility for good or evil to the city is tremendous; it all depends on the honesty of the Board of Estimate for the time being; no such power should be given; it is a continuous power, good for 1916 and for all time, and under it the New York Central could, with the consent of the Board of Estimate, monopolize New York.

The immediate and additional franchise rights granted to the railroad are worth \$50,000,000 if they are worth a cent. The railroad should be compelled not only to tunnel from Spuyten Duyvil to 59th street, but also from 59th street to the Battery. If the railroad is per-

Harry Stewart Hall.

Harry Stewart Hall, president of the firm of N. Brigham Hall and William D. Bloodgood, Inc., real estate brokers and appraisers, with offices at 542 Fifth avenue, died last Sunday morning of apoplexy, in his forty-third year. Mr. Hall was a member of the class of 1898 of Columbia College. He was actively identified with the real estate business with his father, N. Brigham Hall and maintained offices for many years at 681 Broadway, where they transacted a general real estate business in all its branches under the firm name of N. Brigham Hall & Son. In November,



HARRY STEWART HALL.

1911, the firm moved its offices to 542 Fifth avenue, and transacted its business under the name of N. Brigham Hall and William D. Bloodgood, Inc. Mr. Hall was a familiar figure in real estate circles and was active as a member of the Real Estate Board, serving as Vice-Chairman of the Appraisal Committee of that body. The present members of the firm are N. Brigham Hall, treasurer, his father, and Edwin J. Birley, secretary, who has been associated with the Messrs. Hall for some years.

mitted to build an elevated from 59th street to 30th street, it should be on its own right of way through the centre of blocks, as is the case below 30th street; with the railroad's hand now shown by the proposed agreement, a tunnel should be insisted upon, the entire way from Spuyten Duyvil to the Battery. The railroad can well afford to pay it in return for the new franchise rights it obtains for nothing and which are easily worth \$50,000,000.

On the other hand, the assessed valuation of the land for two blocks east of the water front, between 59th street and Canal street, will be easily doubled.

The public have been bitterly fighting the West Side track plans day in and day out for over a year past and there is no evidence in the proposed agreement or plans that they are in any way more favorable to the city than a year ago. They may be; it is for the administration to point them out.

The whole question can be summed up thus: The additional franchise is worth \$50,000,000; the railroad pays nothing; it can, therefore, afford to tunnel the whole way. The city must retain the ownership of all water rights west of the railroad tracks. The railroad tracks, etc., must not interfere with the New Jersey railroads coming into Manhattan. STEWART BROWNE.

Interesting Suit.

Editor of the RECORD AND GUIDE:

The taking of testimony was concluded recently before Judge Francis K. Pendleton in the Supreme Court, in the action brought by William H. Barnard and wife, owners of the Bishop Potter residence at 89th street and Riverside Drive, against Francis B. Swayne and others to enforce certain restrictive cov-

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. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 180.—It appears there is a section in the Portland Building Code condemning buildings which have depreciated to a certain percentage. I do not know what this percentage is. Will you let me know what is the policy or rule of the Building Bureau in condemning buildings, aside, of course, from the action taken when buildings are rendered dangerous from explosions or other accidents?

Answer No. 180.—There is no law or ordinance that permits the condemnation of a building unless it can be shown that the condition of it is such as to endanger life or limb. Buildings, by constant usage and by reason of age and decay—outside of danger caused by fire, explosion, etc.—may become unfit for use. When conditions have become, on examination, actually unsafe, an order is placed against the premises to remove the unsafe condition, by repairing or replacing the unsafe portions. If this cannot be done, the order may include the demolition of the building. It has generally been found that unless the building has been badly shattered or damaged by explosion or fire, usually sufficient repairs can be made to render the building safe.

Question No. 181.—Can you tell me if there is any annual fee charged by the Fire Department for garage inspection, whether this is in the nature of a license, and under what ordinance such fee, if any, is collected?

Answer No. 181.—A yearly permit is required for all garages within the City of New York except in the case of private garages outside the fire limits. The requirement is found in Section 150 of Article 2 of Chapter 10 of the Code of Ordinances. The fees required for garage permits are found in subdivision 17 of Section 43 of Article 3 of Chapter 10 of the Code of Ordinances. The theory of the fee, of course, is that it covers the cost of annual inspection.

enants and to oust the Hamilton Institute for Girls from the adjoining premises on the southeast corner of 90th street and Riverside Drive.

The Girls' School, conducted by Mrs. Florence DeG. Shaw, one of the defendants in the action, occupies the old Swayne residence, and it is the contention of the plaintiffs that the use of these premises for that purpose is a violation of the covenant covering both plaintiffs' and defendants' property, restricting the use to a private dwelling for one family only.

The plaintiffs were represented upon the trial by William L. Woodward and Stephen C. Fiero, and the defendants by VerPlanck, Prince & Flanders and Clarence R. Freeman.

Interesting testimony as to real estate and restrictive covenant values in the neighborhood was given by Pell Thompson, a real estate expert, associated with Pease & Elliman, called by the plaintiffs.

The questions involved in this suit are of considerable importance to real estate operators and firms in the Riverside Drive section, as the decision will determine whether the advent of apartment houses in the Riverside Drive neighborhood is such a change in its character as to render private dwelling house restrictions unenforceable. Real estate experts for the defendants from the firms of William R. Ware and the F. R. Wood, W. H. Dolson Company, expressed their opinions as to fee and rental values of Riverside Drive properties.

BROKER.

REAL ESTATE NEWS OF THE WEEK

Fair Amount of Sales Closed at Private Treaty
—Mandel Estate Parcels on Auction Block

AN outstanding feature of the real estate business this week was the interest manifested in small investment properties in many sections of the city, notably for private dwellings. The element of trade which has been prominent in many transactions within recent months was also lacking, and most of the sales closed were negotiated on an all-cash basis, reflecting the release of new sums of money into realty.

The presence of the small investor in the market is always regarded as an encouraging sign, and the fact that this class of purchaser figured conspicuously in the business of the week exemplified the often repeated assertion that well located income producing properties will continue to find buyers.

The leading transaction of the week concerned a row of twenty-four dwellings on the West Side which passed into the hands of a syndicate for resale to apartment house builders. Aside from the fact that the transaction marked the ultimate passage of a large number of dwellings in a private house neighborhood, the deal marked the return to the West Side of operators who have been confining their activity within recent years to other sections of the city. They are said to have been influenced in the purchase by the excellent renting conditions now prevailing on the West Side, which has resulted in the successful erection of a number of high class multi-family structures.

Among the other important transactions of the week was the sale of the site in West 42nd street, which is being improved with a tall hotel, club and exhibition building, to be occupied by the Bush Terminal Company. The property was leased last January for a long term and the present building project started by the terminal company, who are the buyers in the present transaction. In the Rockefeller block in West 54th street, a four-story dwelling was acquired by a builder who plans to alter the property into bachelor apartments. The downtown section, which has been witnessing considerable activity within recent weeks, in the acquisition of business properties, also furnished sales of the twelve-story loft building at 583 Broadway, the six-story office building at 103 to 105 William street, and the five-story loft building at the southwest corner of Broadway and Howard street.

Maurice Mulcahy, Deputy Tax Commissioner of Queens, acquired the six-story apartment house at 135 West 145th street, at auction this week on a bid of \$43,000 at the stand of Henry Brady. The property was sold as a result of a foreclosure action instituted to recover on a judgment amounting to \$43,376. Other buyers in the auction room this week included Thomas Regan, who paid \$23,900 for the five two-story dwellings at 3339 to 3347 Third avenue, in the Bronx, and H. L. Roth, who paid \$14,100 for the dwelling at 152 East 82nd street.

A total of \$889,250 was realized at public auction by Joseph P. Day for the realty holdings of the late Adolph Mandel, the insolvent East Side banker. His failure several years ago affected about 13,000 depositors who were directly interested in the outcome of the sale. Special interest attached to the prices by reason of the fact that a similar sale was held in January, 1916, at which the court refused to confirm the bids. In the present sale, a number of the properties brought better prices than were obtained last year, although in some instances declines were noted in the bids.

A large crowd was attracted to the Vesey Street Exchange Salesroom and the bidding was spirited. The report was generally current that the court would ratify the bids in the present sale, and the low prices that prevailed in the cases

of the early offerings tended to stimulate interest in the properties, most of which were tenement houses in several sections of Manhattan and the Bronx.

On the first day of the sale a total of \$312,750 was realized. Among the buyers were L. Lesser, who bid \$25,000 for the six-story tenement at 63 Norfolk street as against his bid of \$27,000 for the same property last year. Nathan Lesser bid \$17,650 for a similar property at 198 Broome street, which was knocked down last year for \$17,900. The property at 120 Suffolk street, for which \$24,000 was offered last year went for \$23,300. The property at 646 to 648 Lenox avenue, however, was struck down to S. A. Singerman for \$44,700 as against \$43,500 offered last year.

The remainder of the forty-two properties all located in the Bronx were offered on Thursday and a total of \$576,500 was realized. The northwest corner of Teller avenue and 165th street was sold for \$42,400 as against \$39,600, which the property brought at last year's sale. A similar property at the northwest corner of Boston road and Prospect avenue, which was sold in 1916 for \$40,200 brought \$43,500. Complete details regarding the sale will be found in the Second Section of the Record and Guide.

JANITOR SERVICE.

(Continued from page 116.)

ish grip of our Nebraska heat fastened upon him and just sit there and bake. He must have relief, and accordingly he moves out. Could we not overcome this summer vacancy problem to a great extent by supplying each apartment with at least one flower box, and placing a few benches on the lawn, so the tenants might find some relief? Agents who are handling apartment houses with porches or lawn benches tell me they have experienced far less vacancies in buildings where these outdoor comforts are provided.

As to the matter of repairs. When a tenant telephones us and requests that we call at his apartment to talk over a repair with him, first of all we should answer this request by calling as soon as possible. For example, he asks to have a room redecorated. It has always seemed to me that an agent should speak frankly to a tenant and give him as definite an answer as possible. If justified in granting the tenant's request, we should say, "Yes," and then "do it," or if the request is unreasonable, tell him we can't do it, then and there. This habit, which so many of us have of saying "We will see about it" and then never doing anything, is wrong. It is far better to tell a tenant you can't do it, when you know you can't, than to tell him you will see about it. This "stalling" and keeping them in the "dark" about things they have a right to know, will inevitably put the agent in bad repute in the mind of his tenants. Every one admires frankness and truthfulness and the agent who injects these virtues into his business will increase that business, because his tenants will like him and, therefore, patronize him, because—it is one of the most natural things in the world for people to patronize the fellow whom they like.

Most people are naturally courteous, although some are more truthful and considerate than others. However, courtesy can be developed to a point where it becomes a part of our nature and so far as we become proficient in courtesy, just that far do we increase our value. Courtesy is today the watchword of business. The discourteous man or woman is soon pushed to the rear and away from contact with the public. We must have patience with others and pay attention to their wants. We must be willing to serve in the largest sense of the word.

Thomas J. O'Reilly

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BRONX BOARD OF TRADE LUNCHEON

**Realty Conditions in the Borough
Discussed by Several Prominent Brokers**

AT the luncheon of the members' council of the Bronx Board of Trade on Tuesday, at Ebling's Casino, St. Ann's avenue and 156th street, Robert E. Simon, J. Clarence Davies and Joseph P. Day discussed realty conditions in the Bronx.

The three speakers, who have been actively identified with Bronx real estate in its various branches for many years, expressed considerable optimism regarding the future, and their statements, in view of the position which they hold in realty affairs in the city, attracted unusual attention.

Preliminary to discussing the Bronx, Mr. Simon outlined the remarkable position which New York City holds in American industrial and commercial affairs. "One-thirteenth of the entire population of the United States is located in New York City," he declared. "One-tenth of all the manufactured products are made here. It is estimated that 1,000,000 visitors are in New York each day, principally for amusement and shopping purposes, releasing large sums of money into the city. In the metropolitan zone including points within a distance of 350 miles of New York, we find 30 per cent. of the entire population of the United States, and property representing 42 per cent. of the taxable value of the entire nation. In discussing the Bronx therefore, we must remember that it is an important unit in this great center of industry and commerce.

"The borough presents unusual opportunities for both commercial and residential development, combining excellent water and rail facilities with all the attractions of home life, and all the elements that go to make up a thriving community. Its future, therefore, must be regarded with considerable optimism, even more so when we consider that it lies between Manhattan, which is growing toward the north, and Westchester County, which is growing toward the south. The Bronx is the only borough attached to the mainland and is the natural artery of commerce of the city to the north."

"Since 1907, real estate in New York has been a sick man," said J. Clarence Davies. "Since that time it has been treated by too many doctors, by the Legislature, by single tax organizations, by philanthropists, and by social reformers, all of whom have sent their bills to real estate. It needs rest, recreation and fresh air, like any other patient, and in terms of real estate this means economical administration of city affairs and lower taxes. Conditions at present greatly resemble those during and following the Spanish-American War when tremendous sums of money were made. These funds reached the stock market in 1901 and finally reached real estate in 1904. The same conditions in a great measure prevail today. Present day prosperity has not yet reached the small investor. We all know that real estate is always the last to feel the effect of good times, just as it is the last to feel depression and it may take until 1920 or even 1922 before the present prosperity will be reflected in a greater interest in real estate.

"Three hundred miles of new rapid transit will be placed in operation in the Bronx, Brooklyn and Queens, as a result of work now under way. It cannot be expected that all these benefited sections will boom at the same time. The keen competition which must come between real estate holdings in these boroughs will probably tend to keep values down for some time. Eventually, however, following the custom of past years, some leader will begin buying and he will be followed by a host of others, inaugurating an extensive buying movement."

Joseph P. Day, the last speaker, discussed the industrial possibilities of the Bronx. He said "Bronx real estate can stand the best kind of apartment houses,

factories, detached houses and store and business property. The waterfront of fifty-four miles lends itself readily to industrial development. The building of factories will tend to bring new residents to the borough and make more substantial your permanent population."

He urged the Board of Trade to adopt more aggressive publicity methods in order to encourage and attract new manufacturers to the borough. "Enough land is available at this time," he said, "in the Bronx to attract industrial plants of almost any character. The land is cheap enough and in some sections still so undeveloped as to permit a manufacturer even to lay out new streets to meet his own requirements."

Receiving Bids.

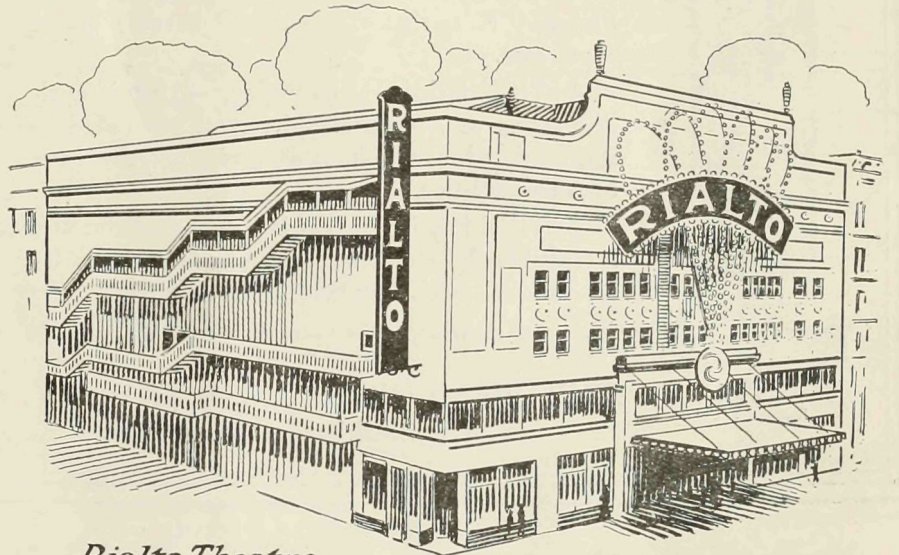
Bids are now being invited by the Public Service Commission, to be opened February 7, for the relocation of the trolley tracks in New Utrecht avenue, Brooklyn, between 39th and 81st streets. Half the cost of the work is to be borne by the Nassau Electric Railroad, one of the Brooklyn companies, and half by the city. There are two surface tracks at the present time on New Utrecht avenue located near the easterly curb. They were formerly used for the operation of West End trains, but upon the construction of the New Utrecht avenue elevated line the tracks were given over to trolley operation. The new tracks will be located approximately in the center of the street and the company will retain all its existing rights, with the exception that it agrees not again to carry on operation of steam or electric trains upon the surface of the street. The tracks to be relocated are approximately two and one-third miles in length.



UNITED SERVICE

Like the Genie of Aladdin—

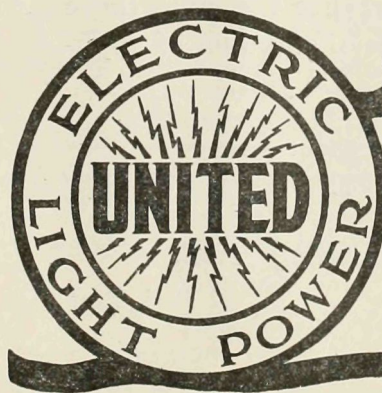
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BUILDERS DINE.

Building Trade Employers' Association Banquet a Success.

PROBABLY no single event in the year contains greater interest to the building and allied trades of the Metropolitan district than the annual banquet of the Building Trade Employers' Association. This function was held at the Hotel Biltmore, Wednesday evening, January 24, and was attended by approximately eight hundred members of the organization, with their guests. Reports had been current in the trade for quite some time the dinner of 1917 was destined to mark an epoch in the life of the organization and that it was certain to be one affair that the members could ill afford to be absent from. The dinner and the excellent programme that followed fully bore out the early predictions, and many were the remarks overheard to the extent that the entertain-

ment of the evening was by far the most successful social event in the fifteen years of the history of the association.

With the single exception of a very brief address of welcome by Hugh Getty, president of the association, no speeches were scheduled. The dinner was followed by an interesting cabaret consisting of singing and dancing.

The annual dinners of the Building Trade Employers' Association have always been noteworthy and unique for the good fellowship displayed by those in attendance and the affair of the past week was by no means an exception to the general rule. As soon as the dinner proper was ended there was a constant circulation from table to table where greetings and views on existing and prospective conditions were exchanged.

The following committee had charge of the dinner arrangements: Ronald Taylor, chairman; Max Baumann, W. J. T. Getty, James Gillies, T. A. O'Rourke, Fred B. Tuttle and Nathaniel Webb.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27, against 41 last week and 24 a year ago.

The number of sales south of 59th street was 10, as compared with 14 last week and 7 a year ago.

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

From the Bronx 11 sales at private contract were reported, as against 6 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 130 of this issue.

\$2,000,000 West Side Apartments.

F. R. Wood, W. H. Dolson Company, sold for the estate of Amadee Spadone the southeast corner of West End avenue and 73d street, fronting 31 feet in the street and 76.8 feet on the avenue; also for C. N. Simon, the adjoining property at 280 West 73d street, 17.3x76. The purchaser is the Gramont Holding Company, T. J. McLaughlin. The new owner controls a plot 78.8 on West End avenue by 100 feet in the street, having recently acquired adjoining property through the same broker. The site will be improved with a high class thirteen-story apartment house, to be ready for occupancy in the fall of 1918. The deal in its entirety will involve approximately \$2,000,000.

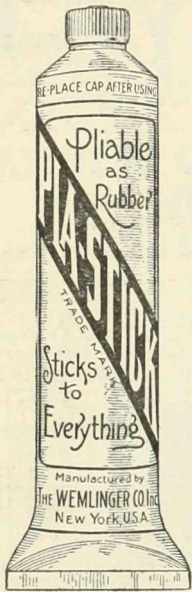
Buy Twenty-Four Dwellings.

A. L. Mordecai & Son and Potter & Brother have purchased from the Clark Estate, through Slawson & Hobbs, the row of twenty-four private dwellings in the north side of 73rd street, between Columbus and Amsterdam avenues, known as 105 to 151 West 73rd street, comprising a plot with a frontage of 450 feet and a depth of 102.2 feet, beginning 50 feet west of Columbus avenue. The property has been in the same ownership for more than forty years, the houses having been built by Alfred C. Clark about thirty-five years ago. The new owners will offer the property for resale to builders in plots, suitable for development with high-class apartment houses. It has been calculated that when the new apartment houses are completed the deal in its entirety will have represented an outlay of close to \$3,000,000. The purchase marks the first large operation of the West Side with which these operators have been identified within the last five years. The houses are located in a choice residential block, being midway between the 72nd street station of the elevated railroad at Columbus avenue, and the subway station at Broadway. Members of the Clark family still retain extensive ownerships in the immediate neighborhood. The last big purchases, in which these operators were interested on the West Side, were the Furniss Block, 99th to 100th streets, West End avenue to Riverside Drive and the Arthur Curtiss James property just east of Amsterdam avenue in the north side of 86th street and in the south side of 87th street, all of which land has since been improved with high class apartment houses.

Lessee Buys Fee.

The Bush Terminal Company has acquired the fee to the property at 132 to 134 West 42d street from John Hoge of Zanesville, Ohio, from whom it leased the property in January, 1916, for a period of sixty-three years. The property was acquired by the Exhibition Building Company, a subsidiary of the Bush organization. Abutting property at No. 135 West 41st street was purchased by the same interests last year from William Lustgarten. The Bush Company also controls the adjoining property at No. 137. A first mortgage loan of \$800,000 at 4½ per cent. was negotiated by the M. Morgenthau, Jr., Co., and will finance the erection of the new Bush Terminal Company's exhibition building. The mortgage was made by the Dime Savings Bank of Brooklyn and is one of the larg-

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est mortgages ever made by a Brooklyn savings bank on Manhattan property. The new building, which is being planned by architects Helmle & Corbett and William Higginson, will occupy a plot fronting 50 feet in West 42nd street, just east of the Knickerbocker Hotel. The building will run through to 41st street, where it will also have a frontage of 50 feet, the numbers being 133-135 West 41st street. The depth of the property is 197 feet. The building will have the appearance of a tower, as it will be twenty-nine stories in height on 42nd street, whereas the 41st street operation will be nine stories in height. It is estimated that the operation, when completed will involve an outlay of about \$2,000,000. The building is to be occupied as New York headquarters and exhibition and sales rooms for concerns occupying space in the Bush Terminal in Brooklyn and kindred trades.

Deal in Rockefeller Block.

Wm. A. White & Sons announce that they have sold for the Helen F. Aitken estate, 30 West 54th street, a four-story dwelling on plot 22.6x100.5, to a client of the office, who, in turn, resold the property to a well known builder through the same brokers. The new owner plans to alter the property into a five-story bachelor apartment house. The report that Mr. Rockefeller was interested in the transaction was without foundation.

Buy Broadway Lofts.

The 598 Broadway Corporation, recently incorporated, with a directorate of R. W. Davison, George W. Bachman and Arthur Kirstein, is reported to have purchased from W. J. Vreeland, the twelve-story loft building at 583 Broadway, on a plot 28.6x189.4 through to 133 Crosby street. Mr. Vreeland acquired the property last December at foreclosure as a party in interest for \$250,000.

Manhattan-Jersey Exchange.

The Martinbert Realty Corporation, Herbert R. Snyder, president, has sold through Porter & Company, to Gertrude Goldinger, of Waterbury, Conn., the six-story elevator apartment house known as Ulysses Court, at 528 Riverside Drive, on a plot 80x95 feet, which has been held at \$200,000. The purchaser gave as part payment a tract of one hundred lots on Doremus avenue, at Ridgewood, N. J. The apartment house property was acquired from the seller last June from the Mississippi Valley Realty Company, representing Western investors.

\$300,000 William Street Sale.

The South Manhattan Realty Company has resold through William A. White & Sons and Charles B. Van Valen, for cash, the six-story office building at 103 to 105 William street, occupying a plot 42.11x77, adjoining the southeast corner of John street. The property was purchased last November through the same brokers for a reported consideration of \$300,000. The buyer's name is being withheld.

First Sale in 35 Years.

M. M. Hayward & Co. have sold for the estate of J. N. Hayward the five-story loft building on plot 50.5x98.9, at 427 and 429 Broadway, southwest corner of Howard street. The property has been in the family thirty-five years and was held at \$300,000. Title will be taken in the name of the Howard Street and Broadway Company, incorporated with R. E. Ludwig, Elizabeth Ludwig and Benjamin Druckman as directors.

Manhattan.

South—of 59th Street.

25TH ST.—J. P. Finneran and P. J. Ryan sold for the estate of Hugh Danahar to Frank J. Callahan 240 West 25th st, a 4-sty basement house, on lot 15x79. The property is separated by the 30-ft. yard of Public School 45 from the property at 226 to 236, bought recently by the National Cloak and Suit Co.

56TH ST.—William H. Archibald has sold for the Kaiser estate, the two 5-sty apartments at 334 and 336 West 56th st, on plot 50x100.5. The purchaser will make extensive renovations and hold for investment.

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57TH ST.—Huberth & Huberth have sold for Lucy A. Banfield and Gerard Banfield the property at 150-152 East 57th st, on a plot 32x120 in depth. The present building is to be demolished and the site improved with a modern structure.

AV A.—Burns Bros., coal dealers, are reported to have sold the plot 108.6x135.2 at the southwest corner of Av A and 57th st, covered with five old stable buildings, formerly owned by the Interboro Brewing Co. and Schmitt & Schwanengel.

2D AV.—Gustave E. Kappler, the tenant, has purchased, through William J. Roome & Co., the store and apartment building at 763 2d av, adjoining the southwest corner of 41st st.

North—of 59th Street.

65TH ST.—Pease & Elliman sold for Thomas A. Howell the 5-sty residence at 133 East 61st st, on plot 35x100.5. Mr. Howell bought two years ago through Pease & Elliman two dwellings which then stood on the site and remade them into one house from plans by Kenneth Murchison at a cost of about \$25,000.

71ST ST.—Pease & Elliman sold for John Warden the 4-sty dwelling at 10 West 71st st, between Central Park West and Columbus av. The house occupies a lot 20x100.5, and has been purchased by Mary U. Hager. It was purchased by the seller in January, 1915, from Mrs. Imogene Granbery. The house is opposite the one-time home of the later Peter De Lacy.

74TH ST.—L. H. Crouch sold for the Katz estate, 103 West 74th st, a 5-sty house, on lot 20x102.2.

76TH ST.—Ennis & Sinnott sold 146 West 76th st, a dwelling, 20x102, to a client of J. Irving Walsh.

80TH ST.—Douglas Robinson, Charles S. Brown Co. have sold for Mrs. S. Gutman 12

East 80th st to a purchaser, who will occupy the house after alterations.

90TH ST.—Nilton Co. re-sold 45 West 90th st, a 3-sty dwelling, on lot 18x100.8.

117TH ST.—The Martonbert Realty Corporation, Herbert R. Snyder, president, has sold to Elizabeth Bauer 146 West 117th st, a 5-sty flat, on lot 25x100.11. In part payment the sellers took the dwelling at 35 Bay 32d st, Brooklyn, on plot 60x96. The Martonbert Realty Co. was represented by Timme & Knoepke as attorneys. Martin Isenberg was the broker.

122D ST.—Nilton Co. resold 111 West 122d st, a 3-sty dwelling, on lot 19x100.11, near Lenox av. The brokers were Shaw & Co. and Marston & Co.

126TH ST.—Shaw & Co. have sold for Adeline Jacoby 73 West 126th st, a 3-sty dwelling, on plot 17x100.

142D ST.—The R. S. Morgan Realty Co. has sold for Nancy Kaufman 129 West 142d st, a 6-sty apartment, on plot 40x99.11, between Lenox and 7th avs. The seller acquired the property last August from Joseph Yeska.

LENOX AV.—Clarence E. Hutchinson has sold 412 and 414 Lenox av, two 5-sty flats, on plot 50x100. Title to 412 is held by Cecilia Cohen and to 414 by the New York Life Insurance and Trust Co.

LENOX AV.—Shaw & Co. have sold for Caroline M. Platt, 311 Lenox av, a 4-sty dwelling, on lot 20x75.

ST. NICHOLAS AV.—Regine Dinkelspiel sold through Morris Kahn 165 St. Nicholas av, a 5-sty flat, 31.8x85.8x irreg., near 118th st.

Bronx.

SIMPSON ST.—Frederick Brown has sold to a client of Samuel Cowen 1075 Simpson st, a 5-sty apartment, on plot 37.6x100. This property was recently acquired from Mrs. Laura Walker.

134TH ST.—James Montgomery & Son have sold for Frank Scarderfield the plot 30x100, with frame house, in the north side of 134th st, 135 ft. west of 3d av. The buyer plans to improve the site with a loft building.

184TH ST.—Samuel Cowen Agency sold the plot, 217x100 ft., consisting of about nine lots, situated in the south side of 184th st, 64 ft. east of Tiebout av, for M. L. Albrecht. The new owner is contemplating the erection of apartment houses.

CONCORD AV.—The Jeanette Construction Co. has sold to investors the new 6-sty flats at 600 and 604 Concord av. The buildings were held at \$42,000 each.

FORDHAM RD.—The Nason Realty Co. purchased from Everett L. Bernard the 6-sty apartment house at 80 to 88 Fordham rd, southeast corner of University av, held at \$100,000. The structure occupies a plot 111x77x89x irreg. Jacob Leitner was the broker in the transaction.

FRANKLIN AV.—Frederick Brown has sold to Joseph E. Mantner 1071 Franklin av, running through to 3d av, a 5-sty apartment house, arranged for twenty-five families and having three stores. It stands on a plot 86x92x irreg. In part payment Mr. Brown took 383 East 134th st, a 5-sty flat, on lot 25x100. The deal involved about \$100,000. Mr. Brown acquired the Franklin av house recently from John Knox McAfee.

GRAND BLVD.—Henry Schweibert has sold for the 173d St Realty Co., Aaron Miller, president, the newly-finished apartment house at the northwest corner of Grand blvd and Concourse and 192d st. The building is on plot 70x110, and contains 25 apartments.

INWOOD AV.—Samuel Cowen Agency sold for John Byrnes the plot, 50x70, at the corner of Inwood av and McCombs rd.

MARION AV.—H. A. Douglas & Son sold for Fish & Marvin the dwelling at 2002 Marion av, on plot 50x100.

MORRIS AV.—H. A. Douglas & Co. sold the two 2-sty private dwellings at 2441 and 2443 Morris av, each 16.6x75 ft., for Dr. Edward C. Podvin.

UNIVERSITY AV.—William S. Baker and Henry J. Kantowitz have sold for the Lees Tract Corporation to the Haven Construction Co. the block front on the west side of University av, between 174th and 175th sts, a plot 365x100. The Haven Construction Co. is preparing plans for the erection of four 5-sty apartment houses on one site, corners 100x100 and inside houses 82.6x100 each.

Brooklyn.

CHESTER ST.—Daniel H. Jackson has resold to J. Gettemore 28 Chester st, a 4-sty flat on plot 35x100. I. Silverman and J. Sade were the brokers.

SMITH ST.—The Samuel Frost estate, comprising fifteen old 2-sty dwellings, in the west side of Smith st, between Butler and Baltic sts, has been sold, after an ownership of forty years. J. De Hart Bergen & Son sold the property to Louis Beer's Sons, who are to build three 3-sty stores and flats.

6TH ST.—E. T. Newman sold for Mary Wallace, the 4-sty apartment house at 481 6th st, on plot 32x100.

12TH ST.—McInerney-Klinck Realty Co. sold for the Pasquita Realty Co. to John F. Ruger, the new 4-sty apartment house, on plot 50x100, in the south side of 12th st, 297 ft. east of 5th av.

51ST ST.—Realty Associates sold 1135 51st st, a 2-sty dwelling to Edwin T. and Clarence F. Booth.

52D ST.—The Arabol Manufacturing Co. sold to the Bemis Bag Co. the entire block front in the north side of 52d st, from 1st to 2d avs. The purchaser will erect a large building for its own occupancy.

52D ST.—I. Salzberg sold for the Rosedol Realty Co. to the Ramal Bldg. Co. the plot 50x100, in the south side of 52d st, 65 ft. east of 16th av.

62D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. residence 2156 62d st, on plot 28x100, Mapleton Park, to Emil Stern.

77TH ST.—Frank A. Seaver & Co. sold the plot 140x109 on the south side of 77th st, 350 ft. west of Colonial rd, for Ellis Assets Corporation to an investor.

88TH ST.—Hugh O. Harris sold for Theodor Frost the 1-fam. detached cottage at 59 88th st, on plot 40x100.

BAY RIDGE AV.—Realty Associates sold 215 Bay Ridge av, a 2-sty dwelling, 19.2x48x100, containing eleven rooms and two baths, to John Downey. The broker was Norman Andersen.

PROSPECT PARK WEST.—Charles E. Rickerson has sold 32 Prospect Park West, a 3 1/2-sty dwelling, 23x65x100, for Frank Squier and Edith S. Turnbull. This house was built by the late Frank Squier, former Park Commissioner. It adjoins the residence of Elijah R. Kennedy.

5TH AV, ETC.—Tutino & Cerny have sold for a client to John L. Lock the 4-sty store and dwelling, on lot 19.10x100, at 5303 5th av; also have sold for John J. Gaughan the 2-sty dwelling, on lot 20x100, at 616 51st st.

WOODRUFF AV.—J. D. O'Connell, Jr., sold the 2-family house 153 Woodruff av for Katherine Scherer.

Queens.

EDGEEMERE, L. I.—Roman-Callmann Co. have sold for M. H. Hauser, Esq., to the Navahoe Realty Co. two furnished cottages on Grandview av, one furnished cottage on Beach av and a block of lots on Grandview av, all adjacent to the Edgemere Club, at Edgemere, L. I. In part payment the purchaser has conveyed to Mr. Hauser three residential plots, each an acre in extent, on Willow rd, in the Park Section, at Woodmere, L. I. The Navahoe

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Annual Review RECORD

To be published

An issue that is worthy of preservation for the entire year, as it is portrayed by pen and picture by the highest authorities.

The Annual Review Number of the RECORD & GUIDE will be published. The following represents a partial list of distinguished contributors to this issue.

GENERAL ARTICLES

John Purroy Mitchel, Mayor, City of New York.
John J. Hopper, Register New York County.
Lawson Purdy, Tax Commissioner.
R. A. C. Smith, Commissioner of Docks and Ferries.
Robert H. Whitten, Sec'y City Plan Commission.
Joseph P. Day.
Bryan L. Kennelly.
Laurence McGuire, President Real Estate Board.
Richard O. Chittick, Executive Sec'y Real Estate Board.
Cyrus C. Miller, Former Pres. Borough of Bronx.
George M. Hubbard, of Wm. A. White & Sons.
Arthur D. Payne, Treas. A. W. McLaughlin Co.
Henry W. Hodge, Public Service Commissioner.
J. H. Burton, Chairman, Save N. Y. Committee.
C. S. Mead, Sec'y Merchants' Ass'n of N. Y.
Robert E. Livingston, of Consolidated Gas Co.

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Robert E. Simon, President Henry Morgenthau Co.
Charles W. Mix, of Frank L. Fisher Co.
George T. Mortimer, President Equitable Office Building Corporation.
Alfred V. Amy, of A. V. Amy & Co.
Alexander D. Duff, of Duff & Conger.
P. S. Treacy.
Frank A. Shaw, of Frank A. Shaw & Co.
Charles F. Noyes, of Charles F. Noyes & Co.
Stephen H. Tyng, Jr., of Stephen H. Tyng, Jr., & Co.
Thomas I. O'Reilly.
John P. Kirwin, John P. Kirwin & Sons.

Lawrence B. Elliman, of Pease & Elliman.
Harris Mandelbaum, of Harris & Maurice Mandelbaum.
Vincent C. Pepe, of Pepe & Bro.
James H. Cruikshank.
John H. Hallock.
Aaron Rabinowitz, of Spear & Co.
H. Nelson Flanagan.
Louis Schrag.
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Clarkson Cowl.
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Alexander Haring.
J. Clarence Davies, of J. Clarence Davies & Co.
Edward C. Delafield, of the Delafield Estate.

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Joseph T. McMahon.
Irving T. Bush, of Bush Terminal Co.
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Charles E. Rickerson.
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F. R. Howe, Secy. of Queensboro Corporation.
James H. Robinson, of Cross & Brown.
James A. Hennessey, of Cross & Brown.

If you have not contracted for space in this notable issue, write in this number, you will be sorry. It will be the finest, best and greatest once. If you do not, you will regret it later on, as this issue will be re-closing. Last forms close January 30th, 1917.

Advertising Rates: One page, \$100; One

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Number of the & **GUIDE**

Feb. 3, 1917

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and exceptionally brilliant number.

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erling Drake.

BUILDING SECTION.

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ed Ludwig, Supt. of Buildings, Manhattan.
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Arthur Williams, New York Edison Co.
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Realty Co. was represented in the sale by L'Ecluse, Washburn & Co. and Mr. Hauser by Maurice B. and Daniel W. Blumenthal. The Roman-Callmann Co. has been appointed agent for the resale of the Woodmere plots, with building loans, for development with residences.

JAMAICA, L. I.—Max Erdtmann sold to Bornkamp Bros. the garage known as "The Franklyn," at Jamaica, L. I.; also sold plot 250x200 at Corona to W. Youngs.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co. (Inc.) sold for Elizabeth Smith, a plot of two lots, 50x100, on the south side of Wilbur av, 75 ft. east of Crescent st, to a New York concern, which will immediately commence the erection of a 4-sty garage and machine shop.

Nearby Cities.

NEWARK, N. J.—Louis Schelesinger (Inc.) has sold for the Western Manufacturing & Oil Co. to the Upson-Walton Co., of New York, the vacant plot on Riverside av, running through to the Newark and Paterson Branch of the Erie Railroad, having a frontage of 360 ft. on Riverside av by a depth of 650 ft. The new owner will build three structures for its own occupancy.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin have sold four plots at Bronx Manor for the Gramatan Building Co. to Herman Duden.

HARTSDALE, N. Y.—Pease & Elliman sold for George B. Thrunauer his estate known as Hill Top Farm to William Menke. The property consists of a large Colonial dwelling, garage, barns and about twenty-four acres of land. In this section are the homes of Paul and Felix Warburg, Charles W. Leavitt, Norman Peck and the Century Country Club.

HUNTINGTON, L. I.—John Brigati has purchased the Arthur Welch farm on the State road and Huntington and Amityville trolley line near Huntington. The property consists of 42 acres. Theodore S. Hall was the broker.

HYDE PARK, L. I.—The Robert E. Farley Organization has sold for the Glens Falls Trust Co. six plots on Hathaway dr, three plots on Colvin dr, one plot in Fenimore pl, one plot on Colonial av, and one plot on Hawthorne rd at Nassau Haven, to Edwin Sweet and Frank E. Barmore.

KEARNY, N. J.—Thomas A. Edison, Inc., purchased, through Joseph P. Day, a tract of land in the township of Kearny, N. J., fronting on the Hackensack River, comprising about 10 acres. The property immediately adjoins that recently acquired by the White Tar Co. of New Jersey, and in the immediate vicinity of the large by-product coke ovens now being erected by the H. Koopers Co. of Pittsburgh. The site has a frontage on the Hackensack River of about 200 ft., running back to and fronting on the Belleville Turnpike.

LONG BRANCH, N. J.—Daniel H. Jackson has bought from Samuel Marion a 2-sty house, on plot 50x150, on the Monmouth blvd, Port au Peck.

PEEKSKILL, N. Y.—The Robert E. Farley Organization sold a plot on Depew st in the Nelson estates section to Eli Conklin.

SCARSDALE, N. Y.—Fish & Marvin have sold the country place of Hugh M. Wilson, known as "Little Woods," on the "Grange." The property is located about one mile east from the Hartsdale station and Scarsdale Golf and Country Club and is on a high point. It consists of about two acres of land and a large house, with garage. The purchaser is Harry S. Bowers, of the firm of Goldman, Sachs & Co. The estate was held at \$40,000.

WHITE PLAINS, N. Y.—The Robert E. Farley Organization has sold for the Gedney Farm Co. a plot in Littlejohn pl, in the Gedney Farm section, to John F. Rowley.

YONKERS, N. Y.—Frederick Brown sold to Charles Leslie Barnum the one-time residence of Dr. J. N. Bishop, at Crestwood, on plot 62.5x125. H. D. Bishop was the broker. Mr. Brown also resold the residence, with garage and 2 1/4 acres of land on Montgomery av, Bayshore, L. I. It was formerly the C. W. Morse place, and was acquired recently by Mr. Brown in an exchange with M. V. Gilbert.

LEASES.

Wendel Tenant Will Move.

Pease & Elliman have leased for the trustees of May E. Ray, the estate of R. C. Burne and J. W. Stinson the three-story building at 222 West 47th street, near Broadway. The tenant is John Kerrigan, who has for many years occupied the old frame house on the Wendel property on the west side of Broadway between 50th and 51st streets. This corner was recently leased by the Wendel estate to furnish the site for a new theatre, and the present Kerrigan location, which is said to be one of the oldest structures on Manhattan Island, will be torn down.

Lease in Insurance District.

Wm. A. White & Sons, in conjunction with Willard S. Burrows Co., have leased to the Childs Co. the entire building at 57 Maiden Lane. The building is four stories high, specially constructed for restaurant purposes, and was originally the home of Gibson's Restaurant. It was later occupied by Reisenweber,

After extensive alterations the Childs Co. will open there another of their famous restaurants. The lease is made for a long term at an aggregate rental of over \$200,000.

New Cammeyer Store.

Cammeyer, retail shoe dealer, who recently leased a branch store in the Fifth avenue section, has leased through Clark T. Chambers the store and basement in the Marbridge Building, at 49 to 51 West 34th street, with an outlet into 35th street. The store is at present occupied by the International Silver Company. The lease is for a term of eleven years, at a rental approximately \$500,000.

Equitable Building Filled.

The General Electric Company has leased the twentieth floor and part of the twelfth floor in the Equitable Building, aggregating about 45,000 square feet, for ten years at a rental of approximately \$1,000,000. The tenant will take possession about April 1. The lease completes the renting of the big building, which now yields about \$3,000,000 a year in rent to the owners.

Manhattan.

WILLIAM S. ANDERSON CO. leased the dwelling at 979 Lexington av to Charles A. Janss.

ALBERT B. ASHFORTH (INC.) leased space in the Frances Building, southeast corner of 5th av and 53d st, to the following: George Tabbagh, Isaac H. & Bernard H. Weinberg, Vital and Leopold Berguait, Miller Langdon, Photography League, Edward D. Warner, The Fatherless Children of France, a branch of American Society for the Relief of French War Orphans, Ada Schuller and Max Wineburgh.

DANIEL BIRDSALL & CO. have rented in 21 West Houston st, the store and basement to the Muesham Paper Co.; in 8 Washington pl, a loft to Sperring Bros.; in 320 Broadway, a loft to the Bradford Dyeing Co.; in 11 Lispenard st, the store and basement with the Douglas Robinson, Charles S. Brown Co., to Harris Prelmutter; in 654 Broadway, a loft to the National Belt & Bag Co., and in 81 Greene st, a loft to Hyman Magnus.

BLEIMAN & CO. leased for N. Y. Improved Properties Co. the store and basement of about 30,000 sq. ft. to M. Brukenfeld; for Felcourt Realty Corporation about 600 sq. ft. in a loft at 42-6 West 38th st to Sol Schiller, manufacturer of trimmed hats; for William H. Talmage the store and basement at 39 Great Jones st for 5 years to Rosenzweig & Elson; for William H. Talmage 5th loft of 39 Great Jones st to M. G. Rosenbaum; at 13-15 Washington pl the 1st loft to Max Wiener, at 15 West 3d st for the past 33 years.

WM. D. BLOODGOOD & CO. leased for the 131 West 25th Street Co. the westerly half of the 7th floor at 131-133 West 28th st to C. & S. Feuerman; also leased, through M. Forman & Co., the easterly half of the 7th floor, in the same building, to the Morris Dress Co. This lease completes the renting of the building.

GEORGE A. BOWMAN leased to E. Edelmann & Co., of Chicago, space at 119 West 42d st; also additional space in this building to the Fox Electrical Corporation; also with N. A. Berwin & Co., at 56 West 45th st to Joseph B. Reilly, and at 110 West 40th st to Frederick Nankivel.

BRETT & GOODE CO. has leased in the Printing Crafts Building, at 461-79 8th av, space to Jacobus VanWaardt, the Latham Studios, John H. Eggers and Levy & Rudinger; also additional offices to the Lighting Journal and Norman Macbeth.

FIRM OF LEONARD J. CARPENTER has rented for C. S. Steward the 4-sty building at 150 Beekman st to Harry Thompson for a term of years; also, with Frederick Southack and Alwyn Ball, Jr., rented for the estate of William C. Schermerhorn the 1st loft at 376-380 Lafayette st to Marcus & Smith.

THE FIRM OF LEONARD J. CARPENTER rented for C. S. Steward the 4-sty building at 150 Beekman st to Harry Thompson; also, in conjunction with Frederick Southack, Alwyn Ball, Jr., the 1st loft at 376 Lafayette st to Marcus & Smith.

CROSS & BROWN CO. has leased the entire building at 91 Grand st to Edward Van Hoofstadt; at 43-51 West 4th st the 7th floor to Hein, Golland & Co., in conjunction with Wm. C. Walker's Sons; at 901 Broadway the 3d floor to Isidor Engel; at 434-8 Broadway space to Selecta Jewelry Co., Harry J. Gray; at 98 5th av the 7th floor to Harry L. Leeman, and 6th floor to Ben Weiner & Co.

CROSS & BROWN CO. have leased the store, basement and sub-basement at 20 West Houston st to M. Polsky; at 149-153 Wooster st the 6th loft to Reliance Novelty Co.; at 161 Grand st 9th floor to David Dreher; at 441 Broadway 1st loft to Sobel & Berger; at 55 East 11th st to V. Anzelwitz; and at 104 Grand st 1st loft to Cohen & Miller.

CROSS & BROWN CO. has leased the entire building at 448 Broome st to L. Federman & Son; 1st loft at 519 Broadway to American Trunk & Bag Co.; top loft at 106 Grand st to Harry Lipshutz; 1st loft at 603 Broadway to N. H. Borenstein & Sons; 3d loft at 35-37 East 10th st to O. K. Knee Pants Co. and 47-49 Maiden la, space to Philip Kauffman.

DOUGLAS L. ELLIMAN CO. leased a duplex apartment at 830 Park av for Mrs. G. Shirmer White to Joseph B. Terbell, and have obtained a

renewal of the lease from the 76th St & Park Av Co. for a further term; also a furnished apartment at 27 East 62d st for Mrs. Helen E. Leavitt to Lawrence Gourley, and in conjunction with Seton Henry & Douglas Gibbons, an apartment in the building under construction at 31 East 72d st for Klein & Jackson to John C. McCall; for Dr. Hermann M. Biggs 109 West 57th st, a 4-sty house, on lot 20x100, to Charles P. Beiling. The same brokers recently leased 113 West 57th st for the same client to the same lessee. These properties were recently sold to Steinway & Sons, who refused to take title because of the effect of the new zoning law which prevented them from erecting a business building, running through to 58th st. These leases are made pending the settlement of litigation covering this point.

DOUGLAS L. ELLIMAN & CO. have renewed the leases on two large apartments, each occupying the entire floor and consisting of 18 rooms and 6 baths, at 640 Park av to Charles A. Coffin, chairman of the Board of Directors of the General Electric Co. and Mrs. Henry Rea; leased a floor at 630 5th av, opposite St. Patrick's Cathedral, for Henry Clews to S. C. Aus; also a floor at 12 East 46th st for Livingston Phelps to John J. Tynan, and offices at 14 East 46th st for the same owner to the Ritz Realty Corporation.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 18 rooms and 6 baths, comprising an entire floor, at 417 Park av, corner of 55th st, from October 1, 1917, for Bing & Bing to Edward G. Acheson, president of the Acheson Graphite Co.; also from October 1, 1917, an apartment in the building under construction at 125 East 72d st for Julius Tishman & Sons to Thomas H. Hall.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 399 Park av for S. Bryce Wing to William B. Rankine; an apartment in the new building at 125 East 72d st, from October 1, 1917, for Julius Tishman & Sons to C. K. Richards, and an apartment at 122 East 82d st for David Dows to Norman Hickman.

DOUGLAS L. ELLIMAN & CO. have leased the store at 70 West 37th st for John J. Finn to B. Beere and others; also the entire 2d floor at 17 East 4th st for Anna W. Mank to Lizzie Jones.

J. B. ENGLISH has leased for Ellen V. Snowden the 3-sty dwelling 313 West 48th st to E. A. Viau.

J. B. ENGLISH has leased for Lillian I. Hallett the property at 236 West 50th st.

M. FORMAN & CO. leased the 4th floor in 48-50 West 21st st, containing about 5,000 sq. ft., for Hall & Bloodgood to Barney Masur; space in 19-27 West 21st st for David Spero to Heilpern & Breitbarth; a floor in 136 West 25th st to the Advance Cloak Co. for E. Sharum Co., and the 6th floor in 6-8 West 20th st for Jacob Needle to Bellin Bros.

M. & L. HESS (INC.) have leased rooms 1307-8 on the 12th floor of the Albemarle Building, at Broadway, corner of 24th st, to the Central Glass Works, of Wheeling, W. Va., A. P. Doctor, representative, now located at 66 West Broadway; also leased for the United States Glass Co., who now occupy large space in the Albemarle Building, the 6th floor at 71-3 Murray st to Luce's Press Clipping Bureau, of Boston, Mass.

M. & L. HESS (INC.) leased for the Victoria Building & Construction Co., the store and basement at 132-4 West 22d st to R. B. Henry & Co., wholesale wines and liquors, for a long term; also, in conjunction with M. Forman & Co., the store and basement at 16 West 23d st to William Reiss, ribbons.

M. & L. HESS (INC.) have leased for the New York Life Insurance Co., Cross & Brown, agents, the 5th floor at 141-5 5th av to Joseph Simon; also for Frank Waller the 7th loft at 103 5th av to Samuel Marcus & Co.; the front part of the 2d floor at 135 5th av, northeast corner of 20th st, to David Bernstein.

M. & L. HESS (INC.) have leased at 432 4th av, northwest corner of 29th st, offices on the 11th floor to A. Schottland & Co., of Paterson, N. J., silks, and also on the 13th floor to S. Kann Sons & Co., of Washington, D. C.

M. & L. HESS (INC.) have leased the 4th floor at 151-5 West 30th st to the General Waist Co. The building is now entirely rented.

M. & L. HESS (INC.) leased to Abraham Katz & Co. the 10th floor at 27-33 West 20th st, and in conjunction with the Guarantor Realty Corporation the 5th floor to I. Kommel.

S. G. HOLT & CO. leased to Froman & Hacker, printers, 10,000 sq. ft. of space at 406 to 426 West 31st st at an aggregate rental of about \$50,000.

HOUGHTON COMPANY has leased for the estate of Alfred B. Price, Edna S. Latimer and George W. Latimer, executors, the 4-sty dwelling 53 West 90th st to Henrietta Thackaberry and Edward C. Taylor.

HOUGHTON COMPANY leased for the Dexter Realty Co., Martin H. Goodkind, pres., the 3 1/2-sty dwelling 149 West 85th st to Frances E. Shreve.

HOUGHTON COMPANY has rented to James Raley an apartment at 859 7th av, corner of 55th st, for E. H. Scheuber, agent.

MANNING & TRUNK have leased for J. B. Lange to the New York Cash Register Co. the store at 206 West 42d st.

SAMUEL H. MARTIN has leased space at 1974 Broadway to Thomas J. Callan, agent for the Peerless Selling Co. of Evansville, Ind.

CHARLES F. NOYES CO. has leased for a long term the ground floor space at 100 William st to the General Accident Fire & Life Assurance Corporation, Ltd., at an aggregate rental of \$25,000; the ground floor at 231 Fulton st for Jno Glaskner to J. Hungerford Smith Co., and ground floor space at 46 West 24th st to Louis Hoffman.

CHARLES F. NOYES CO. has leased a store at 46 Fulton st to Daniel Gargano, in conjunction with A. H. Mathew, a store at 75 Fulton

st to Standard Asbestos Co.; a store at 1587 Broadway to John Bergman, and the ground floor of 242 Canal st to Gustave Gamser.

CHARLES F. NOYES CO. has leased an entire floor at 45 Lafayette st, corner of Worth, to Louis Hoffman; a floor at 158-160 Greene st to Banner Knee Pants Co.; and space in the Fahys Building, 52-54 Maiden la, to Austin P. Mullan.

CHARLES F. NOYES CO. has leased a portion of the 6th floor in the Fahys Building, 52-54 Maiden la, to Longman & Martinez for forty years at 207 Pearl st; also additional space in the Frankel Building, 45 John st, to O'Keefe & Lynch.

CHARLES F. NOYES CO. has leased a large portion of the 10th floor of the Masonic Building at 23d st and 6th av to Philip Mark, and additional space at 37-39 Liberty st to Hall-Tietenburg Co.

CHARLES F. NOYES CO. has leased lofts at 45 Lafayette st to Louis Haffman; at 215 Pearl st to Eaton, Schleich & Woll; at 242 Canal st to Solomon Levy, and at 332 Broadway to Penant Novelty Co.

PEASE & ELLIMAN have rented, furnished, for Mrs. A. Fuller Davenport, her apartment at 340 Park av to H. C. Pacelli; also to J. D. Maguire an apartment of 14 rooms and 4 baths in the house which J. E. R. Carpenter, the architect, and his associates are building at 550 Park av. This building will be 19 stories high, rivalling in height 903 Park av, at 79th st, and it will be ready for occupancy in the fall of 1917. Pease & Elliman also sublet for W. Strother Jones, Jr., his apartment at 103 East 75th st to Davenport West.

PEASE & ELLIMAN have leased from the plans for Edgar A. Levy a large apartment in his new house at 876 Park av, the southwest corner of 78th st, to Henry C. Lomb; and for Potter Brothers a large apartment in the "Wyoming," at the southeast corner of 7th av and 55th st, to B. G. Prytz; sub-rented, furnished, at 200 West 58th st for Miss Marjory Bigelow her apartment to Mrs. R. R. Spencer; and for Mrs. M. Shearer her apartment to F. S. Sells.

PEASE & ELLIMAN have rented, furnished, for Mrs. S. B. Walker her apartment at 456 Riverside dr to Mrs. F. D. Johnston; also, furnished, for Mrs. E. M. Blackman her apartment at 57 West 58th st to Miss Jean Waterman of California; sub-leased for Lorenzo Daniels his apartment at 60 West 58th st to Harris Harvey; at 145 East 49th st to L. L. Siret, and at 510 Park av to Mrs. A. T. Ashmore.

PEASE & ELLIMAN leased two large apartments of 20 rooms and 6 baths each, in the same house, at 630 Park av, which J. E. R. Carpenter and his associates are now erecting at the southwest corner of 66th st, for occupancy next fall. The tenants of these apartments will be Mrs. John R. Livermore, and Harry A. Caesar, the commercial banker.

PORTER & CO. have leased for George Dewerd to Martha Haller the 3-sty dwelling at 141 West 126th st.

GEO. R. READ & CO. leased offices in the Morris Building, 68 Broad st, to Arthur P. Deacon and Julius Hofmann; in the Corn Exchange Bank Building, 15 William st, to Eugene Sherry; in the Beard Building, 120 Liberty st, to the Efficiency Turbine Corporation, the United Chemical and Color Co. and Anthony Wolff; in the National Bank of Commerce Building, 31 Nassau st, to the General Oil Co. and the Wilford Hall Laboratories; and in the Mechanics & Metals Bank Building, 20 Nassau st, to Frederick Johnston.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the loft at 225 Greene st to Aaron Chason, and the store and basement at 404 Broadway to Joseph H. Lamport.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented the rear studio apartment recently remodeled, at 112 Waverly pl, to Oscar E. Cesare.

WILLIAM J. ROOME CO. (INC.) have leased for Douglas L. Elliman & Co., agents, to Walbridge S. Taft a corner apartment of 11 rooms and 3 baths from October 1, 1917, in the 14-sty apartment house now in course of construction by the Jatison Construction Co. at 125 East 72d st.

MORRIS ROSE and Lewis L. Rosenthal has leased for the Kompisula Realty Co. the store and basement at 783 6th av to the "Grammas Sweets" for a term of 10 years, which will add another link to their chain of confectionery parlors.

SLAWSON & HOBBS leased for Mrs. Ella de P. Schwartz her private dwelling at 16 West 56th st, furnished; also subleased, furnished, for Mrs. Charlotte B. Roff her apartment on the 4th floor in the Douglas Elliman building at 414 Madison av.

FREDERICK SOUTHACK AND ALWYN BALL, JR., rented to Sable Brothers the store, basement and sub-basement at 616 Broadway; also stores to William Pollock at 65 East 9th st; to Simon Hirsch at 90 Prince st; to Hudson Paper Mills at 935 Green st and to Thorner Brothers at 132 Green st.

SPEAR & CO. have rented for the New York Merchandise Co. the store and basement at 540 Broadway to Levin & Goldberg; for the Arada Realty Co. the 6th loft at 20 East 17th st to I. Goodstein; for the Aetna Realty Co. the store at 160 West 34th st to Louis Godlis; for Henry R. Drowne a loft at 126-130 West 22d st to the National Petticoat Co.; to Litwin & Brilliant a loft at 142 West 26th st.

SPEAR & CO. have rented for the National Cloak & Suit Co. 20,000 sq. ft. of space in 133-141 West 21st st to Leibman & Hurwitz and Greenberg Wiener & Co.

ARTHUR TRUSLOW, of Ruland & Whiting Co., has leased the store and basement at 1345 Broadway for F. & G. Pfomm as agents for the Johnson Building to Rice & Hutchins, of Boston, for a shoe store.

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CHARLES B. VAN VALEN has leased space in 13 Vandewater st to Fleischer & Ford; in 50-56 John st to Oscar Boehm, and in 51-53 Maiden la to Greenberg & Shiedlower.

D. ZUCKERMAN CO. leased the store at 6 West 18th st to Sundheimer Brothers, the 2d floor to Lowenthal, Polasky & Co., the 3d floor to American Artistic Novelty Co., the 9th floor to Schachner & Braunstein, the 10th floor to Hiller Brothers & Hiller, part of the 11th floor to L. Horowitz and to H. Baum, part of the 12th floor to Goldstein & Romer and to Triangle Skirt Co.; the 5th floor at 122 West 26th st to Kirshner & Alexander; the 3d floor at 1 East 27th st to Samuel Kronenberg; the 4th floor at 24 West 30th st to C. De Coste, and the store at 245 Grand st to I. Kramer.

Brooklyn.

BULKLEY & HORTON CO. has leased on Nostrand av, southwest corner of Dean st, to Charles Urdant; also 1209 Dean st, a 3-sty residence, to Dr. A. D. Smith.

MAX ERDTMANN has leased for Karl Wicker to the Rialto Suit & Cloak Co. the store at 1399 Broadway for 5 years at \$3,100 per year.

E. T. NEWMAN has leased the 3-sty dwelling at 736 Carroll st to James G. Higgins; also 441 3d st to William Golden; 461 3d st to W. Burton Foote; 158 Garfield pl to Miss Walsh; 720 Carroll st to W. Burton Foote, and 137 7th av to J. Hendrickson.

PEASE & ELLIMAN leased to the Schulte Cigar Co. for a long term the large ground floor corner store at the northwest corner of Surf av and 8th st, Coney Island, and upon completion of extensive alterations, the Schulte Co. will open a branch.

MORRIS ROSE has leased for a long term to George C. Hager the "Strand Theatre," 1403 Eastern Parkway, corner Lincoln pl.

REAL ESTATE NOTES.

A. A. HAGEMAN has been appointed agent of the houses at 309-11-13 East 40th st.

HENRY HOF has been appointed agent for 210 East 57th st.

GEORGE W. SASSE has been appointed agent of 28 Manhattan av and 304 West 120th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 5 East 47th st, a new 7-sty building recently acquired by Charles Hopkins.

SAMUEL COWEN AGENCY negotiated the recently-recorded sale of 1020 Washington av, for the Academy Construction Co. to Edward Robitsek.

NEHRING CO. has been appointed agent for 1932 Crotona Parkway, 1412 Charlotte st, 902-904 Jackson pl and 1270-1278 Stebbins av; also for 515 West 187th st and 1071 Franklin av.

M. & L. HESS (INC.) have been appointed renting agent of the new 16-sty building at 912-20 Broadway, which has just been constructed by the Ritz Realty Corporation.

QUINLAN & LELAND and James A. Atwater have placed for the Benenson Realty Company \$78,000 at 5 per cent. for 5 years on the two new buildings at the northwest corner of East 180th st and Monterey av, Bronx.

CHARLES E. RICKERSON, secretary and treasurer, announces that the twelfth annual dinner of the Greene County Society in the City of New York will be held at the Hotel Astor on Tuesday evening, January 30.

SHAW & CO. have been appointed agent for the following properties: 42-44 East 133d st, 306 St. Anns av, 222-224 West 131st st, 124 West 126th st, 30-32 West 120th st, 1899-1901 Madison av, 54-62 West 125th st and 173 West 126th st.

LAWSON PURDY, president of the Department of Taxes and Assessments, will address the Bronx Open Forum Sunday afternoon at 3.30 o'clock in the auditorium of the Morris High School, 166th st and Boston rd.

SHAW & CO. have been appointed agents for the following properties: 156-158 East 126th st, 239 East 127th st, 158-160 East 129th st, 125-127 East 129th st, 120-122 East 130th st, and 2146 to 2168 Lexington av.

B. CHANNING MILLER, for a number of years with Stephen Tyng, Jr., & Co., and later in business for himself at 853 Broadway, is now associated with Bryan L. Kennelly at 156 Broadway in charge of the Private Sales Department.

CHARLES F. NOYES CO. announces that the U. T. Hungerford Brass & Copper Co. is the purchaser of 90-92 White st, the plot of 4,300 sq. ft. recently sold by them in conjunction with Joseph Day and Wm. C. Walker's Sons. The buyers will improve with a 3 or 4-sty storage building and occupy for their own purposes. The property was purchased on an all cash basis and will be held free of mortgage.

CITIZENS UNION of the City of New York will hold its 20th anniversary dinner on Saturday, January 27, at 7.30 P. M., at the City Club, 55 West 44th st. The dinner is to be given in honor of R. Fulton Cutting, who was chairman of the Union from 1897 to 1908. William Jay Schieffelin, the present chairman, will act as toastmaster and the list of speakers will include R. Fulton Cutting, George McAneny, John J. Murphy, Travis H. Whitney, Henry H. Curran, Joseph O. Hammit, Robert S. Binkerd and W. E. Youker.

CROSS & BROWN CO. has been appointed of the Rothschild Realty Co: 16-sty Knickerbocker Building, at the southeast corner of 5th av and 16th st, size 106.6x157; the 15-sty Stuyvesant Building, at 98-100 5th av, size 100x140; the 18-sty United Worsted Building, at 102-104 5th av, size 72.5x119.6, and the adjoining 4-sty property at 106 5th av, size 36.2x80. The Rothschild Realty Co. also owns the Hotel Majestic. The New York Life Insurance Co. has also appointed Cross & Brown Co. managing agents for the 12-sty building at 141-147 5th av, at the southeast corner of 21st st.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual Rates, Amount, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 20 to 26), 1916 (Jan. 22 to 28), and 1916 (Jan. 1 to 28). Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 22 to 28), and 1916 (Jan. 1 to 28). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 20 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Amount, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 (Jan. 18 to 24), 1916 (Jan. 20 to 26), and 1916 (Jan. 1 to 26). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 18 to 24), 1916 (Jan. 20 to 26), and 1916 (Jan. 1 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Amount, Interest not given, and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 26), and 1916 (Jan. 1 to 27). Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

RICHMOND. Building Permits.

Table with 3 columns: 1917 (Jan. 19 to 25), 1916 (Jan. 21 to 27), and 1916 (Jan. 1 to 27). Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

THE VALUE OF A HOME

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

AMONG the building contractors and material supply interests in the metropolitan district there is a strong feeling that the conditions in the structural field are showing marked signs of improvement which would be considerably hastened if there were to be a recession in the price of the elements of construction. Prices are now so high that building costs are almost prohibitive except in instances where there is an absolute necessity for new structures. While there is a large amount of construction now under way, and considerably more in prospect, it is a known fact that a great number of contemplated operations are being held in abeyance until prices are lower and the markets stabilized. Short stocks of structural materials is another element that is hindering activity. The demand for all kinds of building materials and supplies is still holding strong and according to the present outlook there is no immediate prospect for a reduction in prices to an extent that would result in lowering the cost of construction.

The matter of material deliveries is another vexatious problem to the contractor. Steel, lumber and many other important structural products must of necessity be booked months in advance in order to assure delivery at the job when needed. This condition has had a tendency to hold material prices at high levels and furthermore make uncertain a statement as to when costs are even likely to be reduced. The freight situation is still bothering producer and consumer alike. Freight embargoes on structural materials and continued car shortage make conditions intolerable and unfortunately there is no relief in sight.

While building costs are now high on account of these conditions, they are likely to mount to still higher levels before the year closes. Material prices will no doubt increase slightly when the full

demand arrives with the advent of the spring building season and unless there is a large quantity of material thrown on the market before that time, no reduction seems possible. With this situation in mind it would be well for prospective builders and investors to take advantage of the present market conditions by placing their orders for materials and thus at least assure themselves of delivery by the time they are required.

The situation in the local building field during the last week has been an extremely quiet one. While there has been a large amount of figuring by contractors, and reports, by material dealers, of numerous inquiries, no building operations of prime importance have been placed under contract. Numerous alteration projects, some of which represent a large expenditure of money, are daily coming to light and it is these operations that now comprises a great percentage of the active construction in this city. Brooklyn, Queens and the outlying sections of the local district are holding their own in building construction and it is in these parts that the outlook for a very active building year is the brightest. The construction of extensions to the transit facilities is doing much to advance the prospects of the allied building trades in extremities of the greater city and as the development of real estate progresses, the erection of dwellings and all other types of construction that go to make up a live community will be started.

One of the reasons advanced for the apparent quietude of the building situation this week was the preparation for, and the recovery from the effects of the annual dinner of the Building Trade Employers' Association, which was held at the Hotel Biltmore, Wednesday evening. This banquet, which marked an epoch in the history of the association, is more fully described in another column of this issue.

Common Brick.—Numerous inquiries but few sales have been the salient features of this market during the last week. The prices, however, are practically stationary with little or no prospect of an immediate revision. The inclement weather of the last ten days has reduced arrivals from up-river plants to a minimum and there is no likelihood that further tows will come through before the opening of the spring season. The Hudson is practically impassable above Yonkers. Local dealers are still optimistic that conditions will shortly be greatly improved, in fact they state that all signs point to a resumption of building activities in the Metropolitan district.

SUMMARY—Transactions in the North River brick market for the week ending Friday, January 26, 1917:

Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.25 to dealers in cargo lots alongside dock. Number of cargoes left over last week, 39; arrived, 0; sold, 13. Distribution, Manhattan, 5; Brooklyn, 5; New Jersey points, 2; Astoria, 1. Left over Friday, January 26, 26.

Face Brick.—Face brick manufacturers and dealers are looking forward to the coming spring with great expectations as to what the time has in store for the trade. At the present time the outlook is excellent for this line. During recent years there has been a growing tendency toward the use of brick in the construction of the facades of important structures and the feeling in the trade is that these conditions will continue for a long time. Face brick prices have advanced, due to the increase in manufacturing costs, but the advance has not been to an extent that would have any serious effect on the cost of a large building operation.

Structural Steel.—Despite the fact that conditions generally and throughout the

building field in this territory are satisfactory, there has not been a large amount of structural steel placed under contract since the beginning of the new year. There are being announced daily new and important building operations that will require an immense tonnage and a number of these projects are now being figured. The signs are evident that the owners of the projected structures are holding off for a recession in the price of structural shapes but at the present time there is no prospect of a material decrease. The fabricating mills of the country are busy to their full capacity with orders that will require at least two months and in many cases five or six months for delivery. No reduction is in sight while these conditions maintain. One of the important reasons for the present strength of the steel situation is the fact many domestic railroads have recently come into the market for the purchase of rolling stock, trackage and other railroad supplies and these orders will consume an immense total tonnage. Prominent orders booked during the past week were as follows: American Bridge Co., 15,700 tons for the Livonia Avenue elevated line, in Brooklyn, for the Public Service Commission and Milliken Brothers, 2,500 tons for the loft building at the corner of Broadway and 21st street, for the Bradish Johnson Estate. Other large contracts for structural steel are pending and will be announced in an early issue.

Hardware.—Considering the short supply of raw materials and the trouble involved in obtaining and holding labor, the manufacturers of builders' hardware report that the outlook for the season is excellent. Orders are plentiful at the advanced price schedules that have re-

cently been announced by a number of representative concerns. The prospects for a continuation of the prosperous business conditions are of the best and will be assured if the transportation difficulties and labor uncertainties could be settled. Plans are now being matured for the annual dinner of the Metropolitan Hardware Dealers' Association, which will be held in the grand ball-room of the Hotel Astor, Wednesday evening, February 7. According to the early demand for tickets for this banquet the prediction is made that it will be the most successful event in the history of the association.

Portland Cement.—An increase in the price of Portland cement, of ten cents a barrel, to \$1.97@2.07, became effective this week, and it is quite probable that this commodity will sustain further advances as the building season in this vicinity becomes more active and the demand heavier. Prominent among the reasons given for the jump in price are the generally advanced costs of all phases of manufacture and a brisk demand. The greatly increased demand for Portland cement is accounted for by the fact that the present price of structural steel coupled with the difficulties caused by the slow deliveries has resulted in damages of plans for structures that were originally designed as steel skeleton buildings into projects constructed of reinforced concrete. This same condition applies to many other types of building operations in which a similar substitution is possible. Reports from various sections of the country indicate that there is at the present time an unprecedented demand for cement and that there are prospects of a substantial increase in demand as the building season progresses. With these conditions it is very probable that cement prices will continue to increase during the year.

Lime.—The present situation in the lime market does not indicate an exceptional demand, but as prices are well sustained and inquiries frequent, there seems to be a very favorable outlook for a good business year. Preparations are nearing completion for the annual meeting of the National Lime Manufacturers' Association, which will be held at the Hotel Astor, February 6 and 7. Further announcement of this meeting will be made in a later issue.

Crushed Stone.—The quotations for this material continue unchanged with a demand that is very healthy. The producers and dealers are most optimistic and there is a feeling throughout the industry that the current year will be one of the most prosperous periods in its history. The present tendency toward the construction of reinforced concrete structures instead of steel frame has brightened the outlook for the crushed stone trade to a remarkable extent. The large amount of highway improvements that are contemplated is another potent reason for the bright prospects.

Sand and Gravel.—The market for these commodities is exhibiting considerable strength for this time of the year and dealers are having some difficulty in keeping abreast of the demand. Prices are practically unchanged and there is no present prospect that there will be changes to an extent that would affect construction. This market has been considerably strengthened by the present tendency toward reinforced concrete construction as have been the markets for cement and crushed stone. The increased demand is traceable to this movement and there is every probability that the condition will maintain for a considerable length of time, at least until the price of structural steel is reduced and deliveries improved.

CURRENT WHOLESALE PRICES.

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

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

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

North River common\$9.00@ \$9.25
 Raritan commonNo quotation
 Second hand common, per load of 1,500 4.00@ —

Red face brick, rough or smooth, car lots\$21.00@ \$27.00
Buff brick for light courts... 21.00@ 27.00
Light colored for fronts... 25.00@ 36.00
Special types 36.00@ 50.00

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

Domestic Portland, Spot.....\$1.97@ \$2.07
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural, to dealers, wood or duck bags.....\$1.00@ —
 Rebate on bags returned, 10c. bag.

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

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

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

Exterior—
 4x12x12 in.....\$0.0825
 4x12x12 in..... .11
 8x12x12 in..... .14
 10x12x12 in..... .165
 12x12x12 in..... .206
Interior—
 2x12x12 in.....\$0.064
 3x12x12 in..... .064
 4x12x12 in..... .072
 6x12x12 in..... .096

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

Eastern common\$1.60@ \$1.65
 Eastern finishing 1.70@ 1.85
 Hydrated common (per ton)..... @ 9.50
 Hydrated finishing (per ton)..... @ 12.68

LINSEED OIL—

City brands, boiled, 5 bbl. lots. —@ \$1.01
 Less than 5 bbls..... @ 1.02

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

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

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.).
 8 to 12 in., 16 to 20 ft.....\$30.00@ \$36.00
 14 to 16 in..... 39.00@ 42.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y. —@ 25.00
 Hemlock, W. Va., base price per M. @ 24.00

Hemlock, Eastern mixed cargoes 22.00@ —
 (To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...\$26.00@ \$29.00

Wide cargoes 29.00@ 34.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

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

Standard slab\$4.05@ \$4.15
 Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$47.00@ —
 Cypress shingles, 6x18, No. 1

Hearts 8.75@ \$9.00
 Cypress shingles, 6x18, No. 1

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

Flooring:

White oak, quartered, select. —@ 51.00
 Red Oak, quartered, select... @ 51.00
 Maple, No. 1..... 41.00@ 43.00
 Yellow pine, No. 1, common flat @ 27.50

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

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

Masons' finishing in 100 lb. bags, per ton@ \$15.00
 Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.06 ¾
 Block, 3 in. (hollow) 0.6 ¾
 Block, 4 in. (hollow)08

Boards, ¼ in. x 8 ft. -12 ½
 Boards, ¾ in. x 8 ft. -15 ½

SAND—

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

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

Beams & channels up to 14 in. 3.419@ 3.669
 Beams & channels over 14 in. 3.419@ 3.669
 Angles 3x2 up to 6x8 3.419@ 3.669
 Zees and tees 3.419@ 3.669
 Steel bars, half extras 3.419@ 3.669

TURPENTINE:

Spot, in yard, N. Y., per gal. —@ \$0.56

WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets 86 %

B grade, single strength, first three brackets 88 %

Grades A and B, larger than the first three brackets, single thick

Double strength, A quality..... 85 %
 B quality 86 %
 B quality 87 ½ %

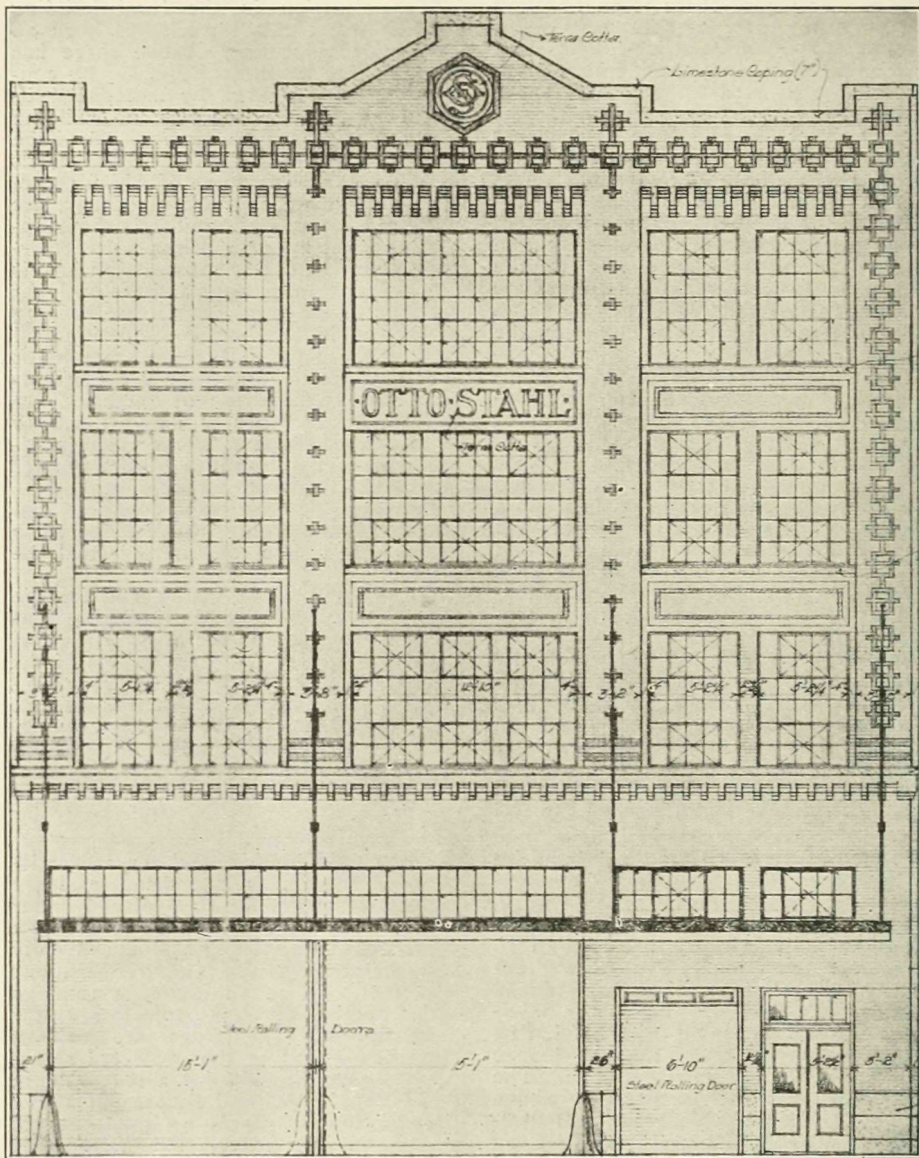
NEW PROVISION PLANT FOR HARLEM

First Unit to be Completed Next April, After Which Larger Structure Will Be Built

WORK is progressing on a project which will represent, in its finished state, one of the largest and best equipped packing houses and provision plants in the city. The Lustbader Construction Company, 103 Park avenue, has been awarded the general contract for both the construction work and the installation of the mechanical equipment for the new buildings and additions to the present factory of Otto Stahl, provision dealer, 2232 Third avenue, Manhattan, from plans by C. B. Comstock, architect and engineer, 110 West 40th

occupy the site at 167 East 127th street. It will be a substantial building of steel and reinforced concrete construction with an attractive exterior design of granite, limestone and tapestry brick.

Upon completion of this building, which is expected by April of this year, work will commence on the second unit, a four-story factory, also of steel and reinforced concrete construction, to measure 51x100 feet, at 170-174 East 127th street, which will abut the present plant of Mr. Stahl at 2332 Third avenue and 165 East 126th street. These buildings which now house the various de-



Lustbader Construction Co., General Contractor. C. B. Comstock, Architect. ADDITION TO PROVISION FACTORY IN EAST 127TH STREET.

street. It is expected that the project in its entirety will represent an outlay of approximately \$250,000.

The Lustbader Construction Company has done considerable work along similar lines, including the erection of the factories of M. Zimmerman & Co., at 425 to 427 Fairmount avenue, Philadelphia, and at 316 to 324 East Houston street, Manhattan; of the International Provision Company plant, 41 to 43 Degraw street, Brooklyn; of the new branch house for Armour & Co., at Little Falls, N. Y., and of the addition to the plant of the same corporation at Albany, N. Y. In the present project, the new buildings will be designed to meet the growing requirements of the Stahl establishment, and in them the most modern details of construction in buildings of this type will be incorporated along lines approved by the Bureau of Animal Industry, of the Department of Agriculture of the United States.

The first new building to be erected, a four-story structure, 21.6x100 feet, to contain the power house and garage, will

partments of the owner are three stories high. Another floor will be added giving the entire plant a uniform height of four stories. All the buildings will be connected.

The interior of the addition will provide the maximum amount of floor area possible, without violation of any of the City or Federal departmental requirements, and without interfering with the efficiency of the plant. The floors will be built of vitrified brick, insulated with cork, and finished in white cement. All the sheet metal work in both this building and in the power plant and garage across the street will be of copper. The two buildings will be joined by a tunnel under the street surface, which will be about sixty feet long. It will be about six feet in diameter, large enough to contain not only the mains joining the power plant with the factory, but will also permit passage whenever desired.

Among the sub-contractors, who will supply labor and materials on the project are Babcock & Wilcox Co., 85 Liberty street, boilers; Burke Electric



*Sugar and Coffee
Warehouse*

*Arbuckle Brothers
Brooklyn
206 feet x 200 feet*

*Architect,
Wm. Higginson,
New York*

*Engineer,
F. E. Pratt,
New York*

*Contractors,
Turner Construction Co.,
New York*

Why Delay Building Operations?

Under present conditions in the building materials market, reinforced concrete has many advantages worthy of serious consideration by building investors.

Every argument for fireproof construction is an argument for reinforced concrete.

Underwriters class reinforced concrete as fireproof. The many conflagrations in which reinforced concrete proved meritorious led to the ruling.

Low cost is an additional argument for reinforced concrete. The sand, stone, water and labor are readily obtained locally. Under skilled supervision the most ordinary labor can be used.

Steel used in concrete buildings is in the form of round or square bars, a staple material. In such form the steel work amounts to less than one-half the amount used in a steel frame building. The ton price is lower. Delivery is more prompt.

Reinforced concrete buildings are not only fireproof but they are rigid and free from vibration. They cannot harbor vermin for vermin cannot penetrate the material. Concrete does not rot nor rust and does not cast off dust

in which vermin can exist nor on which vermin can feed.

The points to consider in favor of reinforced concrete buildings are:

They are fireproof.

They are vermin-proof.

They are sanitary.

They are of skeleton construction and any desired amount of window area may be obtained in the walls.

They are positively rigid and free from vibration.

They can be started as soon as the contract is let; all materials used are staple.

They can be completed in the shortest time; machinery is largely used and concrete contractors are systematic.

There is no waiting for steel to be rolled and if during construction a shortage occurs an order over the telephone brings supplies.

Complete details of the advantages of reinforced concrete for industrial buildings are given in "Factories and Warehouses of Concrete." Write for a free copy of this 224-page illustrated book.

PORTLAND CEMENT ASSOCIATION

101 Park Avenue, New York

CONCRETE FOR PERMANENCE

Company, 30 Church street, dynamos; Frick Company, 39 Cortlandt street, ice machines; Ball Engine Company, 39 Cortlandt street, engines; Milliken Brothers, 111 Broadway, structural steel; American Blower Company, 141 Broadway, blowers; Reedy Elevator Company, 202 Ninth avenue, elevators; Hoffman & Elias, 549 Columbus avenue, electrical work; McDougall & Potter, 606 West 55th street, ornamental iron; Schneider Sheet Metal Works, 161 East 84th street, sheet metal; Standard Arch Company, 245 West 18th street, reinforced concrete arches; M. F. Westergren, 213 East 144th street, fireproof doors; L. S. Fischl's Sons, 22 University place, painting; M. McGrath & Co., Broadway, Astoria, granite; D. G. Morrison, Astoria, L. I., cut stone; Jere J. McCarthy, 2055 Lexington avenue, plumbing; Tokheim Manufacturing Company, 1789 Broadway, gasoline outfit for garage; Tuttle Roofing Company, 522 East 20th street, waterproofing, and the Pittsburgh Plate Glass Company, 322 Hudson street, glass.

\$500,000 Westchester County Club.

Warren & Wetmore have completed plans for the novel country club to be erected on the Browning tract of sixty-five acres on Manursing Island, Rye, N. Y. The clubhouse will be a two-story brick and stucco structure with two wings, having a total frontage of 400 feet facing Long Island Sound. One of its features will be an enclosed glass swimming pool of sea water, which will be kept at the temperature of the ocean at Palm Beach at all seasons of the year. Other features will include an all-year-round ice skating rink, bowling alleys, squash and tennis courts. The project in its entirety will represent an outlay of \$500,000. Membership is limited to 500, the committee in charge being Percy Rockefeller, Edwin Gould, P. Chauncey Anderson, Edgar L. Marston, Robert B. Van Cortlandt, Marselis C. Parsons, Waldron Williams, William H. Browning and Worthington Whitehouse.

Brooklyn Building Activity.

A large building operation is about to be started by the 53d Street Construction Company, at the northeast corner of 53d street and Fort Hamilton avenue, on plot 303x100. This corner is close to the 55th street station of the West End line and to the Fort Hamilton avenue station of the Sea Beach line, and its improvement at this time reflects the activity as a result of the operation of trains on these lines. Upon the immediate corner will be erected a three-story building, 24x80, with stores on the ground floor. A similar building will be erected facing Fort Hamilton avenue, and the street frontage will be occupied by eleven buildings, each 25x73, housing a total of seventy families. Cantor & Dorfman, architects, who are preparing the plans, estimate the cost of the entire operation at \$110,000.

Will Build Theatre.

The Extensive Building Company, 1170 Broadway, has the general contract for the new theatre to be built at 148 to 152 West 48th street, for Edward F. Rush and Lyle D. Andrews, theatrical producers, 1480 Broadway, which will be in the heart of a section which is generally accepted as the high class theatrical district of the city, and will represent an outlay of approximately \$75,000. The picture and description of the contemplated playhouse was published in the Record and Guide of November 25, 1916. The building has been designed by Percival R. Pereira, architect, 150 Nassau street.

Big Loft Projects.

The incorporation of the Seventh Avenue Building Company last week is stated to mark the initial step in the erection of a group of new loft buildings on Seventh avenue, in the Pennsylvania station zone. The structures have all been planned by Edward L. Larkin, architect, 259 West 34th street, who is familiar with the requirements and de-

mand of tenants in this section, by virtue of his experience gained in the planning of similar structures in the immediate neighborhood. A complete report of these proposed projects was published in the Record and Guide of September 9, 1916.

Plan Big Amphitheatre.

Foreign capitalists represented in this country by Albert E. Kiralfy, 1547 Broadway, and in London, England, by Charles I. Kiralfy, contemplate the erection of a huge amphitheatre to occupy an entire block front in this city, the exact location of which will be made known later. The structure will have a seating capacity of 38,000. It will contain two auditoriums, one of which will be turnable, so that a complete arena will be possible whenever desired. It is understood that a long lease has already been signed for the site, but details are being temporarily withheld.

Will Design \$125,000 Residence.

Smith & Ross, 15 East 40th street, Manhattan, architects, and E. S. Brinckerhoff, 15 East 40th street, landscape architect, will draw plans for a two-story hollow tile, stucco and stone residence, with garage and cottage at Sands Point, L. I., about three miles from Port Washington, for Albert Freeman, 120 Broadway, Manhattan, owner. The estimated cost of the project will be about \$125,000.

File Church Plans.

Plans have been filed by Bertram G. Goodhue, architect, for the one-story church edifice to be built for the Rector, Wardens and Vestrymen of St. Bartholomew's Church on the east side of Park avenue, covering the entire block front between 50th and 51st streets. The estimated cost has been placed at \$800,000. The property was acquired some time ago from the F. & M. Schaefer Brewing Company.

PERSONAL AND TRADE NOTES.

W. Nygren, 101 Park avenue, has been selected steam engineer for the new school to be built at Hewlett, L. I., from plans by Henry Bacon, 101 Park avenue, architect.

George W. Fuller and James R. McClintock, of the firm of George W. Fuller, Consulting Engineers, 170 Broadway, announce that they have admitted to partnership Jesse K. Giesey, and that the firm name hereafter will be known as Fuller & McClintock.

Harry F. Harris, recently Engineer of Streets, Department of Streets and Public Improvements, Trenton, N. J., has been appointed County Engineer of Mercer County, New Jersey. He has been connected with the city engineering staff of Trenton for thirteen years.

Philip Levitt, 21 East 110th street, has been awarded the contract for the plumbing to be installed in the Selig garage at 238-40 West 54th street; also for the plumbing in the storage warehouse at 28-34 Allen street, being altered from an old school, by the Garden Improvement Corporation.

At the annual meeting of the Builders and Traders Exchange, held at 45 Clinton street, Newark, on Thursday, January 18, the following were elected to serve for one year: W. A. Lawson, president; Hugh Kinnard, vice-president, and Charles M. Grover, secretary. C. S. Cooper, W. C. Clift, Ira J. Ingram and John F. Dey were elected directors for three-year terms.

H. K. Heath, Walter Kantack and Associates (Inc.), lighting fixtures and ornamental iron work, who have designed and executed illuminating mediums in a number of fine residences, public buildings, banks, hotels, trust companies and other structures, have opened offices at 489 Fifth avenue. The members of the firm are Walter Kantack, president; H. K. Heath, secretary; Percy S. Warman, treasurer, and J. D. Miller.

NO ARCHITECTS SELECTED.

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

BINGHAMTON, N. Y.—The Board of Education contemplates making alterations and repairs to the Oak Street school. No architect has been selected and details are undecided. Cost, \$10,000.

LYNBROOK, L. I.—Joseph Dayton, Merrick rd, Lynbrook, contemplates making repairs to the cold storage building, recently damaged by fire. No architect has been selected. Cost, \$15,000.

CASTLETON, N. Y.—The Board of Education, c/o A. H. Folmsbee, pres., is receiving competitive sketches for a 2-sty brick school, to cost \$50,000. The site has not yet been selected. No architect has been retained.

JAMESTOWN, N. Y.—The Masonic Temple Association, c/o Frank Bush and others, has purchased property in North Main st, near the Y. W. C. A., and intends to build a Masonic Temple. No architect has been selected.

GLENDALE, L. I.—August W. Kurz, 337 East 26th st, Manhattan, contemplates erecting a factory between Cooper av and Dry Harbor rd, for which no architect has been selected. Details will be available later.

NEWARK, N. J.—Isaac Shackter, 54 Newark av, Newark, contemplates the erection of a brick, limestone and terra cotta apartment house, 75x100 ft, on Sip av, near the Public Service Bldg. No architect has been selected. Cost, \$200,000.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Chill Exploration Co., 120 Broadway, owner, is taking bids on the general contract to close January 31, for the erection of a 1 and 2-sty brick and steel electric experimental plant at the southeast cor of Amsterdam av and 202d st, from privately prepared plans.

ELIZABETH, N. J.—The Rising Sun Brewing Co., owner, is taking bids on the general contract for a 1-sty brick bottling house, 38x100 ft, at Marshall and 7th sts, from plans by Mortensen & Co., 405 Lexington av, Manhattan. Cost, \$12,000.

DWELLINGS.

JERICHO, L. I.—Murphy & Dana, 331 Madison av, Manhattan, are taking bids on the general contract to close January 31, for the alteration of the residence of Mrs. Ralph Ellis, Camden, S. C., owner.

MUNICIPAL.

MANHATTAN.—The City of New York, Robert Adamson, Fire Commissioner, Municipal Bldg, is taking bids to close 10.30 a. m., February 2, for 1,250 fire alarm boxes, of the non-interference succession type.

WESTCHESTER COUNTY.—The Board of Supervisors of Westchester County, E. P. Barret, chairman, White Plains, N. Y., is taking bids to close 11 a. m., February 19, for a reinforced concrete with granite facing bridge, 89 ft. long, with a 43-foot span, over the Bronx River, between Yonkers and Tuckahoe. Cost, \$17,000.

SCHOOLS AND COLLEGES.

PORT HENRY, N. Y.—The Board of Education of Port Henry, care Dr. C. B. Warner, pres., is taking bids on the general contract, to close 12 p. m., February 14, for the 2-sty brick and stone high and grade school in College st, on the site of the old school, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$75,000.

MILFORD, N. J.—The Board of Education of Kingwood Township, c/o L. S. Hull, pres., Milford, N. J., owner, is taking bids on the general contract to close 7:30 p. m., February 18, for a 1-sty brick public school, from plans by Clarence B. Dilts, 59 Bonnell st, Flemington, N. J. Cost, \$18,000.

SYRACUSE, N. Y.—The Board of Education, City Hall, Syracuse, is taking bids on the general contract to close 12 p. m., January 29, for the public school at Madison and Walnut Sts, from plans by James A. Randall, architect, and Henry C. Allen, engineer. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Charles M. Andrews, 527 5th av, Manhattan, architect, is taking bids on the general contract for the alteration of the 5-sty brick loft bldg, 75x100 ft, at 512-516 West 41st st, for the Estate of Paul Pryibil, owner, 512 West 41st st.

THEATRES.

SYRACUSE, N. Y.—Thomas W. Lamb, 644 8th av, Manhattan, and Albert E.

Westover, Keith's Theater Bldg., Philadelphia, architects, are taking bids on the general contract February 3, for the 1-sty brick and steel theatre and office building, 72x208 ft, at 418 South Salina st, for Keith & Albee, 1564 Broadway, Manhattan, owners.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

150TH ST.—Samuel Cohen, 32 Union sq, has plans in progress for a 6-sty brick and limestone apartment, 150 x100 ft, in the north side of 150th st, 150 ft west of Broadway, for the C. H. B. Realty Co., owner. Cost, \$25,000.

BROADWAY.—George F. Pelham, 30 East 42d st, will draw plans for a 6-sty brick and limestone apartment house, 179 x100 ft, on the block front of Broadway between 169th and 170th sts, for the 169th Street Co., c/o Jacob Axelrod, 200 West 72d st, owner and builder.

FORSYTH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty brick tenement, 25x100 ft, at 105 Forsyth st, for Collins & Rowe, 283 Elizabeth st, agents for the owner.

150TH ST.—Samuel Cohen, 32 Union sq, is preparing plans for a 6-sty brick and limestone apartment house, 150x100 ft, in the north side of 150th st, 150 ft west of Broadway, for C. H. B. Realty Co., owner and builder. Cost, \$25,000.

BANKS.

DELANCEY ST.—Oscar Lowinson, 366 5th av, will draw plans for a 3-sty brick bank and office building, 22x50 ft, at 150 Delancey st, and 96 Suffolk st, for S. W. Barasch, 77 Ridge st, owner. Cost, \$50,000.

CHURCHES.

ST. NICHOLAS AV.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing new sketches for a brick and stone church, with a seating capacity of 500, at the northwest cor of St. Nicholas av and 186th st, for the Fort George Presbyterian Church, 560 West 185th st, c/o New York Preby. Church Extension Commission, Dr. Forbes, chairman, 156 5th av, owner.

STABLES AND GARAGES.

85TH ST.—Samuel Sass, 32 Union sq, has plans in progress for a 5-sty garage, at 228-30 East 85th st, for Joseph D. and Wm. Rosenblatt, c/o Harry Hoffman, 111 Broadway, owner. Cost, \$90,000.

141ST ST.—De Rose & Cavaliere, 509 Willis av, have completed plans for a 1-sty brick garage, 56x99 ft, in the south side of 141st st, 225 ft east of Lenox av, for John J. Mahon, 162 East 108th st, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

72D ST.—Otto Reissmann, 147 4th av, has completed revised plans for alterations and extension to the 5-sty brick store and loft building, 53x56 ft, at 534-536 East 72d st, for Edwin O. Holtner, owner, and Elias Gottfried, 534 East 72d st, lessee. Project consists of a 1-sty rear extension. Cost, \$12,000.

MURRAY ST.—C. L. Brun, 405 Lexington av, is preparing plans for remodeling the 5-sty brick and stone loft building, 25x100 ft, at 67 Murray st, for L. Aste, 69 Murray st, owner. Cost, \$10,000.

WEST ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for 1-sty brick stores, 62x55 ft, at 408-10 West st, for the Kerry Bldg Co., 1902 Marmion av, owner and builder. Cost, \$15,000.

2D AV.—Maximilian Zipkes, 405 Lexington av, has completed plans for interior alterations to the 4-sty brick store, office and tenement building, 20x75 ft, at 1152 2d av, for the Maseba Realty Co., Samuel Harris, pres., 299 Broadway, owner. Cost, \$5,000.

CANAL ST.—Louis A. Abramson, 220 5th av, has plans nearing completion for the alteration from a residence into a 4-sty brick store and loft building, 25x100 ft, for Simon Liebowitz, 75 Leonard st, owner. Project will consist of changes to front and rear extension. Cost, \$9,000.

WHITE ST.—The U. T. Hungerford Brass & Copper Co., 80 Lafayette st, contemplates the erection of a 3 or 4-sty brick and stone loft building, at 90-2 White st. Name of architect and other details will be available later.

LEXINGTON AV.—Otto Reissmann, 147 4th av, has plans in progress for interior alterations and extension to the 5-sty brick and limestone stores and studio apartments, 25x100 ft, at 591 Lexington av, for Laurence McGuire, 135 Broadway, owner. Project consists of new front and rear extension and general interior alterations. Cost, \$8,000.

MAIDEN LANE.—J. C. Westervelt, 36 West 34th st, will draw plans for alterations to the 4-sty brick and stone restaurant, 25x100 ft, at 57 Maiden lane, for Childs Restaurant Co., c/o Burrows & Neeley, 110 West 34th st, owner.

WASHINGTON PL.—Frank Vitolo, 16 East 23d st, has plans in progress for the alteration from a residence into studio apartment, 4 stys, 23x97 ft; also a new studio apartment, 4 stys, will be built in rear of plot, at 77 Washington pl, for a client of Pepe & Bro., 40 South Washington sq, owner. Cost \$12,000.

BROADWAY.—William H. Spaulding, 35 Bergen av, Jamaica, L. I., has completed plans for alterations to the 2-sty brick store and salesroom, 28x124 ft, at 1849 Broadway, for Mary Averill, Lake Mahopac, N. Y., owner. Cost, \$25,000.

THEATRES.

44TH ST.—Herbert J. Krapp, 114 East 16th st, has plans in progress for a 1-sty and balcony brick and terra cotta theatre, 80x100 ft, at 235-243 West 44th st, to contain 12 dressing rooms, and a seating capacity of 900, for J. & Lee Shubert Construction Co., 225 West 44th st, owner. Cost, \$50,000.

4TH ST.—Herman Lee Leader, 2 West 22d st, has plans in progress for a brick, stone and steel theater, 42x100 ft, at 218-220 West 4th st, for Mrs. N. H. Lewis, owner, care Almy Van Gordon, Evans & Kelly, 46 Cedar st. Cost, \$100,000.

Bronx.

DWELLINGS.

RANDALL AV.—Anton Pirner, 2069 Westchester av, Manhattan, has completed plans for two 2-sty frame dwellings, 20x34 ft, at the southeast cor of Randall and St. Laurence avs, for Philip Dietrich, Clason Point, Manhattan, owner and builder. Total cost, \$7,000.*

MUNICIPAL.

GUN HILL RD.—Stoughton & Stoughton, 96 5th av, Manhattan, have plans in progress for a bridge to be erected on Gun Hill rd, over Bronx Parkway, for the City of New York, Dept. of Bridges, F. J. H. Kracke, Commissioner, Municipal Building, Manhattan, owner. Cost, \$250,000.

STABLES AND GARAGES.

CONCORD AV.—James C. Gaffney Construction Co., 1148 Tiffany st, owner, contemplates erecting a 1 or 2-sty garage,

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75x96 ft, on the east side of Concord av, 96 ft south of 151st st. Name of architect and details will be announced later.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—Gross & Kleinberger, Bible House, Manhattan, have completed plans for 1-sty brick stores, 110x49 ft, in the north side of Fordham rd, 129 ft east of Valentine av, for the Arco Realty Co., Mayer S. Auerbach, pres., 30 East 42d st, Manhattan, owner and builder. Cost, \$10,000.

3D AV.—Solomon Schinas, 32 West 100th st, Manhattan, contemplates altering the 2-sty brick store at the north-west cor of 3d and Westchester avs, from plans by Hugo H. Avolin, architect. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

88TH ST.—Cannella & Gallo, 60 Graham av, have plans in progress for a 4-sty brick and limestone apartment house, 30x88 ft, in the north side of 88th st, 375 ft west of 4th av, for Vincent Colano, 60 Graham av, owner. Cost, \$20,000.

DWELLINGS.

FT. HAMILTON AV.—Cantor & Dorfman, 373 Fulton st, have plans in progress for two 3-sty brick and limestone dwellings and stores, 20x55 ft, on the south side of Fort Hamilton av, 81 ft east of 53d st, for the 53d St. Construction Corp., A. Lack pres., 1542 43d st, owner and builder. Cost, \$7,000 each.

FT. HAMILTON AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 3-sty brick and limestone dwelling, with store, 24x65 ft, at the southeast corner of Fort Hamilton av and 53d st, for A. Lack, 1542 43d st, owner and builder. Cost, \$9,000.

WEST 25TH ST.—George H. Suess, 2966 West 29th st, has completed plans for ten 2-sty brick dwellings, 20x55 ft, in the east side of West 25th st, 100 ft north of Mermaid av, for Gaydon Cargulia, 11 Mermaid av, owner and builder. Total cost, \$45,000.

AV S.—Kallich & Lubroth, 215 Montague st, have completed plans for a 2-sty brick dwelling and store, 20x55 ft, at the northeast cor of Av S and West 8th st, for Jacob Kaiser, 44 Court st, owner and builder. Cost, \$6,000.

EAST 8TH ST.—Emanuel Kaiser, 68 East 94th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 25x41 ft, on the west side of East 8th st, 340 ft north of Av J, for William Bordfeld, 636 East 34th st, owner and builder. Cost, \$5,000.

59TH ST.—Laspia & Salvati, 525 Grand st, have completed plans for two 2½-sty frame dwellings, 18x38 ft, at the southeast cor of 59th st and 16th av, for the Portland Construction Co., 18th av and 61st st, owner and builder. Total cost, \$4,000.

WEST 28TH ST.—George H. Suess, 2966 West 29th st, Brooklyn, will draw plans for two 2-sty brick dwellings and offices, 20x56 ft each, in the east side of West 28th st, 204 ft and 232 ft north of Surf av, for Miss Alice Ward, Railroad av and West 28th st, owner. Total cost, \$11,600.

APARTMENTS, FLATS & TENEMENTS.

53D ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for three 3-sty brick and limestone tenements, 25x70 ft, in the east side of 53d st, 24 ft south of Ft. Hamilton av, for the 43d St. Construction Corp., A. Lack, pres., 1542 43d st, owner and builder. Cost, \$11,000 each.

53D ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for six 3-sty brick and limestone tenements, 25x73 ft, in the west side of 53d st, 99 ft south of Ft. Hamilton av, for the 53d St Construction Corp., A. Lack, pres., 1542 43d st, owner and builder. Cost, \$11,000 each.

9TH AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick and limestone apartments, 50x90 ft, at the southeast cor of 9th av and 40th st, for J. Winkel, 4117 Ft. Hamilton av, owner and builder. Cost, \$50,000 each.

EAST 23D ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for two 4-sty brick tenements, 48x71 and 51x68 ft, at the northeast cor of East 23d st and Clarendon rd, and on the north side of Clarendon rd, 49 ft east of East 23d st, for the Lenord Realty Co., 4421 15th av, owner. Total cost, \$90,000.

SOUTH 4TH ST.—Max Hirsch, 350 Fulton st, Brooklyn, has completed plans for extension to the 4-sty tenement and store building on the north side of South 4th st, 20 ft west of Havemeyer st, for Samuel Goldinger, 350 Fulton st, owner and builder. Cost, \$5,000.

90TH ST.—Louis A. Sheinart, 192 Bowery, Manhattan, has plans in progress for a 3-sty brick and limestone apartment, 50 x100 ft, at 90th st and 4th av, for owner to be announced later. Cost, \$25,000.

53D ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for a brick and limestone tenement, 25x73 ft, in the east side of 53d st, 280 ft south of Ft. Hamilton av, for the 53d St. Construction Corp., A. Lack, pres., 1542 43d st, owner and builder. Cost, \$10,000.

EAST 19TH ST.—Benjamin Driesler, 153 Rensselaer st, has completed plans for two 2½-sty frame dwellings, 22x38 ft, in the east side of East 19th st, 100 ft north of Av G, for Arthur Strong, 585 East 18th st, Brooklyn, owner and builder. Cost, \$5,000 each.

AV N.—Boyle & Prowler, 367 Fulton st, have plans in progress for a 2½-sty frame dwelling, 20x42 ft, in the south side of Av N, 60 ft west of East 29th st, for Flandreau & McRoberts, 1199 Flatbush av, owner and builder. Cost, \$5,000.

EAST 39TH ST.—H. T. Schaefer, 1526 Flatbush av, has plans in progress for three 2½-sty frame dwellings, 16x40 ft, in the east side of East 39th st, 90 ft north of Av I, for Gus Svenson, 1039 East 39th st, owner and builder. Cost, \$5,000 each.

CARROLL ST.—James A. Boyle, 367 Fulton st, has completed plans for a 2-sty brick dwelling, 20x68 ft, in the north side of Carroll st, 200 ft east of Kingston av, for William F. Collins, 180 Montague st, owner and builder. Cost, \$5,000.

THATFORD ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for extension to the 2-sty dwelling and store, in the west side of Thatford st, 85 ft north of Sutter av, for Benjamin Hichman, 497 Chester st, owner and builder. Cost, \$4,000.

BROOKLYN, N. Y.—William C. Winters, 106 Van Siclen av, is preparing plans for a 1-sty frame dwelling, 20x42 ft, for Joseph Marcus, owner. Exact location will be announced later. Cost, \$2,500.

AVENUE J.—R. T. Schaefer, 1526 Flatbush av, has plans in progress for three 2½-sty frame residences, 17x39 ft, at the southeast cor of Av J and East 32d st, for H. Stolp & Co., 2501 Clarendon rd, owner and builder. Cost, \$5,000 each.

AMHERST ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 2½-sty frame and stucco residence, 27x45 ft, in the south side of Amherst st, 340 ft south of Oriental blvd, for F. E. & M. Construction Co., Frederick Heinelstein, pres., 373 Fulton st, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

CHESTER ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick and limestone storage building, 30x70 ft, in the east side of Chester st, 200 ft south of Blake av, for the Consolidated Ice Co., Morris Cohen, pres., 483 2d st, Brooklyn, owner and builder. Cost, \$5,000.

ANTHONY ST.—Christopher Bauer, 801 Manhattan av, has revised plans in progress for a 3-sty brick and limestone factory building, 50x90 ft, in the north side of Anthony st, 170 ft east of Morgan av. Cost, \$15,000.

RICHARDSON ST.—P. Tillion & Son, 391 Fulton st, have plans in progress for a 2-sty brick and limestone factory bldg, 25x100 ft, in the south side of Richardson st, east of Union av, for Mincott & Campbell, 298 Union st, owner. Cost, \$9,000.

TAAFFE PL.—W. C. Clark, 108 West 29th st, Manhattan, has completed plans for a 2-sty brick storage bldg, 60x50 ft, for A. Van Horne, 82 Wall st, Manhattan, owner.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, architects, and J. Byers Holbrook, 52 Vanderbilt av, Manhattan, steam and electrical engineer, have preliminary plans in progress for a 4 and 5-sty brick and limestone hospital building for the Carson C. Peck Memorial Hospital, C. S. Meerdard in charge, 350 Fulton st, Brooklyn, owner. Exact location will be announced later. The heating and ventilating contract has been awarded to W. G. Cornell Co., 4th av and 17th st, Manhattan.

SCHOOLS AND COLLEGES.

4TH AV.—H. M. Devoe, 131 Livingston st, has completed plans for alterations to the 3-sty Public School No. 124, at the northeast cor of 4th av and 14th st, for the City of New York, Board of Education, Wm. G. Willcox, pres., Park av and 59th st, Manhattan, owner. Cost, \$7,000.

STABLES AND GARAGES.

DRIGGS AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick and limestone garage, 50x100 ft, at the northeast cor of Driggs av and

South 5th st, for Schorr & Ribnowitz, owner. Cost, \$70,000.

LORIMER ST.—Christopher Bauer, 801 Manhattan av, is revising plans for a 1-sty brick and limestone garage, 25x100 ft, at 678 Lorimer st. Cost, \$9,000.

8TH ST.—Koch & Wagner, 26 Court st, Brooklyn, have completed plans for a 1-sty brick garage, 25x100 ft, on the north side of 8th st, east of 3d av, for Veronicas G. Meyer, 166 8th st, owner. Cost, \$5,000.

ALABAMA AV.—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick and limestone public garage, on the west side of Alabama av, 175 ft north of Liberty av, for Isadore Adelstein, 88 Alabama av, owner. Cost, \$12,000.

BAY RIDGE AV.—Walter Pfaendler, 618 11th st, has completed plans for a 1-sty brick garage, 50x136 ft, in the south side of Bay Ridge av, 278 ft west of 3d av, for J. & C. Mitnacht, 323 73d st, owner and builder. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Thomas Bennett, 5123 3d av, has completed plans for an extension to the 2-sty brick and limestone store and office building, 20x30 ft, on the west side of 5th av, 48 ft south of 52d st, for Ginsberg Bros., 5206 5th av, owner and builder. Cost, \$5,000.

NEW UTRECHT AV.—Thomas Bennett, 5123 3d av, has plans in progress for a 2-sty brick and limestone store and office building, 68x44x81 ft, at the cor of New Utrecht av and 48th st, for Maxwell S. Harris, 5702 14th av, Brooklyn, owner and builder. Cost, \$11,000.

FULTON ST.—J. A. Gorman, 4-5 Court sq, has completed preliminary plans for a 10-sty brick department store, 44x72 ft, in the south side of Fulton st, 21 ft east of Hoyt st, for A. I. Namm & Son, Inc., Benjamin H. Namm, pres. and treas., 452 Fulton st, Brooklyn, owner. Cost, \$60,000.

Queens.

DWELLINGS.

EAST FOREST HILLS, L. I.—Private plans have been completed for two 1½-sty frame dwellings, 26x24 ft, on the south side of 76th st, 126 ft east of Vleigh rd, for Joseph F. Negren, Austin st and Continental av, Forest Hills, owner and builder. Total cost, \$6,000.

JAMAICA, L. I.—Private plans have been completed for a 2-sty frame dwelling, 22 x33 ft, at the southwest cor of Covert pl and Warwick av, for Henry, Russell & Storms, 11 Herriman av, Jamaica, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for four 2-sty frame dwellings, 19x56 and 16x38 ft, at the southeast cor of Willow st and Hillside av, and on the south side of Hillside av, 20 ft east of Willow st, for Thomas E. Smith, 6 Shipley st, Woodhaven, owner and builder. Total cost, \$14,000.

UNION COURSE, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has plans in progress for two 2½-sty frame and shingle dwellings, 16x39 ft, on Snediker av, near Clinton pl, for the Chevron Realty Co., H. Mollenhauer, Jr., Union Course, owner and builder. Total cost, \$6,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has plans in progress for seven 2½-sty frame and shingle dwellings, 16x38 ft, in the west side of Dakota st, 100 ft south of 8th st, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Total cost, \$21,000.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., will draw plans for a 2½-sty frame residence, 17x41 ft, on the east side of Morris av, 410 ft south of Liberty av, for the Manheim Realty Co., Liberty av, Dunton, owner. Cost, \$3,000.

MAPLE HILL PARK, L. I.—Walter B. Wills, 1181 Myrtle av, has completed plans for a 2½-sty frame residence, 26x44 ft, on the south side of Lefferts av, 200 ft west of St. John st, for George W. Bahrenberg, 40 Monroe st, owner and builder. Cost, \$5,000.

BELLE HARBOR, L. I.—J. A. Lasher, Inc., Rockaway Park, L. I., has plans in progress for a 2½-sty frame and shingle residence, 29x32 ft, on the east side of Ostend av, 60 ft north of Newport st, for J. Allendor Lasher, Belle Harbor, owner. Cost, \$4,500.

UNION COURSE, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for seven 2-sty frame dwellings, 16x38 ft, on the west side of Dakota av, 100 ft south of 8th st, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Total cost, \$21,000.

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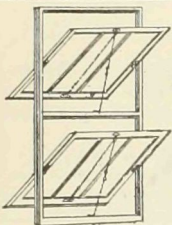
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FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—John Plock, 126 Liberty st, Manhattan, has completed plans for a brick and steel refrigerating plant, 40x75 ft, at Johnston av and Sutphin rd, for Lewis Levi, owner, on premises.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 1-sty brick factory building, 25x124 ft, in the east side of Munson st, 100 ft south of Franklin st, for Kral & Kubele, on premises, owner. Cost, \$4,000.

ELMHURST, L. I.—E. R. Durkee Co., 534 Washington st, Manhattan, are negotiating for property between Corona av and the railroad, Hampton st and Cord pl, and contemplate erecting a new plant (mustard factory). Details will be announced later.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 20x28 ft, in the east side of Franklin av, 25 ft north of Prospect av, for W. V. Cogan, 28 3d st, New Brighton, S. I., owner and builder. Total cost, \$19,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 18x27 ft, on the south side of Clinton av, 150 ft west of Lafayette av, for John O. Johnson, 1545 Castleton av, Port Richmond, owner and builder. Cost, \$3,000.

HOTELS.

SOUTH BEACH, S. I.—Anthony Vendrasco, 90 West Houston st, Manhattan, will draw plans for a 3-sty terra cotta hotel and restaurant, 37x44 ft, at the northeast cor of Old Town rd and Sand lane, for Caterina Crocitto, 168 Thompson st, Manhattan, owner. Cost, \$9,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 3-sty brick and limestone apartment house, 40x60 ft, on North Terrace av, for Otto Wuestenhofer, 1009½ Park st, Peekskill, N. Y., owner. Cost, \$20,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 5-sty brick and limestone apartment house, 40x72 ft, in Bettner pl, for Burton Tompkins, 240 Valentine lane, Yonkers, owner and builder. Cost, \$40,000.

YONKERS, N. Y.—William P. Katz, 12 North Broadway, Yonkers, has plans in progress for interior alterations and addition to the apartment house, 45x12 ft, at the cor of Clinton and St. Mary's sts, for Franklin A. Du Nunzio, 23 New Main st, Yonkers, owner. Project includes a 1-sty brick addition. Cost, \$8,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 4-sty brick and limestone apartment house, 62x62 ft, on Livingston av. Cost, \$17,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 5-sty brick and limestone apartment house, 52x49 ft, on Hawthorne av and Valentine lane, for Louis Johnson, 124 Lee av, Yonkers, owner and builder. Cost, \$24,000.

DWELLINGS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 2½-sty frame and shingle dwelling and a 1-sty brick garage, 24x32 ft, at 30 Radford st, for Albert Lockwood, 8 Warburton Building, owner. Total cost, \$7,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 2½-sty frame and shingle dwelling, 26x32 ft, and a 1-sty frame garage, on Wellesley av, for Albert Lockwood, 45 Warburton av, owner. Cost, \$7,000.

YONKERS, N. Y.—Reilly & De Serby, 1465 Broadway, Manhattan, will draw plans for a 2½-sty frame and shingle dwelling, 33x50 ft, at 217-219 Ramsey rd, for the Highland Park Hill South Corp., William H. South, pres., Singer Building, Manhattan, owner. Cost, \$12,000.

STABLES AND GARAGES.

YONKERS, N. Y.—William P. Katz, 12 North Broadway, Yonkers, has plans in progress for a 3-sty brick and reinforced concrete garage, 40x100 ft, in Prospect st, for Joseph Schwartz, 39 Prospect st, owner. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., has com-

pleted plans for a 4-sty brick and limestone flat, 31x52 ft, at 69 and 71 Wallis av, for Giuseppe Tedesco, owner. Cost, \$13,000.

JERSEY CITY, N. J.—John Armstrong, 36 Gautier av, Jersey City, has completed plans for a 3-sty brick flat and store, 23x 69 ft, on the west side of Jackson av, near Armstrong av, for Herman Wurret, 216 Pearsall av, Jersey City, owner. Cost, \$9,000.

PERTH AMBOY, N. J.—Plans have been completed privately for a 3-sty brick and limestone apartment house, 25x90 ft, at the cor of Amboy av and Barclay st, for Joseph Buechler, 346 Barclay st, Perth Amboy, owner and builder. Cost, \$15,000.

MONTCLAIR, N. J.—D. R. Rizzolo, 238 Washington st, Newark, N. J., has about completed plans for a 3-sty brick and limestone tenement and store, 25x48 ft, at 53 Glen Ridge av, for Maria Campanalunga, Montclair, owner. Cost, \$7,500.

PASSAIC, N. J.—Abram Preskel, Hobart Building, Passaic, has plans in progress for two 2-sty brick and terra cotta flats and four stores, 55x63 ft each, at the cor of Vreeland and Franklin avs, for the Pearl Realty Co., Phillip Simon, pres., 120 Lexington av, Passaic, owner and builder. Total cost, \$20,000.

ATLANTIC CITY, N. J.—Clayton E. Shappell and A. Brilliant, 201 Victoria av, Atlantic City, are having plans prepared for a 3-sty brick and limestone apartment house, 44x105 ft, at the northeast cor of Delaware and Pacific avs.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., has plans in progress for a 4-sty brick tenement, 38x81 ft, at 208 9th st, for Frank Guastella, 566 Hudson av, West New York, N. J., owner and builder. Cost, \$22,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 3-sty frame flat, 22x64 ft, at 26 West 15th st, for Barnet Frank and Hyman Feldman, 17 West 15th st, Bayonne, owners. Cost, \$8,000.

GARFIELD, N. J.—Omadye Spindel, 163 Outwater lane, Garfield, owner, has had plans completed privately for two 2½-sty tenements, 22x70 ft, and 22x52 ft, at the southeast cor of Jewel st and Semel av. Total cost, \$11,000.

CHURCHES.

PERTH AMBOY, N. J.—George E. Savage, 807 Witherspoon Bldg., Philadelphia, Pa., and J. N. Pierson & Son, Raritan Bldg., Perth Amboy, associate architects, have been retained to prepare plans for the construction of a church for the First Baptist Church, of Perth Amboy, Rev. William H. Bawden, pastor, 133 Garden st, Perth Amboy, owner. Site not selected, and details will be available later.

PHILLIPSBURG, N. J.—John W. Reilly, Buckley Building, Allentown, Pa., has completed plans for a 1-sty and basement church for St. Peter and St. Paul's Greek Catholic Church, Michael Wilchak, pres., 287 Centre st, Phillipsburg, N. J., owner. Cost, \$22,000.

DWELLINGS.

MIDDLETOWN TOWNSHIP, N. J.—John Russell Pope, 507 5th av, Manhattan, has plans in progress for a 2½-sty brick and limestone dwelling, 120x40 ft, near Red Bank, for Andrew V. Stout, 115 Broadway, Manhattan, owner.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for two 2-sty frame dwellings, 20x48 ft, at 308-310 Chapel av, for Nathan Botwinik, 34 West 16th st, Bayonne, N. J., owner and builder. Cost, \$4,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, N. J., has completed plans for five 2-sty brick dwellings, 20x39 ft, on Columbia av, between Zabriskie and Lincoln sts, for Abraham Boorstein, 436 20th st, West New York, N. J., owner and builder. Cost, \$3,500 each.

JERSEY CITY, N. J.—James Bagnell, 93 West 8th st, Bayonne, N. J., will draw plans for three 2-sty frame dwellings, 19 x38 ft, at 64-68 Terhune av, for Nathan Dishler, 486 Boulevard, Bayonne, N. J., owner and builder. Cost, \$3,000 each.

IRVINGTON, N. J.—August M. Klee-man, 741 Broad st, Newark, N. J., has completed plans for a 1½-sty frame and clapboards dwelling, 22x32 ft, at 131 Hoffman pl, for Mrs. Kate Schaaf, 715 South 11th st, Newark, owner. Cost, \$2,500.

HACKENSACK, N. J.—Anton Vegliante, 42 Passaic st, Garfield, N. J., has plans in progress for a 2-sty brick and hollow tile store and residence, 25x50 ft, at 463 Hudson st, for Anthony Bruno, 469 Hudson st, Hackensack, owner. Cost, \$5,500.

IRVINGTON, N. J.—August M. Klee-mann, 741 Broad st, Newark, has com-

pleted plans for a 2½-sty frame, clapboards and shingle dwelling, 22x50 ft, at 125 Florence av, for Charles Schoepflin, Sanford av, Irvington, owner. Cost, \$5,500.

JERSEY CITY, N. J.—Frank L. Nees, 76 Montgomery st, Jersey City, has plans in progress for alterations and addition to the 2-sty brick dwelling, 16x33 ft, at 21 Jefferson av, for James Kehee, on premises, owner. Cost, \$3,000.

Other Cities.

HOTELS.

RHINEBECK, N. Y.—Harrie T. Lindberg, 2 West 47th st, Manhattan, is preparing plans for the addition to the hotel at West Market and Hill sts for the Rhinebeck Hotel, Wallace W. Foster, proprietor.

UTICA, N. Y.—The Barnet Architectural Co., St. Louis, Mo., has preliminary plans in progress for the addition to the 6-sty brick and reinforced concrete hotel to contain 100 rooms, in Bleecker st, for William Martin, 225 Bleecker st, Utica, owner. Cost, \$80,000.

SCHROON LAKE, N. Y.—Ward G. Shippey, 61 Crandall st, Glen Falls, N. Y., is preparing sketches for a 3-sty frame and clapboards hotel, 100x32 ft, with a rear wing, 40x32 ft. It will contain 30 sleeping rooms, a dining room, dance hall and kitchen; also a garage, service building and two cottages. Owner's name will be announced later. Cost, \$40,000.

SARATOGA SPRINGS, N. Y.—Warren & Clark, 108 East 29th st, Manhattan, will draw plans for a 10-sty brick and stone hotel, 108x166 ft, at the cor of Broadway and Spring st. Owner's name will be announced later.

MUNICIPAL.

GENEVA, N. Y.—J. W. Brennan, City Hall, Geneva, has plans in progress for addition to filtration plant, for the City of Geneva, Board of Public Works, W. S. Wood, supt., City Hall, Geneva, owner. The project will be a 1,500,000-gallon unit addition, and a 1-sty steel and concrete addition, 150x100 ft. Cost, \$40,000.

SARATOGA SPRINGS, N. Y.—Lewis F. Pilcher, State Architect, Albany, N. Y., is preparing sketches for a bath house, to cost \$450,000, for the State Reservation Commission, owner, Albany, N. Y.

SYRACUSE, N. Y.—Merrick & Randall, 705 S. A. & K. Building, Syracuse, architects, and Henry C. Allen, City Hall, Syracuse, City Engineer, are revising plans for the 1-sty frame and stucco gymnasium, 85x176 ft, in the rear of the vocational school in Seneca st, near Tully st, for the City of Syracuse, owner. Cost, \$50,000.

SCHOOLS AND COLLEGES.

SCHUYLERVILLE, N. Y.—Brezee & Mallory, 432 Broadway, Saratoga Springs, N. Y., are preparing preliminary sketches for a 2-sty brick public school for the Board of Education of the Village of Schuylerville.

WALLKILL, N. Y.—George E. Lowe, 261 Fair st, Kingston, is preparing plans for a 3-sty brick and timber high school for the Board of Trustees of Wallkill.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—M. Raymond, 507 West 113th st, has the general contract for the alteration of the residence at 21 East 57th st into a bachelor apartment and store building, for Mrs. Fannie Arnheim, from plans by Irving Margon, 370 East 149th st. Cost, \$35,000.

CENTRAL PARK WEST.—Frederick F. French Co., Courtlandt av and 148th st, has the general contract for the two elevator apartment houses to be built at the southwest cor of Central Park West and 97th st, by the Hudson Investment Co., Courtlandt av and 148th st, owner, from privately prepared plans.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has the general contract for the remodeling of the 5-sty residence at 17 East 9th st, 25x93 ft, into a studio apartment building, for Henry M. Hoyt, Jr., 12 West 8th st, owner, from plans by H. E. Laubinger, 32 South 7th av, Mt. Vernon, architect. Cost, \$10,000.

MANHATTAN.—Isaac Schwartz, 468 Hegeman st, Brooklyn, has the general contract for the alteration to the 6-sty brick tenement with stores, 27x74 ft, at the southeast cor of Chrystie and Houston sts, for M. H. Hart, 280 Broadway, owner, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$22,000.

MANHATTAN.—William D. Drexler, 226 East Broadway, has the general contract for alterations to the 5-sty brick and tenement house, 24x75 ft, at 79 East 113th st, for Max Richter, 627 Broadway, owner, from plans by S. B. Eisendrath, 500 5th av, architect. Cost, \$4,000.

TUPPER LAKE, N. Y.—Muncil & Brown, Paul Smith's, N. Y., have the general contract for the 2-sty brick apartment house, with store, 38x80 ft, at the cor of Main st and Cliff av, for Goldberg & Ginsberg, Park st, owner, from plans by C. W. Burroughs, Tupper Lake, N. Y. Cost, \$14,000.

CHURCHES.

RICHMOND HILL, L. I.—J. W. Clark, 36 West 66th st, Manhattan, has the general contract for interior alterations and

extension to the frame church on Stoothoff av, for the Evangelical Lutheran Church, Rev. Allen L. Benner, pastor, 528 Stoothoff av, Richmond Hill, owner, from plans by H. E. Haugaard, Hillside Bank Building, Richmond Hill, L. I., architect. Cost, \$6,500.

DWELLINGS.

BROOKLYN, N. Y.—The Extensive Building Co., 1170 Broadway, Manhattan, has the general contract for the alteration and extension to the 4-sty residence at 11 Montague Terrace, for the Wallingford Realty Co., 44 Court st, owner, from plans by Slee & Bryson, 154 Montague st. Cost, \$7,000.

GREAT KILLS, S. I.—William F. Behler, 85 Clinton av, Port Richmond, has the

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PROPOSALS

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

NOTICE TO CONTRACTORS: Sealed proposals for construction, heating, plumbing and drainage and electric work for Cottages E, F, G and H at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, 7 Wall St., New York City, until 12 o'clock noon on Wednesday, February 14, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent. (5 per cent.) of the amount of proposal. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50 per cent.) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2492, 2663, 2665 and 2666. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y.; at the office of Secretary, Mr. F. B. Kirkbride, 7 Wall Street, New York City; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: January 18, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 22, 1917.—Sealed proposals will be opened in this office at 3 p. m., March 6, 1917, for the construction of the United States post office at Madison, S. Dak. Drawings and specifications may be obtained from the custodian of the site at Madison, S. Dak., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

FORT H. G. WRIGHT, N. Y.—Sealed proposals for structural and mechanical alterations in Pumping Plant, Fort Michie, N. Y., will be received until 9 a. m., Feb. 20, 1917. Information on application to Constructing Quartermaster.

One and One-Half Gallons

Universal Waterproofing Paste

will waterproof

200 sq. ft., 1" CEMENT FINISH or

1 Cubic Yard Mass Concrete or

1 Cubic Yard Mortar for Brick, Stone,

Terra Cotta Block, or Furring.

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References: Tel. Chelsea 5370

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Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

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

general contract for the 1½-sty frame dwelling, 34x32 ft., at Hillcrest and Wyman avs, for Violet Snow, 145 Audubon av, Manhattan, from plans by Frank Wall, Carey av, West Brighton, S. I. Cost, \$3,000.

MAPLEWOOD, N. J.—Archibald Shiels, 347 Valley st, Orange, N. J., has the general contract for the alteration to the frame dwelling at High Ridgewood Terrace, for Charles Bellinger, on premises, owner, from plans by Lucius C. Main, 1 Mountain av, Maplewood. Cost, \$3,500.

LARCHMONT, N. Y.—The Larchmont Garden & Building Co., Mamaroneck, N. Y., has the general contract for the 2½-sty frame and stucco dwelling at Larchmont Gardens, for Miss M. Connelly, Larchmont, owner, from plans by Giles Green; 145 Vermilyea av, Manhattan, architect. Cost, \$7,000.

WEST NEW BRIGHTON, S. I.—Joseph Ohstel, 191 Nicholas av, Port Richmond, has the general contract for the 2½-sty frame dwelling, 24x32 ft., on the west side of Manor rd, north of Egbert av, for Helen Housman, owner, from plans by W. H. Hoffman, 166 Columbia st, West New Brighton. Cost, \$5,000.

ISLIP, L. I.—Thomas Farley, 51 East 135th st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling for Julius Oppenheimer, on premises, owner, from plans by Robert D. Kohn, 56 West 45th st, Manhattan, architect. Project will consist of new porch and new brick terrace. Cost, \$2,500.

SUFFERN, N. Y.—Harley Wanamaker, Washington av, Suffern, has the general contract for the alteration to the 2½-sty frame residence, of Albert H. Schroeder, from plans by Armstrong & De Gelke, 122 East 25th st, Manhattan. Cost, \$12,000.

ARVERNE, L. I.—Molle & Mejo, 490 Boulevard, Hammels, L. I., have the general contract for the four 2-sty frame and shingle dwellings, 16x48 ft., at the southeast cor of Ocean and Meredith avs, for Max Gold, 35 Nassau st, Manhattan, owner, from plans by J. M. Folsom, 1133 Broadway, Manhattan. Cost, \$16,000.

GARFIELD, N. J.—Frank Garetson, River Road, Garfield, has the general contract for the 2-sty brick dwelling, 28x32 ft., at Midland av and Clark st, for Rocco Ricciardi, Monroe st, Garfield, owner, from plans by Frank Pirrone, 104 Midland av. Cost, \$4,000.

GLEN HEAD, L. I.—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for the alteration and addition to the 2½-sty frame colonial residence and garage for A. Perry Osborne, 14 Wall st, Manhattan, owner, from plans by Warren & Clark, 108 East 29th st, Manhattan. Cost, \$35,000.

BREWSTER, N. Y.—The Miller Reed Co., 103 Park av, Manhattan, has the general contract for the alterations to the 2-sty frame residence of Miss Elizabeth Douglas, from plans by Satterley & Boyd, 3 West 29th st, Manhattan. Cost, \$20,000.

GLEN COVE, L. I.—Hinchilin-Hazzard Co., 437 5th av, Manhattan, has the general contract for alterations and additions to the 2½-sty wood dwelling for W. D. N. Perrine, on premises, owner, from plans by Henry Otis Chapman, 334 5th av, Manhattan, architect.

FACTORIES AND WAREHOUSES.

ELM PARK, S. I.—John W. Ferguson Co., United Bank Building, Paterson, N. J., has the general contract for the two 2-sty brick factory buildings, 129x56 ft., at Bay and Granite avs, for the Lincrusta Works, "Pallas," Inc., Elm Park, owner, from privately prepared plans. Cost, \$17,500.

DOVER, N. J.—L. Davenport & Son, 43 West Fairview av, Dover, have the general contract for the 1-sty boiler shop, 75 x 80 ft., opposite the D. L. & W. R. R. station, for the Dover Boiler Works, 90 East Dickerson st, owner, from privately prepared plans. Cost, \$5,000.

NEWARK, N. J.—The American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for the 3-sty reinforced concrete cold storage building, 25x 85 ft., with a 1-sty extension, 15x25 ft., in the south side of Cherry st, 178 ft west of River st, for Droste & Snyder, 82 Mulberry st, owner, from plans by T. E. Snook, 261 Broadway, Manhattan.

STAMFORD, CONN.—The Austin Co., 412 Newfield Bldg., Bridgeport, has the general contract for the addition to the 2-sty brick factory on Fairfield av, for the Stamford Rolling Mills Co., from privately prepared plans. Cost, \$25,000.

HARRISON, N. J.—Fred Kilgus, 13 South 6th st, Newark, has the general

contract for the 1-sty brick foundry, 50 x 100 ft., and 35 ft high, at the southeast cor of 6th and Bergen sts, for A. Allan & Son, 486 Greenwich st, Manhattan, owner, from plans by Frederick A. Phelps, Union Bldg., Newark, architect and engineer. Cost, \$15,500.

NEWARK, N. J.—Edward J. Mutch, 350 Joralemon st, Belleville, N. J., has the general contract for three factory bldgs, on Riverside av, through to Newark and Paterson Br. Erie R. R. for Upson-Walton Co., of New York, Inc., 291 Broadway, Manhattan, owner, from privately prepared plans. Consists of a brick rope department bldg, 2 stys, 140x52 ft; galvanizing house cement blocks, 1-sty, 36x70, and a 1-sty storehouse, 106x25 ft. Cost, \$50,000.

HALLS AND CLUBS.

YONKERS, N. Y.—The Sobray Contracting Co., 17 West 42d st, has the general contract for the front and rear additions to the 2-sty brick clubhouse at 360 Nepperhan av, for the Polish National Home, from plans by William Heapy, 288 Hawthorne av, Yonkers. Cost, \$35,000.

HOSPITALS AND ASYLUMS.

ORADELL, N. J.—eGorge Collins, Berry st, Hackensack, N. J., has the general contract for an addition to the 2½-sty hollow tile and stucco isolation hospital, for the Board of Chosen Freeholders of Bergen County, J. Blauvelt Hopper, Court House, Hackensack, owner, from privately prepared plans. Cost, \$3,500.

MUNICIPAL.

LODI, N. J.—M. Imporata, Home pl, Lodi, N. J., has the general contract for a 2-sty brick and steel fire house, 27x50 ft., on Westervelt pl, for the Borough of Lodi, James A. McMahon, clerk, Municipal Building, Lodi, owner, from plans by A. L. Vegliante, 42 Passaic st, Garfield, N. J., architect. The second floor will contain meeting room and stage. Cost, \$8,000.

STABLES AND GARAGES.

MANHATTAN.—I. Freedman & Levine, 1170 Broadway, have the general contract for the alteration to the 4-sty stable, 50x 95 ft., at 238-240 West 54th st, into a garage, for Emil Selig, on premises, owner, from plans by Horenburger & Bardes, 122 Bowery. Cost, \$40,000.

MANHATTAN.—William Levine & Co., 514 East 121st st, have the general contract for the alteration from a stable into a 4-sty brick and steel garage, 50x95 ft., at 238-240 West 54th st, for Emil Selig, on premises, owner, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$40,000.

NEW ROCHELLE, N. Y.—Peter Cameron, 339 North av, New Rochelle, has the general contract for a 1-sty brick garage, 70x100 ft., on North av, for N. E. Bates, Beechmont st, New Rochelle, owner, from plans by Patterson & Dula, 527 5th av, architects. Cost, \$15,000.

NEWARK, N. J.—MacThee Bros., 134 Lehigh av, Newark, have the general contract for the 1-sty brick and limestone public garage at 407-409 Elizabeth av, for Michael J. Dwyer, on premises, owner, from privately prepared plans. Cost, \$16,000.

YONKERS, N. Y.—The Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for the 2-sty brick garage, 24x25 ft., at Lawrence Park, for Arthur H. Johnson, 14 Wall st, Manhattan, owner, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan. Cost, \$5,000.

PORT RICHMOND, S. I.—E. K. Witford, 1457 Castleton av, Port Richmond, has the general contract for the 1-sty garage, 71 x 48 ft., in the north side of Richmond Terrace, 50 ft south of Worth st, for Timothy Corkey, Port Richmond, owner, from privately prepared plans. Cost, \$5,000.

MT. VERNON, N. Y.—Sabastian Durr, 316 Locust st, Mt. Vernon, has the general contract for the 1-sty brick garage, 34x 65 ft., in Broad st, for Carl Hoffmann, 32 North Bond st, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Building, Mt. Vernon, architect. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Libman, 130 West 46th st, has the general contract for the alteration to the 13-sty brick office building at 20 Vesey st, for the Garrison Realty Co., on premises, owner, from privately prepared plans. Cost, \$15,000.

MANHATTAN.—William C. Monks, 503 5th av, has the general contract for the alteration to the store at the southwest cor of 5th av and 46th st, for Jac. Rosenbaum, 1404 Broadway, lessee, from plans by Rouse & Goldstone, 40 West 32d st. Cost, \$3,000.

BROOKLYN, N. Y.—William P. McGarry, 306 Freeman st, Brooklyn, has the general contract for extension to the 2-

sty brick feed store, 30x100 ft, in the west side of Oakland st, 50 ft south of Dupont st, for P. F. Craddock, on premises, owner, from plans by Louis Schwartz, 4-5 Court sq, Brooklyn. Cost, \$10,000.

MISCELLANEOUS.

MANHATTAN.—George A. Fuller Co., 949 Broadway, has the general contract for the interior alterations to the railroad station on 7th av, from 31st to 33d sts, for the Pennsylvania R. R. Co., 7th av and 32d st, owner, from plans by Gibbs & Hill, 7th av and 32d st, architects and engineers. Cost, \$10,000.

QUEENS AND BROOKLYN.—R. M. Brown & C. M. Simpson, 170 Broadway, Manhattan, has the general contract for improvements to the salt marsh lands and meadows, including the islands in Jamaica Bay, for the City of New York, Dept. of Health, from privately prepared plans. Cost, \$27,900.

GARFIELD, N. J.—Salvator Guardalibeni, Lodi, N. J., has the general contract for grading about 900 ft of the curb and guttering in Dewitt st, for the Borough of Garfield, Frank Romanaglia, clerk, Municipal Building, Garfield, owner, and Anton L. Petterson, P. O. Building, Passaic, engineer.

NORTH HEMPSTEAD, L. I.—W. G. Fritz Co., Essex Bldg., Newark, has the general contract, and W. E. Sexton Co., Mineola, L. I., is the engineer for a water works system at Alberton Water District, for the Board of Water Commissioners of Alberton Water District of the Town of North Hempstead, Edward J. Martin, chairman, North Hempstead, L. I., owner. Consists about 6 miles of 6 and 8-inch cast iron pipe; also of the construction of a system of water works for the Alberton Water District. Cost, \$30,360.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in Washington, D. C., May 8-10, 1917.

NATIONAL COMPLETE BUILDING SHOW will be held in the Grand Central Palace, New York City, March 5-11, 1917.

HARDWOOD MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Sinton Hotel, Cincinnati, Ohio, January 30-31, 1917.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar E. Teale, secretary, 35 Broadway.

NATIONAL BRICK MAKERS' ASSOCIATION will hold its next convention at the Hotel McAlpin, Broadway and 34th st, New York City, from March 4-11, 1917.

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

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Philadelphia, May 9-10. Headquarters, Bellevue-Stratford Hotel.

CHICAGO CEMENT SHOW will be held in the Coliseum, Chicago, from Wednesday, February 7, to Thursday, February 15, 1917, inclusive.

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

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES of the United States of America will hold its sixth annual convention in Atlanta, Ga., Feb. 13-15.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 29 West 39th st, secretary.

RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK will hold its annual meeting at the Onondaga Hotel, Syracuse, N. Y., January 24-25, 1917.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and the New York State Retail Hardware Association will hold their joint annual convention and exhibition in New York City February 6-9, inclusive. The headquarters will be in the Hotel Astor and the exhibition in the auditorium of Madison Square Garden. W. P. Lewis, Huntingdon, Pa., is secretary-treasurer of Pennsylvania and Atlantic Seaboard Hardware Association, and John B. Foley, Kirk Building, Syracuse, N. Y., secretary of New York State Retail Hardware Association.

DEPARTMENTAL RULINGS.

Municipal Building.

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

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

- *A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DG.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, StP.....Standpipes, SA.....Structural Alterations, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D & R.....Discontinuances or Removals, FilSy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RO.....Reduce Quantities, StSys.....Storage System.

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

Week Ending Jan. 20.

MANHATTAN ORDERS SERVED.

- Ann st, 21-3—Max Garfinkel.....Rec-FP, Ann st, 21-3—Wm C Chapman.....GE-Rec, Ann st, 25-7—Geo O Street & Son, 2 Maiden lane.....GE, Ann st, 25-7—Kinstler Engraving Co.....GE-Rec, Ann st, 50—Samuel Schoen & Son.....DC-D&R-GE, Ann st, 50—Kaufman Co.....FP, Bowery, 110—Bernard Flynn et al, 20 Bowery.....FE(R), Broadway, 100-6—American Surety Co, 100 Bway.....D&R, Broadway, 392—Charles Baum.....FP-Rec, Broadway, 561-3—Singer Mfg Co, 149 Bway.....Stp(R), Canal st, 202-4—Boderman & Goldberg.....O, Canal st, 202-4—Max Kasnowitz & Son.....O, Canal st, 202-4—Poulo Bros.....O, Duane st, 25—James M Shaw & Co, Rec-FP(R)-D&R, Duane st, 25—Edmund D Fisher, Ex(R)-St(R)-FP-FE-St-WSS(R)-D&R-Spr, 15 st, 230 E—Dr Peter Ruccione, ExS-FA-GE, 49 st, 19 E—John W Brett.....GE, Great Jones st, 39—Wm H Talmadge, 220 Bway.....A-FD, Hudson st, 498—Fredk Meyer Est, c Mrs H Colding, 251 W 92.....FE, Lenox av, 492-6—Julius Hessen.....Rub, Lenox av, 492-6—John Cavellas.....Rub, Madison av, 1537—Martin L Strauss, 322 W 20, FP-DC-GE-Ex(R), Madison av, 1-9—Metropolitan Life Ins Co, D&R-FP, Madison av, 1537—Madison Skirt Co.FA-FP-Rec, Madison av, 1537—Aaron Bernstein.....FA, Park av, 118-32—Subway Realty Co, c Theo P Shonts, pres, 165 Bway.....D&R-FP, Rivington st, 319—Rabbi S Kluger School.....A, Suffolk st, 30—Morris Silberman.DC-FP-GE-Rec, 3 av, 2322—Est Ray H Winsten c A, 542 5 av, GE-Rub-FD-A-FE(R)-WSS(R)-ExS, Washington st, 617-31—Chas F Hoffman Est, 258 Bway.....Stp(R)-A-FD, 3 st, 55-7 W—Livingston Holding Co, c H Goldstein, 37 Liberty.....Ex(R), 17 st, 11 W—Davis Dress Co.....El-FA-Rec, 17 st, 11 W—A Scherer & Co.....GE, 17 st, 11 W—M L Geffen & Co.....GE-El-Rec, 17 st, 11 W—W & K Dress Co.....GE-El-FA, 17 st, 11 W—Possess & Stamler.....GE, 17 st, 11 W—Central Shirt House.....El-GE-Rec, 17 st, 11 W—Criterion Waist Co.....El-Rec, 17 st, 11 W—A Isreal Co.....FA, 17 st, 11 W—Roffer & Hertz.....GE-Rec, 17 st, 11 W—Cohen & Fichtelberg.....GE-Rec, 17 st, 11 W—Shaff & Kassel.....GE-El-FA-Rec, 17 st, 11 W—Alper Bros.....GE-Rec, 18 st, 154-8 W—Albodon Co.....El-RQ-Rec, 23 st, 161 W—Wm Singer.....GE-FP-El, 31 st, 9 W—Alfred Nelson, Skillman, N J, WSS(R)-A-FD, 32 st, 110-4 W—Jane E Duffy.....A(R), 45 st, 245 W—Est Henry Astor, 21 W 26.....DC, 113 st, 614 W—Alpha Delta Phi Fraternity, 250 W 54.....DC, Barclay st, 25—Trinity Church Corp, 187 Fulton.....Stp(R), Bleeker st, 183—John Bagnasco.....DC, Broad st, 40—Peter Manetti.....FA, Broadway, 532-4—Bentley-Franklin Co.....El-O, Broadway, 536—Bliou Waist Co.....Rec, Broadway, 736—J K Est Rlty Corp, 170 Bway, Rub-Ex(R)-St, Broadway, 1483-5—Childs Co.....FP

- Broadway & 77 st—Cooperate Hotel Co, Stp(R)-RefSys(R)-FP-FD-CF, Broadway, 1700—Est J J Emery, c Girard Trust Co, Chestnut & Broad sts, Phila, Pa, WSS(R), Canal st, 385—Denis Arnould, RefSys(R)-D&R-FP-FD, Centre & Chambers sts—H E Todd, RefSys(R)-FP-D&R, Duane st, 52-8—W B Pitkin.....El-Rec-FA, 4 st, 216 E—A Seitman & J Mintz, D&R-NoS-FA-FP, 5 st, 536 E—F Miller.....RQ, 23 st, 56 E—Horn & Hardart Co, 600 W 50, RefSys(R)-FP-FD-CF, 30 st & East River—Scranton & Wyoming Coal Co.....FP-D&R-FA, 34 st, 317 E—J R Thompson Co, RefSys(R)-FD, 39 st, 9 E—Hotel Touraine, RefSys(R)-FP-CF-FD, 41 st, 40 E—40 E 41st St Co, RefSys(R)-FP-D&R-CF-FD, 42 st, 56-8 E—Athens Hotel Co, RefSys(R)-FP-FD-CF, 45 st, 132 E—Central Club for Nurses, RefSys(R)-FD-FP, 60 st, 1 E—Metropolitan Club, RefSys(R)-FP-FD-CF, 67 st & 5 av—George Gould, RefSys(R)-CF-FD, 85 st, 226 E—J Breckel.....D&R-FA-Rec-NoS-FP, 8 av, 573—R & A Steinthal, RefSys(R)-FD-CF-FP, 11 av, 215—Adams Express Co, 53 Bway, FA-Rub-Rec, Exchange pl, 43—W R Hooper, RefSys(R)-FP-FD-CF, 5 av, 562—Chas Thorley, RefSys(R)-FP-FD-CF, Front st, 57-9—Wolf, Sayer & Heller, RefSys(R)-FP-FD-CF, Hague st, 4-6—Joseph Ragone.....NoS-GE-FA, Hague st, 4-6—Guisepp Simonette, FA-GE-NoS, Hague st, 4-6—Michael J Mahony, 37 City Hall pl.....WSS(R)-FP, Jacobs st, 2 1/2—Geo F Hills Co.....RQ-FP-O-Spr, Lexington av, 480—Mer & Mfrs Exc of N Y, RefSys(R)-D&R-FD-FP, Lexington av, 1712—M Sesholtz, CF-Rec(R)-D&R-Rub-Stp(R), Liberty st, 136—Solarine Co.....FP-WSS(R), Maiden la, 1—Jno Schumacher.....CF-FA, Market slip, 85—Wm Honig, CF-FP-O-RQ-FA-NoS, New st, 9-11—Fred Eberlin Co, Stp(R)-RefSys(R)-FD-CF, 9 av, 583—Wm J Daniel, RefSys(R)-FP-FD-CF, Park Row, 63—Press Pub Co.....RefSys(R), Pearl st, 541-7—W C Horn Bros Co.....D&R, 2 av, 563—World Beef Co, RefSys(R)-FP-D&R-FD, 2 av, 721—Schmidt & Willie, RefSys(R)-FP-FD-CF, 2 av, 118—David Schiff.....RefSys(R)-CF, 3 av, 608—Willet & Co.....D&R, Washington st, 519—P M Ohmeis & Co, RefSys(R)-FP-FD-CF, 3 st, 106 W—L Malanta, FP-Stp(R)-FA-Rec-D&R-CF, 14 st, 408 W—Chas Wissman Co, RefSys(R)-D&R-FP-FD, 23 st, 222 W—Hotel Chelsea, RefSys(R)-CF-FD, 28 st, 44-50 W—Albert Herskovitz, RefSys(R)-CF-FD, 28 st, 44-50 W—Albert Herskovitz, RefSys(R)-CF-FD, 30 st, 115 W—J Steiner & Sons, RefSys(R)-FD-CF-FP, 31 st, 4-10 W—Stockman Hotel Co, RefSys(R)-D&R-FD-CF, 34 st, 611 W—Cudaby Packing Co, RefSys(R)-FP-FD, 36 st & 7 av—York Hotel.....RefSys(R)-FP-FD, 38 st, 28-30 W—Julius Klugman, RefSys(R)-FP-FD, 39 st, 535 W—M & P Scanlon.....FP-Rec-FA-NoS, 42 st, 111 W—Drakes Restaurant, RefSys(R)-FP-FD-CF, 42 st, 125 W—C C Shayne & Co, RefSys(R)-FP-FD, 43 st, 147-51 W—J J Lussier, RefSys(R)-FP-FD-CF, 44 st, 12 W—Albert R Keen Co, RefSys(R)-FP-D&R-FD-CF, 44 st, 37 W—N Y Yacht Club, 677 5 av, RefSys(R)-D&R-FD-CF, 45 st, 40 W—P L Pinkerton, RefSys(R)-FP-FD-CF, 45 st, 509-11 W—General Plater's Supply Co., Rec-FP-FA-NoS-Rub, 48 st, 209 W—Gotham Silver Co.....Rec, 49 st, 616 W—Pabst Brewing Co.....FA-NoS, 49 st, 304-6 W—Princess Garage, CF-FA-Rub-D&R-FP, 54 st, 126 W—John T Pratt.....FP-CF-NoS, 69 st, 213 W—W B Thorn.....CF, 70 st, 344 W—Chas Thorley.....FP-CF-FE, 81 st, 57 W—Hotel Colonial, RefSys(R)-D&R-FD-CF, 83 st, 160 W—N Y Pneumatic Service Co, RefSys(R)-FP-FD-CF-FA(R), Willett st, 50—Hirsch & Schwartz, RQ-FP-WSS(R)-FA-NoS, Bronx Blvd & 236 st—John Schrader, D&R-FA-NoS, 134 st, 889 E—Bronx Motor Car Co, 550 Bergen av.....FA-Rec-NoS-CF-FP, 145 st, 358-62 E—Frank S York.....FA, 146 st, 217 E—Rafel Mondoro.....FP-FA, 149 st, 441 E—Annucio Santini.....FA-Rec-NoS, Ferris pl & Westchester av—T B Watson, FP-NoS-FA-CF, Morris av, 1006—Levine's Garage Corp, CF-Rec-El-D&R, Prospect av, 773-5—Karl Eidelberg.....StSys(R), Cruger av, 1804-6—Joe Aobilletti, FA-El-Rec-GE, Cruger av, 1804-6—Joseph Gamahe, Ex(R)-ExS, Brvant & Vyse av & 172 st—C B J Snyder, 500 Park av.....Ex, Fulton av, 1175—Bronx Bldg Co.....Rub-FP, Home st, 1005-7—Frank Kahrs.....DC, RICHMOND ORDERS SERVED, Richmond ter, 2086 (Pt Rich)—Cora Butler, DC, Richmond ter, 1921—Herman Barron.....DC, Mt Loretto (Prince Bay)—Rev M J Fitzpatrick.....RefSys(R)-D&R-FD-FP, New Dorp—Seaside Hospital, RefSys(R)-FD-CF-FP

Classified Buyers' Guide

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

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

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A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

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BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Carpenters, Contracting.

COOK & SON, F. A., 127 West 40th Street, New York.

Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2870.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552.
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Compo-Board.

WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

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

Contractors' Bonds.

RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Doors and Sashes.

EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.
SHUR-LOC ELEVATOR SAFETY CO., 706 Pulitzer Bldg. Tel. Beekman 2254.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

Excavators.

NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.

Fireproofing, Hollow Tile.

THE ANNESS & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Ch:ls 891.

Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

Glass.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., 103 Park Ave. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Incinerators.

NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Woodwork.

EMPIRE CITY-GERARD CO., Greenpoint avenue & Provost St., Bklyn. Tel. Greenpoint 818.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.