

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## CAN THE ULTIMATE CONSUMER HOPE TO BENEFIT BY THE PRESENT COAL AGITATION?

By ISAAC HYMAN, Chairman, Sub-Committee, Real Estate Owners' Associations

THE bituminous or soft coal situation is changing from day to day. The anthracite or hard coal is maintaining its high mark with no sign of coming down.

During the past six weeks three or four bills have been introduced in Congress relative to the coal situation, all tending more or less to give the Government some controlling power. Four hundred coal operators are watching the outcome of the Government's activity. The Senate Commerce Committee has examined a large number of operators from various States. Senators Newlands and Pomerene have the situation well in hand and have already elicited the fact that there is no scarcity of coal.

One of the leading coal operators, asked by Senator Pomerene the cause for the scarcity of coal, acknowledged that there is no scarcity of coal. The trouble, he claimed, is with transportation facilities; that the number of cars available was uncertain and this in turn made the labor uncertain and consequently disorganized his mine. Out of an order for 250 cars, he received only eight. It was therefore impractical to mine more than could be shipped. And this same condition he believed existed throughout the coal regions. When asked if he knew the reason why he did not get the full quota of cars, he answered, he did not. Asked if he made any demand for the additional cars or made any complaint to the Interstate Commerce Commission, he again said no.

Asked why, and he answered he didn't want to stir up trouble for himself. That he knew that the Interstate Commerce Commission had enough to do and he didn't want to annoy them any more than he had to, and besides, he took it for granted, without ascertaining to the contrary, that the Commission would simply accept his complaint, but would not afford him any relief. Asked if he knew that an act had recently been passed giving the Interstate Commerce Commission full power to act in just such an emergency, and that if he had reported the facts, he would have obtained all the cars he wanted, he answered that he made no effort to ascertain the powers of the Commission, nor to report the facts. Still coal operators are trying to convince the Government that they are honestly and earnestly trying to relieve the coal situation.

Under further pressure, this same operator reluctantly acknowledged that there has been an increase of 75 to 100 per cent. in the price of coal to the consumer, and when asked how this increase was justified answered: "Coal operators are just as human as anybody else, and they have taken advantage of conditions and of the people." And this is the spirit with which the Government and the people have to cope and overcome.

Testimony on behalf of the consumer showed that no hysteria or unusual demand existed, that they were not overloading their bins and storing coal to last through the winter; that the demand was not abnormal and that no more coal was being ordered this summer than during any previous summer; that little coal was being received by

the consumer; that the dealers were endeavoring to create the hysteria by notifying the consumer of the scarcity of coal, and of the continuation of this scarcity. This, so that the high prices can be maintained and gradually increased. That as a matter of fact no coal or very little can be obtained at the present time in the City of New York.

So thorough was Senator Pomerene in his investigations and so much damaging testimony was brought out, that the coal operators, anticipating the adoption of drastic adverse legislation, called a conference and submitted to the Secretary of War an offer to reduce the price of coal to \$3 a ton at the mine to the consumer, and \$2.50 a ton to the Government. While this is a considerable reduction from the present prevailing prices, it is still about 100 per cent. increase over previous years, and while the operators claim it would mean a saving of \$180,000,000 to the consumer, it would still yield the operator an abnormal profit.

### Soft Coal Agreement.

A price agreement for soft coal was then arranged between operators and Secretary Baker as president of the Council of National Defense, Secretary Lane, Governor Fort of the Federal Trade Commission, and the coal subcommittee of the council, which Secretary Baker subsequently repudiated in a letter to Director Gifford of the Council of National Defense. In this letter, he stated that he would make no contract nor advise that any be made until the Federal Trade Commission completes its investigation and announces a fair price. "As you are aware," he writes, "the Federal Trade Commission has been directed by the President to ascertain for his information the costs involved in coal production. I am to some extent familiar with the progress made by the Commission. The information I have from that and other sources, I think justifies me in believing that the price of \$3, suggested or agreed on as a maximum, is an exorbitant, unjust and oppressive price."

### Position of Government.

As a result of the dispute between Secretaries Baker of the War Department and Lane of the Department of the Interior, President Wilson has stepped into the breach and has decided that the public, as well as the Government, shall obtain necessary commodities, such as coal, etc., at a reasonable rate, not based upon wartime prices. To bring this about it may be necessary to pass special legislation and also reorganize the Council of National Defense.

Regardless of the adoption of the price agreement by the operators, some of the operators still continue to charge high prices, and it is doubtful if all of the members would abide by the acts of the majority.

There is now pending in Congress a measure authorizing the Federal Trade Commission, upon direction of the President, to fix prices of coal and other life's necessities introduced by Senator Borah, of Idaho, as an amendment to the food control bill, and a joint Senate Resolution, introduced by Senator Pomerene, providing among other things as follows:

"That the President of the United States shall be authorized and empowered whenever and wherever, in his judgment, it shall be necessary to fix the prices of coal, whether sold at the mine or elsewhere, and whether sold by the coal-mine operator or dealer in coal, and to regulate the methods of sale, routes of transportation, and the distribution, apportionment, or storage of such coal among merchants, domestic consumers, industrial consumers, common carriers, and others, and of export; and said authority and power may be exercised by him in each case directly or through the agency of the Federal Trade Commission or such other agency as seems to him fitting for the period of the war and one year thereafter, or for such part or said time as in his judgment may be necessary."

The resolution is broad and in conjunction with the power already vested in the Interstate Commerce Commission would insure the distribution of coal to the consumer at a fair and reasonable price. The situation has grown intense and public sentiment demands action.

While Secretary Lane in an address to the operators paid a high tribute to the motives which had prompted the action to voluntarily reduce the price of coal, and poured encomiums upon their heads and called them patriots and high-minded, etc., and while the apparent generosity and patriotism is to be lauded, nevertheless there is so very little altruism among these hard-headed, practical men, it is not at all strange that the average person doubts their sincerity and looks upon their offers and abject submission with some suspicion. It is indeed difficult to conceive a "coal baron" deliberately making any sacrifices, and it strikes one that these offers are made as a preservative and defensive measure rather than free from any ulterior motive.

While all these offers refer to soft coal, but little is being done with regard to hard coal, although the consumer is warned by the dealer that the prices will not be reduced, but on the contrary will continue to increase and that there will be a dearth of coal this winter. And this without any justification whatsoever.

The evidence already adduced shows conclusively that the situation is entirely in the hands of the coal operators and they are jockeying and sparring for time. President Wilson, Secretary of War Newton D. Baker, Secretary of the Navy Daniels, and Senator Pomerene fully comprehend their motives and are not yielding to the blare and trumpet of the philanthropic coal operators. It is to be hoped that before Congress adjourns, either the Pomerene resolution or some other legislation will be passed that will protect the consumer and the poor people who are compelled to buy coal by the pail or sack, from the coal vultures. Such legislation cannot be viewed in an improper light by those operators and dealers who are sincere and honest in their intentions. It cannot affect them.

There has been plenty of talk, agitation and information. Let there now be action. Adopt special legislation and secure relief.



## LEGAL NOTES AFFECTING REALTY

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

### Purchaser in Possession.

**I**N an action against a purchaser in possession for strict foreclosure of a contract for the sale of land by the vendor before the time when he is required to pass title, the Oregon Supreme Court holds, *Ward v. James*, 164 Pac. 370, that the purchaser cannot defend on the ground that the title is defective, since the vendor may acquire title before the specified time. A purchaser in possession is estopped for denying the title of the vendor. Vendor and vendee in the relation of landlord and tenant. There can be no rescission and recovery of the purchase price by the purchaser where the vendor is able and willing to perform within the time limited by the contract of sale. If the vendor fail to furnish good title at the time fixed for performance, the purchaser may maintain an action to recover the price paid.

### Division of Commission.

In an action by one broker against another for a share of the commission on the sale of a tract of land it appeared that both brokers attempted to sell a certain farm, in which case the plaintiff was admittedly entitled to a share of the commission. Afterwards, however, at the defendant's suggestion, he agreed to switch the customers onto another farm where a better commission was obtainable. It was held by the Iowa Supreme Court, *Walker v. Laubscher*, 162 N. W. 780, that the plaintiff was as much entitled to a share of the commission on the sale of that farm as if he had personally conducted the negotiation. The fact that the owner of the farm and the purchasers did not know of the plaintiff's connection with the deal was entirely immaterial.

### Damages for Misrepresentation.

In an action for damages for alleged fraud and misrepresentation in the exchange of properties, the Iowa Supreme Court holds, *Billick v. Davidson*, 162 N. W. 603, that in estimating the amount to be returned for a deficiency in acreage, it would be the duty of the jury to ascertain the amount actually paid by the plaintiff on the basis of the acreage he expected to receive and deduct from that the shortage, figured on the basis of the amount actually paid for the estimated tract. This would be one element of damage for which the plaintiff would be entitled to recover, provided the plaintiff established the fraud charge; there being no charge of breach of contract. If the amount actually conveyed was not as represented, and a basis was laid for recovery at all, the plaintiff would be entitled to recover an additional sum representing the difference between the actual value of the number of acres actually conveyed and what that number of acres would be actually worth had it been as represented. As sustaining this view the court cited, among other cases, *Paine v. Upton*, 87 N. Y. 327.

### Realty Partnership Interests.

The New Jersey Court of Chancery holds, *Flint v. Flint*, 100 Atl. 754, that improvements made by a partnership, with partnership funds upon the lands of one partner and used for partnership purposes are personal assets of the partnership and not real assets entitling heirs of a deceased partner to partition; the partnership right being against, and not in, the property.

### Assumption of Mortgages.

The owner of realty conveyed it subject to three mortgages which the vendee assumed. The first mortgage was foreclosed and the vendor paid the other two mortgages, which were held by his sisters. The Pennsylvania Supreme Court, *White v. Dempster*, 100 Atl. 751, holds that in the absence of fraud the vendor could recover the amount of the mortgages from his vendee.

### Right to Commissions.

The mere introduction to the owner by a broker of one who thereafter purchases the premises does not entitle the broker to a commission for the sale of the premises where the purchaser has already seen and is fully advised as to the property and has already determined to purchase it. *Pitts v. Pitts*, Oklahoma Supreme Court, 164 Pac. 105.

### Broker's Commissions.

A broker procured a purchaser on the terms stipulated, and the sale was agreed upon, but the principal informed the broker he could not pay the commission. The broker consented to accept his commission when the title passed, and signed a paper reciting that, upon other considerations, the broker agreed to accept commission when the deed was delivered, but waived all claim for commis-

sion if the title did not pass. The New York Appellate Division holds, *Salmon v. Mayer*, 164 N. Y. Supp. 766, that the broker had earned his commission, and mere recital of a consideration in the alleged agreement did not make his right dependent upon performance of the conditions therein stated.

### Deficiency and Personal Liability.

The F. Company executed a bond and mortgage on its property to plaintiff, both being guaranteed by F. Later representatives of F. and the F. Company sold said property to defendants, who assumed obligations of F. and the F. Company, including the mortgage. Prior to this agreement plaintiff, who knew nothing about the sale, foreclosed the mortgage and obtained a deficiency judgment, the amount of which he now seeks to recover from defendants, who were not parties to foreclosure, but knew of its pendency, and that it was the intention of F. and the F. Company to hold them liable for deficiency. The New York Appellate Division holds, *Doscher v. Obermeyer*, 163 N. Y. Supp. 997, that the plaintiff could recover.

## THE PAINE LUMBER CASE DECISION

### Litigation Extending Over More Than Two Years Finally Dismissed by Divided Court

**W**HILE the United States Supreme Court rendered the long-delayed decision in the case of the Paine Lumber Company and others, and while the case was dismissed by a divided court, the difficulty of the questions involved is shown by the fact that the court, after holding the case more than two years and ordering a reargument on its own motion, is now divided on a number of points.

Walter Gordon Merritt, of Austin, Mc-Lanahan & Merritt, attorneys representing the complainants, made the following statement:

"The case was instituted in April, 1911, by eight open shop manufacturers of doors, sash, wood trim etc., who were shut out of the New York market by a combination in restraint of trade. The defendants were (1) representatives of the Carpenters' Union, an organization of 200,000 members; (2) Local Union manufacturers of wood trim who unionized on condition that the carpenters would call strikes against the material of open shop competitors; (3) and about 100 builders who had entered into agreements not to use open shop woodwork. The proofs showed that the Carpenters' Union forbade its members to handle open shop woodwork and that in view of the power of the Building Trades Unions requiring the employment of union men exclusively in all trades, it was practically impossible to erect a building with open shop woodwork in New York City. By repeated strikes, contractors and dealers were forced into written agreements not to use the open shop products and prescribing a large forfeiture for so doing. The result was a general abandonment of this open shop material in the New York building trades and the substantial exclusion of the plaintiffs from the New York market.

"At the outset a preliminary injunction was granted, and on final hearing the District Court, which was later sustained by the Circuit Court of Appeals, held that the combination violated the Sherman Anti-Trust law and the State Anti-Trust laws, but that a private party was not entitled to an injunction against such acts, his remedy being limited to an action at law for treble damages while the right to the injunctive remedy was confined to the Attorney General by the wording of the Act.

"After the Circuit Court of Appeals affirmed the final judgment of dismissal on April 7, 1914, the Clayton Act of October 15, 1914 was passed, clearly giving the right of injunction to a private party, in addition to the remedy for treble damages. The case then came before the Supreme Court of the United States on

the plaintiffs' appeal, and the questions presented and disposed of by that court in its recent opinion are of the utmost importance.

"1. The Justices are in general agreement that the combination violates the Federal Anti-Trust Law. Justice Pitney in his dissenting opinion states: 'There is no serious dispute about it here,' and 'the proofs render it clear that defendants are engaged in a boycotting combination in restraint of interstate commerce prohibited by and actionable under the Sherman Law.' It is, therefore, well settled that the combination in question constituted an unlawful combination in restraint of trade within the definition set forth in the *Danbury Hatters' case*.

"2. The majority of the court are of the opinion that under the provisions of the Clayton Act, amending the Sherman Act in that respect, an injunction suit of this kind can now be maintained, but that under the original Anti-Trust Law as it existed at the time this case went to final judgment, a private party had no right to injunctive relief. For this reason and this reason alone, the case was dismissed.

"This decision as to the effect of the Clayton Act is of the greatest importance. That law was passed by Congress at the special behest of labor, which sought thereby to wipe out the decision of the Supreme Court in the *Hatters' case*; it contains provisions that the labor of a human being is not a commodity; that the Anti-Trust Laws shall not be construed to forbid the existence or operations against peaceful strikes, picketing, boycotting, or attempts to persuade others to take part therein. The American Federation of Labor hailed the law as its Magna Charta or Bill of Rights, claiming that it relieved labor from all restraints in cases of this nature, and it was sustained in its contentions by some distinguished lawyers. On the other hand, I have persistently maintained that the Clayton Act is but declaratory of the common law, that it does not exempt organized labor from the Anti-Trust Law, and that the principles laid down in the *Hatters' case* remained undisturbed. This is the position now sustained by the court.

"The practical effect of this decision should be far-reaching, since the practices which it condemns have become a familiar device affecting many industries and many communities. Such combinations are now open to attack by a private party either seeking an injunction or treble damages; by the government either through injunction or criminal prosecution; by a proceeding before the Federal Trade Commission to enjoin unfair methods of competition."



# INSTITUTIONAL CONSTRUCTION IN BROOKLYN

## Improvement to Borough's Hospital Facilities Requires Investment of Three Million Dollars

NOTWITHSTANDING an evident tendency on the part of the majority of speculative and investment builders to postpone their contemplated operations on account of the excessively high prices of structural materials and the many other deterrent factors that are governing construction, certain lines of building endeavor are demonstrating a most significant movement. In Brooklyn there has been a decided impetus in structural activity of philanthropic and institutional character. Numerous projects of these types have come to light during recent months, some of which are already under construction with the plans for the balance practically completed and ready for estimates from contractors. In this movement the erection of hospital and dispensary buildings, for both municipal and private ownership, seems to predominate and the total amount of money to be expended for construction of this kind will represent a large figure. At the present writing the amount of money involved in the construction and equipment of new hospital buildings is upward of two and one-half million dollars. This indicates that building activity is far from dormant and is very likely to increase in intensity during the coming months.

Last week the contract for the construction of a wing of a new hospital project of more than passing interest was awarded to the E. E. Paul Company, 101 Park avenue, Manhattan. The operation is for the Bay Ridge Hospital, Dispensary and Training School for Nurses, Edward W. De Knight, president, and will be erected from plans and specifications prepared by Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue. The improvement will be located upon a large plot at the northwest corner of 92d street and Seventh avenue. The site can be considered an ideal one from every viewpoint. The proposed building will be on high ground, overlooking the Lower Bay, midway between Bay Ridge and Bath Beach. The property fronts on Dyker Park, thus assuring the hospital of permanent light and air and the building will face the new Polytechnic Preparatory Country Day School, which is now under construction. The hospital is planned to serve the needs of Fort Hamilton, Dyker Heights, Bath Beach, Bensonhurst, Coney Island, Lefferts Park, Bay Ridge and Southern Brooklyn. In the conduct of its affairs the institution is non-denominational and the building will be open to all regularly licensed physicians and surgeons of good repute for the reception of their patients for treatment in private rooms.

The plans call for a structure four stories in height with basement, fireproof throughout, with walls of brick and floor construction of reinforced concrete. The design selected has been Colonial in style, which will harmonize perfectly with the topography of the plot and the surroundings. The facades will be constructed of red face brick with trimmings of Indiana limestone. The pergolas on the roof will make possible a beautiful roof garden treatment and will provide accommodations for outdoor treatment for patients and rec-

reational space for convalescents. In the planning every possible precaution has been taken to provide for complete sanitation and the maximum of hospital efficiency. The safety and comfort of the patients and staff will be assured through the numerous devices and appliances that will be included in this plant. The present contract calls for the erection of one wing of the entire project, which will be the nucleus of a large hospital development which will be a model of its type, thoroughly equipped with every facility for the treatment and care of medical and surgical cases. The portion recently contracted for will provide accommodation for sixty beds, two free wards, and a number of private rooms, with operating rooms in which will be installed the latest approved hygienic and scientific apparatus. The cost of this structure, including

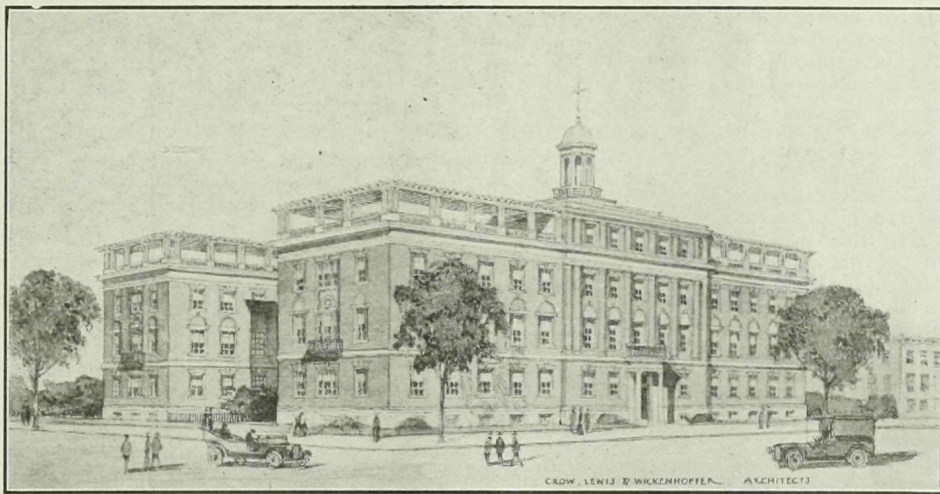
and Stayvesant avenue will be located the new home of the Beth Moses Hospital. The plans were prepared by Henry J. Nurick, architect, 830 Putnam avenue, and it is expected that active work will be started in a few weeks. This building will be five stories in height and will occupy a plot 90x102 feet. The cost is placed at approximately \$150,000, exclusive of the value of the property.

The Bethany Deaconesses Hospital at the corner of St. Nicholas avenue and Bleecker street has had plans prepared by Volckening & Holler, 82 Wall street, for an important addition to their present facilities. This institution, which is managed by the German Methodist Conference, has a wide field of activity in the Ridgewood section, and as its present quarters are being taxed to the utmost to care for the increasing number of patients seeking admission additional bed space, operating rooms and housekeeping provisions are imperative. The cost of the projected addition is placed at about \$50,000 and the work will undoubtedly be commenced this coming autumn.

One of the most recent projects of this type to become active is the Carson C. Peck Memorial Hospital that will be located on the plot bounded by Troy and Albany avenues and Crown and Montgomery streets. This operation will include the erection of a main hospital building and power plant from plans and specifications prepared by Ludlow & Peabody, architects, 101 Park avenue, Manhattan. The engineer for the steam heating, ventilation and electrical installations is J. Byers Holbrook, 52 Vanderbilt avenue, and the construction will be under the supervision of John G. Hegeman, Inc., 29 West 42d street, who obtained the general contract.

By far one of the largest and most important projects of this character projected for Brooklyn is the new Cumberland Street Hospital, which will be erected and operated under the jurisdiction of the Department of Charities of the City of New York. This operation was also planned by Ludlow & Peabody and will represent an expenditure of public funds of more than one million dollars for construction and equipment, excluding the value of the property. In a recent issue of the Record and Guide the project was described at considerable length.

In addition to the foregoing operations there is also active in the Borough a substantial number of extensive alterations and additions to existing hospital structures. These are scattered widely over the territory, but nevertheless represent a large total expenditure. The new operations that have been mentioned do not, however, include sanitariums and private hospitals and dispensaries of which there is a number under active construction or contemplated and which will call for the further expenditure of large sums of money. For many years Brooklyn has been justly called the "City of Churches" on account of the numerous handsome religious edifices that grace the Borough, but when the imposing number of institutions for the care of the sick and wounded is taken into consideration it seems as though the "City of Hospitals" might not be an improper appellation.



E. E. Paul Company, Builder.

BAY RIDGE HOSPITAL, DISPENSARY AND TRAINING SCHOOL FOR NURSES.

equipment will be in the neighborhood of \$135,000.

Jewish philanthropic societies are taking the lead in the construction of modern hospitals in Brooklyn. Among the noteworthy buildings under construction at this time that are under the direction of Hebrew charitable organizations is the Brownsville and East New York Hospital at the corner of East 98th street and Rockaway avenue. This structure is now being roofed and will be completed and ready for occupancy during the coming winter. The cost is placed at approximately \$200,000. Edward M. Adelson prepared the plans, providing a four-story hospital, with ground dimensions of 100x100 feet, which will give adequate accommodations for the large Jewish communities in the East New York section of Brooklyn.

Prominent among the contemplated hospital projects, for which the plans and specifications have been prepared, are numbered the following operations: The three-story and basement building, 40x80 feet, for the Maternity Hospital Society, which will be erected at the southwest corner of Howard and Dumont avenues. The cost is estimated to be approximately \$50,000 according to Cohn Brothers, 363 Stone avenue, the architects. Plans have been completed by M. Joseph Harrison, 63 Park Row, Manhattan, for a four-story, fireproof hospital building to be located at the corner of Lafayette and Sumner avenues. The owner is the Bikur Tholem Koshur Hospital and the building will be a handsome structure, designed in the Renaissance style, and equipped with the most modern sanitary appliances and conveniences for the patients and staff. The cost of construction will be in the neighborhood of \$200,000. Work will probably be started shortly.

At the southwest corner of Hart street



## CONSTRUCTIVE SALESMANSHIP IN THE CONSTRUCTION FIELD

By J. P. BECK, General Manager, Portland Cement Association

NOT long ago there prevailed the notion that once a sale was consummated, every transaction it involved had been closed. This is quite in contradistinction to the idea of constructive selling which prevails today, and nowhere are opportunities for constructive endeavor in selling greater than in our several fields.

The actual consummation of a sale is merely the beginning of a transaction. Real constructive selling looks far beyond the signature on the dotted line. In the construction field constructive selling starts by inducing one to purchase a material. It then follows that material through various courses to its ultimate use in such a way as to make it render a service beyond its actual cost. This done, the material becomes its own salesman thereafter. Between these two points—the act of inducing one to buy and the following acts of service that enable the buyer to make wise, proper and profitable use of the material bought, lies the whole range of modern constructive salesmanship.

Once the salesman's sole aim was to make a sale. There was no thought in his mind as to whether the material sold would properly fit the use anticipated for it, whether it would render a service that would make its cost forgotten, or whether the need even for the material ever really existed. It would be interesting to know, if possible, the total of the enormous losses which have resulted from that destructive salesmanship which because of ignorance or indifference failed to inquire as to whether a material would fit a need, that salesmanship which neglected to follow the thing sold into the field or through its intended use, thus failing to make certain that both satisfaction and profit accrue to the buyer and seller.

### Construction Selling.

Constructive selling is the key to more business. The salesman who is so shortsighted as not to see beyond the transaction of the moment is facing the wrong way. Like those lovable old dike building Dutchmen whom Washington Irving tells us about—who, when landing on our shores are said to have begun building dams to hold back the Atlantic ocean—all unconscious of the fact that ample room in two or three millions of square miles was open to them to the westward.

It is not necessary that the constructive salesman appear as nor be thought of as sort of a crusader in a righteous cause, but he should know both his field and his product so thoroughly as to be able to see that what he is selling will be used rightly and so well that waste effort and loss of capital will be stopped.

I might refer briefly to the organization with which I am connected. In our field there is no need to build dikes, as it were, against competition. Through constructive effort our field becomes boundless. At no period in the history of the cement industry have its opportunities been so numerous. Construction which is actually needed is of such colossal volume that it would seem that nothing short of the highest form of constructive selling would ever get the job well under way.

But what is true of the cement industry is also true of other industries identified with building and construction. Today we are grappling in this country with the problem of waste as we have never grappled with it before—waste in almost countless forms—waste of materials and products—waste of effort, and there is not one of the building and construction interests which has not now before it an almost unlimited field in which to exert those constructive efforts—that constructive salesmanship—which will show us through the profits of conservative how gigantic our waste has heretofore been.

Manufacturers of Portland cement are working on the new well established belief that competition may be conducted as joint constructive effort. They are developing new application for and better ways of using their product and are following their product into its fields of use to insure maximum service at minimum cost. They are in every way trying to prevent and discourage misuse of their material. They maintain a structural materials research laboratory for the express purpose of learning what should be avoided when using cement and of pointing out the best ways of using it economically. The result cannot be other than profitable to manufacturer and buyer.

Modern war creates tremendous activity—it calls into use every material resource of a country—its whole machinery of production and distribution. A little more than two years of world war have brought to this country a volume of business, the like of which we

have never before known. Our power to produce has been taxed to the limit. Constructive effort—constructive selling—has often had its mettle tested during that time. Greater opportunities—greater tests are at hand.

The time to build is now, before materials run short, transportation becomes still more congested and labor is drafted into military service.

Some may strain present facilities beyond normal capacity and risk a breakdown. Others may expand temporarily by means of makeshifts. This is waste. Such a mushroom plant must soon be rebuilt. It is never efficient. Facilities should be permanently enlarged and solidly built to stand the strain of huge output. Costs can be reduced through efficiency, and that is possible only in a modern, adequate, constructively planned plant.

After the war, efficiency and low costs will be indispensable. Peace should find this country wonderfully equipped, its industries geared to the most efficient production, its railroads and highways capable of handling promptly and cheaply the greatest caravan of merchandise the world has ever seen. Only thus can American business hold its own in the coming trade struggle between nations.

## FACILITATING ELEVATOR SERVICE

Some Suggestions Which Should Help  
Operation and Avoid Impeding Traffic

By SAMUEL G. HIBBEN

HANDLING the traffic in a modern office building, rising fifteen to thirty stories above the street, is admittedly a difficult task. Every architect of a skyscraper knows how necessary it is to provide ample elevator capacity, and yet how necessary it is to keep to as low a percentage as possible the portion

mechanical construction, and an average operator, what means are there for further increasing the rapidity and safety of transportation?

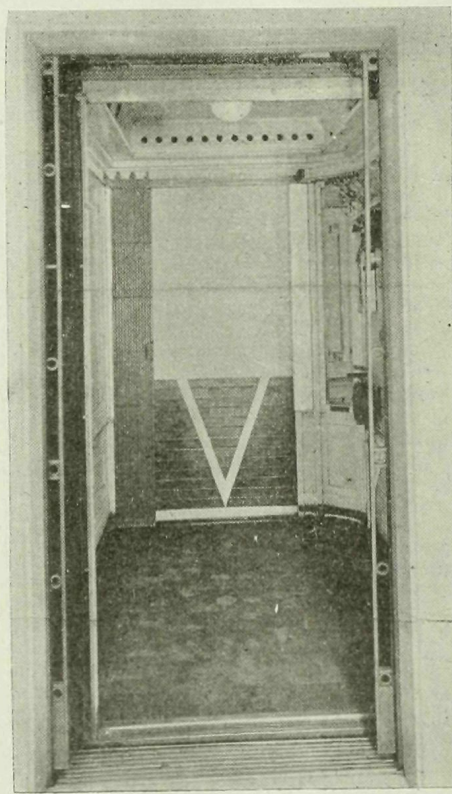
Did you ever notice whether people hesitate on the threshold of the car, or peer at the floor? If so, in many cases the corridor is well illuminated with a white or light colored floor, but the interior of the elevator is dark by comparison. So the passenger hesitates, feeling he must "watch his step." That is lost time.

Perhaps the illumination of the car may be improved. Examining the lighting fixtures, or following the suggestion of an experienced lighting expert, may lead to securing much greater efficiency of illumination. Sometimes the lamps in the cars are enclosed in a ceiling hemisphere, and a silvered reflector can be inserted to drive the light downward, thus doubling the useful illumination on the floor, at no increase in operating expense. Sometimes the glassware enclosing the lamps absorbs 20, 30 or even 40 per cent of the generated light. Whatever the disease, it pays to seek a cure, and thus when the car is as bright as the corridor the passenger enters rapidly and safely.

Perhaps the interior of the car is vague and cheerless. A liberal application of white or cream paint will increase the illumination often as much as 30 per cent, and the passenger sees well, enters quickly and may move to the rear of the car. If he does not, why not try the psychology of a hand rail. Nine of every ten persons will step in and take hold of this rail, and the cases of a crowded doorway are less frequent. These things increase used capacity, and decrease lost time.

Perhaps, even after improving the lighting, the operator cannot easily see to bring his car to the proper level of the floor, and makes several false stops above or below. This is lost motion. One cure is to paint on the wall of the elevator shaft, or just below the threshold, a brilliant marking, to the edge of which the operator may more easily bring the floor of his car when stopping. One case of this sort is shown in the illustration. As the operator sees the dark painted portion, coming down, he reduces speed, and stops when he sees the point of the white striped "V." He undergoes less eye-strain and operates more efficiently.

These are but suggestions for facilitating elevator service. But they may serve to stop little leaks—effect the little savings of time that, taken cumulatively, mean reduction of expense.



MARKINGS ON ELEVATOR SHAFT.

of rentable space taken up by elevator shafts. Of the several factors limiting the height of such structures, the elevators are, perhaps, the most important. Every building manager knows that his cars must run on a schedule—a schedule often as exacting as that of an interurban railway, and without question it is patently true that lost time in elevator service is lost efficiency, lost satisfaction and comfort to tenants, lost revenue.

Therefore it is pertinent to do all possible to facilitate rapid and safe transportation. Of course much depends upon the original design of the elevator; that is to say, on the size of car, its machinery of motion and its doors. But beyond all these, granting that one finds a fixed



## REAL ESTATE BOARD'S CAMPAIGN TO PROMOTE "TORRENS SYSTEM"

### Many Loaning Institutions in Accord

THE Real Estate Board of New York, which has for some time been trying to advance the system of land title registration commonly referred to as the Torrens System, has started a campaign to facilitate lending under this system. Just before the 1917 session of the Legislature this particular phase of the work was started.

The introduction of amendments to existing law, which the Real Estate Board felt obliged to oppose, delayed the work. These amendments would have been a serious blow to the advancement of the system and were defeated, and the Board is now addressing itself to the task of encouraging lending on registered titles, realizing that two of the chief obstacles to the spread of this system have been the hesitancy of lending institutions and the lack of understanding of the workings of the system.

As a preliminary to this work the Real Estate Board some time ago addressed the following letter to lending institutions throughout the state. While the percentage of those willing to make loans on titles registered under the Torrens System, as adapted to the laws of this state, is as yet not large, a sufficient nucleus is formed for starting the work along practical lines. The Board's letter to these institutions follows:

The system of dealing with registered titles to real property known familiarly as the "Torrens System," came into this State as the result of the careful work of a commission appointed by Governor Hughes. It has for its object the elimination of the expenses and delays of conveying real estate under our old system, and also of the uncertainties which, in spite of the work of careful conveyancers, are attendant thereon. Under the "Torrens System" here there is a judicial determination of the title. After the title has been thus determined and registered, subsequent dealings therewith are effected quickly and inexpensively.

The Real Estate Board of New York appreciates the great importance of registration of titles to real property because they are thus made secure, because dealing with them does not involve material expense thereafter for transfer or mortgage, and because they are then always available as a ready and quick asset.

The system of dealing with land titles in this manner is working very successfully in Massachusetts, Illinois and Minnesota, and is being inaugurated in a number of other states. In this state it began in 1908 and has had the advantage of experience and care and much legal attention down to date. Last year the law was so amended as to become a readily workable statute.

A statute almost identical in form with that of New York has been held constitutional by the Supreme Court of the United States in *American Land Co. v. Zeiss*, 219 U. S. 47. The Court of Appeals of this State has recognized our statute as both constitutional and workable. (*Partenfelder v. People*, 211 N. Y. 355; *Barkenthein v. People*, 212 N. Y. 36; 213 N. Y. 554.) And in the highest courts of various states where questions asked of the constitutionality and practical workability of such laws have been examined, they have been sustained and commended. (*People v. Simon*, 176 Ill. 165; *Tyler v. The Judges*, 175 Mass. 71; *State v. Westfall*, 85 Minn. 437; *Title & Document Registration Co. v. Kerrigan*, 150 Cal. 40; *Robinson v. Kerrigan*, 151 Cal. 40; *People v. Crissman*, 41 Colo. 450.)

Three out of the five title insurance companies of the City of New York have already shown their approval of this system by becoming official examiners of title under the statute. They are the Home Title Insurance Company, the New York Title and Mortgage Company and the Lawyers' Title and Trust Company.

The procedure to bring title within this system is, first, a thorough examination by an "official examiner"; second, a reasonably short and inexpensive court procedure to have the title "judicially authenticated"; and third, the registration of the title pursuant to the decision of the court, on one sheet of the book kept for that purpose. All subsequent transfers and practically all encumbrances must appear on that sheet—a ledger account for each title. Thus the title becomes settled so that it can be dealt with very quickly and very inexpensively for all time thereafter.

This work of initial registration can be done in from two to three months; transfers and dealings with the title need not be delayed in the meantime; and the expense is not materially more than that of an ordinary examination and guarantee of a title—say \$150 for a title of \$10,000 value, with a slight advance as the values increase.

Not only the Real Estate Board, but real estate associations and owners who have looked into this system are eager to have it put into more effective operation. The great desideratum to such a result is the ability to obtain mortgage money readily upon such titles.

The Real Estate Board is writing to the monied institutions of this city and state in an

effort to obtain some united action, or a consensus of opinion and expression of willingness on their part with respect to this matter. The time is ripe for action. Your attorney, if not familiar with the subject, will doubtless be glad to investigate it; and the Real Estate Board will deem it a pleasure to answer any questions which you or he may put or to endeavor to facilitate any investigation.

May we ask you to take this matter up and let us know as soon as possible whether you are ready or willing to lend money on titles registered under the "Torrens System."

The list of these lending institutions willing to entertain applications for loans under the system, as indicated in replies to the Board's inquiries, is as follows: New York City, The American Savings Bank, Hudson Trust Company, The East New York Savings Bank, United States Trust Company of New York, Franklin Trust Company, Ger-

man Savings Bank, Staten Island Savings Bank, The Lawyers' Title and Trust Company, The New York Title and Mortgage Company and The Home Title Insurance Company; New York State, Oswego County Savings Bank, Oswego; Auburn Savings Bank, Auburn; The Schenectady Savings Bank, Schenectady; Ithaca Savings Bank, Ithaca; Citizens' Trust Company, Utica; The Savings Bank of Utica, Utica; Cortland Savings Bank, Cortland; Poughkeepsie Trust Company, Poughkeepsie; The Matteawan Savings Bank, Matteawan; Genesee Valley Trust Company, Rochester; Skaneateles Savings Bank, Skaneateles; Sag Harbor Savings Bank, Sag Harbor; The Rome Savings Bank, Rome; Fulton Savings Bank, Fulton; Watertown Savings Bank, Watertown, and The Oneida County Savings Bank, Rome; also the following, located outside New York State: The Travelers' Insurance Company, Hartford, Conn., and The Fidelity Mutual Life Insurance Company, Philadelphia, Pa.

## REPORT ON MANUFACTURING RISKS

By BENJAMIN RICHARDS

THE year just passed has been a most trying one for our manufacturers. Although their prosperity in general has been unprecedented, success has been gained only by the most earnest efforts, and often by revolutionizing some methods of the industry. The scarcity of labor, delayed deliveries of machinery, unobtainable stocks and high values have called for the most skilful planning and management. Only the efficient will survive, and success in the future will not be measured, as in the past, so much by financial influences as by the ability of the management to produce reliable goods promptly and efficiently, and to operate their plants without labor troubles or other friction. Management directly affects fire losses, as inefficiency means disorder, and disorder results in fire. Outside ownership, with officers located in a distant city and only relatively low-paid men left responsible locally for the valuable mill property, has contributed to the loss of some of our otherwise well-protected plants. The best modern fire apparatus cannot save a plant from fire if the spirit of responsibility, personal interest and cooperation be absent to such an extent that the owners are interested only in dividends and the workmen in the wages received. There must be a family spirit developed between management and the workers which will recognize their mutual interest in maintaining the life of the plant, its efficiency and the excellency of its product.

Additions are being made to buildings and machinery at unusually advanced costs, creating overhead charges, easily carried at present, but which may seriously involve, in the future, the integrity of the business. These evidences of prosperity need not cause anxiety in cases where the product of the plant is used in constructive work, but where war supplies and their accessories only are produced there must ultimately come a time when those particular plants will represent what is commonly called a moral fire hazard.

The development in fire protection apparatus and devices during the past few years has been very marked, but it is safe to say that the human factor necessary to their efficient maintenance has not improved equally with the apparatus. The specialization and subdivision of labor has taught it irresponsibility for the fire protection as well as other matters outside its regular line of work, and mixing fire protection too closely with the dollar saving idea in insurance contracts has tended to teach the management to forget the fire protection after closing the contract.

The future of fire protection, more than heretofore, calls for the independence and responsibility of the engineering work in fire protection. The paternal care given an industrial plant by the insurance interests can never replace

the fire protection attainable by the interest and responsibility of the owners and employees of the plants. To this end the value of private fire brigades, care of and knowledge of the apparatus, and of adequate fencing and guarding the properties should be emphasized.

The unprepared condition of the industries for the reception of the large volume of business suddenly thrust upon them has brought out prominently the problems of replacement in case of a fire. The care of drawings, patterns, tools, extra parts, duplicate machinery and raw stocks calls for more study of storage and occupancy problems in fire protection than formerly. The unprecedented accumulations of cotton and wool in manufacturing districts during the past year illustrate the new storage conditions.

Our industrial life has been marked lately by a large growth in the ammunition and chemical plants, and without doubt many of them are to remain permanently, as these particular industries were somewhat neglected in this country.

Greatly advanced values of the various fibres mark the textile industries. Cotton waste and linters, especially, have reached values formerly attained only by good cotton. The diversion of cotton waste and linters to ammunition purposes has been the principal cause of the increased values, and to some extent the fire dangers of the mills have been reduced by the extra care given the waste.

The present values of all waste products tend to their better utilization, and waste industries now being built up are in general permanent, as they represent a necessary step in the economic development of our industries and have a favorable influence on fire losses.

The entrance of cotton and cotton waste into the paper mills which were especially equipped to prepare cotton for nitration marked an entirely new departure, and thereby added the cotton hazards, both of storage and working, to those of the paper mill.

Without doubt our industries will be very active for some time to come, and the contents of the mills and storehouses will represent abnormal values. Beyond this period more or less of a reaction, likely to be evidenced by an unfavorable fire experience, is inevitable. Certain social and economic changes are in evidence in our industries, and it is hoped that the elimination of a large part of the unnecessary fire losses will become a part of the new growth. Efficiency in management and in labor, reasonable moderation in growth, a widening of markets, excellency of product and the planning for permanency in buildings, equipment and organization will mark the desirable industrial plant, assuming, of course, that the fire protection equipment be kept modern in every particular.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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The Bureau of Industrial Code of the State Industrial Commission and its advisory committee of experts has completed a uniform Boiler Code, for New York State, after seven months of work. The code has been approved by the Industrial Council and the State Industrial Commission, and went into effect on July 1.

After a campaign lasting nearly four years Washington Heights taxpayers have been successful in obtaining an extension of the bus service as far north as St. Nicholas avenue and 194th street. The line now operates between this point and Washington Square. About one hundred members of the Upper Manhattan Property Owners' Association made the first through trip last Tuesday afternoon, and later celebrated the occasion by a dinner and speech-making.

Since the suggestion was made for renaming Seventh avenue, south of 59th street, to Pennsylvania avenue, the movement has gained considerable momentum, it being felt that a more distinctive designation was fitting for so promising a thoroughfare. Seventh avenue has achieved considerable prominence since its extension southward to join with Varick street, and construction was commenced on the new underground rapid transit system, which will give it unusual transportation facilities.

Awards totaling \$5,800,000 for the benefit of property owners affected by the extension of Seventh avenue and the widening of Varick street, are shown in the report made by the commissioners to the Corporation Counsel. The commissioners have been in office nearly four years. Their work covered one of the largest condemnation proceedings in the city, involving 257 improved properties. Since the claims of the owners aggregated about \$10,000,000, it seems as though there will be considerable objection made to the present awards.

### Real Estate Mortgages.

Large increases in bank deposits and bank clearings and unusual gains in the business of life insurance companies, together with other encouraging financial factors, have combined in making the immediate outlook for real estate mortgages a most optimistic one. The flotation of the "Liberty Loan" and the keen competition of other forms of investment tended to create an impression to the effect that real estate mortgages were being viewed with disfavor as investment mediums. As a matter of fact, there is every reason to believe that this form of income return is on a stronger basis than it has been during many months past, and there is every possibility that it will continue to attract capital seeking reliable security.

The records of the Register's Office in the Borough of Manhattan for the first six months of 1917 show a substantial increase in the amount of money released into real estate, as compared with the corresponding period last year. From January 1 to July 5 new mortgages aggregated \$71,851,801, as compared with \$56,282,830. Of this amount banks and insurance companies contributed \$38,507,050 during 1917, as compared with \$24,788,643 from January 1 to July 6, 1916. Considerable gain may also be noted in extended mortgages. From January 1 to July 5, 1917, extensions aggregated \$79,921,150, as compared with \$56,264,970. Banks and insurance companies figured in the bulk of the transactions, these institutions having extended loans during the first six months of 1917 aggregating \$61,257,700 as compared with \$40,988,350 during the corresponding period of 1916.

The position of banks and insurance companies, which have always been large lenders on real estate, may therefore be regarded as particularly significant in connection with the immediate future of the mortgage market. According to the Insurance Press, the demand for insurance this year is passing all previous records, it being estimated that if the ratio of gain so far this year holds good until December 31 the 1917 record for new business in the United States will exceed \$5,895,000,000. Reports from a large number of companies show increased writings of 30.96 per cent. during the first five months of this year. This remarkable amount of business, besides indicating the general prosperity of the country, also makes available for investment huge sums of capital, a goodly portion of which may eventually be placed into mortgages.

The business of banks also indicates striking gains. Bank clearings for the month of June amounted to \$26,543,681,004, according to Bradstreet's, this figure establishing a new high mark for that period. The total for the first half of the year, \$148,963,914,937, is the largest ever reported for any six months. The showing for June reflects an increase of 1.6 per cent. over May, the enlargement being due to a rise of bank clearings in New York. The figures indicate the continuation of the tremendous mercantile and industrial activity that has characterized American business, which has been soaring recently to even greater heights.

With increased deposits to be noted in savings banks and in United States postal savings, with insurance companies doing unequaled business and with the remarkable prosperity of the United States reflected in unprecedented bank clearings, there is much encouragement to be found from the standpoint of the owner of real estate, whether it be in the form of equity or of a mortgage. There is an intimate relationship between the general financial condition of the country and the real estate market. As far as loans are concerned, the strong position of banks and insurance companies must be reflected in a proportionate strengthening of the real estate situation. It is worthy of note that the figures of the Register's Office cited above tend to bear out this contention.

### Negro Expansion.

Further encroachments were made in Harlem by negroes through the acquisition of six large fireproof apartment houses in West 141st and 142d streets, between Lenox and Seventh avenues. The passing of these properties into the hands of negroes has marked a new era in the housing facilities for colored people, for nowhere in the city are such structures occupied by people of this race.

It has been estimated that there are about 80,000 negroes in Harlem. During the past year the population was considerably augmented, as the result of emigration from the South, and it came to a point when first-class living quarters had to be supplied.

For the past five years there has been a movement on foot in Harlem to obtain elevator apartment houses for negroes, and efforts have been made continuously to obtain financial aid so that new buildings could be erected. These negotiations never crystallized and the upshot is that the Harlem buildings were acquired for the purpose.

The properties have had varied careers. Completed about four years ago the houses passed into the hands of a Mexican syndicate, headed by the late General Huerta, one-time President of Mexico, and subsequently passed into the hands of the New York Title & Mortgage Company, as the result of foreclosure proceedings. The properties are assessed at \$1,041,000, the land value representing \$279,000.

The houses are going to be renamed after prominent negroes. One of the 141st street houses will be rechristened Attucks Court, after Crispus Attucks, who was shot on the Boston Common, that event marking the first bloodshed of the Revolution. Other houses in this block will be known as Toussaint Court, commemorating Toussaint L'Ouverture, liberator of Haiti, and Wheatley Court, in honor of Phillis Wheatley, the Afro-American poetess, who wrote an ode to George Washington.

In 142d street, the houses will be named Dunbar Court, after Paul Laurence Dunbar, the negro poet; Douglass Court, after Frederick Douglass, the up-lifter, and Washington Court, in honor of the late Booker T. Washington.

### A State Building Code.

Although the recent Legislature did not see its way clear to adopt the excellent measure proposed by the Committee of the New York Association of the American Institute of Architects for the appointment of an unpaid Commission for the purpose of studying the desirability of a State Building Code, it does not follow that the projected legislation is not of a character that warrants favorable action. The bill, had it been passed, would have exerted a strong influence for better building, particularly in those parts of the Commonwealth that are not already protected by adequate measures strictly enforced. There is much possibility that this measure will again be introduced through the same medium and it is to be hoped that better results will be obtained.

The bill as presented this year, after meeting with no opposition at the hearing before the Joint Committee of the Senate and Assembly, was permitted to die in committee on account of the fact that it carried a provision for an appropriation for necessary administrative expenses. During the recent session of the Legislature it was almost an impossible feat to obtain any sort of an appropriation except in matters where the needs were imperative. It is to be hoped that those responsible for the introduction of this bill have not lost heart but will again present their cause when the moment is more opportune. The desired legislative action should have the hearty support of every individual and society interested in better building. Throughout the State, architects and builders and their societies should be of one accord on this matter and co-



operate in an earnest endeavor to facilitate a favorable action which must result in safer construction and better methods.

In a recent statement Robert D. Kohn pointed out that a basic building code is urgently needed to govern those parts of the State outside of the few large cities where adequate codes are now successfully in operation. Aside from the danger to human life, outside of the great cities, through absence of any protective legislation, except in the construction of factory buildings, this lack is a decided handicap to structural operations and something that calls for immediate adjustment through proper channels.

The movement for a State Building Code is the first step in the direction of providing against a time when sections of the rural districts will be densely populated and will hence need the protection of safe construction.

All branches of the building industry must be brought to a realization that this situation is now a matter of prime importance to the progress of structural development and because the last Legislature took no definite action it does not necessarily indicate that the principle involved is not correct. Therefore the labor in furthering this measure has not been lost, but the organizations that have led in the preparation of the bill must be assisted in every possible manner by all individuals and associations interested in improved building conditions. Better buildings will assuredly be the result.

#### War-Time Economy.

The movement started at Washington calling upon business men throughout the country to cooperate with the Council of National Defense to avoid waste is a praiseworthy one, and should be encouraged wherever possible.

It is true that in almost every line of endeavor non-essential services have grown up, which could be eliminated, without injury to the business. In war time they are a serious waste and should be stopped.

The Board of Commercial Economy solicits suggestions and asks associations of business men to appoint committees to consider and act along these lines. Readjustments have been made in the other countries at war and in some instances they have been made suddenly and drastically without opportunity to avoid loss. But this loss is only a temporary one and the new order of things finally brings about a healthier and sounder condition, which is shared not only by the seller but also by the buyer.

#### "The Whumhummer."\*

Editor of the RECORD AND GUIDE:

Whenever I want to crystallize that hovering idea of a plan to increase sales, I stand at the window of my office and look out on the "Avenue." It is always an inspiration because it is the reflection of "Life." Sometimes I see more than just material things; people, motor cars, and buildings. Sometimes I see the "Avenue" of years ago, when I first came to New York, and when most of the buildings were low, flat and squalid looking. I see mercantile buildings here and there, but none to any great extent. I see groups of men "grouching" here and there about the "saturation point," about the instability of the building business; men prophesying that in a few years there will be too many buildings.

Then I see the "Avenue" of today and I look in vain for the ancient shacks. I see great commercial and industrial buildings employing thousands of men. I see the leaders in the building industry honored by their country. I breathe deeply, square my shoulders and throw my head back, proud that I am connected with such big business, proud of what my country has accomplished, I

determine to put my shoulder to the wheel harder than ever before when my door opens and the "Whumhummer" enters. Immediately I feel the atmosphere of a cellar long closed; cold, damp and clammy. Courtesy is a demanding mistress—and I have to sit down and listen to a wail of pessimism. A wail of coming business depression that will cause untold privation and hardship. I am told that the taxes, freight charges, etc., will kill the industry; that the demand for steel and munitions will make it impossible for the building material manufacturer to continue operations even if the consumer should continue to buy, etc. I am told of many things, the theme of all being that business is going to hell in a hand car and all because of the war.

When the Whumhummer leaves I gasp. I throw open the windows to let in God's air and sunshine. We are at war. We are in a war that we are going to fight to a deadly finish because it is a fight for Democracy. We have got to do our bit, every one of us. It may not be that we can don uniforms and go to the front; it may not be that we are situated so that we can go out and work on the big farms; but we can do our share and do it in a big way—we can put our shoulders to the wheel of business and push. Uncle Sam is now one of the biggest purchasing agents that ever kept a salesman cooling his heels in a reception room. On the door leading into Uncle Sam's office is a sign that reads "Purchasing Agent for United States, Great Britain, France, Russia, Italy, Japan and Company." And the office boy at the railing announces the fact that this purchasing agent has ten billions of dollars in his cash box, a store of money exceeding the fabled treasures of the ancient Incas. And this purchasing agent, Brother, needs buy everything. Clothing, food, coal and oil, building materials, steel and iron, machinery, railway equipment, automobiles, motor trucks, motor cycles, everything. The money he pays for these things is going to stay right here in this country. It is going to circulate on the avenues of the cities and to the general store at every cross road.

Business as usual; No, Brother O' Mine, not business as usual, but a bigger business, on a newly adjusted basis; the basis of war. Years ago when the automobile industry first started to cry from its cradle it caused an adjustment of many lines of business. The manufacturers of harness found their market diminished; the carriage manufacturers found their customers buying automobiles; the men who ran public stables found their customers using garages. But this husky infant, lustily crying in his cradle, did not cause a business depression. Rather, business went on bigger than ever; the harness manufacturer and the carriage manufacturer discovered that in this new industry there was a market for their product; a bigger market than they had ever had before. The stable man who was progressive turned his stable into a garage. And all have prospered. So right now, Brother O' Mine, not business as usual, but a readjusted business on a war basis. Just what the readjustment will bring forth, just what the readjustment period will be, none can say. One fact, however, stands out as bold as brass; and that is that this country, our country, is too big and fundamentally too prosperous to suffer what the "Whumhummer" predicts. The period that we have entered upon may be hard and difficult to analyze, to understand. But we, you and I, can do our share by facing it boldly; by following the even tenor of our ways, possibly pushing at the wheel of business a little harder, economizing in those things that will help in prosecuting the war, but avoiding false economy. Above all, we can face the future with faith, hope and confidence. And if we do the "Whumhummers" can whum all they they please, but business, "Big Business," will go forward, always forward.

A. B.

\*Definition: "Whumhummer," one whose soul grows inward; a calamity howler; a pessimist.

## QUERY DEPARTMENT

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

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

Question No. 251.—Will you please let me know what legislation provided for the transfer of real estate under three numbers (such as Allen street, 137-9) (2-415-25); in New York City. I take it that originally the ground was covered by platted additions named and numbered by lots and blocks. What kind of a filing for record killed this?  
A. H. D.

Answer No. 251.—The provision of law is known as "Block Index" established by chapter 349 of the Laws of 1889, added to the New York Charter without material change by chapter 514 of the Laws of 1916, and is now chapter 24 of the Greater New York Charter.

Question No. 252.—Does Building Zoning Resolution allowing business supplant or make void, a previous restriction running with the land, demanding private dwellings for one family only?  
P. A. L.

Answer No. 252.—No. The Building Zone Resolution in many cases adds additional restrictions to those already imposed by private covenant, but it does not serve to abrogate any existing restrictions running with the land.

Question No. 253.—Kindly advise me as to the following: "A" is looking for a store to lease. "B" is a broker. "C" has a lease on a store. "B" goes to "C" and asks him if his lease is for sale. He says it is. "B" dickers between "A" and "C" as to the sale of the lease. Finally "B" gets "C" to say he will take so much money after some months of negotiating for his lease and gives his acceptance in writing to that effect. "A" takes the matter up and finally decides that the amount is too much, although he had made an offer through "B" for the lease. Now "C" says he will sue "A." What legal standing has "C" in the matter, as to damages, etc.  
P. H. J. D.

Answer No. 253.—Assuming that all of the facts are correctly stated above, C has no remedy at law.

#### The City Budget.

Editor of the RECORD AND GUIDE:

The article which appeared last week in the Record and Guide relative to the taxation and city budget problems is timely and the advice given should be followed.

The Real Estate Board deserves great credit for what it has accomplished in the past, but, so far as the taxpayer is concerned, the battle has only just commenced. Each year taxpayers must devote much time in order to protect these interests, even though they pay city officials for this purpose. In this lies a direct hardship.

The running of a big city is a monumental job. This is admitted. During the past few years politics have not played as big a part as formerly, but still there are many people on the payroll who ought to be earning their living, let us say, in other ways.

These are war times, and everyone is called upon to economize to the last dollar. In this way alone can future prosperity be assured. Let the city economize to the last dollar, without letting the plant deteriorize.

Every citizen takes civic pride in New York City, and is gratified by the advancement made during the past decade, but when the cost is considered, he shudders.

Watch the budget in its making. Strive to find out what expenses can be eliminated. Send what suggestions possible to the Real Estate Board and I am sure cooperation will result.

BROKER,



## REAL ESTATE NEWS OF THE WEEK

Market Conditions Quiet—Moderate Demand Maintained for Income-Producing Residential Properties

TRADING was moderately active this week with a well sustained demand for income-producing property of residential character, although there was some activity in the acquisition of other types of buildings. The selling of apartment houses in various sections of the city, however, continued to represent the bulk of the trading. In this connection one of the most important transactions of its kind during the year was closed, indicating the expansion of the negro district in Harlem. A group of elevator apartment houses in West 141st and West 142d streets, passed into the control of a corporation which will make the buildings available for the occupancy of negro families. The deal is an important one, not only on account of the size and cost of the properties involved, but also because it indicates the unusual growth of the negro section in Harlem, and the steady enlargement of the zone which has been given over to this class of tenancy.

Other apartment houses which passed into new ownerships were the six-story structure known as the Hague dwellings at 547 Riverside drive, bought by an out-of-town woman investor, the Northdale at Northern avenue and 179th street, figuring in a big exchange transaction, and the Green Court, a high-class structure at Seventh avenue and 111th street, which has been held at \$300,000. An important business property figuring in the news of the week was the twelve-story building known as the New and Beaver Arcade, at 23 to 25 Beaver street, acquired by well-known investors. In Brooklyn a \$250,000 residence on the Shore road was resold by an operator who has been actively identified with the trading of recent weeks. In the Bronx the growth of the Fordham section was reflected in the acquisition of a site for a new theatre by a prominent firm of theatrical producers, who plan to erect a playhouse with a seating capacity of 3,000 people. The project was undoubtedly influenced by the unusual growth of this section along residential lines in the last two years, a number of high class multi-family houses having been erected and successfully rented to desirable classes of tenants.

#### Transactions at Auction.

There were no new developments in the Vesey Street Exchange Salesroom, the bulk of offerings being taken over by plaintiffs or other parties in interest at foreclosure. The Broadway-Maiden Lane building, at the southeast corner of Broadway and Maiden lane, an eighteen-story office structure, with a frontage of 76.7 feet in Broadway, and 110.11 feet in Maiden lane was taken over on a bid of \$3,023,750 by Stewart Browne, who last year sold it to the Edward W. Martin Company of Newark. The sale was the result of foreclosure proceedings instituted by the Broadway Building Company, of which Mr. Browne is president, to satisfy a second mortgage judgment approximating \$330,000. The property is subject to a first mortgage of \$2,700,000 and interest, held by the New York Life Insurance Company.

This afternoon Bryan L. Kennelly will sell at public auction, the 199 lots in the Bronx belonging to the Sturges Estate. The property is near the 174th street station of the West Farms subway, in a section where there has been considerable apartment house construction. Almost adjoining it, on the Bronx River, is the large tract of land recently leased as a site for the Bronx Industrial Exposition Park. The sale will be held on the premises. The lots to be sold are located on Southern Boulevard, on Hoe, Vyse, Bryant, Longfellow and Boone avenues, and in East 173d and 174th streets. In Brooklyn the Jere Johnson, Jr., Company will also sell this afternoon, at 3 p. m., on the premises, ten lots in the 26th Ward, located on Rail-

road and Atlantic avenues, and in Hemlock street.

Another auction sale of unimproved realty which is attracting considerable attention will be conducted by Joseph P. Day and J. Clarence Davies next Saturday, at Riverview Manor, for the account of the Hastings Home Company. The sale will be held on the premises under a large tent and will begin at 10:30 a. m. The offering consists of 394 building plots and four modern houses, located on the Hillside, overlooking the Hudson River, and along the main thoroughfare through the Manor.

On Monday, June 23d, the Jere Johnson, Jr., Company, will conduct one of the most important auction sales held in recent years, in the Ridgewood section of Brooklyn. By order of the Ridgewood Park Realty Company, ninety-four lots will be offered on Fresh Pond road, Elliott avenue, in Lilac, Magnolia, Azalea, Summit and Pacific streets, and on Mount Olivet avenue. The sale will be conducted at 7:30 p. m. at Goetz Hall, adjoining the Fresh Pond road elevated station.

#### Commission Decade Old.

The Public Service Commission was ten years old on July 1. In all save one State of the Union, there are today regulation commissions, most of them established since the creation of the New York State Commissions and many of them founded upon the same lines, differing, however, from the New York Commission for the First District in that they have no local rapid transit powers. Under the powers last mentioned the Commission for the First District is constructing the great Dual System of rapid transit involving the expenditure of an amount between \$350,000,000 and \$400,000,000, about one-half of which is being contributed by the City of New York. The construction of the new system of rapid transit has been properly described as the greatest single municipal transportation achievement in America and perhaps is to be recorded as the greatest single achievement of the Commission. This system including the third tracking of the elevated lines will add 345 track miles to the existing rapid transit mileage and will give New York City something more than 600 track miles of such lines, more than is possessed by any other single city in the world and more, it is said, than all of the other cities of the United States put together. Under its regulatory powers the Commission has exercised jurisdiction over stock and bond issues of corporations, has accomplished reductions in rates charged for gas and electricity, has eliminated many dangerous railroad grade crossings, has improved the installation and equipment of the various companies under its control and has effected a great and positive saving of human life by the enforcement of safety precautions and the installation of safety devices. It has handled many thousands of complaints from the patrons of public utilities and has settled a large proportion of those complaints really justified, to the satisfaction of the complainants.

#### Service Extended.

As a result of conferences between the Public Service Commission and the Interborough Rapid Transit Company, that company inaugurated an express service on the center track on the Third avenue elevated line south from 177th street. At the present time express trains on this line operate as locals from 149th street and points north. The new service will work a material benefit to those who use this road and decrease the running time between points in the northerly part of the city and downtown.

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**School at Dongan Hills.**

Borough President Van Name, with the aid of the citizens of Public School District 11, Dongan Hills, has won the fight for a new school building, and a new modern up-to-date school house, to replace the present inadequate one, which will be built during 1917. On March 13 he brought the matter before Comptroller Prendergast, chairman of the Committee of Education of the Board of Estimate, and stated:

The school conditions existing at Public School 11, Richmond, are very bad. The present structure is an old wooden building, absolutely inadequate to accommodate the pupils living in the immediate vicinity. The Board of Education has investigated the conditions, and in this year's tentative Budget for new school buildings, has requested an appropriation for a new building. I trust that you will see your way clear to support the request of the Board of Education.

Again on March 29 he urged an appropriation for it, when he said:

I trust that you will see your way clear to approve an item to relieve conditions at Public School 11, Richmond, which item is contained in the corporate stock request of the Board of Education for \$7,314,273, now pending before the Board of Estimate, of which \$6,000,000 will be available for school improvement during the year 1917.

Public School 11 is a five-room brick and wooden building, with a one-room portable building adjacent. Four of the rooms in the main building are large bright rooms. The fifth room on the third floor is undesirable for school purposes. The toilet facilities in the yard are not connected with the sewer, and are entirely inadequate. In order to provide for seven classes in the six rooms, two classes are on double session and must use the cellar, which is underground and not built originally for playground purposes.

The Board of Education at its last meeting during the past week adopted a resolution for the erection of a new school building at Dongan Hills, by a vote of 28 to 7. An appropriation of \$90,000 was made.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 16, against 23 last week and 17 a year ago.

The number of sales south of 59th street was 6, as compared with 10 last week and 6 a year ago.

The sales north of 59th street aggregated 10 as compared with 13 last week and 11 a year ago.

From the Bronx 8 sales at private contract were reported as against 9 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 55 of this issue.

**Six Negro Apartments in Deal.**

Philip A. Payton, Jr., Company, sold for the 135 Broadway Company to the Philton Holding Company, Inc., six modern six-story fireproof elevator apartment houses at 117 to 143 West 141st street, each on a plot 125 x 99.11, and 130 to 148 West 142d street, on plot 150 x 99.11 feet each. The Philton Company gave in part payment 670 and 673 West End avenue, two five-story American basement dwellings on plot 34 x 100 x irregular, being two of the eight units forming a plot 100 x 100, at the southeast corner of West End avenue and 93d street; also the five-story loft building at 128 West street, 25 x 98.9. The Harlem apartment houses were recently owned by a Mexican syndicate. The deal represented about \$1,350,000. Greenberg & Levy represented the Philton Company as attorneys. The brokers have been appointed sole agents for the 141st and 142d street properties, which will be rented exclusively to colored people. This move marks an epoch in the better housing of negroes in this city.

**Beaver Arcade Building Sold.**

The Metropolitan Trust Company sold to Ely Bernays and Edgar A. Levy, the twelve-story building known as the New and Beaver Arcade, at 23 and 25 Beaver street, with an "L" through to 58 to 62 New street. The selling company acquired the property in a foreclosure on

June 29 for \$670,000, in an action against the New and Beaver Arcade Company to recover a sum amounting to about \$705,000. The building fronts 49.5 feet in Beaver street, and 65.2 feet in New street, and was completed in 1914 by Brody, Adler & Koch. It is fully tenanted. J. Garfield Moses represented the buyers as attorney.

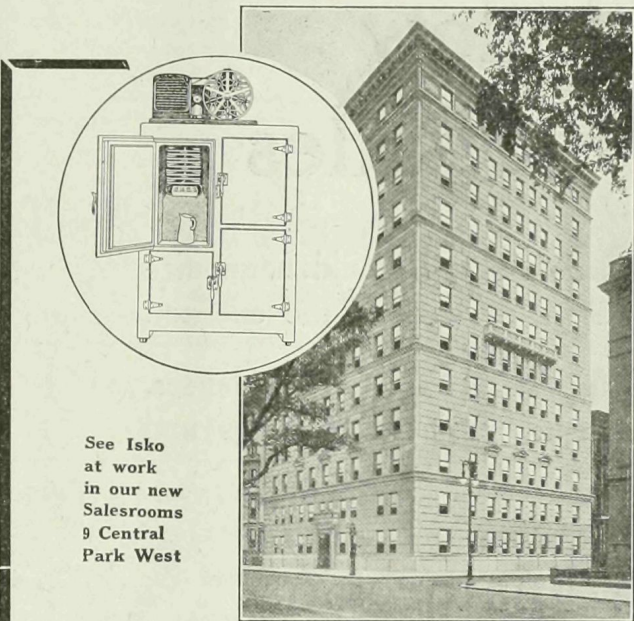
**Acquires Bronx Theatre Site.**

The B. F. Keith New York Theatres Company has purchased from F. Aldron Salter and Arthur E. Briggs the property at the northwest corner of Fordham road and Valentine avenue in the Bronx. On the site comprising about eight lots the purchaser plans to erect a high-class playhouse with a seating capacity of about 3,000 people, which will be operated on the same scale adopted in the Palace and Riverside Theatres, controlled by the same interests. The broker in the transaction was Harold M. Silverman, of the office of Charles S. Kohler. Maurice Goodman, as attorney, repre-

sented the buyer and Salter & Steinkamp acted in a similar capacity for the sellers.

**The Northdale in Exchange.**

Morris Kashowitz bought from the Nason Realty Company, Max N. Natanson, president, the Northdale, a six-story apartment house at the southeast corner of Northern avenue and 179th street, on a plot fronting 100 feet on the avenue and 95 feet in the street. The building, which houses sixty families, is completely rented. It has been held at \$160,000. The broker in the deal was E. Leitner. The seller recently acquired this property and the similar apartment house adjoining, known as the Southdale, from the Hudson Mortgage Company. Mr. Kashowitz gave as part payment in the present deal the plot of fourteen lots, 326.2 x 120.9 x irregular, in the south side of Timpson place, 219.4 feet east of St. Joseph street; also the southwest corner of Castle Hill and Starling avenues, in the Unionport section, a plot with frontages of 153.4 and 104.8 feet respectively.



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**Buys \$250,000 Brooklyn Home.**

H. Ray Barnes, of Manhattan, has purchased from Frederick Brown, the operator, the Shepard place on the Shore road, between 91st and 92d streets, Brooklyn, with a frontage of 149.9 feet on the Shore road, extending about 700 feet along 91st street to Colonial road, where it has a frontage of 138.4 feet. The property, which commands a fine view of the Narrows, is laid out in Italian sunken gardens and is improved with an eighteen-room residence and a garage. It has been held at \$250,000. Included in the sale are the furnishings, which are reported to have been held at \$75,000. Mr. Brown acquired the property recently from Mrs. Mary S. Shepard, giving in exchange the three Manhattan apartment houses known as the Hudson Overlook, the Montauk Arms and Farnon House.

**Woman Investor Buys Apartment.**

Sharp & Company sold for James S. Lawson the Hague Dwellings, the six-story apartment house on plot 108 x 100, at 547 Riverside Drive, held at \$250,000. The property, which is just north of Grant's Tomb, and opposite the Claremont, is arranged for twenty-four families, and was acquired by Mr. Lawson in default of a mortgage loan. The brokers report the new owner is an out-of-town woman investor. The house is located 224 feet south of 127th street, and adjoins the Grosvenor and Claremont Court apartments.

**Green Court Apartment Sold.**

Daniel H. Jackson bought from the Duluth Realty Corporation, Lewis Bendheim, the Green Court apartment at the southeast corner of Seventh avenue and

111th street, a six-story elevator structure, on a plot 110 x 100 feet. The building contains thirty-six apartments, and was held at \$300,000. I. Friedman, the broker, reports the annual rental at \$32,000.

**Manhattan.****South—of 59th Street.**

HOWARD ST.—The Hasco Building Co., Lorne A. Scott president, resold 54 Howard st. a 5-sty building, 50.5x58, at the northeast corner of Mercer st, to a client of Horace S. Ely & Co. The sellers acquired the property recently from the Pinchot estate.

49TH ST.—Henry Hof sold for the estate of Thomas E. Crimmins four lots, 100x100, in the south side of East 49th st, 225 ft. East of 1st av. The purchaser will erect a re-inforced concrete garage, to be used for his own occupancy.

57TH ST.—The estate of Joseph W. Ogden is reported to have completed negotiations for the sale of 33 West 57th st, a 4-sty dwelling, on lot 25x100.5. The property has been held at \$145,000.

6TH AV.—James A. Dowd sold for the Peter Doelger Brewing Co., the 5-sty building, at the southwest corner of 6th av and 54th st.

**North—of 59th Street.**

80TH ST.—F. R. Wood, W. H. Dolson Co. sold for Augustus A. Lindo 130 West 80th st, a 4-sty dwelling, 20x102.2.

94TH ST.—Frederick Brown bought from Ellen Theresa Machell 134 and 136 East 94th st, two 4-sty flats, 40x100.8, adjoining the apartment house at the southwest corner of Lexington av. The holding price was \$45,000.

111TH ST.—R. L. S. Realty Co., representing Ralph L. Spotts, sold, through Louis Starr, the 6-sty elevator apartment house at 507 to 511 West 111th st, to Joseph Steiner & Bros., furriers. The buyers gave in exchange the 7-sty loft and store property, 44.4x98.9, at 154 and 156 West 27th st, between 6th and 7th avs. The property in West 111th st was acquired last year by Mr. Spotts from the United States Rubber Co.

123D ST.—A. Kane Co. sold the five 3-sty dwellings, at 207-215 West 123d st on plot 78.1x 100.

128TH ST.—Meister Builders (Inc.) purchased the 4-sty dwelling, 23 East 128th st, on lot 20x100, which will be altered into a 3-fam. house.

2D AV.—Harry Sugarman sold for the Bowery Savings Bank 2290 2d av, near 117th st, a 5-sty double flat, with two stores, on lot 25x 100. The property was taken over by the bank last March in foreclosure proceedings.

**Bronx.**

229TH ST.—Louis Marinelli sold for David Garfelita the plot, 50x114, in the east side of 229th st, 105 ft. east of Bronxwood av.

HOE AV.—Duross Co. sold for D. H. Holloway to Etta Kracow two flats at 1533 and 1535 Hoe av, between East 172d and East 173d sts. The houses were given in part payment for the northeast corner of Madison av and 134th st.

GRAND BOULEVARD.—S. J. Taylor sold for Franklin B. Wilson, two abutting lots, 25x175.54 x25.17x178.49, 218 ft. south of East 183d st, with frontages on the Concourse and Ryer av.

SEDGEWICK AV.—Cruikshank Co. sold for Mrs. Fordham Morris to Henry E. Hall the 3-sty flat, 25x90, at 1919 Sedgwick av.

3D AV.—Eugene J. Busher sold for Mrs. James J. Martin 2920 3d av, 26 ft. south of East 152d st, a 3-sty business building, on lot 25x87.6.

**Brooklyn.**

HIMROD ST.—R. A. Schlesing sold for George Schonherr, the 6-fam. tenement at 411 Himrod st, to John Pardey.

PACIFIC ST.—Bulky & Horton Co. sold 1255 Pacific st, a 3-sty dwelling, between Bedford and Nostrand avs, for the Whitney estate.

PACIFIC ST.—Meister Builders (Inc.) bought from the Whitney estate, 1253-1255 Pacific st, two 4-sty dwellings, which will be altered into three-family houses.

SANFORD ST.—Frank H. Tyler sold the 4-sty factory, 13 Sanford st, on plot 60x100, between Park and Flushing avs, to the Arabol Mfg. Co.

7TH ST.—Frank B. Little has sold 206 7th st, a 3-sty apartment house; 1034 and 1036 Atlantic av, two 4-sty tenements, and 530 and 532 Dean st, two 8-fam. apartments, for the State Banking Department.

SOUTH 9TH ST.—Charles Buermann & Co., sold for A. & S. Goldfinger, 103 South 9th st, a 3-sty dwelling, on lot 20x119 to William Slottman.

38TH ST.—B. J. Sforza sold for John Kaiser the Paul Zugman, the 1-fam. cottage on plot 30x100, at 1673 58th st.

43D ST.—Tutino & Cerny sold for Maurits Eskolin, the 2-sty dwelling at 724 43d st.

96TH ST.—Frank A. Seaver & Co. sold the plot, 50x100, in the south side of 96th st, 190 ft. west of 3d av, for J. M. Lowe.

ATLANTIC AV.—Charles H. Smith sold to the H. & P. Construction Co. ten lots on Atlantic av, between Jerome and Warwick sts, which will be improved with a 4-sty factory building, 191x90, to cost about \$150,000. More than half the lots in the projected building are reported to have been leased to a Manhattan concern from the plans. The same broker sold the 2-fam. dwelling at 260 Atkins av.

FRANKLIN AV, ETC.—Charles Partridge sold dwellings at 604 Franklin av for the estate of Mary Ross Manning and 651 Prospect pl for John H. Flahive.

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7TH AV.—Martin A. Ansbros has sold the 2-fam. dwelling at 7712 7th av for Nettie Delak.

**Queens.**

JAMAICA.—Kew Gardens Corporation sold a plot, 100x20, to Classic Construction Co., in the west side of Maple st, 206 ft north of Brandon av.

LONG ISLAND CITY.—The Tock Pressed Machine Screw Co. purchased through George J. Ryan a plot, 75x100, in the north side of 8th st, 375 ft. east of East av, on which will be erected a 2-sty factory.

LONG ISLAND CITY.—The Trent Realty Co. sold to the Jackson-Steinway Co., 100x100, on the northwest side of 14th av, 250 ft north-east of Graham av, and 50x100 ft in the south-east side of 13th av, 250 ft northeast of Graham av.

LONG ISLAND CITY.—J. E. Wilkinson sold to J. Sullivan the dwelling and stores, 50x200, in the east side of Hallett st, 395 ft north of Flushing av.

RICHMOND HILL.—Frank J. Magerle sold 152 Fenhurst pl, near Oxford, Richmond Hill, a 1-fam. cottage, for the Lambert Realty Co. to Charles Young; 162 Fenhurst pl, a 6-room cottage, for the Lambert Realty Co. to Edward T. Helgans; 16 Dewey pl, a 9-room house, for Mrs. Esther A. Oakley to Daniel H. Staton; 12 Fenhurst pl, a 2-fam. house, and 920 Harold av, between Atlantic and Chichester avs, an 8-room cottage, on plot 50x100, for Charles Plumley.

**Richmond.**

PORT RICHMOND.—Meister Builders (Inc.) purchased 233 lots at Port Richmond, facing Richmond turnpike and Walden av.

WEST BRIGHTON.—The Mathews Realty Co. sold through W. S. Hart the house at 551 Davis av, corner Forest av, to Eugene Suydam.

**Out of Town.**

GREAT NECK ESTATES, L. I.—The Mc Knight Realty Co. sold to Fred Williams plot No. 816, consisting of three lots, in Section D, Great Neck Estates, and to F. J. Sterns plots Nos. 48, 57 and 82, in Section A, consisting of twenty lots.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold the large estate of Lillian Relyea, overlooking the waters of Little Neck Bay, to Blanche B. Barnes, at a reported price of \$40,000.

HARRINGTON PARK TERRACE, N. J.—Frederick Brown sold to Archibald C. Hart a tract of 132 lots at Harrington Park terrace, three miles from Hackensack. The property is free and clear, and was held at \$20,000. It is located on Harriman and Stevens avs and River, Thomas, William, Nelson, George and Franklin sts, with a large frontage on the Hackensack River. In part payment the buyer gave a cottage at Hillsdale, N. J. Mr. Brown acquired the Harrington development about three months ago in trade for the apartment house at 530 West 144th st.

MONTCLAIR, N. J.—Louis Schlesinger (Inc.) sold for the United Security Life Insurance & Trust Co. of Pennsylvania to Ernest Heilig the 1-fam. house 95 Haddon pl.

MONTCLAIR, N. J.—Daniel C. Spruance, president of the General Industries Co., bought the estate of Miss Aletta L. Tower on the west side of South Mountain av, which has been held at \$40,000.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Max Hertz, the 1-fam. house at 3 Madison av, to Aaron Parsonnet.

PLAINFIELD, N. J.—Steven B. Ayres sold for the Wheeler Corporation, to August Williamson, lot 2, block "A," in Watchung Heath, near North Clinton av.

RED BANK, N. J.—William C. Reick, of the New York Sun, purchased for his daughter the 3-sty building of William J. Sutton, on Broad st, giving in exchange property at Monmouth Beach.

RIDGEWOOD, N. J.—J. S. Waistrum-Gordon & Forman sold for Robert Blackburn his country estate, comprising four acres in Grove st. to G. Derby White.

SOMERVILLE, N. J.—William B. Harding of the Cruikshank Co. sold his place, consisting of 23 acres, with dwelling, outbuildings, at Somerville, N. J., on the road leading to Princeton, to Mrs. William A. Worrall.

SOUTH ORANGE, N. J.—Eugene Hughes & Bro. sold a dwelling at 58 Park pl for Arthur P. Felsberg to Richard J. Nielsen; dwelling on South 4th st, opposite Wetmore av, for the Shepard estate, to F. J. Nelson, and a semi-detached dwelling at 31 and 33 Cottage st for Charles W. Eichelles to Gertrude C. Taylor.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold the Colonial residence and grounds for H. W. Stevens, Jr., in Page ter, Mountain Station, to Earl Biglow.

ARDSLEY, N. Y.—Griffen, Prince & Ripley (Inc.) sold for the Lorena Co. a plot of about one acre, bounded by Belmont dr and Ardsley av, Ardsley Park, Ardsley-on-Hudson, to Louisa Lee Elridge.

BRONX MANOR, N. Y.—Burke Stone (Inc) sold for Henry E. Welsh of the Metropolitan Life Insurance Co. his residence on Marquard av to John S. Maratt.

SCARSDALE, N. Y.—Scarsdale Estates Organization sold for the Model House Co., its house on Walworth av, Greenacres, to H. W. Biggs.

SCARSDALE, N. Y.—Fish & Marvin sold for Nathaniel Martin his farm on Underhill rd, to T. Russell Brown of Scarsdale.

YONKERS, N. Y.—Robert E. Farley Organization sold a house on Morningside rd in the Nepperhan Heights section, to F. L. Hogan; also a plot at the corner of Mile Square rd and Tuckahoe rd, to S. H. Morgan.

**LEASES.**

**To Leave Restricted Zone.**

J. H. Burton, chairman of the "Save New York" Committee, announces another step in the movement toward inducing manufacturing trades to go out-

side of the Fifth avenue retail district, north of 33d street, in the zone restricted last year against this class of occupancy. The firm of B. Kreisworth, H. Shmulowitz & Company, furriers, which moved into the loft at 36 West 38th street, from 41 West 21st street, has agreed to leave. The lessees in a

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letter to the committee stated: "We do not wish to do anything that is injurious to the city, and now that we understand that we should not have moved into the zone, we guarantee to move out again from our loft in 38th street, which we are now occupying, within one week's time. We will locate outside of the zone and agree never to come into it again. S. Atkins, realizing that our leasing his loft was contrary to the spirit and principle of the Save New York Movement, has agreed to cancel the lease and pay our moving expenses." Additional evidence of the tendency for co-operation is furnished by a lease just made by John Traina, manufacturer of dresses, now located at 63 and 65 West 36th street. Mr. Traina has taken a lease at 31 and 3 East 32d street from February 1, 1918. The lease is for five years and was negotiated through Heil & Stern and Pease & Elliman.

### Garage Leased from Plans.

Pyramid Operating Company, in which Max Spiegel is interested, leased from the 253 West 69th Street Company, Samuel Robert, president, the six-story garage with a frontage of 60 feet to be erected at 251 and 253 West 69th street. The lease is for twenty-one years, and the aggregate rental is said to be about \$250,000. Henry M. Fitch was the broker. Shape, Bready & Peterkin have prepared designs for the new garage, and work on the project will be started immediately by the Jardin Company. The block was designated as a residential thoroughfare by the Zoning Commission, but the Board of Appeals granted permission for the operation because stables and garages are located directly opposite.

### Tenant for Fifth Avenue Space.

J. W. Bradley subleased to M. O. Silkman for the Plaza Improvement Company, the four upper floors of the building at the northeast corner of Fifth avenue and 56th street. The floors are to be altered into non-housekeeping apartments, and three elevators will be installed for the tenants. The property is known as 721 to 725 Fifth avenue, with a frontage of 115 feet on the avenue, and 175 feet in the street. The site was leased last May to the Plaza Improvement Company by Baron Astor, of Hever Castle, England.

### Heights Apartment House Leased.

Rembrandt Realty Company leased to Joseph Shenk, the seven-story structure at the southwest corner of Broadway and 149th street. The property, which is improved with an apartment house, occupies a plot 100 x 100, and is leased for five years at a reported annual rental of \$26,000.

### Manhattan.

LEON S. ALTMAYER leased for I. Frank the 3-sty private house at 138 East 95th st.

BASTINE & CO., as agents, leased the 2d floor at 78 5th av to Strouse & Potter, manufacturers of leather novelties.

L. M. BOOMER, head of the corporation which operates the McAlpin Hotel, the Claridge Hotel and the Cafe Savarin, leased the 5th av restaurant, on the ground floor of the 5th Av Building, 5th av and 23d st.

BRETT & GOODE CO. and Douglas Robinson, Charles S. Brown Co. leased to the Misses Hambridge, loft space at 681 5th av for a long term.

MARCUS BROWN rented apartments in the new De Soto, at Broadway and 91st st, to Henry J. Bossum, Rose Stadler, E. H. Reese, Milton Arnold, Warren Lillard, Perry J. Averill, Charlotte Mills, Thomas J. Brady and Dr. Leo V. Roth.

GEORGE CHAPMAN, manager of the 5th Av Building, leased showroom space on the 6th floor to Landers, Frary & Clark, of New Britain, Conn., manufacturers of cutlery and hardware, whose New York headquarters have been for many years at 302 Broadway.

CROSS & BROWN CO. leased the store and basement at 1757 and 1759 Broadway to Poertner Motor Car Co.; also in 49 Maiden la, space to A. Spandorfer and Gaston Sturm; in 507 5th av, space to Hyland Jenks; 501 5th av, to W. P. Dunham; in 1140 Broadway, to Brockaway Motor Truck; in 1790 Broadway, to J. A. Smith; in 18 East 41st st, to Samuel G. Webb, J. W. Snider and the American Mutual Liability Insurance Co.

CROSS & BROWN CO. leased the entire building at 115 West 48th st to the Korn Realty Co. for a long term; at 118 West Broadway the 1st floor and basement to P. H. Gallagher &

P. E. O'Brien; at 116 Bleecker st, the 6th loft to C. G. Jacobs; at 1760 Broadway, space on the 5th floor to J. B. Wolman; at 315-7 West 47th st, the 4th floor to D. Scudieri; at 102-4 5th av, space to J. Schultz and M. Michaylor; at 27 East 21st st, to R. Lee & E. Nadro; at 109-23 West 64th st, the east half of the 8th floor to Westcott Motor Car Sales Co.; at 1764 Broadway, the 3d floor to United Motors Service (Inc.).

DOUGLAS L. ELLIMAN & CO. leased for Henry B. Anderson, 83 East 56th st to Marguerite Limonsis.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building under construction at 815 Park av, for the Trauts Realty Co., to Giles K. Tinker, and an apartment at 122 East 76th st, for H. Fairfield Osborn, Jr., to James A. Edwards; an apartment at 70 East 77th st, for Pease & Elliman, to Mrs. George G. Bourne. Douglas L. Elliman & Co. also renewed the lease at 7 West 49th st, a 4-sty private house, for Mrs. J. Q. A. Ward, to Dr. B. W. Key.

M. FORMAN & CO. leased floors at 11 West 17th st to Henry D. Grotta, at 140 West 22d st to the Broadway Waist Co., at 135 West 26th st to Wiener & Schoenfeld, at 40 West 22d st to Eckman & Comora, 10,000 sq. ft. to the S. & M. Paper Box Co. at 207 Wooster st to the Eastern Dress Co. at 113 West 31st st, at 110 West 17th st to Davison & Halpern, at 142 West 29th st to the Hirschfeld Cloak Co., to Kaufman Bros. & Ruchman Schur at 122 West 26th st, to Edward Schur at 8 West 29th st, about 7,500 sq. ft. of space to Aranow, Kaplan & Meirowitz at 14 East 32d st, about 10,000 sq. ft. of space at 119 West 25th st to the Hoffberg Fur Coat Co., at 3 East 28th st to Max Wiener, at 127 West 26th st to Goldman & Reich and at 56 West 22d st to Smigel & Zipper.

GORHAM CO., silversmiths, has taken a long term lease of the four upper floors and basement space in the 6-sty building, on plot 64.6x 121, at 140 and 142 6th av, near 11th st, owned by the Emigrant Industrial Savings Bank. Plans were recently filed for altering this structure at an estimated cost of \$25,000. The Gorham Co. will use the space for manufacturing purposes.

M. M. HAYWARD & CO. leased for Mrs. Henrietta Starr, the dwelling 154 West 121st st to John McAveigh and for Phebe S. Peters the dwelling 148 West 92d st to Simon Engel.

HERBERT HECHT & CO. leased for Jacob Lauchheimer to the Louis K. Liggett Co., store and basement at the northeast corner of 86th st and 3d av, at an aggregate rental of about \$50,000. This store was formerly occupied by the Star. Dept. Store, and the inside space was leased a few weeks ago to the F. W. Woolworth Co., which will open up a larger store than the present one it occupies on the opposite side of the avenue.

M. & L. HESS (INC.) leased for E. A. Halligan, the 5-sty building at 435 and 437 West 19th st, containing 30,000 sq. ft., to the American Tobacco Co., to be used for its premium department; also sublet for the American Tobacco Co., the 6-sty building at 484 to 490 Broome st, containing 50,000 sq. ft., to the Westinghouse Warehouse Co.; space at 53 West 24th st to Nat Rann & Co., embroideries; at 30 and 32 East 20th st to Herbert Druiffe, and the third floor at 152 East 3d st to Joseph A. Rueff (Inc.)

HENRY HOF rented for Cammann, Vorhees & Floyd the store and basement at 556 3d av to Louis Engel; also to the C. H. Brown Carpet Cleaning Co. the store at 563 3d av.

HENRY HOF leased for Thomas Nugent, two lofts at 223 East 40th st, to George Flatauer, cigar manufacturer.

HOUGHTON COMPANY renewed the lease of the 4-sty dwelling, 143 West 64th st, for Mary E. Patten to Ida M. Huyler.

LAKIN & DINKELSPIEL leased the store at 1438 Broadway to the Marlborough Photo Shop; also space in the Hotel La Salle, 30 East 60th st, to the Domestic Laundry Co.

MICHAEL E. LIPSET leased for the Wm. H. Whiting Co., as agent, the 3d loft at 373 4th av to Kreeger Bros.; the 8th loft at 158 West 27th to the Daily Waist Co.; the 4th loft at 105 East 29th st to Cohen, Rubenstein & Weisman, and the 2d loft at 450 6th av to the Famous Manufacturing Co.

PAYSON McL. MERRILL CO. leased apartments at 140 West 57th st, to Frederic R. Tibbits; at 925 Park av, to James S. Judd, and at 257 West 86th st, to Charles Rann Kennedy.

CHARLES F. NOYES CO. leased space in the Madison Square Building, 15 East 26th st, for Jacob Ruppert Realty Corporation to Frank Frost (Inc.) and to Samuel Levy; also a floor at 175 Pearl st for Robert Cockcroft to Barnett & Brown.

THOMAS J. O'REILLY leased for the Emigrant Industrial Savings Bank the 5-sty garage building at 238 East 20th st for 15 years to Scharlin Bros., authorized agents for the Ford Motor Car Co. This property was taken in foreclosure proceedings by the bank a few months ago. Extensive alterations are to be made by the lessee.

PEASE & ELLIMAN leased to Shepard Morgan, whose apartment in 829 Park av they recently leased to Kingdon Gould, for George B. de Geradorff, the 3-sty dwelling at 163 East 80th st.

PEASE & ELLIMAN leased for Mrs. B. Wolf her apartment in 1000 Park av to Mrs. E. Brinsmaid; sub-leased for H. S. Sturgis his apartment in 157 East 81st st to Samuel N. Holliday, and sub-leased for Mrs. Borge de Mussin her apartment in "Bretton Hall," at 86th st and Broadway, to G. A. Pfeiffer; also made the following renewals of apartment leases; in 309 West 99th st to J. Oppenheimer; in 45 East 82d st to William W. Mein; in 1190 Madison av to Max Myer; in 411 West 114th st to H. M. Richards; in 550 West 153d st to Paul DePackh; in 67 Riverside dr to Hugh J.



Guthrie; in 146 East 49th st to R. M. Shepard; in 144 East 36th st to Mrs. G. S. Arkenbergh; in 60 East 90th st to E. A. Fisher; in 144 East 40th st to Miss Blanche Underwood; in 11 East 68th st to Mrs. C. G. Belden; in 138 East 36th st to W. M. Bowes; in 49 West 57th st to Homer T. Joy, and in 315 West 115th st to T. F. Caffrey.

PEASE & ELLIMAN leased for Mrs. John C. Tappin to Mrs. Mary A. Edwards the 4-sty dwelling at 307 Lexington av; for the Trauts Realty Co., controlled by George Borchardt, in the house under construction for occupancy in the fall at 815 Park av an apartment to Mrs. Sarah Lane Warren; sub-leased for Jay Grant de Remer his offices in the "Liberty Tower," at 55 Liberty st, to Joseph Atz; and leased an apartment in 40 East 83d st to Harold J. Jacocks; in 780 Madison av, furnished, to Thomas H. Hall; in 116 East 63d st to George La Monte; in 850 Park av to Mrs. John D. Wood; in 510 Park av to Samuel Halpern; in 695 Lexington av to Mrs. Marie Lottin; in 808 West End av to Abraham Gussion; in 213 West 85th st to Mrs. K. Nolan; in 149 East 49th st for Miss Elinor Harris to Mrs. D. Wallace; in 287 Lexington av to Mrs. Belle Hunnewell; in 601 Madison av to C. C. Holden; and in 21 East 82d st to Mrs. C. Rollins.

PEASE & ELLIMAN sub-leased, furnished, for F. P. Warner his apartment in 570 Park av to Mrs. M. Ormand; also leased for Antow H. Schaefer to John W. Brett the 4-sty dwelling at 40 West 37th st; also for Herman Axelrod an apartment at 40 West 84th st to Miss Phoebe Albert; sub-leased for Dr. J. P. Erskine to Mrs. G. B. Middleton his apartment at 40 East 62d st; leased for Edgar A. Levy to Mrs. E. C. White an apartment at 876 Park av, at the southwest corner of 78th st; leased for Pepe & Bro., as agents, a floor at 77 Washington pl to Raymond P. Holder, and sub-leased for W. S. Macomber his apartment at 103 East 86th st to Mrs. John W. Robie.

PEASE & ELLIMAN leased for the New York Telephone Co., in their new building at 102-108 Broad st, southwest corner Pearl st, the store adjoining the entrance to the building, for a long term.

PEASE & ELLIMAN leased for G. W. Wyckoff to Walter E. Sachs the 4-sty dwelling at 61 West 52d st; for J. E. R. Carpenter and his associates, in the new house nearing completion at 550 Park av, a 12-room apartment, to Alfred H. Swayne; and made the following renewals of apartment leases: in 150 West 80th st, to William F. Boal; in 911 Park av, to Mrs. P. Lindauer; in 315 West 115th st, to Charles Subin; in 214 West 92d st, to Marion B. Isaacs; in 550 West 153d st, to Mrs. J. Wood; in 150 West 80th st, to M. Lamb; in 535 Park av, to Roland R. Conklin; in 116 East 63d st, to Mrs. M. O. Wilkinson; in 145 East 35th st, to G. A. H. Churchill; in 103 West 88th st, to Dr. I. L. Nasher; in 11 East 68th st, to the estate of David M. Turnure, and in 111 East 62d st, to Robert P. Gray.

GEO. R. READ & CO. leased for 76 5th Av (Inc.), in the Taber Building 78 Wall st, the entire 1st floor to the New York Agency of the Produce and Warrant Co., of Antwerp, Belgium; also offices on the 12th floor of the same building, to the A. & B. Export & Import Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for George Rudd and Thomas Diamond the entire building, at 1212 Broadway, near 30th st, to the Sol Pudlin Company for ten years. After extensive alterations the Pudlin Company will occupy the premises for its own business, which is photographic materials. The rental aggregates about \$100,000.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented an apartment in Georgian Court, 58 Central Park West, to Christopher M. Lowther.

MALCOLM E. SMITH & RUDOLPH C. CULVER sold in 2 West 67th st, corner of Central Park West, a studio apartment, to Robert Lundell.

MALCOLM E. SMITH & RUDOLPH C. CULVER have sold in 2 West 67th st a studio apartment to Miss Jessie Watson, formerly of the Hotel Lucerne.

L. TANENBAUM STRAUSS & CO. leased for Goodale, Perry & Dwight the 7-sty building at the southwest corner of Greenwich and Bank sts to the West Virginia Paper and Pulp Co. for warehouses purposes.

STEPHEN H. TYNG, JR., & CO. leased the entire 2d and 3d floors, comprising about 25,000 sq. ft., in the 4th Av Building, 381 4th av, for a long term, to D. G. Dery, silks; also to the Animate Toy Co., the 9th floor at 31 East 17th st.

STEPHEN H. TYNG, JR., & CO., leased large space on the 9th floor in the Germania building, 50 Union sq, to the Master Steam & Hot Water Fitters' Association of New York City; also offices in the same building to the Davison Publishing Co., Jacob Meyer and William M. Cathrall.

E. K. VAN WINKLE rented for the Loton H. Slawson Co., an apartment in 302 West 86th st, to Mrs. E. Bergman.

WM. A. WHITE & SONS leased the store at 1211 Broadway to Katz & Kass, manufacturers and dealers in trunks and leather goods.

WM. A. WHITE & SONS leased the store at 1207 Broadway to Louis Kahn.

WM. A. WHITE & SONS leased offices in 68 William st to James Gray and in 100 Hudson st office space to L. Alleolino.

WM. A. WHITE & SONS, with H. J. Scheuber, leased to Max Perle the 4-sty building at 512 Greenwich st, adjacent to the southwest corner of Spring and Greenwich sts.

WM. A. WHITE & SONS leased for Henry Leerbürger to Frank E. Pulis the 4-sty building at 526 Canal st.

E. S. WILLARD & CO. leased for Mrs. Aimee G. Johnson, the building at 27-29 Beaver st to the Wheat Export Co.

WORTHINGTON WHITEHOUSE (INC.) leased for William Lustgarten & Co. an apartment at 125 West 16th st to Mrs. R. B. Low, whose residence, 43 West 10th st, they recently rented to Frank Hayward.

**Bronx.**

HERBERT HECHT & CO. leased for John Noonan and Amanda B. Manee, the store at the southwest corner of Fordham rd and Webster av to the United Cigar Stores Co. The lease is at an aggregate rental of about \$50,000. The store has been occupied by the Atlantic and Pacific Tea Co. for more than ten years.

ADOLPH WEISS leased for George W. Wilkens the 5-sty flat at 563 Southern blvd to George Bleicher for three years.

**Brooklyn.**

ERNEST A. HOWARD rented 61A 7th av, a 3-sty dwelling, between Lincoln and Berkeley pl, to Mrs. H. Schimek.

CHARLES PARTRIDGE rented business space at 736 Franklin av to Spalding & Levy and at 692 Franklin av to the Globe Grocery Stores Co.; also the dwellings at 509 St. Marks av to Charles Connaughton, 190 12th st to A. Foley and 629 Prospect pl to J. Alex.

WILLIAM J. SMITH leased for the Peller Amusement Co. the Windsor Terrace Theatre, Prospect av and Vanderbilt st, to David Blank for a long term.

**Out of Town.**

LEON S. ALTMAYER leased to Harry Goldman for the summer of 1917 the Lawrence cottage at Lake Placid, Essex County, Adirondack Mountains.

ROBERT E. FARLEY ORGANIZATION rented Peter Schroeder's house on Marlboro rd in the Nepperhan Heights section of Yonkers, N. Y., to J. V. Pettit.

ROBERT E. FARLEY ORGANIZATION has leased the Eastern Mill & Material Co.'s residence, on the Post Road, in the village of Scarsdale, to Arthur M. Whitehall.

FEIST & FEIST (INC.) rented for the New Jersey Suburbs Co. the store at 876 Broad st, to the United States Tire Co.; also for a long term with the option of purchasing, the property at 365-371 Ogden st; for the Spring St. Realty Co., to the American Seedtape Co. of New York. The property rented has a frontage in Ogden st of 105 ft. and a depth of 100 ft., on which is erected a modern 4-sty heavy mill constructed building having a total area of 32,000 sq. ft. of floor space.

FISH & MARVIN rented, furnished, for Mrs. Margaret L. Wainwright her property at Milton Point, Rye, adjoining the American Yacht Club and known as "Bowerie," to Mrs. Otto Frohnknecht. The property comprises 7 acres with shore front, large Colonial dwelling and out-buildings.

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GRIFFEN, PRINCE & RIPLEY leased for L. Ward Prince his Colonial residence on Walworth av, Greenacres, furnished, for the winter to C. Herbert Covall of Bayshore, L. I.

BLAKEMAN QUINTARD MEYER rented for Crane & MacMahon their house on Grandview av, Rye, for one year to T. L. Curtis.

BLAKEMAN QUINTARD MEYER rented to Gordon W. Colton, the residence of Mrs. Susan M. Merian, on Highland rd, Rye, for three years.

BURKE STONE (INC.) leased for Judge Sydney A. Syme his residence, furnished, on White Plains rd, Bronxville, for the summer, to Willard G. Ward; also for C. I. Brooks his residence in Fairview Park to L. M. Lynch, traffic manager of the New York Telephone Co.

F. H. REEVE leased the Kidd house at Little Neck to M. S. Holmes.

ROBERT B. STOUTENBURGH leased the front portion of the 2d floor of the new Clinton Building, in Clinton st, Newark, N. J., to the Compensation Rating & Inspection Bureau of New Jersey; also leased additional space to the Travelers Insurance Co. of Hartford, Mrs. I. M. Irwin and W. E. Cooper.

E. S. WILLARD & CO. leased for Percy Chubb his residence at Glen Cove, L. I., to E. R. Stettinius, of J. P. Morgan & Co.

**REAL ESTATE NOTES.**

N. BRIGHAM HALL & WM. D. BLOOD-GOOD (Inc.) have been appointed agents for 488-490 6th av.

JAMES A. DOWD has been appointed agent of the Rockingham apartments, southeast corner Broadway and 56th st.

EDGAR H. SHARROTT, formerly of the firm of Kick & Sharrott, is now associated with Nassoit & Lanning in their brokerage department.

M. M. HAYWARD & CO. have been appointed agents for 416-20 West 122d st, a 6-sty apartment house known as "Court Rebelle," recently sold by them.

GOODWIN & GOODWIN have been appointed managerial agents for the apartment and loft building, with stores, at the southeast corner of Lenox av and 120th st.

O'REILLY & DAHN and Emanuel Simon were the brokers in the recently recorded sale of 520 and 522 West 123d st for Frederick Brown to Charles Wynne.

PORTER & CO. were the brokers in the recently recorded sale of the 3-sty dwelling 523 West 131st st for the estate of Patrick Redding to the Wells Holding Co.

FRANCIS E. KRUGER, formerly of the New York office of the Lewis H. May Co., has taken over the local management of its branch office at Far Rockaway, L. I.

THOMAS J. O'REILLY has been appointed agent for 389-393 Pleasant av by the Emigrant Industrial Savings Bank; also for 411 West 114th st by the Columbia Co-operative Co.

LEON S. ALTMAYER has placed a first mortgage of \$7,000 on the tenement at 2348 2d av; also a mortgage of \$37,500 for five years at 5 per cent. on the dwelling at 14 East 92d st.

JOHN F. DOYLE & SONS, real estate brokers, for many years located at 45 William st, have removed their offices to 74 Wall st, where they will conduct a general real estate and insurance business.

RALPH RUSSO negotiated the recently recorded sale of the 5-sty flat at 507 East 118th st, on lot 24.2x100.11, for Benedetto Zumpetta to Michael Langone, who gave in exchange a \$3,000 mortgage.

LEWIS L. ROSENTHAL, formerly manager of the office of Morris Rose, has been appointed by the Broadway Renting Co. manager of the Rialto Building, northwest corner Broadway and 42d st, and will open offices in that building for the purpose of conducting a general real estate and insurance business.

M. MORGENTHAU, JR., CO. placed a first mortgage of \$25,000 for the McCarthy estate on the northeast corner of Lexington av and 119th st, a 3-sty stable, fronting 62.6 ft, in Lexington av and 60 ft, in East 119th st. It is reported that on expiration of the lease next year this property will be reimproved.

WHITE-GOODMAN have been appointed agents for the Holworthy Chambers, the apartment house at the northwest corner of 32d st and Madison av, known as No. 152-6 Madison av, which will have the entire ground floor remodeled into stores. Plans drawn by Sommerfeld & Steckler were recently filed.

QUINLAN & LELAND placed for the Concourse-170th St. Co. \$128,000 at 5 per cent. for five years on the two new buildings at Grand Boulevard and Concourse, at the northeast corner of 170th st; for the Galveston Building Co. \$48,000 at 5 per cent. for five years on the new building at Vyse av, northeast corner of Home st, and on the adjoining building \$33,500 at 5 per cent. for five years; also \$25,000 at 5 per cent. for five years on 836 East 172d st, and \$25,000 at 5 per cent. for five years on 543 East 181st st.

DOUGLAS L. ELLIMAN & CO. announce that Robert C. Knapp will be associated with them in the future. Mr. Knapp has been successful in closing many large deals, having represented Clarence Payne in his real estate transactions. Some of these include the sale of the Guaranty Trust Co. building at 43d and 5th av, to Mr. Payne, and its resale to the Postal Life Insurance Co.; the Sonoma Apartment Building, at Bway & 55th st, and more recently the Verona Apartment Building at Madison av and 64th st. Mr. Knapp was formerly in partnership with Robert E. L. Mordecai. Douglas L. Elliman & Co. have been appointed managing agents by Clarence Payne for the "Verona," 30 East 64th st, a 10-sty apartment house, and also 140 West 79th st, the "Brixford," a 12-sty apartment house.

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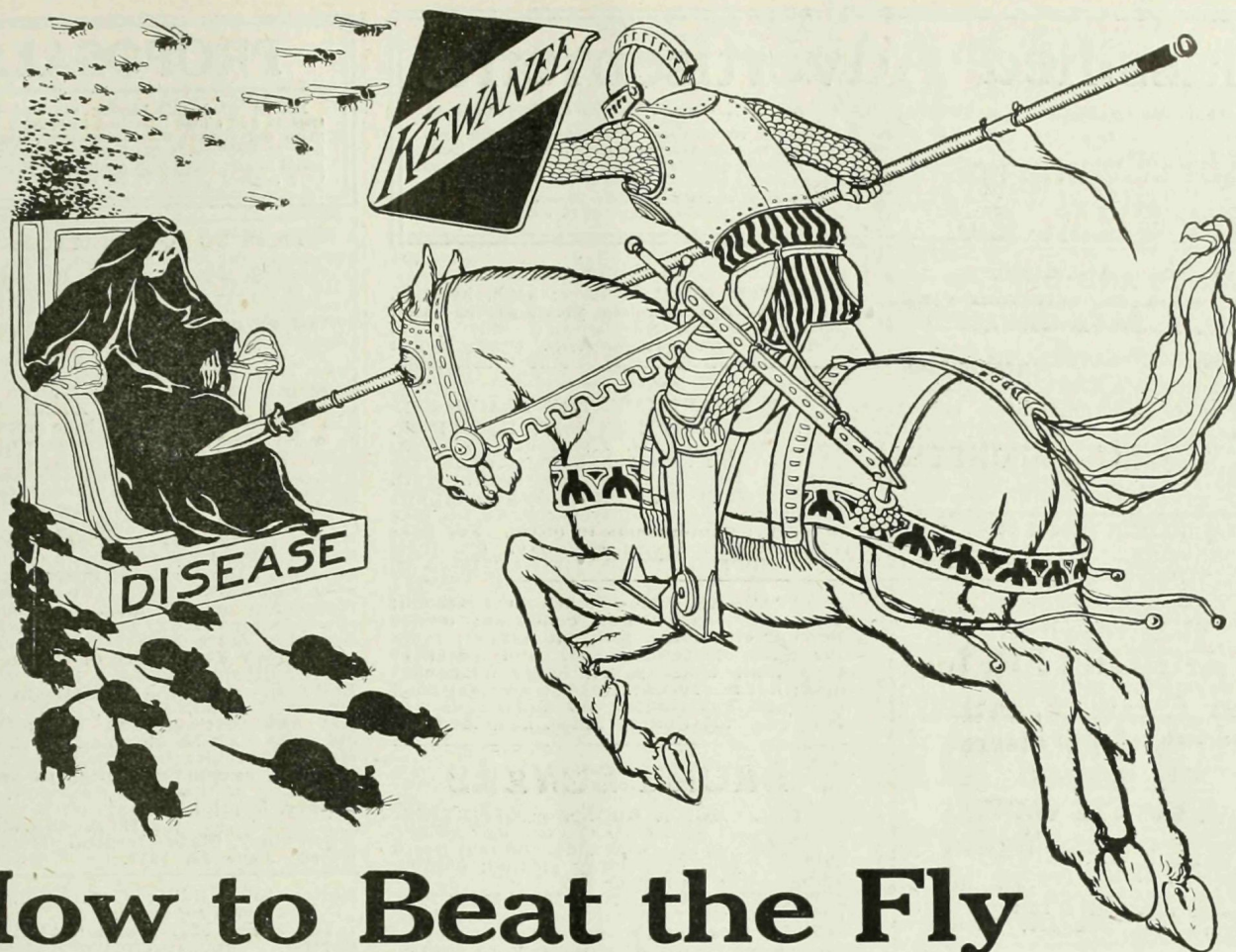
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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention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

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

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## REAL ESTATE WANTED

REAL ESTATE WANTED—Buy or rent factory, garage or loft for manufacturing purposes, between 42d and 138th Sts., preferably west side. Give full particulars, plans, terms, &c. Box 412, Record and Guide.

## FOR SALE OR TO LEASE

FREE BOOKLET—State and U. S. Land; maps, bargains. Write JOSEPH CLARK, Sacramento, Cal.

TWO LOTS for sale in Flatbush Gardens. A. N. ROSS, Federal Trade Commission, Washington, D. C.

WAREHOUSES, 147-149 Furman St., Brooklyn, for rent or sale. For information, address W. C. CLEMENTS, 87 Wall St., New York City.

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ATTRACTIVE HOUSE, 9 rooms and bath, electric light, steam heat, refined neighborhood, convenient to Boston and Westchester and New Haven Railroads; rent \$55. 171 Washington St., Mt. Vernon.

FOR SALE or rent a large house and barn, including acre of land for garden, located in Ashland Village, Catskill Mountains. Inquire of Mrs. ARTHUR ROACH, Windham, N. Y.

FOR SALE.—Two story brick dwelling, including stores; rents for \$225 per month; good proposition; particulars; commission to agents. D. J. KENNEDY, 212 Third Ave., Pelham, N. Y.

SANATORIUM, School, Summer Hotel building on Hudson, furnished; free and clear; to exchange for f & c property that can be divided between two heirs. EXECUTOR, P. O. Box 215, Brooklyn.

FINE 10-ROOM HOUSE; all improvements; plot 80x100, in Vanderveer Park, four blocks from the new subway. Will exchange for new bungalow or other Brooklyn or Jersey property.

HATHAWAY, 1406 Ave I, Brooklyn.

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WANTED—Purchaser for 57,827 acres of pine timbered lands in Florida estimated by cruisers to cut 3,500 feet per acre. Fee-simple deed, \$25.00 per acre; within 25 miles deep water port. Owners will accept Liberty Bond for full purchase price. Address T. W. Law, Bishopville, S. C.

BAY RIDGE HEIGHTS—Modern 1-family cottage, 7 rooms, bath; beautiful grounds; plot 80x100; hedge, cherry, quince, shade trees, grape vines, vegetable garden, chicken coop, garage; sell below value; write for particulars. Full commission to brokers. J. P. BROEKER, Owner, 1210 73d St., Brooklyn.

## ALABAMA.

For Sale—Ideal location; high, healthy, naturally drained, bay view, grand oaks, bathing beach, gentleman's year round home, 29 acres; \$5,000 cash. Other choice bargains. J. MATSON, Point Clear, Ala.

## ELEGANT COUNTRY PLACE

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

DETACHED frame house in Flatbush; excellent location and condition; owner leaving city must sell; lot 40x100; room for garage; near school and cars; 10 rooms, all white paint; lower floor parquet; hot air furnace (about 9 tons); good coal and gas ranges; no mortgage; will take one. 756 Elmore Place, near Ave. G.

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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 Work and Refrigeration Equipment for Storehouse and Cold Storage Building, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Wednesday, July 25, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2619 and 2754. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELLWOOD,  
Secretary, State Hospital Commission.  
Dated: June 28, 1917.

Notice to Building Contractors. Invitation for Proposals:

The Board of Education of the City of Norwalk, Conn., invites proposals for the construction of two school houses in accordance with plans and specifications prepared by Sunderland & Watson, of Danbury, Conn., Joseph A. Jackson, of New York.

Said plans and specifications may be secured from the chairman, Dr. J. Milton Coburn, on deposit of \$10, which will be repaid when said plans and specifications shall be returned. Sealed proposals for either or both buildings will be received up to 6 p. m., July 24th, 1917.

The committee reserves the right to reject any or all proposals. A certified check for \$500, payable to the city treasurer, must accompany all bids. Unsuccessful bidders will have their checks returned at once.

Norwalk, Conn., July 2, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 10, 1917.—Sealed proposals will be opened at this office at 3 p. m., August 21, 1917, for the construction of the United States post office at Eldorado, Kans. Drawings and specifications may be obtained from the custodian of the site at Eldorado, Kans., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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## REAL ESTATE STATISTICS

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

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

### MANHATTAN. Conveyances.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	155	179
Assessed Value	\$15,727,500	\$9,586,800
No. with consideration	17	31
Consideration	\$439,717	\$944,850
Assessed Value	\$537,600	\$982,000
Jan. 1 to July 12		
Total No.	4,446	4,083
Assessed Value	\$314,437,609	\$233,554,466
No. with consideration	565	595
Consideration	\$24,470,551	\$25,277,625
Assessed Value	\$29,012,450	\$27,443,19

### Mortgages.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	77	84
Amount	\$1,103,172	\$1,638,320
To Banks & Ins. Cos.	7	13
Amount	\$176,000	\$526,050
No. at 6%	33	32
Amount	\$369,829	\$536,926
No. at 5½%	6	.....
Amount	\$39,000	.....
No. at 5%	13	28
Amount	\$319,833	\$649,250
No. at 4½%	3	3
Amount	\$49,000	\$16,000
No. at 4%	.....	1
Amount	.....	\$10,000
Unusual Rates	.....	.....
Amount	.....	\$399
Interest not given	22	19
Amount	\$325,510	\$425,745
Jan. 1 to July 12		
Total No.	1,999	2,022
Amount	\$72,954,973	\$57,921,120
To Banks & Ins. Cos.	424	482
Amount	\$38,683,050	\$25,314,693

### Mortgage Extensions.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	25	38
Amount	\$1,271,000	\$2,437,000
To Banks & Ins. Cos.	11	22
Amount	\$864,500	\$2,114,000
Jan. 1 to July 12		
Total No.	1,183	1,034
Amount	\$81,192,150	\$58,701,970
To Banks & Ins. Cos.	602	525
Amount	\$62,122,200	\$43,102,350

### Building Permits.

	1917 July 7 to 13	1916 July 8 to 14
New Buildings	7	7
Cost	\$414,000	\$647,600
Alterations	\$168,950	\$473,115

### BRONX. Conveyances.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	200	108
No. with consideration	100	17
Consideration	\$185,885	\$110,700
Jan. 1 to July 12		
Total No.	3,115	3,217
No. with consideration	460	476
Consideration	\$4,107,233	\$3,482,705

### Mortgages.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	140	74
Amount	\$338,040	\$559,956
To Banks & Ins. Cos.	5	3
Amount	\$41,425	\$47,500
No. at 6%	21	21
Amount	\$68,875	\$172,016
No. at 5½%	8	5
Amount	\$65,925	\$24,700
No. at 5%	30	12
Amount	\$46,108	\$89,066
No. at 4½%	4	.....
Amount	\$2,575	.....
Unusual rates	52	13
Amount	\$30,807	\$26,814
Interest not given	25	23
Amount	\$123,750	\$247,360
Jan. 1 to July 12		
Total No.	1,400	1,846
Amount	\$9,831,723	\$17,330,195
To Banks & Ins. Cos.	113	159
Amount	\$1,647,675	\$3,801,500

### Mortgage Extensions.

	1917 July 6 to 12	1916 July 7 to 13
Total No.	24	20
Amount	\$601,900	\$317,850
To Banks & Ins. Cos.	12	1
Amount	\$398,400	\$3,000
Jan. 1 to July 12		
Total No.	398	423
Amount	\$7,859,713	\$8,739,557
To Banks & Ins. Cos.	147	121
Amount	\$2,852,450	\$3,732,014

### Building Permits.

	1917 July 6 to 13	1916 July 7 to 13
New Buildings	7	12
Cost	\$141,500	\$483,000
Alterations	\$12,750	\$14,700
Jan. 1 to July 13		
New Buildings	366	413
Cost	\$5,951,525	\$12,014,500
Alterations	\$774,200	\$734,155

### BROOKLYN. Conveyances.

	1917 July 5 to 11	1916 June 6 to 12
Total No.	514	638
No. with consideration	37	66
Consideration	\$277,037	\$657,910
Jan. 1 to July 11		
Total No.	12,194	12,368
No. with consideration	1,062	1,101
Consideration	\$12,259,509	\$8,106,750

### Mortgages.

	1917 July 5 to 11	1916 July 6 to 12
Total No.	332	422
Amount	\$994,323	\$1,347,565
To Banks & Ins. Cos.	55	71
Amount	\$253,200	\$345,707
No. at 6%	196	245
Amount	\$468,543	\$631,845
No. at 5½%	76	79
Amount	\$331,900	\$302,250
No. at 5%	32	68
Amount	\$99,330	\$255,157
Unusual rates	.....	3
Amount	.....	\$21,300
Interest not given	28	27
Amount	\$94,550	\$137,013
Jan. 1 to July 11		
Total No.	7,954	9,193
Amount	\$33,866,269	\$40,879,621
To Banks & Ins. Cos.	1,530	2,214
Amount	\$12,251,819	\$17,185,730

### Building Permits.

	1917 July 6 to 12	1916 July 7 to 13
New Buildings	60	92
Cost	\$1,156,225	\$1,483,120
Alterations	\$206,850	\$185,800
Jan. 1 to July 12		
New Buildings	1,671	1,864
Cost	\$16,684,075	\$22,448,654
Alterations	\$2,846,654	\$3,465,470

### QUEENS. Building Permits.

	1917 July 6 to 12	1916 July 7 to 13
New Buildings	49	74
Cost	\$302,850	\$150,270
Alterations	\$30,237	\$72,040
Jan. 1 to July 12		
New Buildings	2,090	2,875
Cost	\$7,517,451	\$11,808,771
Alterations	\$707,645	\$785,561

### RICHMOND. Building Permits.

	1917 July 6 to 12	1916 July 7 to 13
New Buildings	16	18
Cost	\$79,610	\$11,140
Alterations	\$2,735	\$8,265
Jan. 1 to July 12		
New Buildings	314	493
Cost	\$1,000,371	\$819,844
Alterations	\$190,351	\$141,230

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**A**MONG the various conditions that have influenced the building situation during the past week there is the announcement of the recession in the price of Hudson River common brick from \$9.50 to \$8.50 a thousand. This reduction followed numerous predictions of substantial concessions in the price of this commodity and there is reason to assume that building activity will be much stimulated as a result of the cut. There has been a considerable amount of new structural work recently noticeable and with more favorable weather conditions than have been experienced this week there is but little doubt that the volume of commitments would have reached a considerably larger figure. The price fixing for Government steel is also a factor and while the general buyer will not receive immediate benefit, still steps have been taken toward fixing the price he will pay. One of the most important features of the week was the announcement to the effect that a general contract for the construction of the Yale Dormitories, at New Haven, Conn., a three million dollar building operation, has been awarded on a percentage basis to Marc Eidlitz & Sons, 30 East 42d street, Manhattan. A remarkable condition in connection with the present building situation is the vast amount of institutional and educational building that is in process of construction or soon to be started. Religious, educational and philanthropic institutions and societies do not seem to have experienced many difficulties in obtaining the necessary funds for the prosecution of their contemplated improvements and the amount of money that is being expended for structural work of this character is second only in importance to the vast sums available for the expansion and enlargement of the industrial and commercial facilities of the country.

The latter branches of building activity are steadily gaining in volume and there are reports coming in daily from practically all parts of the United States indicating that many new projects for manufacturing and commercial purposes are being planned and placed under contract for immediate construction. High class residential construction is fairly active and there is an increasing number of moderate priced dwellings projected. Speculative building, while still far behind other types of construction in volume and cost, is nevertheless indicating signs of renewed activity and there will surely be a de-

**Common Brick.**—Dealers in masons' materials and building contractors who have recently been predicting that the wholesale price of common brick was to experience considerable of a slump feel this week that their attitude was altogether justified by the developments of the current week. During the period common brick has been selling at \$8.50 to \$9.00 a thousand to dealers in cargo lots alongside dock. Nearly a year has elapsed since the time common brick was sold at these prices. One of the influencing factors responsible for the drop in price this week was the fact that the manufacturers had a large amount of brick on hand that they sent into the market with orders to sell, at a sacrifice if necessary so that ready money could be obtained for the requirements of this season's producing activities. The common brick market might not have been so adversely affected by the concessions if there had been more favorable weather. The recent rains and generally inclement conditions resulted in almost a complete cessation of outside construc-

tion and the buying of brick slowed down to a considerable extent as a natural consequence. There are no indications that the market during the past week was affected by any circumstances other than the situation caused by a supply that was greater than the demand coupled with the bad weather. The prediction has been made that the outlook is for a more settled condition, with an increase in building activity and prices stabilized. The demand has recently been quite light and the sales comparatively few. The present time is most propitious for the speculative builder who contemplates the construction of non-steel frame structures, to take advantage of the existing market conditions and arrange for future requirements in the material line as there is no definite knowledge as to the length of time the present low price level will maintain. The manufacturing situation in the Hudson River plants is practically unchanged except for the fact that producers are experiencing greater difficulties in obtaining the necessary labor

for the operation of their plants. The coal situation has not as yet affected the production of brick to any extent and it is thought that it will be some time before the stringency exists.

With the exception of common brick, structural material prices have remained practically stationary for the last week. The scattering fluctuations were not to an extent that would have any substantial effect upon building conditions. While material prices are exorbitant the excess cost of construction has not seemed to have influenced the type of construction that has been prevalent for the last few months. Almost without exception the structures placed under contract were absolute economic necessities and the matter of extra cost was not comparable to the urgency of the demand for working space. Structural steel continues to climb to higher levels and for the private builder the commodity is almost impossible to obtain. In view of this condition there is a determined movement toward the elimination of steel for structural purposes in favor of brick and timber or reinforced concrete, and in this way that important material will be conserved for Governmental usage and the building trades will benefit by increased activity through the commencement of operations that otherwise might have been held up pending the delivery of fabricated steel.

The present outlook in the building and construction field is for a continuation of progress in structural activity and unless something unforeseen occurs there is no apparent reason why the builders of this country and the numerous lines of manufacturing endeavor that are dependent upon them, should not begin to enjoy better times.

Within a very short time the commerce and industry of the United States will begin to feel the effects of the tightening in the labor situation due to the selective draft for the National Army. Shortage of labor is naturally bound to become more intense than it has been in the past and will undoubtedly be one of the controlling factors in the building situation during the coming season. With many thousands of able-bodied men under arms or at work in the manufacture of munitions or other military activities and with an insistence from every quarter that every available foot of tillable land be cultivated, it is certainly the part of all concerned in construction as an industry to make use of every possible labor-saving device or appliance that will release human labor for the military requirements. Tools and machines are cheaper than men and in many instances they can be used to superior advantage.

tion and the buying of brick slowed down to a considerable extent as a natural consequence. There are no indications that the market during the past week was affected by any circumstances other than the situation caused by a supply that was greater than the demand coupled with the bad weather. The prediction has been made that the outlook is for a more settled condition, with an increase in building activity and prices stabilized. The demand has recently been quite light and the sales comparatively few. The present time is most propitious for the speculative builder who contemplates the construction of non-steel frame structures, to take advantage of the existing market conditions and arrange for future requirements in the material line as there is no definite knowledge as to the length of time the present low price level will maintain. The manufacturing situation in the Hudson River plants is practically unchanged except for the fact that producers are experiencing greater difficulties in obtaining the necessary labor

for the operation of their plants. The coal situation has not as yet affected the production of brick to any extent and it is thought that it will be some time before the stringency exists.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, July 13, 1917. Condition of market: Demand fair; prices lower. Quotations: Hudson Rivers, \$8.50 to \$9.00 to dealers in cargo lots alongside dock. Number of cargoes arrived, 30; sales, 28. Distribution: Manhattan, 8; Brooklyn, 11; New Jersey points, 8; Bronx, 1.

**Structural Steel.**—Practically all private buying of fabricated steel is subservient to the urgent demands of Governmental requirements and with the large amount of business on hand at the mills from this source there is but little prospect that private consumers would receive but scant attention if their orders were placed. During the last week there were announcements that the Government was in the market for a considerable tonnage in addition to that already contracted for and there is a strong feeling throughout the building trade that Federal requirements will continue to grow and that steel for building and commercial uses will become more difficult to obtain. The producing mills are all working to full capacity but the fabricating shops are limited in their output on account of the existing conditions. According to statistics compiled by the secretary of the Bridge Builders' and Structural Society it is shown that during May fifty-six and one-half percent of the entire capacity of the bridge and structural shops of the country was contracted for. The recent monthly statement of the United States Steel Corporation showed unfilled orders on its books as of June 30 of 11,383,287 tons, which is a decrease of 503,304 tons from those reported May 31. The June report is the smallest since last November when the total on November 30, 1916, was 11,058,542 tons. There has been no material change in the price of steel shapes. Mill shipments are quoted at 4.669c. to 5.169c., New York, for deliveries in two to four months.

**Lumber.**—The market for lumber is steady at the high price levels that have now maintained for a long time with a local demand that is making the wholesalers and dealers hustle to keep abreast of. There is a decided scarcity in certain grades and stocks in the yards are generally lower than can be viewed with comfort. There is an evident tendency toward further increases in lumber prices on account of the firm demand and the difficulties that manufacturers are laboring under. While there has been some improvement in the transportation situation the conditions are still far from normal. Labor shortage and high wages are large factors in influencing higher production costs. From these conditions there is but little prospect of relief in sight and if there is a further demand made upon the producers and dealers in lumber and timber for materials for use as an alternative for steel construction there is every possibility that lumber prices will still be further advanced.

**Wire Nails.**—Market conditions are becoming more uncertain every day, with the producing mills unable to consider new orders and from two to three months behind on present orders. The prices of all wire commodities are firm at the levels quoted last week and there is every possibility that further advances will be announced before long. The large amount of Government business recently placed in the hands of the producers will undoubtedly make it harder for the private consumers to obtain deliveries of their requirements and from the present outlook there will probably be further large orders from Federal sources in the near future.



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 .....\$8.50 @ \$9.00  
 Raritan common ..... 21.00 @ 27.00  
 Second hand common, per load of 1,500 ..... 10.00 @  
 Red face brick, rough or smooth, car lots .....\$21.00 @ \$27.00  
 Buff brick for light courts... 25.00 @ 27.00  
 Light colored for fronts... 25.00 @ 36.00  
 Special types ..... 36.00 @ 50.00

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):  
 Domestic Portland, Spot.....\$2.12 @  
 Rebate on bags, returned, 10c. bag.  
 Rosendale Natural, to dealers, wood or duck bags.....\$1.15 @  
 Rebate on bags returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):  
 Trap rock, 1 1/2 in. (nominal)...\$1.00 @  
 Trap rock, 3/4 in. (nominal)... 1.20 @  
 Bluestone flagging, per sq. ft... .17 @ 0.18  
 Bluestone curbing, 5x16..... .40 @

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):  
 Exterior—  
 4x12x12 in., per 1,000.....\$87.50  
 6x12x12 in., per 1,000.....122.50  
 8x12x12 in., per 1,000.....148.75  
 10x12x12 in., per 1,000.....175.00  
 12x12x12 in., per 1,000.....218.75  
 Interior—  
 3x12x12 in., per 1,000.....\$66.00  
 4x12x12 in., per 1,000..... 74.25  
 6x12x12 in., per 1,000..... 99.00  
 8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):  
 Eastern common .....\$1.90 @  
 Eastern finishing ..... 2.10 @  
 Hydrated common (per ton)...10.25 @  
 Hydrated finishing (per ton)...13.18 @

LINSEED OIL—  
 City Brands, boiled, 5 bbl. lots...\$1.15 @  
 Less than 5 bbls..... 1.16 @

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):  
 1 1/2 in. (nominal).....\$1.10 @  
 3/4 in. .... No quotation  
 Paving gravel (nominal)..... 1.25 @  
 P. S. C. gravel ..... @ 1.25  
 Paving stone ..... 2.20 @ 2.40

LUMBER (Wholesale prices, N. Y.):  
 Yellow pine (merchantable 1905, f.o.b. N.Y.).  
 8 to 12 ins., 16 to 20 ft....\$40.00 @ \$50.00  
 14 to 16 ft..... 55.00 @ 70.00  
 Heart face siding, 4-4 & 5-4 34.00 @ 36.00  
 Hemlock, Pa., f. o. b. N. Y.  
 base price, per M..... 29.00 @  
 Hemlock, W. Va., base price per M..... 27.00 @  
 Hemlock, Eastern mixed cargoes ..... 23.00 @

(To mixed cargo price add freight \$1.50.)  
 Spruce, Eastern, random cargoes, narrow (delivered)...\$32.00 @ \$37.00  
 Wide cargoes ..... 35.00 @ 38.00  
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.  
 Lath (Eastern spruce f. o. b. N. Y.):  
 Standard slab .....\$5.50 @ \$5.75  
 Cypress lumber (by car, f. o. b. N. Y.):  
 Firsts and seconds, 1-in...\$56.00 @  
 Cypress shingles, 6x18, No. 1 Hearts ..... 9.00 @  
 Cypress shingles, 6x18, No. 1 Prime ..... 8.50 @  
 Quartered oak .....\$90.00 @ \$95.00  
 Plain oak ..... 65.00 @ 78.00

Flooring:  
 White oak, quartered, select...\$55.00 @ \$59.00  
 Red oak, quartered, select... 55.00 @ 59.00  
 Maple, No. 1..... 49.00 @  
 Yellow pine, No. 1, common flat ..... @  
 N. C. Pine, flooring, Norfolk. 40.00 @

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 3/4  
 Block, 3 in. (hollow) ..... 0.6 3/4  
 Block, 4 in. (hollow) ..... .08  
 Boards, 1/4 in. x 8 ft..... .12 1/2  
 Boards, 3/4 in. x 8 ft..... .15 1/2

SAND—  
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$0.50 @ \$0.55  
 STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):  
 Beams & channels up to 14 in...4.669 @ 5.169  
 Beams & channels over 14 in... 4.669 @ 5.169  
 Angles 3x2 up to 6x3..... 4.669 @ 5.169  
 Zees and tees..... 4.669 @ 5.169  
 Steel bars, half extras..... 4.669 @ 5.169

TURPENTINE:  
 Spot, in yard, N. Y., per gal...\$0.41 1/2 @ \$0.42 1/2  
 WINDOW GLASS. Official discounts from jobbers' lists:  
 Single strength, A quality, first three brackets .....84% + 3%  
 B grade, single strength, first three brackets .....86% + 5%  
 Grades A and B, larger than the first three brackets, single thick .....83% + 3%  
 Double strength, A quality.....84% + 8%  
 B quality .....86% + 3%

BUILDING FIGURES FOR SIX MONTHS

Comparative Statistics for the Five Boroughs Compiled in Convenient Form

OFFICIAL records of the Building Departments in the various Boroughs for the first six months of 1917, as compared with the corresponding period last year, show a marked decline in the number of plans filed for new buildings and alterations, and their estimated cost, for the present year in all the Boroughs, with the exception of Richmond, which records an increase during 1917 in the cost of both new buildings and the alteration of existing structures and the Bronx, where there was an advance in the cost of altered properties.

The figures are arranged conveniently so that easy comparison may be made in the various classifications of buildings. In Manhattan the chief reason for the decline may be noted in the lack of tenement house construction. Increases however, may be noted not only in the number, but also in the cost of plans for new places of amusement, and of stables and garages. In the Bronx, a decrease may be noted in the number of plans filed, the chief reason being, also, the decline in the number of multi-family house projects.

Manhattan				
PLANS FILED FOR NEW BUILDINGS				
January 1 to June 30, Inclusive				
	1916		1917	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	14	\$1,235,000	4	\$390,000
Between \$20,000 and \$50,000...	3	105,000	1	30,000
Under \$20,000...	1	3,200	..	..
Tenements.....	116	18,464,500	21	2,471,000
Hotels.....	14	15,827,000	4	2,330,000
Stores, lofts etc. over \$30,000..	19	3,425,000	5	925,000
Between \$15,000 and \$30,000..	3	50,000	3	50,500
Under \$15,000...	9	52,000	2	17,500
Office buildings	20	4,125,500	15	7,492,500
Manufactories and Workshops	16	2,854,500	24	1,540,000
Schoolhouses...	3	795,000	1	71,000
Churches.....	4	208,500	3	985,000
Public Buildings Municipal.....	5	808,000	11	\$13,800
Places of Amusement, etc.....	16	1,824,500	27	2,021,525
Stables and Garages.....	45	1,570,800	71	1,868,000
Other Structures.....	14	15,395	24	217,500
Hospitals.....	2	1,000,000	2	590,000
Totals.....	304	\$52,323,945	218	\$21,833,825
Decrease No. 1917.....	86			
Decrease Cost 1917.....		\$30,490,120		

ALTERATIONS IN THE BRONX				
January 1, to June 30, Inclusive				
	1916		1917	
	No.	Cost	No.	Cost
Dwellings, brick	24	\$37,800	29	\$49,600
Dwellings, frame	123	118,580	92	97,350
Ten'm'ts, brick	58	89,900	46	80,425
Ten'm'ts, frame	9	8,000	6	3,175
Hotels.....	1	4,000	3	31,000
Stores.....	28	49,375	15	40,100
Office buildings..	5	19,100	7	109,250
Manufactories and Workshops	22	53,250	32	129,050
Schools.....	6	135,500	10	40,300
Churches.....	6	23,700	3	16,000
Public Buildings	18	108,850	7	53,000
Stables and Garages.....	17	75,000	22	82,200
Miscellaneous..	1,256	170,519	1,073	206,624
Totals.....	1,573	\$893,574	1,345	\$938,076
Decrease No. 1917.....				22
Increase, Cost, 1917.....				\$44,504

ALTERATIONS IN MANHATTAN.				
January 1 to June 30, Inclusive.				
	1916		1917	
	No.	Cost	No.	Cost
Dwellings.....	335	\$1,254,070	361	\$1,406,440
Tenements.....	385	608,894	414	734,670
Stores, lofts, etc.	588	2,029,003	425	1,234,617
Office buildings	179	1,617,974	194	1,077,355
Manufactories and workshops	270	627,789	233	789,380
Schoolhouses...	11	49,450	31	152,600
Churches.....	21	2,609,625	10	189,950
Public Buildings Municipal.....	17	109,800	14	49,850
Places of amusement, etc.	95	570,145	105	721,350
Hotels.....	79	789,335	73	613,675
Stables and Garages.....	77	380,450	105	718,160
Totals.....	2,055	\$10,646,635	1,965	\$7,688,04
Decrease No. 1917.....	190			
Decrease Cost 1917.....		\$2,958,588		

Bronx				
PLANS FILED FOR NEW BUILDINGS				
January 1 to June 30, Inclusive				
	1916		1917	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000 ..	..	..	..	..
Dwell'gs. brick Bet \$50,000 and \$20,000..	1	\$20,000	2	\$48,000
Under \$20,000...	36	194,650	58	429,800
Tenem'ts, brick over \$15,000..	169	8,667,000	52	3,255,000
Under \$15,000..	..	..	..	..
Tenements frame.....	..	..	..	..
Hotels.....	..	..	..	..
Stores over \$30,000 .....	1	30,000	2	90,000
Stores, between \$30,000 and \$15,000.....	7	125,000	5	90,000
Under \$15,000...	24	167,700	10	78,200
Office Build'gs.	4	93,000	4	183,100
Manufactories and workshops	27	795,710	18	75,975
Schoolhouses..	1	125,000	4	128,000
Churches.....	2	65,000	1	11,500
Public Build'gs —Municipal..	2	14,100	1	300
Places of Amuse'm't, etc.	18	476,550	57	724,400
Stables and Garages .....	60	580,115	93	366,200
Dwell'gs, frame	36	150,100	56	182,750
Other Structures.....	9	4,275	4	2,400
Totals.....	397	\$11,508,200	367	\$5,665,625
Decrease No. 1917.....	30			
Decrease Cost, 1917...\$5,842,375				

Brooklyn				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to June 30 Inclusive.				
	1915		1916	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000.....	..	..	..	..
Dwellings, 1 family, btwn \$20,000 and \$50,000.....	1	\$20,000	2	\$48,000
Dwellings, 1 family, under \$20,000.....	307	1,297,350	98	422,650
Dwellings, 2 family, under \$20,000.....	422	1,840,100	109	527,300
Tenements. Bet. \$20,000 and \$50,000 ..	169	6,375,500	84	3,504,000
Tenements under \$20,000	165	1,403,500	90	1,003,000
Stores, over \$30,000 .....	..	..	2	76,000
Stores Bet. \$15,000 and \$30,000..	..	..	4	63,000
Stores, under \$15,000.....	26	130,400	15	61,000
Stores and two families.....	554	3,332,100	84	511,500
Office buildings	1	35,000	3	23,000
Factories and Workshops, brick.....	55	1,526,250	47	2,434,300
Factories and Workshops, frame.....	..	..	..	..
Schoolhouses...	3	260,000	4	215,000
Churches.....	8	228,800	7	145,300
Public build'gs, Municipal...	8	853,000	6	5,275,000
Places of Amusement, etc.....	10	122,500	4	405,000
Stables and Garages.....	252	725,300	302	1,334,750
Warehouses... 8	26,000	18	635,000	
Brick sundries.. 57	344,570	34	194,750	
Dwellings, frame 1 & 2 families	596	1,891,870	637	1,790,300
Tenements, frame.....	..	..	1	4,000
Stores, frame, two family ..	1	1,400	..	..
Other frame structures....	30	47,090	29	21,550
Totals.....	2,693	\$20,560,730	1,580	\$18,694,200
Decrease No. 1917.....	1,113			
Decrease Cost, 1917...\$1,866,550				

ALTERATIONS IN BROOKLYN.				
January 1 to June 30, Inclusive				
	1916		1917	
	No.	Cost	No.	Cost
Decrease No. 1917.....	1,640	\$2,647,280	1,322	\$1,739,100
Decrease Cost, 1917...\$908,180				
Book Slip Permits.....	3,055	\$797,706	2,874	\$981,076
Decrease No. 1917.....	181			
Increase Cost, 1917...\$183,373				

Queens				
PLANS FILED FOR NEW BUILDINGS				
January 1 to June 30, Inclusive.				
	1916		1917	
	No.	Cost	No.	Cost
Decrease No. 1917.....	2,939	\$11,956,618	2,091	\$7,303,42
Decrease Cost, 1917...\$4,653,190				



## ALTERATIONS IN QUEENS.

January 1 to June 30, Inclusive

	1916		1917	
	No.	Cost	No.	Cost
Decrease No.	1,900	\$757,701	1,296	\$490,092
1917.....	704			
Decrease Cost, 1917		\$267,609		

## Richmond

## PLANS FILED FOR NEW BUILDINGS.

January 1 to June 30, Inclusive.

	1916		1917	
	No.	Cost	No.	Cost
Decrease No.	763	\$1,594,068	647	\$1,655,540
1917.....	116			
Increase Cost, 1917.....		\$61,472		

## ALTERATIONS IN RICHMOND.

January 1 to June 30, Inclusive

	1916		1917	
	No.	Cost	No.	Cost
Decrease No.	379	\$158,321	269	\$198,314
1917.....	110			
Increase Cost, 1917....		\$39,993		

## Plan Institutional Group.

McKim, Mead & White, 101 Park avenue, will draw plans for the group of buildings to be occupied by the New York Institute for the Education of the Blind on the site acquired last week from Vincent Astor in the Bronx. The buildings will be erected on a tract of about eighteen acres, lying between Williamsbridge road, Astor avenue, Bronxwood and Pelham Parkway, near the new station on the White Plains avenue subway extension. As already announced in the Record and Guide the institute will abandon its present location at Ninth avenue and 34th street, after an occupancy of nearly eighty-five years. It is planned to erect on the newly acquired site a group of modern school buildings, which will represent the most modern details of construction for institutional purposes.

## Obtains Big Garage Contract.

The Longacre Construction Company, 11 East 42d street, has obtained the general contract for the reinforced concrete garage to be built at 310 to 328 West 38th street, through to 327 to 329 West 37th street, leased several weeks ago from Colonel W. D. Mann by the United States Government, to be used for the storage of automobile mail trucks, belonging to the Post Office Department. The lease is for ten years at an aggregate rental of about \$600,000. The proposed structure will be two stories in height in 38th street, where there is a frontage of 250 feet and three stories in height in 37th street, where the frontage is 50 feet. The new building, which is expected to be ready for occupancy by January 1, 1918, will contain 67,750 square feet, and will house 250 trucks. Its estimated cost has been placed at \$300,000.

## \$3,000,000 Yale Contract.

Marcel Eidlitz & Sons have obtained the general contract for the group of dormitory buildings to be erected for Yale University at New Haven, Conn., on the entire block bounded by Elm, High, Library and York streets. The project includes the erection of seventeen one and three-story buildings and a clock tower 100 feet in height. They will be arranged in the quadrangular form typical of American university construction. The estimated cost has been placed at \$3,000,000. Plans are now being prepared by James Gamble Rogers, 470 Fourth avenue, Manhattan, who also designed the Yale Club at Vanderbilt avenue and 44th street.

## To Lay Church Cornerstone.

The cornerstone of the new Church of Mary Help of Christians, 436 East 12th street, Manhattan, will be laid tomorrow afternoon, at 4 p. m. The Reverend Frederick Barni is the rector. The Rev. Mgr. Michael J. Lavelle, V. G. will officiate at the ceremonies. The new edifice is being built in the Roman style of architecture and will be of brick, with limestone trimmings from plans prepared by N. Serracino, 1170 Broadway, architect, who is also superintending the construction of the building.

## PERSONAL AND TRADE NOTES.

Michael S. Diamond, of New Brighton, has been awarded a post-graduate scholarship in architecture, by the faculty of Cornell University.

Columbia Gas & Electric Fixture Co. (Inc.), of Brooklyn, have removed to 182 and 184 Grand street, where they have opened up extensive showrooms, and are now open for business.

Harry Latshaw announces that he is no longer associated with Julius Blum & Co. and has become connected with the iron, steel, brass and copper firm of H. L. Latshaw & Co., 220 Broadway.

National Association of Brass Manufacturers held its summer meeting recently at the Hotel Hollenden, Cleveland. The association discussed several important matters, including freight equalization and the possibility of removing the technical specifications now applying on Government purchases of brass goods.

The Lidgerwood Mfg. Co., 96 Liberty street, has issued Bulletin No. 20, entitled "Lidgerwood Electric Hoists." It covers the standard line of electric hoists developed by the Lidgerwood Mfg. Co., especially for general contracting work. It also shows a few of the many types of hoists they have designed and built for various hoisting duties.

Harold W. Buck, vice-president of the engineering firm of Blackwell & Buck of New York City and retiring president of the American Institute of Electrical Engineers, was tendered a dinner by the Board of Managers of the Institute recently in appreciation of his efforts in directing the activities of the A. I. E. E. during the past year.

E. J. Parker, manager of the Morgan Engineering Co., has joined the staff of the Vulcan Steel Products Co., 120 Broadway, New York, as sales manager of the machinery and tool department. The company contemplates opening a chain of offices in Europe, China and Japan, and Mr. Parker will leave shortly for abroad to personally conduct this work.

The Engineering Supply Company, 22 Hudson street, Jersey City, with John L. Covert, as agent, has filed a certificate of incorporation in the office of the County Clerk. The company will do a general building and engineering business. The capital stock authorized is \$50,000. The incorporators are Clarence Van Keuren, Andrew E. Nolan and John L. Covert.

Diamond Concrete Hardener Co., 30 Church street, has closed contracts for floor hardening in the factory buildings of the American Manufacturing Co. in Greenpoint, Brooklyn; the Columbia Metal Box Co. at 393 Rider avenue, Bronx, and the Oxford Dye Works at Oxford, N. J.; also for Union College at Schenectady and for the buildings at 45 and 55 Chrystie street, Manhattan.

## NO ARCHITECTS SELECTED.

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

GLENS FALLS, N. Y.—The Crandall Trust, Orville G. Smith, 178 Glen st, Glens Falls, trustee, owner, is receiving competitive sketches for a library and park improvement in Glen st, for which no architect has been selected. Cost, \$75,000.

AMSTERDAM, N. Y.—The Trustees of Masonic Assn., Isaac Mark, trustee, Amsterdam, N. Y., contemplate erecting a Masonic temple in Division st, near Wall st, for which no architect has been selected.

UNION HILL, N. J.—The Board of Education, A. Riesenbergh, pres., High School Bldg, Union Hill, N. J., owner, is receiving competitive sketches for a high school bldg. Details will be available later.

ELIZABETH, N. J.—Diehl Manufacturing Co., Mr. Hertz, in charge, Trumbull st, Elizabeth, N. J., owner, contemplates erecting a new factory in North Broad st. No architect has been selected and details will be available later.

## PLANS FIGURING.

## DWELLINGS.

BRONX.—R. J. Johnston, 2176 Bathgate av, owner, is taking bids on separate contracts for two 2½-sty brick dwellings, 30x40, in the south side of Lester st, 100 ft east of Barker av, from privately prepared plans. Total cost, \$15,000.

MONTCLAIR, N. J.—Francis A. Nelson, 15 West 38th st, Manhattan, architect, is taking bids on the general contract to close July 18, for a 2½-sty brick dwelling, 42x80 irreg., at 14 St. Mountain av, for Mrs. Anna Buchingham Sprance, owner. Cost, \$30,000.

## FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—D. Everett Waid, 1 Madison av, Manhattan, architect, is taking bids on the general contract to close July 15, for alterations and addition to the 3-sty brick and hollow tile storage bldg, 75x150, at Bronxville, for the Metropolitan Life Insurance Co., John R. Hege-man, pres., 1 Madison av, Manhattan, owner. Cost, \$65,000.

## HALLS AND CLUBS.

RAHWAY, N. J.—John F. Jackson, 1328 Broadway, Manhattan, architect, is taking bids on the general contract, to close July 16, for a brick and stone Y. M. C. A. bldg in Irving st, for the Y. M. C. A., John A. Overton, secy, Irving st, Rahway, owner. Cost, \$65,000.

## HOSPITALS AND ASYLUMS. SCHOOLS AND COLLEGES.

BRONX.—The City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner, is taking bids on the general contract to close 11 a. m., July 16, for excavating, etc., on site for new school on Crotona and Belmont avs, East 180th and 181st sts (P. S. No. 57).

WATERTOWN, N. Y.—The City of Watertown, Board of Education, Frank S. Tisdale, Supt., City Hall, Watertown, owner, is taking bids on the general and separate contracts to close 8 p. m., July 19, for alterations and addition to the brick school in Boon st, from plans by A. F. Lansing, Sherman Block, Watertown, N. Y., architect. Cost, \$60,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, N. J., architect, is taking bids on the general contract to close July 15, for a 3-sty brick and terra cotta parochial school, 50x100, at Broad and Division sts, for St. John the Baptist Church, Rev. Father Peter Kustan, pastor, Broad and Division sts, Perth Amboy, owner. Cost, \$50,000.

## MISCELLANEOUS.

MANHATTAN.—Satterlee & Boyd, 3 West 29th st, architects, are taking bids on the general contract to close July 16 for alterations to the 3-sty brick settlement house, 40x50, at 311-313 East 116th st, for the Harlem House Assn, owner. Cost, \$30,000.

MANHATTAN.—The City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 3 p. m., July 19, for addition to the playground adjacent to the Cherry st playground under the Manhattan Bridge.

WESTFIELD, N. J.—The Town of Westfield, Charles Clark, Town Clerk, Towa Hall, Westfield, owner, is taking bids on the general contract to close 8 p. m., July 16, for street improvement on New York av.

WINGDALE, N. Y.—The State of New York, Commission on New Prisons, room 615, Hall of Records, Manhattan, owner, is taking bids on the general contract to close 2 p. m., July 23, for a sewage disposal plant at Wingdale Prison, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y. State Architect.

MASSAPEQUA, L. I.—The Town of Oyster Bay, John S. Burke, Town Supt. of Highways, Town Hall, Oyster Bay, L. I., owner, is taking bids on the general contract to close 3 p. m., July 16, for road improvement on Clock's Blvd, from Merrick rd to the Great South Bay, from plans by William H. Bowne, Highland rd, Glen Cove, L. I., civil engineer.

ALLENDALE, N. J.—The Board of Chosen Freeholders of Bergen County, William Beswick, Road Committee, Court House, Hackensack, N. J., owner, is taking bids on the general contract to close 9.30 a. m., July 18, for reinforced concrete extensions to the Skew Bridge on Franklin Turnpike, north of East Allendale av.

PERRYSBURG, N. Y.—J. N. Adams, Memorial Hospital, Commissioner of Parks and Public Bldgs, Municipal Bldg, Buffalo, N. Y., owner, is taking bids on the general contract to close 11 a. m., July 23, for a 1-sty frame cow barn and horse barn on the hospital grounds, from privately prepared plans.



## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

76TH ST.—Andrew J. Thomas, 137 East 45th st, completed plans for alterations to the 4-sty bachelor apartment, 20x55, at 146 West 76th st, for Mrs. C. T. McManus, 264 West 94th st, owner. Cost, \$3,000.

46TH ST.—De Rose & Cavaleri, 148th st and 3d av, have plans in progress for remodeling the 4-sty brick dwelling at 57 West 46th st, into two bachelor apartments and stores. Owner's name will be announced later.

38TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartment and store, 25x60, at 70 West 38th st. Cost, \$8,000.

61ST ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for the alteration of the 4-sty brick and stone dwelling, 20x60, at 48 East 61st st, into bachelor apartments, for the Cornelian Realty Co., 161 Broadway, owner. Cost, \$18,000.

MADISON AV.—Sommerfeld & Steckler, 31 Union sq, completed plans for alterations to the 5-sty brick apartment and stores, 17x90, at 152-6 Madison av, for the Holworthy Chambers Co., H. W. McCullough, 100 William st, owner. Cost, \$20,000.

#### BANKS.

WALL ST.—McKim, Mead & White, 101 Park av, completed plans for alterations to the brick and steel bank and office bldg at 55 Wall st, for the National City Bank, Frank A. Vanderlip, 55 Wall st, owner. Cost, \$5,000.

#### DWELLINGS.

67TH ST.—C. P. H. Gilbert, 1123 Broadway, completed plans for alterations to the dwelling at 8 East 67th st for J. S. Bates, on premises, owner. Cost, \$4,000.

19TH ST.—William S. Gregory, 40 West 32d st, completed plans for alterations to the four 4-sty brick dwellings and stores, 22x86, at 301-313 East 19th st, for the New York Skin and Cancer Hospital, J. Cleveland Cady, pres., on premises, owner. Cost, \$10,000.

109TH ST.—J. M. Felson, 1133 Broadway, completed plans for alterations to

the 4-sty brick dwelling, 25x60, at 157-9 East 109th st, for Charles Shaumburger, 105 East 109th st, owner. Cost, \$9,500.

#### FACTORIES AND WAREHOUSES.

WOOSTER ST.—F. Aibert Hunt, 245 West 55th st, completed plans for alterations to the 5-sty brick factory, 55x70, at 211-3 Wooster st, for Samuel Batelman, 15 Elizabeth st, owner. Cost, \$10,000.

BROADWAY.—The Fifth Av Coach Co., R. A. Meade, pres., 10 East 132d st, owner, contemplates erecting a factory and garage on the block bounded by Broadway, Riverside Drive, 132d and 133d sts. Name of architect will be announced later.

CLARK ST.—Joseph L. Hernon, 14 Wall st, completed plans for a 1 and 2-sty brick warehouse and offices, 25x90, at 22 Clark st, for the Aborn Steel Co., Joseph T. Slingsby, pres., 105 Leroy st, owner. Cost, \$10,000.

#### HALLS AND CLUBS.

5TH AV.—Charles W. Buchman, 307 5th av, completed plans for alterations to the 4 and 2-sty brick club house, 39x125, at 47 5th av, for the Salmagundi Club, F. Ballard Williams, 14 West 12th st, owner. Cost, \$20,000.

44TH ST.—Lord & Hewlett, 345 5th av, have plans in progress for alterations to the brick and stone club house, 40x89, at 55-57 West 44th st, for the City Club of New York, Morris Newman, supt, on premises, owner.

#### SCHOOLS AND COLLEGES.

GRAND ST.—C. B. J. Snyder, 500 Park av, completed plans for alterations to the 3-sty brick public school, 175x83, at 336-352 Grand st, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$7,500.

MULBERRY ST.—C. B. J. Snyder, 500 Park av, completed plans for alterations to the 4-sty brick public school, 124x100, at 70 Mulberry st, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$17,500.

#### STABLES AND GARAGES.

BROADWAY.—Harde & Hasselman, 56 West 45th st, have plans in progress for a 1-sty brick and reinforced concrete garage, 150x200, on the west side of Broadway, 253 ft north of 184th st, for Herbert S. and Dudley Harde, 56 West 45th st, owner. Cost, \$75,000.

AUDUBON AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a 1-sty brick garage, 100x200, at the southwest cor of Audubon av and 158th st, for the I. M. R. Realty Co., Charles S. Rosenthal, pres, 30 East 42d st, owner. Cost, \$40,000.

#### STORES, OFFICES AND LOFTS.

28TH ST.—William H. Gompert, 171 Madison av, has plans in progress for alterations to the 5-sty brick loft bldg at 132 East 28th st, for George T. Stockhan, 4 West 31st st, owner.

VAN DAMM ST.—Robert Teichman, 22 William st, completed plans for 1-sty brick stores, 67x74, at the northwest cor of Van Damm and MacDougal sts for C. H. Van Aken Co., Charles H. Van Aken, pres., 148 West 4th st, owner and builder. Cost, \$5,000.

SHERIDAN SQ.—Victor H. Koehler, 2 Columbus Circle, has plans in progress for alterations to the restaurant at 5 and 6 Sheridan sq, for Michael Hallanan, 186 West 4th st, owner, and George H. Baker, 147 West 4th st, lessee.

74TH ST.—Jacob Fisher, 25 Avenue A, completed plans for alterations to the 2-sty brick store and loft bldg, 149x156, at 201-3 West 74th st, for William Sterb Estate, 17 West 87th st, owner. Cost, \$6,000.

#### THEATRES.

RUTGERS ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for alterations to the 3-sty brick moving picture theatre and dwelling at 39 Rutgers st for the Rutgers Amusement Co., Wolf and Rose Frank, directors, on premises, owner. Cost, \$8,500.

### Bronx.

#### DWELLINGS.

BLACKROCK AV.—Anton Pirner, 2069 Westchester av, completed plans for a 2-sty frame dwelling, 21x32, on the east side of Blackrock av, 184 ft west of Olmstead av, for Wilhelmina Lappe, 2058 Blackrock av, owner. Cost, \$3,500.

PATTERSON AV.—Anton Pirner, 2069 Westchester av, completed plans for a 1½-sty frame dwelling, 32x32, on the north side of Patterson av, 25 ft east of Beach av, for Carrie Cocks, on premises, owner. Cost, \$3,500.



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### HOSPITALS AND ASYLUMS.

**CHARLOTTE ST.**—Louis A. Abramson, 220 5th av, Manhattan, has new plans in progress for a 4 and 2-sty brick and terra cotta hospital, 35x100, at the northwest cor of Charlotte st and Boston rd, for the Bronx Hospital Assn., Dr. Alex Goldman, pres., 108 2d av, owner. Cost, \$50,000.

### STABLES AND GARAGES.

**150TH ST.**—John P. Boyland, 2526 Webster av, completed plans for a 1-sty concrete garage, 49x32, in the north side of 150th st, 208 ft west of Exterior st, for the Meyer Coal Co., Henry Dreyer, pres., on premises, owner. Cost, \$2,500.

**174TH ST.**—M. W. Del Gaudio, 401 Tremont av, completed plans for a 1-sty brick garage, 98x100, in the south side of 174th st, 54 ft east of Park av, for the Newat Realty Co., 200 Broadway, owner and builder. Cost, \$16,000.

**189TH ST.**—John De Hart, 1039 Fox st, completed plans for a 1-sty stone garage, 145x118, in the north side of 189th st, 100 ft west of Washington av, for Spadaccini Bros., 1039 Fox st, lessees. Cost, \$25,000.

**BERGEN AV.**—M. J. Garvin, 3307 3d av, has preliminary plans in progress for a 6-sty brick garage and storage bldg, 75x75, on the east side of Bergen av, 72 ft north of 148th st, for John Nimphius, 521 Bergen av, owner. Cost, \$60,000.

**3D AV.**—John De Hart, 1039 Fox st, completed plans for a 1-sty stone garage, 118x160, on the east side of 3d av, 140 ft north of 189th st, for Charles A. Eberhardt, 413 East 137th st, owner. Cost, \$25,000.

### STORES, OFFICES AND LOFTS.

**143D ST.**—Alfred Busselle, 132 Madison av, completed plans for alterations to the 2-sty brick office bldg at 493 East 143d st for the Silk Finishing Co. of America, Henry W. Boettger, 137 Madison av, owner. Cost, \$2,500.

**DECATUR AV.**—Edward J. Byrne, 509 Willis av, completed plans for two 1-sty brick stores and garages, 27x16 and 15x40, on the east side of Decatur av, 200 ft north of 194th st, for James Logie, 2652 Decatur av, owner. Cost, \$2,500.

### MISCELLANEOUS.

**174TH ST.**—M. W. Del Gaudio, 401 Tremont av, completed plans for a 1-sty brick bakery and garage, 47x100, in the south side of 174th st, 154 ft east of Park av, for the Newat Realty Co., Philip Wattenberg, pres., 200 Broadway, Manhattan, owner and builder. Cost, \$13,000.

### Brooklyn.

### APARTMENTS, FLATS & TENEMENTS.

**SMITH ST.**—A. Brook, 350 Fulton st, Bklyn, completed plans for the alteration of the 4-sty brick business bldg, 20x89, at 123 Smith st, into a tenement house, with stores, for J. Rose, 86 Flatbush av, owner and builder. Cost, \$9,000.

**86TH ST.**—A. G. Carlson, 226 Henry st, completed plans for a 4-sty brick tenement, 50x90, in the north side of 86th st, 300 ft east of 3d av, for the 86th St. Apartment, Inc., Francis L. Maher, pres., 122 Livingston st, owner. Cost, \$35,000.

### CHURCHES.

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

### DWELLINGS.

**22D ST.**—Kallich & Lubroth, 215 Montague st, completed plans for a 2-sty brick dwelling, 25x25, in the south side of 22d st, 275 ft west of 5th av, for Joseph Permo, 212 22d st, owner. Cost, \$3,000.

**NEW YORK AV.**—William E. Austin, 46 West 24th st, Manhattan, completed plans for extension to the 2½-sty dwelling at the northeast cor of New York av and Park pl for Bernard Ris, 974 Park pl, owner. Cost, \$3,000.

**13TH ST.**—Paul Dunham, 177 St. Marks av, Bklyn, completed plans for extension to the 2-sty dwelling and meeting room in the south side of 13th st, 147 ft west of 6th av, for William Hawkins, 221 Stratford rd, owner. Cost, \$2,000.

**75TH ST.**—William T. McCarthy, 16 Court st, Bklyn, completed plans for four 2-sty brick dwellings, 20x37, in the south side of 75th st, 200 ft west of Colonial rd, for the Montrose Building Co., 20 Bay Ridge av, owner. Cost, \$18,000.

### APARTMENTS, FLATS & TENEMENTS.

**TAYLOR ST.**—Sass & Springsteen, 32 Union sq, Manhattan, have plans in progress for a 6-sty brick and stone tenement, 61x87, at 145-9 Taylor st, for Richard S. Walsh, 107 Bainbridge st, Bklyn, owner. Cost, \$55,000.

**59TH ST.**—A. J. MacManus, 16 Court st, completed plans for three 2½-sty frame

dwellings, 17x38, in the north side of 59th st, 58 ft west of 22d av, for Blake Bros., 7715 17th av, Bklyn, owner. Cost, \$12,000.

**48TH ST.**—William T. McCarthy, 16 Court st, Bklyn, completed plans for three 2-sty frame dwellings, 27x57, in the south side of 48th st, 180, 220 and 240 ft east of 15th av, for Henry Wolfinger, 4519 13th av, owner. Cost, \$45,000.

**LEE AV.**—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for extension to the 4-sty dwelling and store, on the west side of Lee av, 90 ft south of Ross st, for Robert E. Kaempf, on premises, owner. Cost, \$5,000.

**GLENWOOD ROAD.**—Robert T. Schaefer, 1526 Flatbush av, completed plans for a 2-sty frame dwelling, on the north side of Glenwood road, 40 ft west of East 38th st, for Nettie Malven, 2913 Clarendon rd, Bklyn, owner. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

**WASHINGTON ST.**—A. T. Foy, 19 Madison st, Bklyn, completed plans for a 9-sty factory bldg in the east side of Washington st from Water st to Front pl, for Robert Gair, on premises, owner. Cost, \$9,500.

### SCHOOLS AND COLLEGES.

**DEAN ST.**—H. M. Devoe, 131 Livingston st, completed plans for interior alterations to the 5-sty public school in the north side of Dean st, 140 ft east of Saratoga av, for the City of New York, Board of Education, William G. Wilcox, pres., 500 Park av, Manhattan, owner. Cost, \$4,500.

**EASTERN PARKWAY.**—H. M. Devoe, 131 Livingston st, completed plans for interior alterations to the 4-sty school at the northwest cor of Eastern Parkway and Schenectady av for the City of New York, Board of Education, William G. Wilcox, pres., 500 Park av, Manhattan, owner. Cost, \$9,000.

### STABLES AND GARAGES.

**THATFORD ST.**—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty brick garage, 50x110, in the east side of Thatford st, 125 ft south of Blake av, for Samuel Appelbaum, 201 Thatford st, owner and builder. Cost, \$15,000.

**PITKIN AV.**—Louis Schillinger, 167 Van Sicken av, completed plans for a 1-sty brick private garage, 25x51, on the north side of Pitkin av, 70 ft east of Berriman st, for Arthur Lauer, 157 Atkins av, owner. Cost, \$3,000.

**GREENPOINT AV.**—R. T. Schaefer, 1526 Flatbush av, completed plans for extension to the 3-sty garage and stable on the south side of Greenpoint av, 451 ft west of Manhattan av, for Christopher Treber, on premises, owner. Cost, \$12,000.

**HART ST.**—Louis Allmendinger, 20 Palmetto st, Bklyn, completed plans for a 1-sty brick garage, 50x95, in the north side of Hart st, 175 ft west of Evergreen av, for William Dugan, 573 Hart st, Bklyn, owner. Cost, \$10,000.

**SIEGEL ST.**—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick and stone garage, 100x100, in the south side of Siegel st, 100 ft east of Bushwick av, for Charna Katz, 392 Bushwick av, owner and builder. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

**ATLANTIC AV.**—S. Millman & Son, 26 Court st, Bklyn, have plans nearing completion for a 4-sty brick loft bldg, 100x190, on the north side of Atlantic av, from Warwick st to Jerome st, for H. & P. Construction Corp., S. Parnass, pres., 51 East 97th st, Manhattan, owner and builder. Cost, \$95,000.

### THEATRES.

**ST. JOHNS PL.**—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for extension to the 1-sty moving picture theatre in the south side of St. Johns pl, 150 ft east of Schenectady av, for A. J. Stockhammer, 852 Eastern Parkway, owner. Cost, \$3,000.

### MISCELLANEOUS.

**UNION ST.**—B. H. & C. N. Whinston, 149th st and 3d av, Manhattan, completed plans for extension to the 4-sty brick store and factory bldg in the north side of Union st, 69 ft west of 5th av, for William Ulmer, 31 Belvidere st, owner. Cost, \$10,000.

**BEDFORD PL.**—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 2-sty brick service station, 121x153, at the northeast cor of Bedford pl and Atlantic av, for the Lancastershire Realty Co., Louis Gold, pres., 44 Court st, Bklyn, owner and builder. Cost, \$150,000.

**KINGSTON AV.**—W. J. Conway, 400 Union st, Bklyn, completed plans for extension to the 3-sty waste room on the west side of Kingston av, 230 ft north of Norman av, for Roce & Co., 293 Bradford av, owner. Cost, \$3,000.



**Queens.**

**APARTMENTS, FLATS & TENEMENTS**  
**LONG ISLAND CITY.**—Fred Korfman, 406 9th av, L. I. City, completed plans for a 5-sty brick apartment, 50x100, on the west side of 9th av, 100 ft north of Jackson av, for the Marston Realty Co., 167 William st, Manhattan, owner and builder. Cost, \$55,000.

**KEW GARDENS, L. I.**—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans in progress for a 4-sty brick, stone and stucco apartment house, 126x85, on the north side of Metropolitan av, 175 ft west of Lefferts av, for owner, care Naughton & Co., 2650 Broadway, Manhattan.

**DWELLINGS.**

**RICHMOND HILL, L. I.**—Amos Robins, 442 Waverly pl, Richmond Hill, completed plans for a 2½-sty frame dwelling, 22x42, on the north side of Ridgewood av, 160 ft west of Van Wyck av, for Anton J. Dietrich, Ridgewood av, Richmond Hill, owner. Cost, \$3,500.

**BEECHURST, L. I.**—Ronald & Stewart, 27th st, Beechurst, completed plans for a 2-sty frame dwelling on the east side of 15th av, 180 ft south of 27th st, for E. Butterly, owner. Cost, \$5,500.

**RICHMOND HILL, L. I.**—Henry Haugaard, Hillside Bank Bldg, Richmond Hill, completed plans for five 2-sty frame dwellings, 16x38 ft each, at Freedom av and 95th st, for the Richmond Hill Homes Co., Joel Fowler, Jamaica av, Richmond Hill, owner and builder. Cost, \$3,000 each.

**KEW GARDENS, L. I.**—Walter B. Wills, 1181 Myrtle av, completed plans for four 2-sty frame dwellings, 22x34, on the south side of Lefferts av, 200 ft west of St. Johns st, for the Hendorf Realty Co., 401 Lafayette st, Manhattan, owner. Cost, \$14,000.

**JAMAICA, L. I.**—N. M. Woods, 47 West 34th st, Manhattan, completed plans for a 2½-sty frame dwelling, 31x36, at the southeast cor of Kingston and Putney rds, for William J. Brucher, 68 Hunterspoint av, L. I. City, owner. Cost, \$7,000.

**FLUSHING, L. I.**—York & Sawyer, 50 East 41st st, Manhattan, completed plans for interior alterations to the dwelling at the southwest cor of Saul and Avery sts for Magdalaine W. Franklin, 61 Sanford av, Flushing, owner. Cost, \$4,000.

**OZONE PARK, L. I.**—Frank E. Gibson, Woodhaven av, Woodhaven, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 16x39, on the east side of Oakley av, 101 ft north of Kimball av. Cost, \$3,000.

**ROSEDALE, L. I.**—Luther Russell, Rose-dale, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 22x34, at the southeast cor of Cedar st and Ocean av. Cost, \$3,000.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY.**—George Nordheim, 132 East 23d st, Manhattan, has plans in progress for a 5-sty factory, 150x200. Owner's name withheld. Exact location will be announced later.

**STABLES AND GARAGES.**

**RICHMOND HILL, L. I.**—Erdman & Hahn, 101 Park av, Manhattan, completed plans for a 1-sty brick stable and store shop, 31x175, on Martin av, 610 ft south of Myrtle av, for the City of New York, Dept. of Parks, John E. Weier, Comr., Forest Park, Richmond Hill, owner. Cost, \$29,500.

**LONG ISLAND CITY.**—William Keegan, 7 East 42d st, Manhattan, completed plans for a 2-sty terra cotta blocks private garage, 22x40, in the rear of Lockwood st, 100 ft south of Pierce av, for William Crawford, 7 East 42d st, Manhattan, owner and builder.

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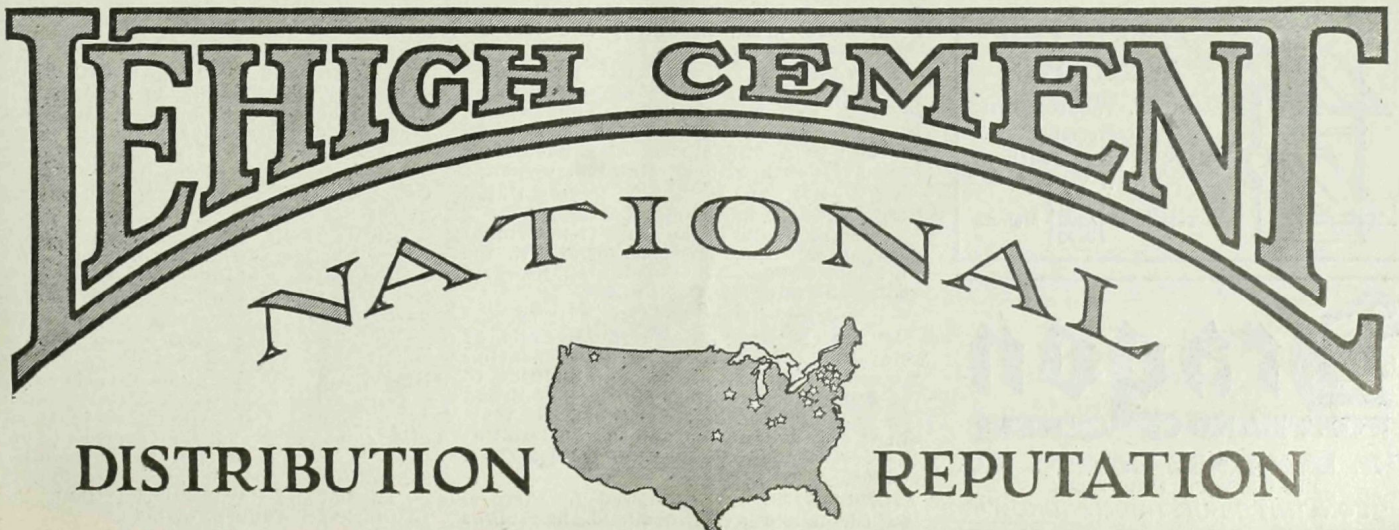
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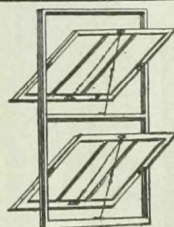


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### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—Peter L. Schultz, 421 Bergenline av, Town of Union, N. J., completed plans for a 2-sty brick flat, 25x60, at 595 Madison st, for Frederick W. Dietrich, on premises, owner. Cost, \$8,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans nearing completion for a 4-sty brick and stone apartment house. Owners' name and exact location will be announced later. Cost, \$40,000.

POMPTON LAKES, N. J.—Charles E. Sleigh, Romaine Bldg, Paterson, N. J., has plans in progress for two 3-sty brick apartments and two stores, for William Mullen, Pompton Lakes, owner. Cost, \$15,000.

#### DWELLINGS.

ELIZABETH, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and stucco residence, 24x30, for A. A. Tuttle, Elizabeth, N. J., owner and builder. Cost, \$4,500.

MOUNTAIN VIEW, N. J.—Charles F. Long, 1 Montgomery st, Jersey City, N. J., has plans in progress for alterations and addition to a 2½-sty frame dwelling, near Paterson, N. J. Owner's name will be announced later. Cost, \$4,500.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 2½-sty shingle and brick dwelling, 35x50, in Melrose pl, for the Montclair Realty & Construction Co., E. E. Murdock, pres., 24 Spring st, Montclair, owner and builder.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg, Passaic, completed plans for a 2-sty brick dwelling and store, 20x78, at 233 Monroe st, for Joseph Rochlin, 205 Monroe st, Passaic, owner. Cost, \$4,500.

ELIZABETH, N. J.—Herman Fritz, News Bldg, Passaic, N. J., has plans in progress for a 2½-sty frame and stucco dwelling, 30x42, for S. A. Howell, 532 Magie st, Elizabeth, owner. Cost, \$10,000.

PASSAIC, N. J.—Rosario Lamanro, 195 Grove st, Passaic, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 31x35, at 315 Oak st. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

GARWOOD, N. J.—Hall Switch & Signal Co., H. W. Wolff, genl. supt., on premises, and 50 Church st, Manhattan, owner, has had plans completed privately for a 1-sty hollow tile storage bldg., 40x100, in Centre st, adjoining the Central R. R. Station. Cost, \$8,000.

DUNELLEN, N. J.—The Hall Printing Press Co., on premises, owner, has had plans completed privately for addition to the 1-sty foundry bldg, 60x100, in Dewey Park. Cost, \$30,000.

HILLSIDE, N. J.—Taylor & Moseley, 40 Wall st, Manhattan, are preparing sketches for a 1 and 2-sty factory bldg, for the Willis H. Simpson Co., W. H. Simpson, pres, 30 Church st, Manhattan, owner, and Riches Piver & Co., 30 Church st, Manhattan, lessee.

#### SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are revising plans for a 2-sty brick and reinforced concrete public school ("Lincoln"), 130x60, to contain 16 classrooms, on Englewood av, for the Board of Education of Englewood.

#### STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans in progress for a 4-sty brick and reinforced concrete auto showroom and garage, 90x150, and a 1-sty extension, 90x150, at 1020-4 Broad st, for the Packard Motor Car Co., E. S. Hare, pres., Broadway and 61st st, Manhattan, owner.

NEWARK, N. J.—Herman Rosensohn, 800 Broad st, Newark, is preparing plans for a 1 and 2-sty brick public garage, 20x72, and 98x100, at 1142 Broad st, through to Austin st, for Alexander Kertesz, 571 South 17th st, Newark, owner.

NEWARK, N. J.—M. J. Nadel, Union Bldg, Newark, has completed plans for a 1-sty brick public garage and 17 individual garages, at 132-142 Hawthorne av, for Abraham Gennet, 105 Peshine st, Newark, owner and builder. Cost, \$8,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—McMurray & Pulls, 31 Clinton st, Newark, have plans nearing completion for alterations and addition to the brick store and loft bldg at 897 Broad st, for Benjamin and Jacob Meyer, 18 Walnut st, Newark, owner, and the Aelian Co., 29 West 42d st, Manhattan, lessee. Cost, \$16,000.

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

in progress for four 1-sty hollow tile and brick stores, 52x58, at Broad and Osborn sts, for Abraham Cohen, 330 Broad st, Bloomfield, owner. Total cost, \$8,000.

#### MISCELLANEOUS.

NEWARK, N. J.—Frank Grad, American National Bank Bldg, Springfield and Belmont avs, Newark, N. J., will draw plans for a fire engine house in the 13th Ward, cor Orange and Sandford avs, for the City of Newark, Thomas L. Raymond, Mayor, City Hall, Newark, owner. Cost, \$50,000.

NEW JERSEY.—Samuel Millman & Son, 1780 Pitkin av, Bklyn, have plans in progress for a 2-sty brick and stone boarding house, 20x65. Owner's name and exact location will be announced later. Cost, \$8,000.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans in progress for a 2-sty brick and stone service bldg, 44x85, for the Orange Memorial Hospital, Henry W. Wotrhan, pres., Llewellyn Park, West Orange, N. J., owner.

LITTLE FALLS, N. J.—H. B. Crosby, First National Bank Bldg, Paterson, N. J., completed plans for a 1-sty public library, 30x60, for the Township of Little Falls, C. E. A. Walton, supervising school principal, Little Falls, owner. Cost, \$10,000.

#### Other Cities.

#### HALLS AND CLUBS.

ROCHESTER, N. Y.—Cordon & Madden, Sibley Bldg., Rochester, has been retained to prepare sketches for a club house, in the east side of East Main st, bet. Alexander and Union sts, for the Knights of Columbus, c/o William Shafer, chairman of Bldg. Committee, Powers Block, Rochester. Cost \$150,000.

#### SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Gorden & Madden and William G. Kaelber, 300 Sibley Block, Rochester, N. Y., architects, have completed plans and specifications for a 3-sty brick high school (Jefferson Junior High School), 240x240, at Saratoga and Packus avs, for the City of Rochester, Board of Education, J. S. Mullen, secy., Municipal Bldg, Rochester, owner. Cost, \$500,000.

COLONIE, N. Y.—Elmer H. Newman, Schenectady rd, Colonie, N. Y., has plans in progress for a 2-sty brick school bldg, 60x64, to contain four classrooms, at Stop 28, Schenectady, for the Town of Colonie, Board of Trustees, William J. Nolan, trustee, Stop No. 25, Schenectady rd, Colonie, owner. Cost, \$45,000.

POTSDAM, N. Y.—Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, has plans in progress for addition to the normal school for the State Normal & Training School, Dr. Thomas E. Finegan, Deputy Commissioner of Education, Educational Bldg, Albany, N. Y., owner. Cost, \$150,000.

#### MISCELLANEOUS.

NEWTON FALLS, N. Y.—Charles E. Easton, Sherman Block, Watertown, N. Y., engineer, completed plans for a reinforced concrete hydro electric power plant, for the Newton Falls Paper Co., Frank L. More, pres., Newton Falls, owner. Cost, \$50,000.

TONAWANDA, N. Y.—Frank M. Williams, 158 State st, Albany, engineer, and the Strauss Bascule Bridge Co., Chicago, Ill., advisory engineer, are preparing plans for a steel and concrete footing bascule bridge with a 100-foot span, over the Barge Canal, for the State of New York, owner. Bids on the general contract will be advertised for about July 16.

#### CHURCHES.

JAMESTOWN, N. Y.—Phillips, Fidler & Beck, Chadakoin Bldg, Jamestown, have plans in progress for a 2½-sty fram and 1 brick veneer parsonage, 31x41, in East 4th st, near Prendergast av, for the First Congregational Parsonage, Mr. Spring, in charge, owner.

#### FACTORIES AND WAREHOUSES.

WATERVLIET, N. Y.—Thornton W. Price, Woolworth Bldg., Manhattan, architect and engineer, has plans in progress for addition to the 2-sty brick and steel plant on Spring st rd for the Ludlum Steel Co., Edward Corning, pres., on premises, owner.

ROCHESTER, N. Y.—The Eastman Kodak Co., George Eastman, pres., owner, contemplates rebuilding the brick factory No. 27 at Kodak Park, from privately prepared plans.

#### HOSPITALS AND ASYLUMS.

AUBURN, N. Y.—S. S. Hillger, 9 Seward Block, Auburn, has plans in progress for a 4-sty brick and steel hospital bldg, 190x70, with two 4-sty wings, 48x36 ft each, and a chapel, 25x60, for the Sisters of St. Francis, Mother Margaret, Provincial, c/o St. Anthony's Academy, Court st, Syracuse, N. Y., and the Rev. Father William Payn, 15 Clark st, Auburn, owners.



**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—C. Edward Reid, 217 West 20th st, has the general contract for alterations to the 5-sty brick apartments and stores at 144-8 West 57th st, and 129 West 58th st, for Blanche H. Hutton, 11 East 45th st, owner, from plans by George and Edward Blum, 505 5th av, architects Cost, \$10,000.

**MANHATTAN.**—Charles L. Fraser, 103 Park av, has the general contract for alterations to the 12-sty brick apartment and store bldg., 36x121, at 636 5th av, for the Columbia University, John Edward Kennedy, trustee, 6 West 57th st, owner, and the Crichton Fifth Avenue Holding Co., lessee, from privately prepared plans. Cost, \$13,000.

**BRONX.**—Patrick Murphy, 371 East 144th st, has the general contract for 1-sty brick apartments and stores, 106x60, at the southeast cor of Jerome, Burnside and Walton avs for J. Clarence Davies, 3d av and 149th st, owner, from plans by Moore & Landsiedel, 148th st and 3d av, architects. Cost, \$55,000.

**POMPTON LAKES, N. J.**—Charles Alberg, 452 Madison av, Paterson, has the general contract for two 2-sty concrete blocks apartment and store bldgs, 40x60, at the northeast cor of Ringwood av and Willard st for A. C. Kluge, Canaque av, Pompton Lakes, owner, from plans by Charles E. Sleight, Romaine Bldg, Paterson, architect. Cost, \$10,000.

**CHURCHES.**

**MANHATTAN.**—J. Dall Construction Co., 10 East 23d st, has the general contract for alterations to the brick and stone church at 116-120 West 24th st. for the Church of St. Vincent De Paul, Rev. Father T. Wucher, pastor, on premises, owner, from plans by Cross & Cross, 681 5th av, architect. Cost, \$3,000.

**MANHATTAN.**—The Lorraine Contracting Co., 220 Broadway, has the general contract for alterations to the synagogue at 48 Avenue D, for the Congregation Ahavath Abraham B. Kolo, Jacob Karlinger, pres, 299 Broadway, owner, from plans by Louis A. Sheinart, 194 Bowery, architect.

**DWELLINGS.**

**MANHATTAN.**—Niemann & Luth, Inc., 33 West 42d st, Manhattan, have the general contract for alterations to the 5-sty brick and stone dwelling, 30x100, at 7 East 75th st, for J. Henry Lancashire, 149 Broadway, Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st, architects.

**MANHATTAN.**—R. H. Casey, 246 West 16th st, has the general contract for alterations to the 5-sty brick dwelling, 22x100, at 816 5th av, for Mrs. Angelica Gerry, Newport, R. I., owner, from plans by John B. Snook Sons, 261 Broadway, architects. Cost, \$8,500.

**MANHATTAN.**—John I. Downey, Inc., 41 West 34th st, has the general contract for remodeling the 4-sty brick dwelling, 25x60, at 9 East 62d st, for Edmund L. Baylies, 54 Wall st, owner, from plans by Harry Allen Jacobs, 320 5th av, architect.

**MANHATTAN.**—R. H. Casey, 246 West 16th st, has the general contract for alterations and addition to the 5-sty brick dwelling, 40x102, at 67-71 East 79th st, for George L. Rives, 69 East 79th st, owner, from plans by John B. Snook Sons, 261 Broadway, architect. Cost, \$5,000.

**BRONX.**—L. G. Barnhart, 109 Saratoga av, Yonkers, N. Y., has the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 70x35, on Waldo av, near 246th st, for Charles E. Chambers, c/o Cosmopolitan Magazine Co., 119 West 40th st, and 140 Wadsworth av, Manhattan, owner, from plans by Julius Gregory, c/o Buchman & Fox, 30 East 42d st, Manhattan, architect.

**SCARSDALE, N. Y.**—James Innes, Cambridge rd, Scarsdale, has the general contract for a 2½-sty frame and shingle dwelling, 80x35, on Park rd, for Dr. A. W. Page, White Plains, N. Y., owner, from plans by Beverly S. King, 103 Park av, Manhattan, architect. Cost, \$20,000.

**BRONXVILLE, N. Y.**—George Smeidel, Bronxville, N. Y., has the general contract for interior alterations and addition to the 2½-sty frame dwelling for Frederick T. Ackermann, Lawrence Park, Bronxville, owner, from plans by Bates & How, 542 5th av, Manhattan.

**EAST ORANGE, N. J.**—W. Wilstrom, 58 James st, Montclair, has the general contract for a 2½-sty frame dwelling, 26x41,

for August Roche, Jr., 41 Burchard av, East Orange, N. J., owner, from plans by W. Wilstrom, 58 James st, Montclair, architect.

**MONTCLAIR, N. J.**—B. G. Simms, Montague pl, Montclair, has the general contract for remodeling the cottage at the Mount Hebron School Grounds for the Town of Montclair, Board of Education, Lambert L. Jackson, secy., 22 Valley rd, Montclair, owner, from privately prepared plans.

**WHITE PLAINS, N. Y.**—Peter A. Cameron, 21 Morris st, New Rochelle, N. Y., has the general contract for a 3½-sty dwelling and garage, 25x40, for W. J. Bryan, owner, from plans by Patterson & Dula, 527 5th av, Manhattan, architects. Cost, \$18,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—John A. Millard, 151 Lexington av, has the general contract for a 2-sty brick warehouse and office bldg, 25x100, at 293 Pearl st, for George H. Schrock and Nathaniel H. Squires, 291 Pearl st, Manhattan, owners, from privately prepared plans. Cost, \$6,000.

**HILLSIDE, N. J.**—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for addition to the 1-sty brick factory, 100x200, for the Bristol-Myers Co., 277 Green av, Bklyn, owner, from plans by C. Christensen, engineer, c/o owner. Cost, \$25,000.

**NEWARK, N. J.**—Joseph Tartazky, 73 Jacob st, Newark, has the general contract for a 3-sty brick warehouse, 30x89, at 26 Division pl, for John H. Carlo, 6 Division pl, Newark, owner, from plans by J. B. Accella, Union Bldg, Newark, architect. Cost, \$14,000.

**HALLS AND CLUBS.**

**NIAGARA FALLS, N. Y.**—Brass Bros., 1110 Whitney av, Niagara Falls, have the general contract for a brick, concrete and stone Y. W. C. A. bldg at 4th and Main sts for the Y. W. C. Assn., Mrs. P. H. Barton, 352 Buffalo av, Niagara Falls, N. Y., owner, from plans by Arthur B. Ware, 1170 Broadway, Manhattan, architect. Bigelow & Nichols, 45 East 42d st, Manhattan, are the steel engineers, and Louis E. Eden, 1 Madison av, Manhattan, is the mechanical engineer. Cost, \$66,000.



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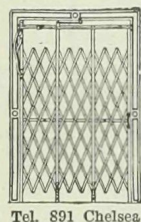
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### HOTELS.

**MANHATTAN.**—William Flanagan, 118 East 28th st, has the general contract for alterations to the hotel at 109 West 45th st for the St. James Hotel, c/o Edward H. Litchfield, on premises, owner, from plans by Thornton Chard, 101 Park av, architect. Cost, \$3,000.

**BATAVIA, N. Y.**—E. J. Bailey, Brocton, N. Y., has the general contract for a 2-sty brick high school, 115x143, at Ross st and Washington av, for the City of Batavia, Board of Education, L. R. Collins, c/o Johnson Harvester Works, Batavia, Mayor, owner, from plans by E. E. Joralemon, 547 Frank st, Buffalo, N. Y., architects.

**MT. VERNON, N. Y.**—Owen J. Tegan, 452 Union av, Mt. Vernon, N. Y., has the general contract for addition to School No. 9, at East 5th st and Bedford av, for the Board of Education of Mt. Vernon, Edward Brenvenu, Mt. Vernon, owner, from plans by Robert Greenfield, 15 Court st, White Plains, N. Y., architect. Cost, \$50,000.

**HIGHLAND PARK, N. J.**—Hughes-Foulkrod Co., 1203 Chestnut st, Philadelphia, Pa, has the general contract for addition to the Lafayette Public School at 2d av and Benner st, for the Board of Education of the Borough of Highland Park, Martin Cramer, pres., Highland Park, N. J., owner, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J. Cost, \$26,000.

### STABLES AND GARAGES.

**YONKERS, N. Y.**—Joseph Mulholland, 57 Lawton st, New Rochelle, N. Y., has the general contract for a 2½-sty frame garage, stable and barn, 36x43, for Arthur M. Eisig, Croton, N. Y., owner, from plans by Ely Jacques Kahn, 373 4th av, Manhattan, architect.

**YONKERS, N. Y.**—George T. Kelly, 20 John st, Yonkers, has the general contract for 1 and 2-sty city stables and garage, 82x255, to contain 30 stables, in Alexander st, for the City of Yonkers, Common Council, Office of Board of Contract & Supply, Edward P. Walsh, secy., City Hall, Yonkers, architect. Cost, \$53,000.

**LONG ISLAND CITY.**—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for addition and extension to the 3-sty reinforced concrete garage, 50x75, and 1-sty garage, 75x150, at the cor of Pomeroy st, 8th and Pierce avs, for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner, from plans by John T. Simpson, Essex Bld., Newark, N. J., architect and engineer. Includes a 1-sty addition, 75x200, and a 3-sty extension, 75x75, and pent house. Cost, \$50,000.

**EAST ORANGE, N. J.**—The Miller & Sons Co., 441 Main st, East Orange, has the general contract for thirty-four 1-sty brick garages in the rear of 501 Main st, for R. Henderson, 346 Park av, Newark, N. J., owner, from plans by William Garabrants, 564 Main st, East Orange. Cost, \$8,000.

**NORTH CASTLE, N. Y.**—The Miller Reed Co., 103 Park av, Manhattan, has the general contract for farm bldgs for W. C. Squier, 3d, Rock Ridge st, Greenwich, Conn., owner, from plans by T. E. Blake, 52 Vanderbilt av, Manhattan. Cost, \$39,000.

### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—H. H. Oddie, 251 4th av, has the general contract for alterations to the 5-sty brick loft bldg, 74x80 irreg., at 7-11 Spruce st, for Henry L. Einstein, 9 Spruce st, owner, from plans by A. B. Hager, 251 4th av, architect. Cost, \$25,000.

**MANHATTAN.**—Lustbader Construction Co., 103 Park av, has the general contract for alterations to the 12-sty brick office bldg, 197x425, on the block bounded by Madison and 4th avs, 23d and 24th sts, for the Metropolitan Life Insurance Co., John R. Hegeman, pres, 1 Madison av, owner, from plans by D. Everett Waid, 1 Madison av, architect. Cost, \$15,000.

### THEATRES.

**MANHATTAN.**—L. Koenig, 1935 Madison av, has the general contract for alterations to the 2-sty brick moving picture theatre, 25x125, at 5 Chatham sq., for Henry Berg, owner, and Samuel Kutinsky, lessee, from plans by Louis A. Sheinart, 192 Bowery, architect. Cost, \$6,000.

**MANHATTAN.**—Edward Margolies, 19 East 33d st, has the general contract for remodeling the Garrick Theatre at 65 West 35th st, for S. & L. Shubert, Inc., 225 West 44th st, owner and the Theatre de Vieux Colombier, lessee, from plans by H. Van Buren Magonigle and Antonin Raymond, associate architects, 101 Park av. Cost, \$25,000.

### MISCELLANEOUS.

**MANHATTAN.**—The Potick Construction Co., 261 Broadway, has the general con-

tract for alterations to the 3-sty brick lodge, club room and store at 1941-3 Madison av, for the Schulte Realty Corp., David A. Schulte, pres., 59 Park Row, owner, and the Pythian Temple Assn., 599 Broadway, lessee, from plans by Albert I. Brady, 15 Broad st, architect. Cost, \$7,000.

**MANHATTAN.**—George Sykes Co., 40 West 32d st, has the general contract for addition to the 1-sty brick sub station, 24 x46, at 454 West 27th st, for the New York Edison Co., Nicholas F. Brady, Irving pl and 15th st, pres., from plans by W. W. Weisenberger, architect. Cost, \$35,000.

**BROOKLYN, N. Y.**—R. Cantor & Co., 218 Rutledge st, Bklyn, has the general contract for extension and alteration to the 3-sty brick public bath house, 50x80, at 28 Varet st, from plans by Shampian & Shampian, 772 Broadway, Bklyn, architects. Cost, \$3,000.

**NIAGARA FALLS, N. Y.**—Brown & Polard Construction Co., Gluck Bldg, Niagara Falls, N. Y., has the general contract for a 3-sty brick police and city jail bldg, 60x66, for the City of Niagara Falls, Board of Public Works, George Whitehead, Mayor, Niagara Falls, owner, from plans by Wright & Kremers, 406-8 Gluck Bldg, Niagara Falls, N. Y., architects. Cost, \$60,000.

**NEWARK, N. J.**—Charles Cooper, 45 Clinton st, Newark, has the general contract for a boiler house to be erected at 14-20 Cross st, for Wardell's Steam Laundry, George W. Wardell, pres., on premises, owner, from plans by R. W. Erler, 45 Clinton st, Newark, architect. Cost, \$10,000.

**JERSEY CITY, N. J.**—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for addition and extension to the dairy bldg., at the northeast cor of Bay and Provost sts, for the United Realty Co., on premises, owner, from plans by L. S. Beardsley, 28 East 32d st, Manhattan, architect. Consists of 4-sty addition and 1½-sty extension.

**BLOOMFIELD, N. J.**—John R. Sempier, 87 Bay av, Bloomfield, has the general contract for three 1-sty brick stores at the northeast cor of Berkeley av and Montgomery st, for George W. Fornoff, 99 Montgomery st, Bloomfield, owner, from plans by Fred B. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$6,500.

**GARFIELD, N. J.**—Salvatore Guardalibini, Lodi, N. J., has the general contract for the construction of a receiving basin, at the Midland av pumping station, for the City of Garfield, owner, from plans by Anton L. Pettersen, Post Office Bldg, Passaic, engineer.

**NEWARK, N. J.**—Israel Feinsod, 402 Hunterdon st, Newark, has the general contract for the 1 and 2-sty moving picture theatre bldg to contain stores and apartments, 125x150, at the southeast cor of Mt. Prospect av and Heller Parkway, for Arthur W. Moore, 22 Green st, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$70,000.

**PORT WASHINGTON, L. I.**—John Lowry, 8 West 40th st, Manhattan, has the general contract for landscaping, etc., in connection with the walks, two gardens and pool, for Isaac Guggenheim, Sands Point, L. I., owner, from plans by Ferruccio Vitale, 527 5th av, Manhattan, landscape architect.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS** will hold its summer-meeting at the Hotel La Salle, Chicago, Ill., July 18-20, inclusive.

**NATIONAL MUNICIPAL LEAGUE** will hold its twenty-third annual meeting in Detroit, Mich., Nov. 21-24, with headquarters at Hotel Statler. For information address the secretary, Clinton Rogers Woodruff, 703 North American Bldg., Philadelphia, Pa.

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

**BRONX BOARD OF TRADE** holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

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



DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week ending July 7.

MANHATTAN ORDERS SERVED.

- Broadway, 2015—195 Bway Corp. WSS
Broadway, 318—O B Potter Properties, 71 Bway FD-FP(R)-GE-St(R)
Broadway, 814—St Clemon's P E Ch, c Isaac Van Winkle, 100 W 85. FE(R)
Broome st, 344-6—Corner Bowery & Broome, Inc. WSS-FP(R)-FD
Christopher st, 183—Albert G Weed, 152 W 57, FE(R)-St(R)-Ex(R)
15 st, 124 E—Consol Gas Co, 130 E 15. GE
Christopher st, 183—Standard Smelting Co, FA-DC-GE-O
City Hall pl, 26—S H Goodacre, 39 Hamilton ter. O-St(R)-FP(R)-DC-Rub
Delancey st, 108—Hyman Rubin, 437 E 86, FE-St(R)-FD
54 st, 819-23 E—Central Trust Co, 54 Wall. FD-A
24 st, 19-25 E—Carlisle Const Corp. WSS-FE(R)
24 st, 425-35 E—Little Est Corp, c Raymond D, 425 E 24. O
54 st, 161 E—Consol Gas Co, 130 E 15. GE
54 st, 161 E—Mary Buckley, FD-FE(R)-St(R)-Ex(R)
27 st, 1 E—Henry E Coe Est, 69 Wall. FD-A
27 st, 119 E—Ewald Mommer, 118 E 28. FE
32 st, 44-8 E—Jesse Shulman. Rec-Rub
76 st, 522-38 E—Farmers Feed Co, St(R)-FE(R)-FE-FD-Ex(R)-ExS
104 st, 174-6 E—Henry H Jackson, 106 Lexington av. ExS-Ex(R)-FP(R)-O-
WSS-WSS(R)-FD
1 av, 1946—Daniel Degemouse. Rec
1 av, 1963—Philip Canozza. Rec
1 av, 1979—Marcus Massucci. Rec
1 av, 2008—A DePalma. Rec
1 av, 2012—M Trolongo. Rec
Bowery, 91—Wm Silverberg. Rub-FP
Bowery, 91—Chas Cohn, 547 W 158. D&R
Bowery, 91—Goelert Est, FP(R)-WSS-FE-St(R)-O-Ex(R)
Broad st, 73—Est Henry Cary, c Geo P Montague, 207 Greenwich. WSS-FD
Broadway, 300—Consol Gas Co, 130 E 15. GE
Broadway, 300—Arthur A Carey, 50 Fayerweather, Cambridge, Mass. WSS
Broadway, 678—Est Matthew Clarkson. WSS
Chambers st, 75—Consol Gas Co, 130 E 15. GE
Chambers st, 108—Henry W Putman. WSS
Christopher st, 183—D Clark Bros. DC-FA
10 st, 86 E—Kayo Curtain Co. FP-DC
10 st, 439 E—Jacob Haut. GE
10 st, 86 E—Joseph Danziger. El
23 st, 131-3 E—Chas Kave. Spr
23 st, 150 E—Stranton Co. Ex(R)-O
23 st, 125 E—F C Beach Realty Corp. 361 Bway. FE(R)-St(R)
24 st, 409 E—Jas H Rollins, 306 E 26, ExS-FE(R)
28 st, 48 E—Capitol Label Co. Rub-Rec
28 st, 48 E—Axelbrod & Kramer. Rec-Rub
29 st, 323 E—Franz Wagner, Ex(R)-FP(R)-FE(R)
31 st, 407-9 E—Paul Morich, St(R)-O-ExS-A-DC-WSS(R)-FP(R)
31 st, 36-46 E—Aeon Realty Co, c L A Scott, 245 W 55. FP(R)
31 st, 36-46 E—Michael Edson. Rub
32 st, 44-8 E—Hasco Bldg Co, c L A Scott, 245 W 55. FP(R)
40 st, 323-5 E—Horace Waters & Co. FD
50 st, 148 E—Helen A Reumont. A-FD
54 st, 415-23 E—Lippman Schurmacher, 1128 1 av. FP
75 st, 432 E—Samuel S Paymer, 368 E 169, ExS-Ex(R)-FE-O
96 st, 310 E—M Bowsky Fur & Dyeing Co, St(R)-Ex(R)-ExS
107 st, 139 E—Harris Goldberg, 314 Angelioue st, W Hoboken, N J. WSS
116 st, 147 E—Miss Anna Pistelli. Rec-FA
123 st, 306 E—Paul Scherbnier. DC
5 av, 555—Mrs Mary Jessup. D&R
5 av, 320—Henry Levin. FA
5 av, 320—Benj Katz. Rec
5 av, 320—Niise Jacobbsen. FP
5 av, 320—Wm Shenk. GE
5 av, 320—Jack Isaac. FP
1 av, 1975—Benj Zezmore. Rec
4 av, 75—J & C Bobling Hotel. TD

- 110 st, 2 E—Frank Schaefer. TD
Fulton st, 215-7—Anglo-American Drug Co, FP-St(R)-FE(R)-ExS
Franklin st, 176—Ida Powell, ExS-FE(R)-Ex(R)
Laight st, 13-7—Est Helen C Juilliard, c A D, 70 Worth. Ex(R)-ExS-FE(R)-GE-FD
Ludlow st, 57—Max Weiner, Ex(R)-ExS-St(R)-O-FE
Nassau st, 81—Albert Hoffman. Rec
Nassau st, 55—Caroline T Kissel, 12 E 55, St(R)-FE(R)-ExS-Ex(R)-GE
6 av, 473—James Slater, 1121 Bway, St(R)-O-ExS
Spring st, 116—Daniel Birdsall & Co, 317 Bway. FD-A
Sullivan st, 146—Herman Sperber, 36 Grand, D&R
Reade st, 6—Manhattan Co. FP(R)
Reade st, 6—Consol Gas Co, 130 E 15. GE
Water st, 554-6—Wm L Gerrish, 140 Pearl, Ex(R)
West End av, 205-13—White Co. St(R)-ExS
21 st, 149 W—Anna Walter. FA
28 st, 354 W—Mrs Fitzgerald, 360 W 31. GE
29 st, 143-5 W—Loft Holding Co, 360 7 av. FD-A
34 st, 38 W—Frankfield Bldg Co. FD
36 st, 34 W—Est Sophia C Hull, St(R)-ExS-Ex-O-FP(R)
36 st, 34 W—Consol Gas Co, 130 E 15. GE
37 st, 1-3 W—Aguilar Corp, 79 8 av. FP(R)
Front st, 262-4—City of N Y, Dept of Plant & Structures, Municipal Bldg, FE(R)-St(R)-FP(R)-WSS-Ex(R)
Lispenard st, 13-5—Geo E Chisolm, 84 William. FD-WSS-St(R)-FE(R)-Ex(R)
Monroe st, 283—Chas Stutz Co, 287 Monroe, Ex(R)-FD
Nassau st, 78—Geo Ehret, 235 E 92, Ex(R)-FP(R)-FE(R)-St(R)

BRONX ORDERS SERVED.

- Arthur av, 1967—Jacob Nooger. FA-Rec
Arthur av, 2292—Solomon Hirschhorn. St(R)
Freeman st, 978—J Beeks. FP
Hoe av, 1117—J J Ringwald. FA-Rec
137 st, 1 E—S Fink. FA
148 st, 448 E—Boulevard Brass Bed Mfg Co, FA-Rec
Sedgwick av, 1387—Aetna Explosives Co, 120 Bway. D&R
West Farms road, 1448—Keystone Trucking Co. CF
137 st, 780-94 E—Internat'l Handkerchief Co, WSS-O
Marine st, 183—B Franklin Wood, FE-ExS-Ex(R)
Wooster st, 212-8—Arthur H Ely. ExS-St(R)

BROOKLYN ORDERS SERVED.

- Atlantic av, 221—Bklyn Union Gas Co, 176 Remsen. GE
Atlantic av, 221—George Saylain. FP(R)
Atlantic av, 221—Hussoun Bros. FP(R)
Atlantic av, 221—Geo Paris, FE(R)-St(R)-ExS-FP(R)-Ex(R)
Bedford av, 1191—Mrs Hannah Green, FE(R)-St(R)-ExS-Ex(R)

- Boerum st, 184 (rear)—Julius Bernstein, GE-Rec-FA
Boerum st, 184—David Tansman, Rec-GE-FP(R)
Boerum st, 184—Safran & Kushner, Rec-FA-FP(R)
Boerum st, 184—Benj Siegel. Rec-FA-FP(R)
Boerum st, 184—I Blei & S Standig, Rec-FA-FP(R)
Broadway, 797—Wm L Andrews. FP-ExS
Broadway, 797—Lewis Klausman. FP(R)
Cook st, 137 (rear)—Max Levy, St(R)-FE(R)-ExS
Cook st, 137—Frank Goldenberg. Rec-FA-FP(R)
Cook st, 137—Levinom & Kotok. FP(R)
Debevoise av, 22-8—Manhattan Fur Dressing & Dyeing Co, FE(R)-St(R)-WSS(R)-FP(R)-ExS
DeKalb av, 1431-43—W E Ostrander & Co, Ex(R)-St(R)-ExS-FP(R)
Dobbin st, 111-7—Erda Realty Co. FP(R)
Dumont av, 494-512—Silverstein & Silver, DC-WSS(R)-FE(R)-St(R)-ExS
Engert av, 104—I Feldman & Sons, FE(R)-WSS(R)-FP(R)
5 av, 657-9—Gustave Hartung, St(R)-FE(R)-ExS
5 av, 847—Prospect Park & Coney Is R R Co, St(R)-FE-ExS
Flushing av, 921—Abraham Sanger. FP(R)
Flushing av, 921—Lewis Bloom. FP(R)
40 st, 262—Jay A Linden, FE(R)-St(R)-FP(R)-Ex(R)-ExS
Green st, 144-50—Empire China Wks, St(R)-FE(R)-Ex(R)-FP(R)
Hancock st, 57—Edna Hamilton. WSS(R)-FA
Hooper st, 18-26—Turner Const Co, 37 Hewes, ExS
Jefferson st, 382-4—Diana Chocolate Co, FE(R)-FP(R)-O-Rec-WSS(R)
West st, 124—Carl A Johansen. Rec-R&D&R

QUEENS ORDERS SERVED.

- Jerome av, 3949 (Woodhaven)—Meyer Shapiro. NoS-FA-RQ
North 5 st, 27 (Rock Pk)—Boerum & Farrell, NoS-FA-CF-StSys(R)
Rockaway rd and Ferry st (Wdhaven)—Kasper Keller. CF
Skillman av and Honeywell st (Astoria)—Akron Tire Co. CF-D&R-StSys(R)-FA
Sutphin blvd and Rock rd (Jamaica)—A L Miller. Rec-FP
10 st, 39 (L I C)—Liberty Paint Co. FA-FP
Trainsmeadow rd, bet Flushing rd and Jackson av (Astoria)—Frank Anzalone, D&R-NoS-FA-CF
3 st and West av (L I C)—Adams Exp Co, 38 Hanson pl. CF-Rec-D&R
Corona av, 135—Rovensky & Eagle. Rec-GE
Greenwood av, 196—Jacob Lande, Rec-FA-GE-FP(R)
Lafayette st, near Luther pl—Newtown Gas Co, 1381 Myrtle av. GE
Lafayette st, near Luther pl—Emil Roehrig, WSS(R)-St(R)-ExS
Rockaway rd and Davis av—Bklyn Federation of Jewish Charities, 732 Flushing av. ExS

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## Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.

## Blue and Black Prints.

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NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

## Boilers.

KEWANEE BOILER CO., 47 W. 42d St. Tel. Bryant 6106.

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EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.  
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SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

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CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.  
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.  
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.  
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

## Building Reports.

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.  
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ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.  
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LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.  
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HARRISON & MEYER, 1182 Broadway. Tel. Madison Sq. 8718.  
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## Coal Saving Device.

COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.

## Concrete Floors and Sidewalks.

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

## Consulting Engineers.

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

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RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.  
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

## Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.

## Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

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CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.  
CHESLEY CO., INC., A. C., 270 Rider Ave. Tel. Melrose 2452.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Dumbwaiters.

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

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ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

## Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

## Elevator Fire Doors—Safety Appliances.

SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

## Elevators—Hand Power.

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## Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.  
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## Fire Escapes.

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

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MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

## Flagpoles.

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## Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

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BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.  
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

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BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.  
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KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

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VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

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NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

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

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