

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## SHORTAGE OF RENTABLE SPACE IN ALL BOROUGHS FOUND THROUGH SURVEY JUST FINISHED

Committee On Demand For Buildings Makes Report

INVESTIGATIONS pursued by the Committee on the Demand for Buildings, Henry Atterbury Smith, chairman, has revealed the fact that there is an urgent demand for buildings of nearly every type, though in some instances rentals sufficient to make construction work profitable cannot be obtained. The situation is an unusual one, and real estate today is in a healthier condition than for many years past.

Real estate owners are receiving good returns on their investments, though cost of maintenance and operation have increased. Probably never before in the history of the city have fewer vacancies existed than at the present time, and the ultimate result should be that investors will come back and place their moneys in this form of security.

The demands of the Government, so that the war can be properly prosecuted, come first, and the response to the Second Liberty Bond issue clearly demonstrates that the people with money are standing back of the country. No immediate increase of purchasing power, so far as real estate is concerned is looked for until such time as the war conditions are fully understood, but when the turn does come people prominently identified with the market look for a movement, both in new construction and in investment buying, such as has not been seen in years. The new construction work will in all probability precede investment buying, but owners today are now more firmly entrenched than for a long time.

Loaning institutions are taking the stand that while new commitments cannot be expected for the time being, still every effort will be made to allow existing mortgages to remain and not hamper the mortgagor. This is certainly a word of encouragement, for, except in isolated cases, these institutions do not expect to make owners reduce their loans. In other words, these interests wish to cooperate with owners and stabilize real estate values.

The Committee on the Demand for Buildings, which is a sub-committee of the Committee on the Alleviation of Building Stagnation, Elliott Smith, chairman, has compiled a large amount of data from various sources, some of which are printed in this issue.

The demand for office space is insistent, not only in that section south of Chambers street, but also in the Grand Central Terminal zone. From the various opinions quoted below it will be seen that war conditions have been an influencing factor in filling up available office space, and while it is expected that there will be a certain amount of office space thrown back on the market after the war ceases, nevertheless the natural growth of the city will tend toward taking up of not only this space, but create a demand for more.

Several large office buildings have been erected in the Grand Central Terminal zone during the past two or three years. They have been promptly filled at prices equal to, and in some cases larger than, obtained downtown. It is generally conceded that the rate at which new office buildings have

**I**NTEREST in the movement to end the stagnation in the building industry in the Metropolitan Zone is increasing daily. Printed herewith is a condensed report of the Committee on the Demand for Buildings, which includes many expressions of opinion from men well versed in the situation. The concensus of opinion is that there is a shortage in nearly every class of building, and unless something is done to relieve the condition, the shortage will become acute. There is a general feeling that rentals will increase materially, unless a building movement is inaugurated.

been erected during the past few years can be continued for some time, and tenants readily found.

Following is a digest of expressions of opinions given by a number of leading concerns who keep in close touch with the office building situation, especially in the section south of Chambers street and in the Grand Central Terminal zone:

**J. C. Cushman, of Heckscher & De Saull:** "All the available uptown office buildings are practically full. Buildings recently completed have been completely tenanted as soon as occupancy could be given. This is notably true of 50 East 42d street, now 95 per cent. rented, and the Vanderbilt-Concourse Building, 100 per cent. rented. Too many buildings are a detriment, but this district is not over-housed, and tenants can be found for office buildings after they are built at the same pace as during the past few years. The downtown district is also in demand. We recently had an order for 1,800 square feet in an office building between Wall street and the Battery, and the following were the only vacant spaces found for rent: at 11 Broadway, 1,767 square feet, \$3,000; American Express Building, one entire floor; at 66 Broadway, 300 square feet; at 42 Broadway, 600 square feet, \$1,000, and at 31 Liberty street, 1,537 square feet, \$28,000."

**August Heckscher:** "A great deal of space is obtainable at reasonable rates and at rates actually lower than present conditions, in the way of costs and delays, would warrant. Rents have not advanced even approximately within the range of increased cost. Money on bond and mortgage will be increasingly difficult to obtain."

**James S. Coddington, of Wm. A. White & Sons:** "There is a fundamental demand for office space in the downtown section. All of the high-class office buildings under our management are fully tenanted, and in the uptown section buildings are being rented with rapidity."

**Edward C. Cammann, of Cammann, Voorhees & Floyd:** "Office buildings today are extremely well filled, due in no small part to the war, and while it may be expected that there will be a falling off when the war is over, so few buildings have been erected in recent years that the demand for space, due to the natural growth of the city, should

in a short time fill up the vacancies created when war conditions have ceased their demands."

**Laurence McGuire, President of the U. S. Realty and Improvement Company:** "The demand for space far exceeds the supply. After new buildings are erected tenants can readily be found."

**Geo. T. Mortimer, President Equitable Office Building Corporation:** "Practically all office space is occupied, due largely to war conditions. I feel that some of this space will be back on the market when the war is over, though to what extent no one can foretell. A large amount of space has been taken by the representatives of foreign governments for purchasing departments, as well as for various propaganda in connection with war matters."

**Frank Lord, of Cross & Brown Company:** "The demand for new buildings and for space is better than it has been for five years. South of Chambers street the market is in an excellent condition, a vast number of vacancies having been filled. In the uptown district there is a shortage of office space, and a number of new buildings, were they to be erected, could be filled with desirable tenants."

**Lawrence B. Elliman, of Pease & Elliman:** "There is a very large demand for space in both downtown and uptown office buildings, especially in the wholesale district south of 33d street. There is but little to offer to applicants. This same condition applies to the financial district."

**Albert B. Ashforth:** "In the downtown district, there is an unprecedented demand should continue to be active, story buildings are 100 per cent. rented, and we are increasing rentals as the leases expire. It would appear that the demand should continue to be active, and that any new buildings erected south of Chambers street could be quickly tenanted. The Uptown district has not felt the demand as much as the Wall street section. This is due, in all probability, to the fact that around the Grand Central Terminal, several high buildings have been erected. However, a dearth of space in this section is imminent."

**Charles F. Noyes, of Charles F. Noyes Company:** "All desirable downtown office buildings are 100 per cent. rented. There is a healthy demand for space of this character. Rents are considerably above the average, but it looks to me as though these conditions would continue for several years to come."

**Russell Marston, of Marston & Company:** "The majority of office buildings below Chambers street are fully rented and there is a big demand for space. Many of the office buildings uptown are fully rented, but there still remains a sufficient number of vacancies to supply the demand at present."

**M. Morgenthau, Jr., of M. Morgenthau, Jr., Company:** "Downtown office space is in fair demand, at rentals about 50 per cent in excess of what they were two years ago, and the same conditions apply to the Uptown district."

**Samuel A. Herzog:** "In my opinion, the present supply of new buildings in the Grand Central Terminal zone will afford such additional space to the present accommodation, that there will



be no noticeable under-supply for the next couple of years."

**George Rosenfeld, of George Rosenfeld Company, Inc.:** "Space in the 42d district is scarce, and rentals are high, and I look for higher rentals in existing modern buildings favorably situated."

The warehouse situation clearly indicates a demand for space at prices somewhat in excess of those obtainable a year or more ago, and in no sections where land values are sufficiently low, it would appear that structures of certain types could be erected with profit. The following are some expressions of opinions on the warehouse and factory situation:

**Bush Terminal Corporation:** "Buildings at our terminal are 100 per cent rented, and applications are on hand for between 250,000 and 300,000 square feet of additional space. Present rentals are on a 40c basis, while last year 30c was the rule. If new buildings were erected today, 75c must be obtainable. This is due to the increased cost of maintenance. For example, our coal bill for the last three months was \$30,000 in excess of the previous corresponding period. Our plant consists of sixteen loft buildings, containing 5,500,000 square feet, and 123 warehouses, containing 1,500,000 square feet. This company gives service to its tenants, and the labor problem is a difficult one."

**Degnon Contracting Company:** "Every building erected by the Degnon Company at Long Island City is 100 per cent rented. Inquiries during the year for 5,000,000 additional square feet, in units of from 100,000 to 500,000 square feet, have been received. Two years ago, rentals ranged from 26c to 28c a square foot, but today 35c is paid. At the latter price, concrete buildings can be erected with profit. At the present time, at least 6,000 people are employed by concerns renting from our company, but these have to go to Manhattan or Greenpoint to find living accommodations. In Long Island City about 15,000 people have to find homes elsewhere. There is an urgent demand for cheap housing."

**George J. Ryan, Chamber of Commerce of Queens:** "Factory and warehouse space in Queens is in demand. There is only a limited supply of the former, and there are no warehouse structures in the Borough. In buildings erected some time ago, rentals have been advanced to 26c and 28c a square foot. It is impossible to build new warehouses and factories, unless 33c to 35c a square foot is obtained. The standards of today will be those of the future. Queens realty values at present, provide the builder with an opportunity to buy right, and even if the cost of the improvement is higher than in the past, still the total cost will present an average not excessively higher than last year."

**Cross & Brown Company:** "Refining of factories and lofts in Long Island City is splendid. There are no vacancies. Rentals two years ago ranged from 25c to 28c. Today 30c is obtained, and the tendency is even higher. Buildings cannot be erected in the section at 30c. In a few instances where special conditions prevail, 35c has been obtained, but this price cannot be cited as a criterion. Large buildings can be erected today on the 25c basis. There is an insistent demand for small space, say from 8,000 to 15,000 square feet. Larger space is only sought by those who desire certain requirements."

**M. & L. Hess, Inc.:** "The demand for factory space far exceeds the supply. In fact there is but little to be had. Rentals range from 35c to 50c a square foot, with 40c to 45c a fair average. It would be an effort to build at these prices, except in certain kinds of construction, especially concrete. This method is desirable, for several reasons, namely, insurance rates are low, costs are less and construction quicker. One of the old difficulties in structures of this type, the cutting of holes in the floors, has been overcome. The Building Department favors this class of construction for factories. Warehouses

can also be built, but not so profitably, because the tenants are unwilling to pay the increased cost. It is questionable whether the demand for warehouses will continue as strong after the war, but this is not true of factories. I look for increased demand for many years to come."

**Spear & Company:** "The demand for large factory space is phenomenal. In the Sixth avenue section, all the large space, including stores, with one exception, have been rented at prices ranging from 35c to 45c a square foot, the average being about 42c. Small space is also in demand and hard to obtain. There is a field for the builder between 23d and 32d streets, Madison and Seventh avenues, especially in large units, say 100x100 feet. As a minimum, 60c can be obtained, and as high as 75c in the Madison avenue section, including side streets."

**William D. Kilpatrick:** "Warehouses throughout the city are practically full at increased rentals. Some other leases are still in force on the 10c to 18c basis. New leases call for 30c a square foot, and in some instances, a slightly higher figure is obtained. Today, it is only possible to erect non-fireproof warehouses, not over six stories in height, on plots not less than 75x100 feet. Higher buildings are impossible on account of cost."

In addition to the demand for office space, factories and warehouses, the Committee reports that there is considerable demand for high-class elevator apartment houses, though there is considerable amount of free space on the market. Following are some of the opinions obtained:

**Roland F. Elliman, of Douglas L. Elliman & Company:** "The renting season which is now drawing to a close has proven very irregular, although few vacancies now exist. The majority of new buildings have been able to open with full tenant lists, and we have been successful in advancing rentals in the older buildings to meet the increasing cost of operation. In general, the present situation can be considered satisfactory, but the outlook for the future has some decidedly uncertain aspects. If anything like the rental demand of the past few seasons develops during the coming year, a serious shortage will occur. In spite of this I do not know of any new contemplated construction."

**Frederick A. Wyckoff, of Moore & Wyckoff:** "There is no question but that the demand for high-class apartments is great, especially in the Park avenue, Madison avenue and Upper West Side sections. There are few vacancies in high-class apartment structures, where consideration have been given to the proper layout, and tenants' requirements. The trouble is not with the contractors or the high cost of material and labor, but with the loaning institutions. We have always found the operator willing to go ahead with the building of apartment houses, ignoring the cost of construction, provided he can obtain a sufficient loan."

**F. R. Wood, of the F. R. Wood-W. H. Dolson Company:** "In 1916 there was every indication that there would be a shortage of high-class apartments on the West Side, but 1917 has developed the fact that it was not so much a general shortage as the shortage of the smaller apartments of the three, four and five-room type. There are quite a number of apartments unrented in this section, which I held from \$2,000 a year upward. The slacking up of new operations has had the effect of filling the older buildings."

As to the condition in the loft market, the following is a fair indication of local conditions:

**Douglas Robinson-Charles S. Brown Company:** "We find that there is a considerable demand for lofts, warehouses and manufacturing plants, especially warehouses. The demand is greater than the supply, therefore, there has been a natural increase in rent. We do not think, however, that the increase in rents thus far has been sufficient to warrant owners in assuming the increased cost of building, and we believe that conditions must become more

settled, before active construction work can proceed."

**Charles E. Duross, of the Duross Company:** "There is a decided shortage of buildings, especially of lofts, containing about 10,000 square feet of floor space. We have many applications for space of this character. There is also a big demand for mercantile storage space. I believe that the rentals in this latter type of structure have advanced 20 per cent. over last year. There is also a pressing demand for commercial garage buildings, in which there is an advance in rentals of practically 25 per cent."

Shortage of space also exists in the non-elevator type of apartment house. Some of the opinions received are quoted:

**Allan Robinson, President, City & Suburban Homes Company:** "My opinion as to the present demand in walk-up apartments is summed up when I say that there are no vacancies in any of our 2,947 apartments. This indicates a pretty good demand."

**F. G. Randall, of the Queensboro Corporation:** "The demand for buildings in Queens both for residential and industrial purposes is great. We have applications for many thousands of feet of floor space for factory purposes. Every apartment house that we have completed is 100 per cent. rented, and the demand is increasing. Our operations cover a large section of Queens, and I believe the above is true of the other districts not covered by us."

**J. Clarence Davies:** "The present demand in walk-up apartments in the Bronx is exceedingly good, and I have no vacancies in steam-heated or hot water houses, and very few vacancies in those buildings having hot water supply only. The present demand is for three and four-room apartments, and it is practically impossible to obtain space in this class of building."

#### RESOLUTION PASSED.

#### Committees Approve Plan to Form Permanent Organization.

THE question of forming a permanent organization in Manhattan as the outgrowth of the Committee on the Alleviation of Building Stagnation, of which Elliott Smith is chairman, is taking definite shape. During the past week, the Sub-Committees on Building Laws and Ordinances, Supply and Price of Mortgage Money, and Demand for Buildings adopted a resolution to this effect. The resolution is as follows:

RESOLVED, That this Sub-Committee thoroughly approve of the suggestion looking to the crystallization of the movement that has been started to stimulate the building industry, and to that end recommend the early organization of a permanent association to be made up of representatives from all existing societies and organizations in the building industry, as well as individuals therein.

At the meeting of the Building Laws Committee, held last week, the Building Code was discussed by Rudolph P. Miller, H. H. Murdock and William D. Kilpatrick. It was the consensus of opinion that anything disturbing the settlement of that question, unless of a vitally important nature, should not be put forward at the present time. It is agreed, however, that the administration of the Code might be materially improved.

The Real Estate Board of New York sent a communication to the Committee urging the inadvisability of amending the Code at the present time, and asking that any proposed amendment be first communicated to them. The Committee acquiesced.

#### George J. Ryan Appointed.

George J. Ryan, President of the Chamber of Commerce of the Borough of Queens, has been appointed Fuel Administrator for Queens County. This appointment was announced by Albert H. Wiggin, President of the Chase National Bank, who is Fuel Administrator for New York State.

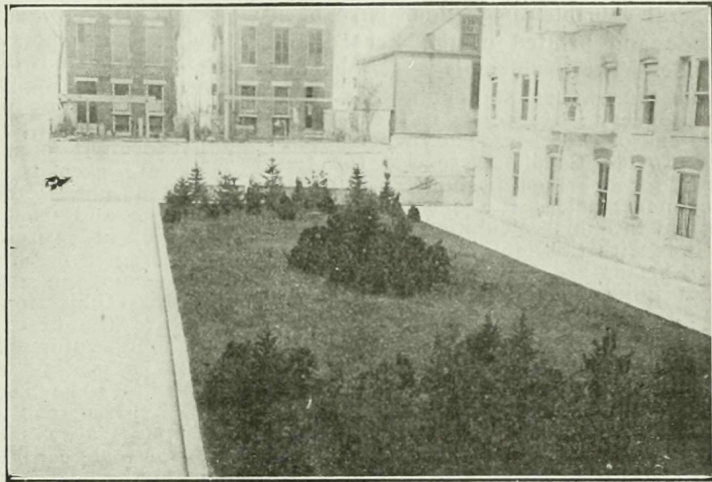
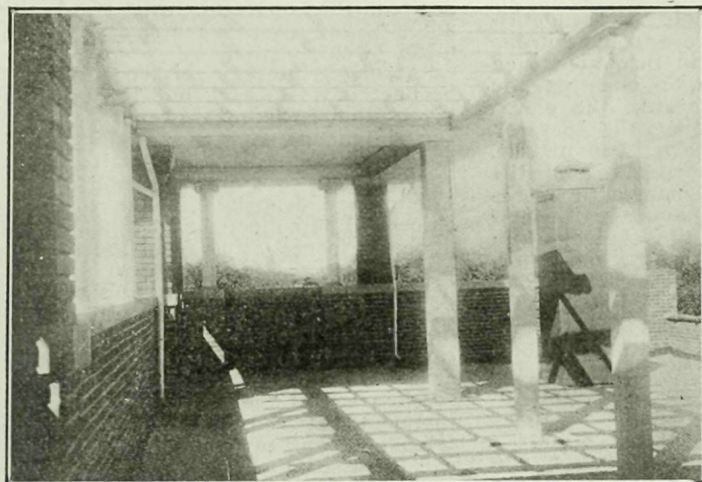
The headquarters of the Queens County Fuel Administrator will be in the office of the Queens Chamber of Commerce, Bridge Plaza, Long Island City.



# CONDITIONS LEADING UP TO THE TENEMENT LAW

Problem of Playgrounds Important—Adequate Space Allowance Lessens Danger of Disease—Roofs Can Be Utilized

By WILLIAM H. ABBOTT  
First Deputy Commissioner, Tenement House Dept.



ARTICLE FIVE.

**P**LAYGROUND space for children who live in tenements has long been a serious problem. Open areas have been set aside by the city for this purpose, and instructors and caretakers have been provided so that healthy amusement for boys and girls can be obtained.

This country is far behind in adapting the open spaces around the home for pleasure places. This is partly on account of the landlord, and partly because the home life of the American is not the same as the home life in Europe. We are too fond of being always "on the go."

In the Borough of Brooklyn may be found several instances, especially among the Italians, where the backyard has been prepared for their amusement. It is not unusual to find considerable taste displayed in preparing this playground, and some artistic results may be found scattered throughout the city.

Unfortunately our backyards cannot be turned into athletic fields, but where two or three neighbors have reached an agreement and removed the dividing fences, a fair sized open space is obtained for the use of outdoor exercise.

Basketball, quoits, handball, wrestling and boxing are frequently indulged in, and in some instances vaulting and chinning bars are to be found.

The common yard behind some of our new-law tenements provide ample room for such exercise, and if conducted in a quiet manner cannot be regarded as a nuisance.

A playground thus obtained, by removing fences and throwing several yards in the center of a block into a large court, is practical in many crowded sections of the city. The boundary lines of lots may be marked by corner posts set so that their tops will be flush with the ground. The sani-

tary conditions might be under the supervision of the janitors of the houses abutting on the open space, or of a Sanitary Police organized among the children themselves.

By judicious work and proper instruction, neighborhood associations and landlords may be taught to see the importance of cooperating along this line with a view towards obtaining and retaining desirable tenants.

There is no doubt but that a block playground will prove an attractive feature to prospective tenants who have children. In keeping the little ones off the street it will lessen the toll of death and injury which is daily paid to motor, truck and street car traffic.

The interior block-playground will safeguard the morals of the children to the extent that the corner loafer will have less opportunity to exert his evil influence. And in this direction it will give the mothers and older children a chance to mingle with the younger ones during their play, and better observe the influences for good or evil that are ever prevalent in young people's gatherings. It will serve as "a melting-pot" where the children in their games and the parents, in their guardianship, will exchange ideas, and thus opinions will be moulded into a community spirit.

The establishment of these block center playgrounds will eventually have a tremendous effect upon the life and sentiment of large metropolitan districts. They will also tend to promote a certain amount of uniformity in action and discipline in work, and the games under the supervision of play leaders will unconsciously have their effect upon the neighborhood and eventually show itself in uniformity in civic matters in later life. The respect for the rights of each other, which comes with insistence on fair play in sports, will help to build up a spirit of cooperation which will be of great value when the

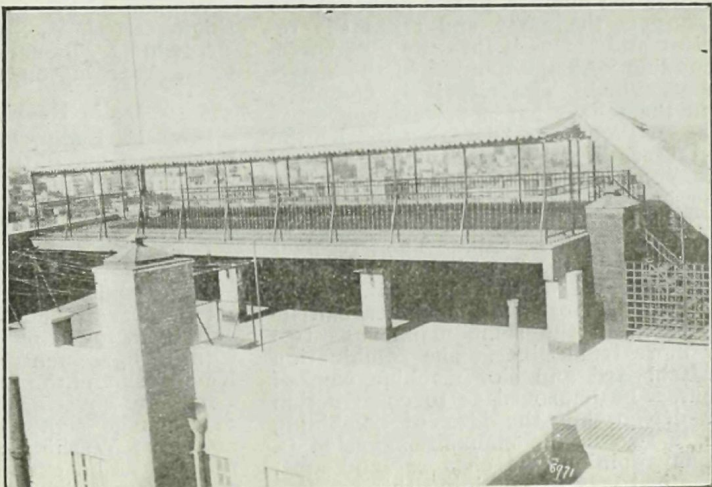
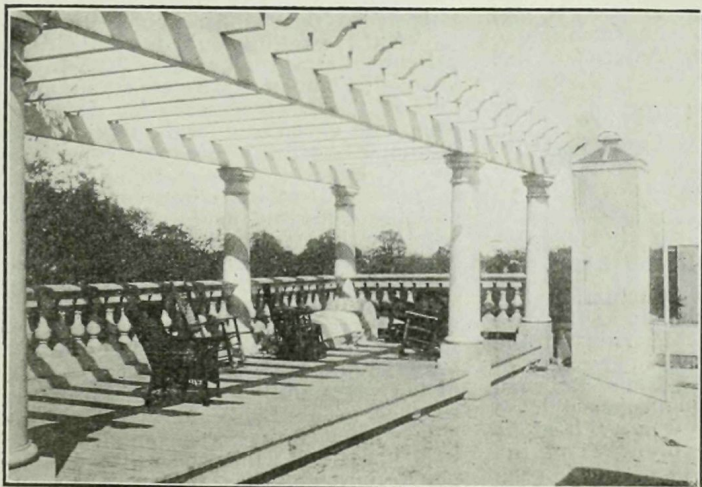
child assumes responsibilities in later years.

The feeling of ownership which comes with the idea, "Our Block Playground," will outgrow vandalism. Majority rule will prevail and the boy or girl who destroys apparatus or anything contributing to the happiness of other children will soon be led to feel the isolation which the public opinion of his associates may inflict as punishment.

Much of the equipment of a block center playground can be home-made. Extensive outfits are not necessary. There is no reason why the men of the neighborhood should not get together and "do their bit" in the way of making and repairing apparatus for games and exercises.

The writer has in mind an unoccupied lot which for a long time was useless. A tenant of an apartment house on the opposite side of the street enlisted the services of the boys and girls living on the block and all worked like beavers, removing rubbish, stones and leveling off the rough surfaces. A contractor on a building nearby became interested and sent some laborers to assist in the work. Store boxes and large pieces of lumber from buildings in construction nearby furnished the material for benches and tables. This temporary playground proved very attractive to the children and satisfactory to the parents who felt relieved because of the lessening of danger from street accidents. What was done in that case can be done in many other cases where the opportunity awaits enterprising and unselfish citizens. The important feature here is the awakening of the idea of necessity—then comes the problem of relief.

A central organization like "The Committee of Recreation" of the Board of Estimate might act as a clearing house for playground activities and through a  
(Continued on page 540.)





## SUGGESTION OFFERED TO SOLVE TELEPHONE PROBLEM IN FLATS

### Slot Box On Switchboard Presents Advantages

THE question as to how the telephone problem may be solved in tenement houses of the cheaper grade has awakened widespread interest and several valuable suggestions have been made and printed in the Record and Guide. The problem is a serious one from the owners' standpoint, for in almost every instance he is the loser at the end of the year. The owner desires to provide telephone service for tenants, for it brings his house up-to-date, but nevertheless the question of cost enters into his calculations.

It is with this idea in mind that ways and means are trying to be devised so that full cooperation may be had with the telephone company and an adjustment affected which will work as little hardship as possible to all of the principals.

Maximilian Zipkes, of the Zipkes System Management, has given the question considerable thought and makes the following suggestion:

"The sources of loss which the owner of an apartment house has in connection with the telephone system are numerous, and might be classified as follows:

"(1) Negligence on the part of the telephone operator to record all calls.  
 "(2) Wrong numbers by operator which are charged by the company, but not recorded on the telephone records.  
 "(3) Extra time conversations, not charged by the operator, but charged by the company.  
 "(4) Intimacy through tips, etc., between tenants and operator, thereby connecting the tenant with central, and neglecting to place the number called on the records.

"(5) Personal calls made by operators, especially at night, and not recorded.

"(6) Cash calls made at switchboard, which are either not recorded or marked as house calls, or put on some tenant's record, only to be disputed at a later date.

"(7) Long distance calls not properly recorded, charged or entered.

"There are many other reasons which cause loss to the owner; why he spends \$60 a month for telephone service and collects one-third or one-half of the amount, and when his telephone bills arrive, a month behind as to records of calls, show two hundred or three hundred more messages than the cash returns.

"I desire to offer the following solution which should eliminate the seven reasons for loss of calls enumerated above:

"Place on table of each switchboard two slot machines which shall have one wire in the plug used for calling central. This shall be a fixed plug, and the only way central may be called is by the dropping of a nickel in the slot. The operation will therefore be identical as to time and work. This is the way it will work out.

"A tenant wants a number. The operator answers the tenant and records the number, puts a nickel in the slot, gets the party and takes the receiver and places it into the plug corresponding with the number of the apartment called. The circuit is complete, and the tenant has a private conversation, without any "listening in" by the operator. When the tenant has finished his conversation the coin drops into the box, and the plug receiver is returned to its place, ready to send or receive another call. The receiver should be of the flat kind, with a small plug attached to the end of it.

"Two or more slot machines can be operated in the same manner as two or more trunk lines. The combination switchboard and slot machine can, of course, be improved as to construction or design, but the idea of combining these two in the manner suggested is, in my opinion, the cheapest and most practical way of obtaining this result.

"Undoubtedly many will ask how is this going to be carried on. Is the operator supposed to have money always on hand?

"In reply to these questions allow me to give an example: the superintendent is given, say, \$25 to have in his possession. He will in turn give each one operating a phone, such as the regular telephone operator, the elevator man, who may relieve the operator, and the night man, each \$5 in nickels. They are each to keep track of the calls sent out. Each man is to be responsible and must have at all times either \$5 in cash or its equivalent in marked-down calls. Let me show how this system will apply to each one of the seven objections:

"As to the first reason for loss of calls, no operator will fail to record outgoing messages when its omission means that he is five cents out of pocket. His cash on hand, plus the calls, must always equal five dollars.

"(2) When central gives the wrong number the operator is going to get the right number or his nickel back. The operator will be in virtually the same position as a private individual telephoning from a public booth. It means money out of his pocket if he fails to get the right number.

"(3) If the company will agree to give unlimited service, as they do from any other slot machine, the system will be simplified; if not, central will notify the caller when the time is up so that another nickel will be deposited. The tenant will therefore know that the particular call is an 'overtime one' and that the charge is ten cents.

"(4) This objection is also eliminated, for if the operator puts a nickel in the slot to connect an apartment with the tenant and does not record the number the operator, and not the owner, will be out of pocket.

"(5) Personal calls will be paid by the one making the calls and not by the owner.

"(6) Cash calls will be cash calls, and not cash in the operator's pocket.

"(7) When an out-of-town call is desired the operator will state the amount, say twenty cents, and it will mean twenty cents.

"At given intervals, either every day or once a week, each one having been given the cash must report to the superintendent and the accounts balanced. Five dollars in cash or its equivalent in calls must be handed over. The money deposited in the slot machine will be collected and reused. The difficulty in collecting from the tenants will be in a large measure obviated, because they will know that unless calls are paid for the operator will be out of pocket. The system of signing slips can be put in force, very much the same as is done at the present time.

"Now comes the question of the adjustment between the owner and the telephone company. The contract would call for a certain definite sum of money to cover the installation of the switchboard and a charge for each extension, with a return by the company of rebate at the prevailing rate of 15 or 20 per cent. of the amount collected. It may be more profitable for the company to charge nothing for the installation of the new switchboard and extensions and pay nothing in the form of commission to the owner.

"The question of adjustment is a matter of negotiation and study. The question uppermost in my mind is how can this great waste be stopped, and I believe that my suggestion solved the problem."

### HONOR ROLL.

#### Names of Those Who Have Enlisted for Service at the Front.

FOLLOWING is a list of men who have enlisted which was received too late for insertion in last week's "Honor Roll":

#### Cruikshank Company.

Edwin A. Cruikshank, 2d, Sergeant, Base Hospital No. 9, American Expeditionary Force, France.

Frank E. Davidson, 1st Lieut., Battalion Adjutant, 1st Provisional Regiment, N. Y. G.

#### Geo. A. Fuller Company.

John McInerney, Supt. of Construction, Wichita Falls, Texas.

Russell Hinman, Supt. of Construction, Middletown, Pa.

John McPherson, Supt. of Construction, Richmond, Va.

Robert Bachur, Corporal, Company D, 71st N. Y., Spartanburg, S. C.

George Whitehouse, Lieut., Ambulance Corps, France.

Robert Rocker, First Class Gunner, 13th Coast Artillery, N. Y., Ft. Hamilton.

Philip Brecher, Private, Yaphank, L. I.

John H. Hynes, Ambulance Corps, France.

William Gray, Corporal, Co. G, 22d Engineers, N. Y., Spartanburg, S. C.

Edwin J. Beinecke, American Red Cross, Washington, D. C.

#### Ludin Realty Company.

John M. Ludin, First Cavalry, Tenth Machine Gun Battalion, Camp Wadsworth, Spartanburg, S. C.

#### Little Neck-Whitestone Lines.

The Public Service Commission has set October 31, at 10:30 a. m. as the date and hour for a public hearing on the form of agreement between the City of New York and the Long Island Railroad Company, covering the proposed lease of trackage rights on the Whitestone and Port Washington branches of the railroad as an extension of the Corona rapid transit line to Whitestone Land-

ing and to Little Neck. At the same hearing consideration will also be given a proposed agreement between the city and the Interborough Rapid Transit Company, providing for the rapid transit operation over the tracks in question. Those forms of agreement have been worked out as a result of recent conferences between Commissioners Travis H. Whitney and Charles S. Hervey, Daniel L. Turner, Chief Engineer, Le Roy T. Harkness, Chief of Rapid Transit, representing the Commission and representatives of the Long Island Railroad Company. Several points, however, remain in controversy between the city and the railroad company. The Commission hopes, however, that by the date of the public hearing these issues will have been adjusted and that it will be possible to reach an early decision.

In general, the agreements provide that the railroad company shall rebuild its line in so far as is necessary and equip them for rapid transit operation from a point 300 feet west of Hewitt avenue, Corona, to Whitestone Landing and to Little Neck. Between Hewitt avenue and the present terminus of the Corona rapid transit line at Alburtis avenue, the city will build a new piece of elevated construction, approximately one-quarter of a mile in length, to form a connection between the existing rapid transit structure and the railroad tracks. The Interborough Company in its turn must provide all the cars necessary for the operation and agree to operate service on a minimum headway of fifteen minutes in rush hours.

Points still at issue between the city and the company involve a question of whether the city shall have the right to permit the operating company to carry small freight and express packages, and over the question of rental. The railroad company demands a rental beginning at \$125,000 for the first year and gradually increasing through a period of ten years, until the sum of \$211,000 is reached. The Public Service Commission contends that this rental will be paid if earned, while the railroad company contends that it must be paid whether earned or not.



# GROWTH OF THE TORRENS SYSTEM SUMMARIZED

## Real Estate Board Issues Pamphlet Which Shows Safeguards Surrounding the New York State Law

**I**N a pamphlet just issued by the Real Estate Board of New York summarizing the growth in recent years of the Torrens system of land title registration, and particularly its progress in New York State, great emphasis is laid on the safeguards with which the New York law surrounds titles to land.

Referring to the indefeasible character of certificates and to the manner in which parties in interest are affected by the legal processes for bringing titles under the system, it is stated:

"The objection, so often urged, that a necessary party might be omitted in this kind of a suit is met by the fact that all interested persons are made parties, either by their being specifically named, or by the omnibus designation in the summons, 'All other persons, having any right or interest in, or lien upon, the property affected by this action, or any part thereof.' The Court must determine, from the official examiner's certificate, which parties are to be specifically named and served with the summons, and they must be required to be so served by the Court's order directing the commencement of the action and the service of the summons; and Section 385 of the statute provides that the Court's jurisdiction is not affected by any error in that order. Therefore, an examiner, investigating a title once registered, never needs to go further than to be assured that the Court has directed that all parties shown by the official examiner's report to be necessary defendants have been named as such and properly served.

"A suit for the registration of a title in an owner, by which suit all other persons except such owner are excluded from any interest in the land, is by no means an innovation. In an action for partition of real estate, the judgment decrees that certain persons only are the owners, and in a suit for the foreclosure of a mortgage all parties defendant are barred and foreclosed of any right or interest in the property and a referee is directed to convey the fee of the premises.

### Binding Judgment Obtained.

"We also have a suit, which is frequently availed of, to cut off rights, or at least to determine that a possible claim of right has no valid foundation. This is known as a suit to remove cloud on title. The Torrens judgment goes only one step further than all these suits, in that it is possible in the former to group all parties who might by any possibility have a claim of title as parties defendant, and summon them to court to assert such claims. A definite and binding judgment is thereupon obtained, setting at rest any question as to the validity and marketability of the title, and excluding all the rest of the world from any interest in the premises.

"Does it not seem, on its face, that such a result is a reasonable, as well as valuable, function of the law, forever quieting one's title to his real property and making it a commodity which can be bought and sold without any hesitation on the part of the public? Inasmuch as it is the function of the State to protect the property interests of each owner, why should not the State assume the function of determining definitely the character of such ownership, so that real property may be transferred as readily as stocks, bonds, live stock or any other form of personal property? The law has made possible the encumbering of real property with so many burdens, in shape of judgments, liens, mortgages, bankruptcies, attachments, assignments for the benefit of creditors and receiverships; and has so allowed the creation of trusts, the transfer by will and intestacy, and permitted the owner voluntarily to create conditions with the

enjoyment of his ownership and its transfer, that it is frequently most difficult to determine where a title is vested and what the encumbrances are which affect its ownership.

"So complicated have some of the titles become in the City of New York that very few attorneys care to pass titles for their clients on their own examinations, requiring an examination by a title insurance company and its policy of guaranty. A policy of title insurance, however, is only a guaranty that the opinion of the attorney of the title company, as to the validity and marketability of title, will be upheld by the courts when a particular feature of the title is attacked, and the courts are all the time overruling such opinions.

"Upon the registration of a title under the Torrens Law, we obtain a judicial determination which disposes of questions in the title and gives the owner the assurance that no one hereafter can assert any rights as against him, or question the marketability of his title. This is the system for thrifty and prudent owners; for, while the initial expense of registration may be greater than that of merely having the title examined or guaranteed once, the fact cannot be too often emphasized that the initial expense is practically all for that title for all time, and the ease with which its transfer may hereafter be affected greatly increases the marketability of the title.

### Appointment of Examiners.

"The mistake should not be made in the State of New York of confining the official examination to public employees. In some States, to be sure, this has been done and serious delay has been experienced, due to the fact that recording officers usually are not equipped to facilitate the handling of matters in such a way as to meet the requirements of the public. That feature of the New York Law, therefore, which allows the appointment of examiners by the Supreme Court to include both individual lawyers and title insurance companies should be retained.

"Too much exploitation of this law for personal or political advancement has taken place in the past. It is now time for the conservative, practical realty interests to utilize the magnificent advantages of this statute, for the difficulties which have heretofore stood in its way, in this State, are now removed, and the law, in spite of all the attacks by its avowed enemies and its so-called friends, is on our statute books, perfected, accepted and acknowledged as workable and ready for their use and benefit.

"The following is a list of New York City institutions which, as the result of a canvass by the Real Estate Board of New York, have expressed their willingness to entertain loans on property registered under the Torrens System:

"The Lawyers' Title & Trust Company, The New York Title and Mortgage Company, The American Savings Bank, The Home Title Insurance Company, Hudson Trust Company, The East New York Savings Bank, United States Trust Company of New York, Franklin Trust Company, German Savings Bank and the Staten Island Savings Bank.

"The following New York State institutions are also included:

"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; 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; The Oneida County Savings Bank,

Rome; Fulton Savings Bank, Fulton, and the Watertown Savings Bank, Watertown.

"Outside New York State are included the Travelers Insurance Company, Hartford, Conn., and The Fidelity Mutual Life Insurance Company, Philadelphia, Pa."

## THE TORRENS LAW.

### Preliminary Steps Must Be Simplified to Make Law Practical.

**E**DWARD POLAK, Register of the Bronx, made public in an address before a gathering of Bronx property owners his plans for making the law more effective.

"The ideal system," said Register Polak, "is the one in effect in the State of Illinois. The measure as it now stands in this State is in need of several amendments. First of all we need funds for advertising the benefits of the Torrens Law as it now applies.

"In Illinois this method was used and proved effective. There are many beneficial points in the Torrens Law now in effect in this State but the people, particularly in New York City, do not realize it. They are in need of enlightenment and a short advertising campaign will do much to bring the Torrens Law into popularity.

"The progress of the system of registering titles under the Torrens Law, as it applied before the new bill was put through in this State, was blocked because of the question of the constitutionality of the Act. This uncertainty has been removed. The Court of Appeals in the case of Partenfelder vs. The People, 215 New York, 554, and Barkenthein vs. The People, 212 New York, 36, has established the constitutionality of the Act for all time.

"This decision has had the effect of removing the doubt in the minds of many people. Prior to the recent enactment of this measure it was practically impossible to obtain loans on titles which had been registered. Today, however, many attorneys and financial institutions have recognized the advantages of this Act and now make loans upon property and titles registered under the Torrens Law.

"Another forward step marked our efforts last year. We succeeded in having an amendment to the Banking Law put through which enabled the trust companies, banks and insurance companies to loan money on real estate which is examined and title secured under the Torrens System.

"But there are still some drawbacks to the measure. Chief among these objections are the additional fee required to cover the expense of the preparation of abstracts of title, searches, and reports thereon. In addition to this there is the fee of the attorney who conducts the legal proceedings which are preliminary and necessary to obtaining judgment for the purpose of registering title.

"What little disadvantage procedure under the Torrens Act entails is found in the preliminary steps to securing title. This must be removed to make the law really effective. We have the promise that steps will be taken toward this end so it is up to those advocates of an effective Torrens Law to get together and arouse State-wide interest in the project."

—The Appellate Division of the Supreme Court in the Second Department, has confirmed title in the Town of Babylon to a large tract of land at Wyandance, upholding as applicable to Long Island, certain principles that have been held regarding Indian lands in the West. This is said to be the first time that these features of United States statutes have been invoked to determine land ownership on Long Island.



## LEGAL NOTES AFFECTING REALTY

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

**Tenement House Law.**

IN proceedings for violation of the New York Tenement House Law the following rulings were made by the New York City Magistrate's Court in *People v. Whitelaw*, 166 N. Y. Supp., 141: A building on a lot 20 feet by 100 feet, being a four-story brick structure designed for four families, one on each floor was a tenement house within the act. In such a prosecution the statute must be strictly construed; but as it is designed to protect health and promote the community welfare, it must receive the same construction whether involved in a strictly penal proceeding or not. Alteration in a four-story tenement house, consisting in making provision for two families on a floor instead of one, were not a "reconstruction" or "erection" of the building as a whole, within the act. As section 65 of the act now reads an alcove must be separately lighted and ventilated as in the case of a room of the same size. The word "hall" as used in section 72 of the act may be inferred to mean public hall only; the word having been so used in the report to the Legislative Committee of 1900. Where there was only one apartment on each floor of a tenement house, an extension of the hall, being shut off from the stair hall, was within an apartment, and was a "private hall." Where, by taking away a door in an old hall in a tenement house, an extension thereof was made freely accessible, the alteration was not within the superficial limits of an existing structure, and the old public hall, though a pre-existing hall, was re-created so as to come within the requirements of section 72 of the act as to a hall "thereafter erected." The purchaser of a tenement house, illegally altered by his predecessor, by maintaining the premises so unlawfully altered, violated the statute, but not wilfully, although no notice of violations was served on him, a matter only prerequisite to recovery of the civil penalty.

**Tenement House Act.**

It is held that under New York Tenement House Act, section 70, providing that every room in a tenement house shall have a floor space area of at least 70 square feet, a tenement building cannot be altered if such alterations would make one or more of its rooms contain less than 70 square feet of floor area, regardless of whether such alterations would improve the light and ventilation of such rooms. It is held that the fact that this construction of the section will injuriously affect millions of dollars worth of property cannot influence or control the construction of the act. *People v. Butter*, 166 N. Y. Supp., 467.

**Exemptions from Taxation.**

The New York Appellate Division holds, *People v. Purdy*, 166 N. Y. Supp., 480, that under Greater New York Charter, section 889a, as added by Laws 1913, c. 324, exempting from taxation a building in the course of construction commenced since the preceding first day of October and not ready for occupancy, the building is the unit for exemption, and a building only partly "ready for occupancy" is exempt from taxation.

**Appeal to Board of Examiners.**

Greater New York Charter (Laws 1901, c. 466) section 411, providing that, whenever a superintendent of buildings refuses to approve the manner of construction or materials to be used in the erection or alteration of any building, or when it is claimed that the regulations of the president of the borough or the provisions of the law do not apply, or that a more desirable form of construction might be employed, the owner of the building may appeal from the superintendent's decision to the Board of Examiners, whose decision on such

appeal shall be prompt and final, is mandatory, with the exception that if, in the case of peculiar or extraordinary conditions, or of new discoveries by way of scientific development, a change or substitution in some details should become advisable, it might be authorized by the examiners if it be equally good and more desirable and did not authorize the examiners to approve a plan of an altogether different structure from that required by the building codes for a theater, on the ground that in the opinion of the examiners such proposed plan was safe. *Altschul v. Ludwig*, 166 N. Y. Supp., 529.

**Rights of Mortgagees.**

Where a mortgagor conveyed his land subject to first mortgage, and the mortgagee thereafter gave a second mortgage, the land was primarily liable for the payment of the first mortgage, as were the rents therefrom, and the second mortgagee had no primary interest in the fund arising from the rents superior to the first mortgagee's deficiency judgment on foreclosure. *Cook v. Kane*, 166 N. Y. Supp., 453.

**Proof of Value of Property.**

In a proceeding to assess the compensation for property taken in connection with the widening of a street, though the prices realized from voluntary sales of similar land in the vicinity may be proved, evidence as the price paid by the city for neighboring property bought for the purpose of the street improvement is not admissible, as such a sale is not voluntary, but is in the nature of a compromise. *Bonaparte v. Baltimore*, Maryland Court of Appeals, 101 Atl., 594.

**Sale of Leased Rooms.**

An agreement is made that if a tenant was compelled to vacate through a sale of the house, he was to receive \$50 and moving expenses. The lessor sold the house to a party who, after installing gas, raised the rent to an amount which the tenant could not pay. The Connecticut Supreme Court holds, *Ains v. Hayes*, 101 Atl., 579, that this would not authorize recovery of damages by the tenant if the increase in rent was reasonable, the tenant not being "compelled" to leave by the terms of the sale or by the action of the purchaser.

**Ejectment Actions.**

The New York Appellate Division holds, *Dowd vs. Huntington Hebrew Congregation*, 165, N. Y. Supp. 908, that New York Tax Law (Laws, 1896, c. 908, now Consol. Laws, c. 60) § 132, limiting the time within which a property owner may maintain an action attacking a sale of taxes to five years from the expiration of the period allowed by law for the redemption of the land sold at the particular sale sought to be canceled, is applicable to an action of ejectment, and begins to run when the tax deed is recorded, or the holder of the tax title enters into actual possession, so that, where a tax deed was recorded in 1904 and the purchaser at a tax sale went into possession in 1907, an action begun in 1913 was barred.

**Broker's Commission.**

A broker's contract entitled him to commission for selling during a stated period, "no matter to whom, or after above period," on information secured through "the broker." The owner sold the property after the expiration of the period to one who learned of his ownership from the broker during the period. It was held that the broker was entitled to commission, although the purchaser refused to purchase during the period, and the broker was not the procuring cause of the sale, and the owner would not have sold to the purchaser had he thought the broker was entitled to commission. The word "information," as used in the contract, did not mean that the broker must necessarily be the procuring cause of the sale.

It was contended that, at least, a sale would have to be made within a reasonable time on this information, in the absence of bad faith on the part of the owner, to make the owner liable. If that were conceded, it was held, as a matter of law, that the sale was made within a reasonable time when it was perfected within two months after the expiration of the contract.—*Moore v. Holman Real Estate Co.*, Arkansas Supreme Court, 196 S. W. 479.

**Suit for Commission.**

The decision just rendered in the case of *Daniel M. Gerard vs. Cross & Brown Company* is of vital interest to all real estate brokers. In this case Mr. Gerard wrote Cross & Brown Company, calling their attention to a block in Long Island City, for which he was sole agent, and offering, in case they effected a sale, to allow them a commission of 2½ per cent. They acknowledged receipt of his letter calling their attention to the property, assuring him that they would use their best efforts to dispose of the property and would be glad to submit any offers that they might receive.

In March, 1916, after the listing as above, without notice to Gerard that they were no longer acting under his listing, Cross & Brown attempted to list the property direct. Subsequent efforts led to a sale of the property through Cross & Brown Company, upon which sale they received five per cent. commission. Gerard demanded that they pay to him one-half thereof, which Cross & Brown refused to pay.

Mr. Gerard brought suit against Cross & Brown Company, setting forth in his complaint the facts as above stated. Cross & Brown Company demurred to the complaint upon the ground that the facts stated in his complaint did not constitute a contract or obligate them to pay any part of the commission. The demurrer was argued before Judge Crane, who overruled their demurrer, stating in his decision as follows:

The defendant's letter of December 15, 1915, was an acceptance of the plaintiff's offer to wit—an offer to dispose of the plaintiff's property for a commission of 2½ per cent. That the plaintiff was an agent for an undisclosed principal is immaterial; he was the principal to the transaction with the defendant. Impliedly, the defendant contracted with the plaintiff to receive all commissions over 2½ per cent. There is a contractual obligation of universal force which underlies all written agreements; it is the obligation of good faith in carrying out what is written. (*Brossil vs. Maryland Casualty Co.*, 210 N. Y. 235.) The defendant, according to the complaint, sold the property, dealing direct with the plaintiff's undisclosed principal, and received more than 2½ per cent. The balance is due the plaintiff and it is immaterial whether it be under the implications to be read with the contract formed by the letters or from the agency established thereby; the letters formed either a contract to receive 2½ per cent. commission and the balance to the plaintiff or they created an agency whereby the defendant received an additional amount as agents for either principal or plaintiff. Form is not a cloud to conceal the fact but a means when essential to enforce rights or redress wrongs. It may be that the facts pleaded are incorrect. If so the defendant must answer. Demurrer overruled with costs.

Cross & Brown not being satisfied with this interpretation of the law, appealed to the Appellate Division, which sustained Judge Crane, granting leave to the defendant to serve an answer. Cross & Brown Company thereupon served an answer in which they repudiated the authority of one of the brokers to accept a listing on their behalf.

The case came on for trial before a jury at Riverhead on October 16, 1917. All the officers of Cross & Brown Company were called as witnesses in their defense, and all attempted to repudiate the authority of their broker in acknowledging the receipt of Gerard's letter to accept a list of the property for them. Despite their denial that their broker had no authority to list the property, the jury under the instructions from the court on this point, decided in favor of the plaintiff, giving him a verdict for the full amount which he sued for.

Sparks, Fuller & Stricker of Brooklyn represented Gerard, the defendant being represented by Leary & Goodbody of New York and Judge Griffing of Riverhead.



# BUILDING MANAGEMENT

## DUTY OF EVERY CITIZEN IS TO CONSERVE COAL

Shortage of Fuel Might be Lessened Were Proper  
Methods of Handling Applied in Systematic Manner

THE development of the coal situation during the past few weeks should be a matter of grave concern to every thinking man in the country, and cause even the thoughtless to pause and consider what the "signs of the times" portend in this particular field.

The prodigality that attends the consumption of coal in ordinary every-day practice would indicate that the thought is firmly imbedded in the public mind that nature's supply of this commodity is inexhaustible, and that the only reason for scarcity is that labor trouble, car shortage, unusual demand, or some similar reason has prevented the normal supply being brought to market. While these are the true reasons as applied to the immediate present, it is wise to view the subject in a broader sense.

The annual normal coal production in the United States is more than 500,000,000 tons, and if the present increasing rate of production continues the total available supply in this country will be exhausted in a little more than 100 years, while the total British supply will be exhausted in considerably less time. Many foreign countries depend upon the United States for coal. The lack of this necessity in Italy today and the impossibility of supplying the needs of the country will not only cause intense suffering and hardship during the coming winter, but is today seriously impeding the progress of the Italian army, because of the lack of munitions and the inability of the factories to obtain fuel with which to continue manufacturing.

Coal in Argentine is selling at more than \$100 a ton. Similar conditions prevail in many other countries. In our own country munition manufacturers in some sections have been obliged to suspend or curtail operations on account of the shortage of fuel. Manifestly, the cost of coal to the consumer will increase continuously as each succeeding year further depletes our fixed and limited supply, and brings the world nearer to the approach of the exhaustion of the total available supply. It requires no seer, therefore, to realize that even if every one could get all the coal desired at what might be considered a reasonable price, it is incumbent upon every one to use as little coal as possible, to eliminate waste in every conceivable way and to conserve the supply in nature's storehouse.

This urgent necessity for conservation brings forcibly to the attention the amazing waste that accompanies the burning of coal as fuel. This waste reaches its highest proportions in the vast number of heating plants of all kinds, and although somewhat reduced in power boilers, owing to the higher rate of combustion maintained and better methods of firing, is still of startling proportions. In heating plants under conditions ordinarily prevailing fully 50 per cent. of the 12,000 to 13,500 B. t. u. (British thermal units) contained in each pound of coal is wasted and yields no return whatever.

This loss is due largely to improper and insufficient air supply. According to the findings of the engineers of the Bureau of Mines, as recorded in one of their bulletins, a properly regulated air supply over the fire is essential for the economical combustion of coal, no matter what rate of combustion is maintained. A further reason for the unusual heat losses in all styles of heating plants lies in the fact that a heating plant is designed to heat a building in zero weather in our latitude and in weather far below zero in northern sections of our country.

The average winter weather in any given locality is always 30° to 50° higher than the lowest temperature for which the heating plant is designed. Hence the heating plant has a much larger grate area than is necessary for mild winter weather, and it will therefore burn too much coal and give off too much heat unless the air supply under the grate is checked, thereby restricting the air supply, which, as above stated, under most favorable conditions, would be insufficient for complete combustion. This condition naturally leads to great waste.

Each pound of coal can give off 12,000 B. t. u. to 13,500 B. t. u., but when the air supply is checked so that the fire-box temperature runs down as low as is practicable for the maintenance of any real fire that same pound of coal develops and gives out only 4,000 B. t. u., that is, it rots and gives less than a third of its value. This condition of operation, which prevails universally in all heating plants, emphasizes still more the demand for means of providing a properly regulated air supply over the fire.

While the problem of combustion efficiency has engaged the attention of engineers for many years in efforts to overcome this tremendous waste, it is still true that little progress had been

made until the last year or two, and the oft-repeated failures have retarded to a great extent the acceptance and adoption of the means now available for the elimination in a marked degree of the appalling loss of energy that has heretofore been accepted as unavoidable.

Darius Green's flying machine was a standing joke long before the earliest recollection of the "oldest inhabitant," yet today man sails through the air with ease and security.

Jules Verne's dream is another instance of ideas coming to fruition. Even S. B. Morse, with his telegraph, met with ridicule and rebuff from the "wise men" of his time. Today millions of miles of wire encircle the globe, over mountain and under seas, carrying the messages of war and commerce. It is the duty of every citizen to conserve coal. Dr. Garfield has said: "The man who wastes coal today is an enemy of mankind."

In concrete figures the adoption of the methods now available in that field of coal consumption, to which these methods can be easily applied, would effect an annual saving in the United States alone of 20,000,000 to 30,000,000 tons, or \$100,000,000 to \$150,000,000, each year. Each individual coal consumer should take immediate steps toward doing his part in effecting this economy.

### WAR STAMP TAXES.

#### Title Company Prepares Data of Interest to Real Estate Market.

THE following data has been prepared by the Title Guarantee & Trust Company relative to the war stamp taxes, for the conveniences of those interested in the real estate and building fields:

1. The provisions in relation to the War Stamp Taxes take effect December 1, 1917.

2. The following stamp taxes affect the business of the Company.

(a) Conveyances. The tax is to be figured only on the equity over encumbrances and relates only to realty sold. Therefore gifts, conveyances to dummies and other transfers not relating to or carrying out a sale need not be stamped. Exchanges and barter must be treated as sales, and stamps affixed for fair values of the equities passing. Where a purchase money mortgage is given back to the seller, the mortgage should be mentioned in the deed and then the tax need be figured only on the equity above the purchase money mortgage.

Amount of tax, 50 cents on consideration between \$100 and \$500; and 50 cents for each additional \$500.

This is equivalent to a tax of one-tenth of one per cent on the equity. No stamps on mortgages.

(b) Bonds, to secure mortgage indebtedness or other bonds to secure indebtedness and each renewal thereof. Each agreement extending time of indebtedness must be stamped like an original bond under the provision relating to renewal. The stamps should be affixed to the counterpart of the extension agreement retained by the creditor or mortgage holder and a notation of the fact that this counterpart is stamped should be made on the one delivered to the debtor or owner of the premises.

Amount of tax 5 cents on each \$100 of face value, or sum for which a penal bond is conditioned.

(c) Collateral Bonds on mortgages, surety bonds and any other bonds not given to secure indebtedness to be stamped 50 cents.

(d) Powers of Attorney, 25 cents each.

(e) Promissory Notes and drafts or checks payable in future, 2 cents for each sum not exceeding \$100 and 2 cents for each additional \$100 or fraction thereof.

(f) Capital Stock. On each original issue 5 cents on each \$100 of face value or fraction thereof, represented by each certificate of stock and 5 cents on each share of stock issued without face value, unless the actual value is in excess of \$100 per share, in which case, the tax shall be 5 cents on each \$100 of actual value or fraction thereof represented by each certificate. The stamps on original issues shall be attached to the stock bonds and not the certificates.

On all transfers of stock, including each delivery, and including each memorandum of transfer or sale, 2 cents on each \$100 of face value or fraction thereof; or, where stock is without par value, 2 cents on each share unless the actual value is in excess of \$100 per share, in which case, the tax shall be 2 cents on each \$100 of actual value or fraction thereof. This tax does not apply to deliveries as collateral security for money loaned nor to deliveries to brokers for sale.

Stamps are to be placed upon the certificates or agreements of sale.

(g) Proxies for voting at elections or meetings 10 cents each.

3. Stamp taxes are to be paid by the person who signs or issues the taxable instrument or sells the property covered thereby. The validity of the instrument is not affected, but the person who signs or issues an instrument, without the full amount of stamps thereon and the person who accepts such an instrument are declared to be guilty of a misdemeanor and shall pay a fine of not more than \$100 for each offense.

4. Stamps are to be cancelled by writing thereon the initials of the person using the same and the date so that the same may not again be used and the Commissioner of Internal Revenue may prescribe additional methods for cancellation.

5. Policies of title insurance and of the Bond & Mortgage Guarantee Company are not to be stamped. Such policies, however, are taxed under title V of the Act beginning November 1, 1917.



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### Demand for Building.

Unity of purpose, cooperation along every line of endeavor and conservation of resources are essential to the winning of the war and the restoration of the world to a permanent peace basis. Considering the short space of time which has elapsed since the outbreak of hostilities the Federal authorities have accomplished a vast amount of work, but still there is one essential that seems to have been overlooked, or at least not pushed as hard as the necessity seems to demand. There is an urgent need for new structures to supply the Governmental requirements, to house artisans, and to allow for the expansion of all businesses which are the outcome of the present-day unusual conditions.

Secretary of War Baker, in his recent address delivered at the Convention of the Chamber of Commerce of the United States of America at Atlantic City, is credited with saying:

"Those who described for us the manner of making the war in Europe tell us that the military forces are in serried lines, one behind another, those at the very front bearing the burden of attack or defense, those next behind them filling up gaps in their ranks and passing forward to them the supplies of military material necessary to their activities, and behind that line is a third force, preparing other parts of the great enterprise."

The Secretary of War will probably agree that behind this last force there is still another—namely, the tools of industry necessary for the preparation of the munitions and supplies. These tools of industry have been built up during generations, and our present and future welfare depends not only upon their intelligent use, but also their development.

Secretary Baker also said: "Perhaps I can sum up in two or three sentences what business can do. The world has given itself over for three years to an orgy of destructive waste. There is but one answer to the destruction which

has gone on in the wealth of the world, and that is the production of new wealth. Therefore the primary function of business is to produce."

War means destruction. Construction and reconstruction must follow destruction before production can take place. Organized construction effort of this kind is an unrecognized means to the end of production of the necessities of war, and a production of wealth by reconstruction in this country and abroad after the war is over.

Organization is desired by the Government. Facts presented to the Council of National Defense are desired. Walter S. Gifford, Director of the Council of National Defense, writes in a recent issue of the "Nation's Business": "Each industry would best serve the Government if it were organized on a nation-wide basis, with complete representation of all members of the industry. A national organization by industry is the form of organization that will best serve the Government, both in time of war and in time of peace. If we had had such an organization of business in this country at the outbreak of the war the problem of mobilizing industry for war would have been simple."

About a month ago Marcus M. Marks, President of the Borough of Manhattan, called a meeting of interests identified with practically every branch of the building trade; also representatives of labor, real estate, architectural professions and financial interests. Much work has been done by this committee, and as a result a nation-wide movement has been inaugurated. There is but little doubt when the authorities at Washington see the results of the investigation made by the various municipalities; how millions of men are affected and billions of dollars jeopardized, that some official stand will be taken to alleviate the present building stagnation, and make possible a movement which will redound not only to the Government itself, but to its citizens.

### Fuel Conservation.

Among the current problems of conservation, the one at present ranking second in importance to the food situation is the supply of fuel. There is no doubt but that the annual waste of coal represents an immense total in volume as well as dollars and is a burden to our entire national economic system. In these times of strife and stress, the problem presented by the scarcity of fuel is manifestly of vital importance to the Government, to industry and to the individual.

Like food, the production of fuel is limited, or rather, the supply is governed by the available facilities for its production and distribution. In many parts of this country a serious shortage exists in the supply of fuel, so much so that factories and industrial plants have found it necessary to close down temporarily or to at least reduce their producing capacity to a considerable extent.

In the East, more particularly in the large manufacturing and living centers, the scarcity of fuel has developed into a decided hazard to the efficiency of industrial activity and the comfort of the inhabitants. Factories have experienced great difficulty in obtaining anything like their full fuel requirements and householders generally have barely a sufficient supply of coal on hand to last for one month. The winter is coming on and according to present prospects the likelihood of securing an amount of coal equal to the consumption of former years is remote. Thus it becomes the plain duty of every organization, business and individual that possibly can, to make every effort to stop waste and cut their requirements to the minimum so that there will be sufficient fuel for all absolute demands.

The conservation of fuel, so that there will be sufficient on hand for the fulfillment of all requirements can be accomplished in a variety of ways. The most effective is undoubtedly the proper stoking of boilers, furnaces and stoves

so that the maximum of heat will be developed with the utilization of the minimum amount of fuel. A fireman who is interested in his work, who feeds his fires intelligently and watches closely so as to obtain the best results will save from ten to fifty per cent. of the fuel that would be used by a careless or reckless fireman, who is not under close supervision. This applies to everyone who is directly or indirectly responsible for the use of fuel for any purpose whatsoever.

There are mechanical devices now on the market that have been thoroughly tested for efficiency and that prove that by their use, less coal is consumed and at the same time greater heat is developed and maintained in the boilers and furnaces. The installation of these devices is recommended as an important means of conserving the fuel supply.

The Council of National Defense recently issued an appeal to all of the people of the United States imploring them to cooperate in every possible manner in the conservation of the coal supply so that there may be at all times a sufficient quantity available for battleships, munition factories, railroads and all of the other enterprises that are so essential to the proper prosecution of the monumental war activities.

The smaller the quantity of fuel consumed by the private interests the greater will be the amount available for the Federal military requirements. There are a number of uses to which coal is now being put that might be curtailed or eliminated for the period of the war. Every person that is in a position to effect a saving of a pound or more of this important military essential is doing his bit to help win this war.

### Real Estate Optimism.

Optimism, according to Webster, is a disposition to take the most hopeful view. An optimist is one who looks on the bright side of things—as opposed to pessimism. In other words, optimism represents a state of mind. It is a psychological condition. It permeates and pervades all fields of thought, and influences every phase of business endeavor that engages the attention of thinking men. Wherever optimism triumphs over pessimism, we find the steady and powerful march of progress. Wherever human enterprise soars to its greatest heights, we find success inspired by optimism.

At this era in the development of American business, optimism has been subjected to the acid test. Great waves of financial depression, unprecedented business complexities and hitherto unknown social and commercial problems have been met with characteristic American courage and ingenuity. The spirit of optimism traditional in the American temperament, has been manifested in practically every unit of the vast economic structure which has created for America its world-wide mercantile and industrial supremacy. Yet beneath it all has lurked the sinister undercurrent of pessimism, unaccountable and inexplicable, but nevertheless pregnant with possibilities for doing evil and undermining the superb confidence which has characterized all American enterprise since our entry into the world war.

There is a plain duty incumbent upon every business man to combat this menace. In probably no other field can optimism bring better results and be more readily propagated, than through the real estate broker. His calling brings him in touch with all classes and kinds of men. In every community he is a man of affairs. He is interested in every movement directed toward the betterment of Governmental conditions. There is no great civic movement; no expansion of municipal functions; no exploitation of new territory; no enlargement of industrial facilities; no business enterprise of any size which does not in one way or another demand his services and attention.

From the time when the development of the American city began, the real estate man has been prominently iden-



tified with its growth. He early accepted the civic responsibility which his chosen profession made peculiarly imperative. His contribution has been a large one. He has been a vital and powerful force in American progress.

His optimism, therefore, is the optimism worth while. It is based on fact, rather than fancy, and upon years of intimate association with all the factors that create and maintain prosperity in the community. He must continue to preach good times and good business, and put to rout the calamity howler and the pessimist.

The real estate outlook is in a better position than has maintained in many months. With the remarkable strength of the renting market, and the restriction of building projects, the entire outlook from the property owner's standpoint assumes a most encouraging aspect. The exceptional demand for space of all descriptions continues without abatement. Rental values have boomed. Since income return largely determines fee value, no one will deny that property is today worth more than it was three years ago. That the selling market will eventually be stimulated by this factor in the situation, is being universally conceded. It is only a matter of time when New York will witness the greatest real estate and building era in its entire history.

There is every reason for real optimism. The keynote of the day is optimism; not fake or forced optimism, but sincere and spontaneous optimism.

### Transportation in Brooklyn.

Editor of the RECORD AND GUIDE:

I understand that the Public Service Commission has under consideration plans for an "open cut" in Fulton street, from Nostrand avenue to Cumberland street. Why an "open cut" in this day of modern city transportation? We all know what an "open cut" method means. It is, in reality, the uncivilized method which we are rapidly outgrowing in modern communities.

Those of us who have been compelled to wade through the "open cut" of the Brooklyn Rapid Transit Company on the way to Coney Island and the Culver route after heavy rain-storms regret that the railroad companies do not have some boats attached to their cars so that when the trains are stalled we could get out of the river in fairly good shape. We also regretted that a submerged system had not been adopted by the management of the railroad at the time of construction.

The relocation of the elevated structure from lower Fulton street to Adams street is likewise under consideration by the Public Service Commission. Why should there be any re-location of elevated tracks in this day and generation of subway construction?

Any elevated structure on our city streets is a monstrosity. No reconstruction of elevated lines should be permitted in these modern days. In fact, all of the elevated structures should be gradually submerged below the surface and free from winter rains and storms. An exhibition of fireworks and loss of power during winter rains and storms is of too frequent occurrence in city transportation, and should be an object lesson in the reconstruction of elevated lines from an economical standpoint, irrespective of aesthetic principles.

We are approaching an era of beautifying our cities and why should these monstrosities be permitted on our streets? The trouble with the people in Brooklyn is that they do not look far enough ahead and should now demand transportation which will be adequate not only for the present and future, but in preparation for the time when Brooklyn will be the largest borough of the five in so far as population is concerned.

Brooklyn likewise must consider that she is the vestibule to all of Long Island and the people of Long Island City, as well as other cities to the east of Brooklyn, should demand a comprehensive plan so that they will not be

held up en route on account of a congested condition in Brooklyn.

There is considerable controversy over the Ashland Place connecting link and the possibilities of cutting off future parallel lines thereby. It seems to me the proper solution of the problem would be to build a distributing center at Fulton street and Flatbush avenue or at Fulton street and Ashland place.

The Public Service Commission of Newark, N. J., has recently finished, at great expense, such a distributing center for the people of Newark, where the trolley lines converge and where the patrons can, in orderly manner, take any line which they desire to any part of the city.

Now if there was a distributing station such as I advocated before the Public Service Commission at a recent hearing, and which is a coming necessity for the greatest borough of the greatest city, as well as a civilized method for distributing the public, this would not occur.

Another important consideration is that at certain hours of the day it is not necessary to run the trains to the length of the route. This distributing station would permit cars to turn around and the public could take any one of the several trains which would be constantly passing through the distributing station. Congestion would thereby be practically eliminated, as is the case in Newark, and the people would be under cover at all times and in all sorts of weather.

Why should Newark have more progressive ideas regarding transportation than the people of New York?

About ten or fifteen years ago we were ridiculed when a few of us recommended to the Brooklyn Rapid Transit Company a distributing station near the Brooklyn and Manhattan Bridges. They are now actually carrying out that idea by making a distributing station at Borough Hall, although in a crude manner.

I submitted a design to the various city officials and the Brooklyn Rapid Transit Company in 1904, and which was published by several papers and magazines. While the engineer admitted that it contained ideas for the solution of the transportation problem, and would eliminate the congestion of lower Fulton and Washington streets, which was then of constant occurrence, he doubted if the Brooklyn Rapid Transit Company would accept any suggestion along those lines.

Perhaps the public have forgotten when the fender question was acute. Various designs were submitted to the company and were rejected. Only public opinion compelled the installation of a fender.

When many little children were being run over by the fenderless cars I went to the trouble and expense to design a model fender similar to the one now in use, excepting that it was operated from the front platform by the motorman.

I was referred to the engineer of the company, and he advised me at that time not to go to any trouble or expense, as the company would undoubtedly adopt some kind of an idea to satisfy public clamor, and that all my work and trouble would be for naught. This was actually the case. However, the fender was installed, or at least one similar and which was practically a solution to that problem.

The Public Service Commission now has the opportunity in making plans for a distributing center at or about Fulton street and Flatbush avenue, which will do more toward the transportation problem than has ever occurred in the history of our great cities, and they should be open to ideas and suggestions for the planning of a comprehensive and civilized method.

WILLIAM J. DILTHEY.

### Suburban Market.

Editor of the RECORD AND GUIDE:

Costs have advanced in practically every commodity, but there is one thing which has not yet felt the movement. I speak of vacant land in the suburban sections of New York City. Land today can be purchased cheaper

## 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. 279.—Under what provisions of law are steam boilers in New York City inspected? A. F.

Answer No. 279.—Section 342 of the Charter provides the procedure for inspecting boilers by the Police Department under regularities established by the Police Commissioner, and Section 343 provides for the operating of such steam boilers carrying more than ten pounds of steam and ten horsepower by a licensed engineer detailed for such work by the Police Department. Section 91 of the Labor Law also provides for boiler inspection, but its provisions do not apply "to cities in which boilers are regularly inspected by competent inspectors acting under the authority of local laws or ordinances."

Question No. 280.—Is there any law or city ordinance which would prevent our storing coal in a rear and side court of one of our apartment houses? The house in question was erected six years ago, and has a court on three sides in accordance with the present law. W. W. S.

Answer No. 280.—The Tenement House Law (Section 52) requires that the courts and yards shall be maintained at certain levels, prohibits for obstruction and requires that they shall be opened from the ground to the sky. Under these circumstances the right of the Tenement House Department to prohibit the use of courts and yards for the storage of coal can hardly be questioned except perhaps if in a special emergency public health and convenience should require such temporary use to be permitted. It is not unlikely that under existing conditions permission might be secured in cases where such permission could reasonably be allowed, but application would have to be made to the Tenement House Commissioner, and each case taken up in relation to yard facilities.

than for many years; cheaper than since municipal improvements were installed.

During the past few months the demand for improved properties, within the commuting zone, has been active, in many cases exceedingly large rentals being obtained. A vacancy is a rarity. There is a direct reason for this condition, namely, the high cost of building, which has had the effect of stopping, to a large extent, speculative residential work.

Material prices will come down. Perhaps the level will not be as low as maintained several years ago, but still considerable concessions will be the rule. When this time comes there will be a building movement sweep over this section, in fact, the country at large, and land values will increase correspondingly as the operators again enter the field.

The suburban market is by no means in a stagnant condition. There has been an awakening during the past few weeks and I feel that this condition will improve so soon as the true situation is realized. Money is to be made today by the purchase of vacant lots in the suburbs of New York City. Those who are able to purchase should do so without delay. It will be a long time before such an opportunity presents itself again. A. T. E.



## REAL ESTATE NEWS OF THE WEEK

Remarkable Liberty Loan Campaign Engages Attention of Buyers—Realty Trading Moderately Active

MARKET conditions were quiet this week, although a moderate demand continued to be manifested for small income producing properties. The tremendous campaign being waged in the flotation of the second Liberty Loan and the concentration of the attention generally of all classes of business men tended to detract a certain amount of attention from both the selling and leasing branches of the market. On account of the intensity of the interest in the Loan during the last week available for subscriptions, it is not surprising that the business situation in many lines was temporarily overshadowed.

The more important transactions of the week concerned the acquisition of a five-story business building in the Fifth avenue retail shopping district, and a high-class apartment house in East 58th street, purchased by a Wall street broker. The two deals, made purely on an investment basis, exemplify the existing demand for well-located improved properties. The purchase by the Wall street man is especially interesting because he represents a class of purchaser who does not, as a rule, become a buyer of real estate unless it offers especial opportunities, either for good investment return or quick profit.

The leasing market was quiet, with commercial leases continuing to predominate. A million-dollar lease in the Fifth avenue shopping district concerned space in the new Ziegler Building being remodeled at the southwest corner of Fifth avenue and 43d street, formerly occupied by the Hotel Renaissance. The continued activity of the inaugurators of the "Save New York" movement was reflected in the transaction which will result in the removal of another prominent manufacturer out of

the retail zone. The removal indicates the cooperation which the garment manufacturers are willing to give in order that the movement may bring about the desired result. The beneficent effects of the movement are becoming apparent as the rejuvenated sections south of 23d street are beginning to regain some of their old-time popularity and prestige. The effectual restriction of manufacturers from the retail zone has tended toward not only stabilizing values in these districts by removing the ever present menace of undesirable neighbors, but it has also stimulated the demand for space in the older sections of the city which are not in the restricted area. The former shopping district and loft sections still present a number of opportunities for manufacturers, who will find in them not only large floor areas but low rentals and the transit facilities which their employees require. The new buildings in the old drygoods center, and also those which have been remodeled along modern lines, have been successfully rented to desirable tenants, and there is no doubt but that modern structures will have no difficulty in finding a renting market.

Leases in a new studio building in West 22d street, near Chelsea square, attracted attention to the success which has attended the efforts of enterprising owners who modernized the old-time dwellings of the section along the same lines which have characterized the recent growth in the Washington square neighborhood. The former dwellings, which have outlived their usefulness for single-family occupancy, are being profitably converted into studio buildings. Houses of this type, which have been altered and equipped with modern improvements, show large increases in rental return to the owners.

## TENEMENT LAW.

(Continued from page 533)

Venture System of Playground Supervisors might sow the seed of attractive ideas and cultivate the style of neighborhood interests until eventually there will be a community playground for every tenement block. Experience has shown pretty well that the street playground is not satisfactory, and although it has done good service under the supervision of the Police Department, it is but a make-shift.

The roofs of old-law tenements are not so well adapted to playgrounds as some of our new-law ones. It is quite possible and within the means of most owners to erect upon the roof some inexpensive equipments which will serve as resting places for tired mothers and small children.

Brooklyn is by no means behind Manhattan in this respect. The majority of these local playgrounds have been provided by owners of new-law tenements, but this fact is purely incidental. Owners of the cheaper tenements erected some years ago have the same field open to them, and were they to take advantage of the situation beneficial results to the community at large would result. Naturally, quiet games would have to be played on these house tops, as boisterous recreation would undoubtedly tend to cause annoyance. The ability of owners to retain tenants with these conveniences must be apparent to all, while, on the other hand, the fresh air that could be enjoyed by the occupants of the house would go far toward reducing the doctors' bills.

In one of our new-law tenements in the Bronx the owner has gone to considerable expense in giving to his tenants a safe playground. It is protected on the sides by wire screens, and roofed over in a substantial manner.

To further add to the comfort of those using this playground, electric lights have been provided for night use, and in the heated months of the year, much pleasure is found in the restful quiet of this lofty retreat.

## URGES TRACK REMOVAL.

President Marks Anxious to Hasten Plan to Relieve Congestion.

BOROUGH PRESIDENT MARKS endeavored to rid the congested thoroughfares of Manhattan of encroachments. This resulted in the widening of many streets in the theatre section. The elevated railroad structure in 42d street, running from Third avenue to the Grand Central Station, is one of the remaining large encumbrances interfering with traffic in this neighborhood. Last year the Borough President advocated the passage of a bill by the Legislature authorizing the removal of this structure. The bill became a law and the Public Service Commission, with the approval of the Board of Estimate, may authorize the removal of the tracks in question.

President Marks has awarded the contract for the construction of the Park avenue viaduct, leading from 40th street to the Grand Central Terminal. With the building of this viaduct and the removal of the elevated structure the maximum capacity for traffic will be afforded at this point, which is now a constant source of danger and delay to traffic and pedestrians.

President Marks sent the following communication to the Hon. Oscar S. Strauss, Chairman of the Public Service Commission, urging prompt action:

Chapter 788 of the Laws of 1917, which became a law on June 8, provides that the Public Service Commission for the First District, with the approval of the Board of Estimate, may authorize the removal by the Manhattan Railway Company of the existing tracks, structure, station and appurtenances of the railroad in East 42d street.

In view of the fact that the existing subway from the Battery to 42d street, through Broadway and Park avenue, has already largely displaced the need of the elevated railroad in 42d street for people from the lower end of the city to reach the Grand Central station, and in view further of the fact that operation on the Lexington avenue line will begin in the near future, I would respectfully urge upon your Commission the institution of the proper proceedings for the discontinuance of operation and removal of the elevated structure in 42d street between Third avenue and the Grand Central station.

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**PRIVATE REALTY SALES.**

**T**HE total number of sales reported and not recorded in Manhattan this week was 16, as against 29 last week and 27 a year ago.

The number of sales south of 59th street was 9, as compared with 9 last week and 11 a year ago.

The sales north of 59th street aggregated 7, as compared with 20 last week and 16 a year ago.

From the Bronx 11 sales at private contract were reported, as against 8 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 548 of this issue.

**Florist Buys in Fifth Avenue.**

Charles G. Thorley, the florist, bought the five story building at 2 East 46th street, opposite the Windsor Arcade. The property was at one time occupied by the late Jesse Seligman, one of the founders of the banking firm of J. & W. Seligman, who bought the dwelling in 1871. In 1912 the heirs sold it for about \$250,000 to the present selling company, which is controlled by Manhattan Centre Company, V. Blaine Warner, president. The latter converted the residence into a store and loft building, the store and first loft being occupied by Ferle Heller. Last August, the property now occupied by Mr. Thorley, being the former residence of Perry Belmont, was sold by the Harpers, of publishing fame, to Felix Isman, subject to the lease held by Mr. Thorley, which also includes 1 West 46th street, which he sub-leased to Larimore & Co., druggists. Mr. Thorley has become impressed by the low prices real estate is now generally held at, and it is said contemplates buying several properties, well located and susceptible to alteration, with the view to converting them into stores and apartments on the lines of the Carlton Chambers and other successfully altered buildings along Madison avenue and side blocks of the Fifth avenue section.

**Broker Buys Apartment.**

W. Forbes Morgan, of Morgan, Livermore & Company, Wall street brokers, purchased the apartment house at 34 and 36 East 58th street, for approximately \$100,000. The building is a five-story structure occupying a plot 40 feet wide, and 50 feet deep, in the south side of the street just east of Madison avenue. This section will be directly benefited by the operation of the subway through 59th street, which will connect Lower Manhattan with various sections of Queens. Harold C. Mathews, president of the Royton Realty Company sold the property to Mr. Morgan through the Ruland & Whiting Company. The selling company acquired the property about three years ago. It was then improved with two dwellings, but subsequently alterations were made providing apartments in the upper floors and stores on the ground floor. Wall street men do not turn to real estate except when opportunities for profit are promising, therefore, the realty which he has just bought must have met his appraisal as a good buy.

**Purchases One-Inch Strip.**

The University Club has purchased from William M. A. Starr, a strip of land one inch wide by 100 feet 5 inches deep, which will be added to the property at 3 West 54th street, and 6 West 55th street, acquired by the club in March, 1916, for the extension of its clubhouse at the northwest corner of Fifth avenue and 54th street. The strip was discovered to be an encroachment, and had to be incorporated in the club holdings at this point.

**District Attorney Swann Buys.**

Judge J. Edward Swann, District Attorney of New York County, purchased for his home, 22 East 11th street, a three story brick dwelling, on a lot 25x94.9, between Fifth avenue and University place, through Horace S. Ely & Company. Judge Swann lived for many

years at 39 West 11th street, which he sold recently to Miss E. A. Foster for her occupancy.

**Receivers Sell Bronx Flats.**

The receivers of the American Real Estate Company, Walter C. Noyes and Alfred E. Marling, sold to Frederick Brown, operator, 966 Southern Boulevard, a five-story apartment house, on a plot 42x150; also 969 Faile street, a five-story apartment house, on a plot 37x109, at the southwest corner of Aldus street, and 966 Aldus street, a similar building, on a plot 37x107. The S. Brenner Company was the broker. The total amount paid involved about \$180,000.

**Coif Club Buys Tract at Great Neck.**

One of the largest suburban deals which has been reported during the season has been announced by the Robert E. Farley Organization. This company has sold for Desmond Dunne, and the Desmond Dunne Company, their hold-

ings in the Estates of Great Neck, Great Neck, L. I. The development of this and adjoining property was begun several years ago by the McKnight Realty Company, but a few months ago this part of the property reverted to the present sellers. During the past few months, road improvements were started. The name of the purchasing company is the Estates Realty Corporation, headed by C. H. Goddard, president of the American Drug Syndicate, and also president of the Great Neck Golf Club. The main portion of the golf course adjoins the Dunne buildings, and several of the holes are on the property just sold. It is reported that a large part of the property recently acquired will be used for extension of the course, and the balance will be developed and sold for improvement. The tract has a large frontage on Little Neck Bay and much of it is wooded. The purchase price is not announced by the brokers, but it is understood that the property was held at about \$500,000.

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

ELIZABETH ST.—Marston & Co. sold for the Field Estate, 257-263 Elizabeth st, a 5-sty tenement, on plot 75x100.

NORFOLK ST.—The Lawyers Mortgage Co. sold 150 Norfolk st, a tenement, 25x100, 100 ft. south of Stanton st, which it took last month through foreclosure.

11TH ST.—Marston & Co. sold for the Field Estate to Harry Aronson, Inc., 630 East 11th st, a 5-sty tenement, on lot 25x94.

12TH ST.—Duross Co. sold for Mrs. Martha Degenhardt 223 West 12th st, a 3-sty dwelling, on lot 20x103, of which she was owner of a perpetual leasehold instead of fee-simple. Mrs. Degenhardt took over this property at foreclosure on January 5, 1903, from John Purroy Mitchell, as referee.

34TH ST.—Cammann, Voorhees & Floyd sold for the Lawyers Mortgage Co. 238 East 34th st, a 4-sty building, on lot 18.3x98.9.

49TH ST.—Negotiations are reported to be pending for the sale of 36 West 49th st, Columbia College leasehold, a 3-sty dwelling, on lot 26x100.5 ft. The property is owned by the estate of Walter S. Gurnee and is one of the widest houses on the block.

49TH ST.—John T. Wall sold for the estate of Charles E. deJonge the 5-sty tenement 518 West 49th st, 26.6x100, to Joseph Hecht. This is the first transfer of the property since 1888.

**North—of 59th Street.**

72D ST.—Pease & Elliman sold for Lillian V. Kohn 334 West 72d st, a 4-sty dwelling, on lot 20x102.2, between West End av and Riverside dr. The new owner will occupy the house. Mrs. Kohn bought the dwelling twenty years ago from Cornelius Luyster, who built it, and has occupied it ever since. It commands extensive views up Riverside dr and across the Hudson.

136TH ST.—Caroline Baumert sold the dwelling 249 West 136th st, 17x99.11, between 7th and 8th avs, to a Mr. Donaldson through Smith & Mitchell.

139TH ST.—Frederick Brown sold to Benjamin McDaniel the 4-sty dwelling on plot 32.4x100, at 247 West 139th st.

AMSTERDAM AV.—The Nehring Co. sold 2519 Amsterdam av, a 6-sty apartment house, with stores, on plot 40x100, on the southeast corner of 185th st and Amsterdam av. The brokers will retain the management of the property.

MADISON AV.—The Bond and Mortgage Guarantee Co. sold to a client of David Wetzler 1810 Madison av, a 5-sty flat, with two stores, on lot 25x100, between 119th and 120th sts. E. Stern was associated as broker.

MANHATTAN AV.—Joseph P. Day sold for the Lawyers' Mortgage Co. the dwelling 519 Manhattan av, on lot 16x90, between 121st and 122d sts.

PLEASANT AV.—The 2-sty frame building, 329 Pleasant av, between 117th and 118th sts, on plot 30.6x94, and an interior parcel at the rear giving the plot 142 ft. depth have been sold through Lawrence Cioffi. Title to the property is in the name of Mary C. Wood, whose family has occupied it many years.

**Bronx.**

169TH ST.—Barnett Cohen sold for the Lawyers' Mortgage Co. 622 and 624 East 169th st, a new law apartment house, on plot 53.11x147.

BELMONT AV.—Angelo L. Frumento sold for Filomena D'Auria and others 2115-2117 Belmont av, 145 ft. north of East 180th st, a 5-sty building, on plot 50.6x80.6.

DALY AV.—The Nason Realty Co., Max N. Natanson president, has sold the 5-sty tenement on plot 75x100, at 2140 Daly av. The property was held at \$85,000, and was sold to Max J. Klein, who gave in exchange 1740 and 1742 Washington av, a 3-sty taxpayer, on plot 50x85. S. Rosen was the broker in the transaction. The Daly av building was acquired by the selling company in January from the estate of Pincus Lowenfeld and Lowenfeld & Prager.

DALY AV.—Morgenstern Brothers bought from the Pincus Lowenfeld estate and Lowenfeld & Prager, the apartment house 2132-2136 Daly av, on plot 83.6x109, at the northeast corner of 181st st. The property has been held at \$110,000.

FRANKLIN AV.—Kurz & Uren (Inc.) sold for the Intervale Holding Co., Mose Goodman, president, 1392 Franklin av, near 170th st, a 5-sty new law apartment house on plot 37.6x100.

SUMMIT AV.—The A. Kane Co. resold to a Mr. McCoy 1034-1036 Summit av, a 3-sty frame dwelling, on plot 50x100, near 165th st, which was acquired last week in part payment for the flat at 356 West 124th st from J. Bisland, represented by Porter & Co.

WASHINGTON AV.—The Frisby Realty Co. sold the two houses on the west side of Washington av, 673.4 north of Frisby av, on plot 51.8x97.6x irreg., to Adolph S. Hummell and John R. Egner respectively.

**Brooklyn.**

BERGEN ST.—Bulkeley & Horton Co. sold for Mrs. J. S. King 1063 Bergen st, a 3-sty dwelling, on lot 20x110.

GROVE ST.—R. A. Schlesing sold for the estate of Lawrence Loeffler, the 3-fam. tenement, 1719 Grove st, to John Goedel.

MORTON ST.—Montague & Thompson sold the dwellings 79 Morton st for Elizabeth Dexheimer and 56 Morton st for M. C. O'Brien.

46TH ST. ETC.—Thomas Kilcoyne sold in Brooklyn for Paul Connolly Co. 1563 46th st, a 2-fam. dwelling, to A. Oging; for A. D. Flynn 1440 59th st, a dwelling, to K. Anadeazzi; for E. Caselo 1634 52d st to F. Stein-

berg, and for K. Whearty a dwelling at 47th st and 14th av to A. Mirken.

47TH ST. ETC.—I. Salzberg sold for J. Connolly to the Armor Construction Co. the plot, 40x100, in the south side of 47th st, 240 ft. west of 15th av; also for J. Norton to Dr. B. Block the 1-fam. cottage 5204 13th av, on plot 80x100.

49TH ST.—Tutino & Cerny sold for the Charles Teele estate to Walter Gucwa, for investment, the 3-sty dwelling 550 49th st.

65TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached brick houses at 2064 65th st to Dr. Alexander Stein and 2066 65th st to Dr. B. Statman.

70TH ST.—Meister Builders (Inc.) sold 1722 70th st, a 2½-sty dwelling, on lot 18x100.

75TH ST.—Meister Builders (Inc.) sold 1131 75th st, a 2½-sty dwelling.

77TH ST. ETC.—Martin A. Ansbros sold a 6-fam. house at 518 77th st for the J. C. W. (Inc.) and a 2-fam. brick house at 232 92d st for Mrs. Taylor, of New York City.

COLUMBIA HEIGHTS.—Marston & Co. sold 134 Columbia Heights, a 4-sty dwelling, 25x150, for Jessie M. Stevens to Sarah M. Stoker, who will occupy as a residence.

OCEAN AV.—Samuel Galitzka sold for the R. B. Building Co. the 3-sty dwelling, with garage, at 2432 Ocean av, on plot 40x100.

AV. P.—Bulkeley & Horton Co. sold two 2-sty semi-detached houses on Av P, between East 8th st and Ocean pkwy, for Sara R. Compton.

9TH AV.—Frank A. Seaver & Co. sold six lots at the southeast corner of 9th av and 52d st for John Sweeney to the Agress Construction Co.

14TH AV.—B. J. Sforza sold for Charles Gahren to Domenico Guarneri, Pasquale Guarneri and Joseph Vordi the plot 40x103, at the southwest corner of 14th av and 68th st. They will improve with a 4-sty tenement with stores.

**Queens.**

DOUGLSTON PARK, L. I.—J. W. Doolittle sold for Isabel Fisher Hudson to the Realty Syndicate a residence on Virginia rd, Douglaston Park, L. I., which was held at \$9,500.

EDGEWATER.—Meister Builders (Inc.) sold to a client of Herman Brach the plot 60x100, in Beach 42d st, 100 ft. north of the Boulevard, and also sold to Frances D. Griffin a plot 30x100 in Beach 42d st, 160 ft. north of the Boulevard.

LONG ISLAND CITY.—The Cross & Brown Co. sold for Supreme Court Justice Francis K. Pendleton a plot on 14th av, between Van Deventer and Wilson avs. This property will be improved with 4-sty apartments.

**Richmond.**

CLIFTON.—J. Sterling Drake sold for Charles A. O'Connor and others to the Staten Island Development Corporation a plot about 75x90 on the shore front of New York Bay, at the foot of Willow av. This rounds out and completes the purchase of property by this company through this broker of the entire water front from the foot of Simonson av to a point 150 ft. south of Maple av, a distance of nearly 1,200 ft. The development company is now in process of improving this property, about 34 acres, along the lines of the Bush Terminal of Brooklyn at an expenditure that is estimated will exceed over three million dollars.

**Out of Town.**

DARIEN, CONN.—Mrs. David Ballou Mixsell, of Easton, Pa., bought at Tokeneke, Darien, Conn., from Dr. Samuel Gant the house occupied by her son, Dr. Harold Mixsell, of New York City. The sale was made by Mrs. Gerrit Smith in conjunction with M. D. Randall.

NEW VERNON, N. J.—The Woodruff farm, near New Vernon, comprising 150 acres of land, with farm buildings, has been sold to William H. Percival and Charles J. Whalley, who intend to operate a dairy farm. The property was held at \$18,000. Eugene V. Welsh was the broker.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold the estate of Sears R. Kelso, comprising about 100 acres, located midway between Ridgewood and Westwood, Bergen County, N. J. The buyer gave in part payment 250 and 262 Prospect st and 199 S. Maple av, Ridgewood, N. J.

WEEHAWKEN, N. J.—Herbert Brenon has purchased the Ideal Studios, on Hudson Heights, in the Weehawken section of New Jersey, from William Bumsted. The purchase includes the studios, laboratories, factories, offices and garage and 2½ acres. The studio is said to be one of the most modern in the country. The studio was built a little over a year ago, and Mr. Brenon has been renting it since that time.

BRONXVILLE, N. Y.—Griffen, Prince & Ripley sold for Mrs. Victoria Ridgeway Babcock a plot with a frontage of 172 ft. on Elm Rock rd to Harry Leslie Walker, who will build a residence for his own occupancy. The property is part of the old Ridgeway estate. The balance of this property is being divided and will be sold in half acre plots.

LARCHMONT, N. Y.—George Howe sold lots Nos. 24 to 26, block No. 45, Larchmont Gardens, to Mrs. Vesta D. Beeks, who will design a residence for her occupancy to be built on them.

PELHAM HEIGHTS, N. Y.—Fish & Marvin sold for Mrs. Josephine Cooney her Colonial residence at the corner of Loring av and 2d st. The property comprises a large plot and a house containing 13 rooms. There is a two-car garage. The purchaser is William B. Walker of the Standard Oil Co. The property was held at \$30,000.

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It had more influence in the Police Department than any Commissioner ever had. Police Commissioners came and went, but "the System" went on forever.

It sold promotions in the Police Department. It dominated and decided trials of patrolmen. Officers could "get in solid" by winking at graft and blackmail.

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In those days the Police Commissioner's anteroom was thronged with politicians coming to use their influence on behalf of this or that patrolman.

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need a "friend" and needn't fear political enemies.

Little by little the spirit of the police changed and revived. They have given to Woods a greater loyalty than any other commissioner ever won.

This is the result:

**The Police Department has cleared out the gangs and the gunmen, the dives and the gambling-dens.**

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**The wide-open Tenderloin and the "Vice-Trust" are only memories.**

**Murders, Felonies and Misdemeanors have greatly decreased.**

**"The System" is gone.**

**Life in New York was never so safe.**

Woods is largely responsible for this.

But he has frankly stated that the best-disposed Police Commissioner in the world would be powerless against "the System" unless he had behind him the support of a fighting Mayor like Mitchel.

And this is the government Tammany asks you to throw out! Will you be a party to any such scheme?

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**Fusion Committee of 1917**  
**Keep Mitchel on the job!**



The "Bull's Eye" is the Fusion emblem. Be sure to vote alongside it.



# Classified Advertisements

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

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

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

## PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 11, 1917.—Sealed proposals will be opened in this office at 3 p. m., November 2, 1917, for the alterations, etc., to the annex building, United States Post Office at Brooklyn, N. Y. Drawings and specifications may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York City, from the Custodian of the Brooklyn, N. Y., Post Office, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

## WANTS AND OFFERS

BUILDING Estimator, age 34 (Architect and Engineer), general building experience, superintending, etc.; now employed, desires steady position with good contractor. Box 460, Record and Guide.

YOUNG man desires to locate with Real Estate Office or Estate; five years' practical experience in the renting and management of apartments and tenement houses throughout Manhattan; can furnish the best of references. Box 461, Record and Guide.

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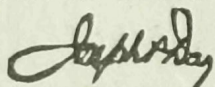
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PELHAMWOOD, N. Y.—Joseph Lambden & Son sold four lots in Pelhamwood, on the east side of Clifford av, to a Mr. Thompson, of this city, as the site of his home.

SCARSDALE, N. Y.—The Scarsdale Estates sold a plot on Reimer rd, Murray Hill section of Scarsdale, comprising two acres, to J. Alexander Dingwall, Jr.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold a plot on Highland av, in the Philipse Manor section, to J. L. Penney.

TARRYTOWN, N. Y.—Kenneth Ives & Co. sold for John L. Thurston, of the Hildreth Var-nish Co., his place at Tarrytown-on-Hudson to Paul C. Derby. The property contains about eight acres, residence and outbuildings, on White Plains rd, near Broadway, and was held at \$50,000.

TARRYTOWN, N. Y.—The Robert E. Farley Organization announces the sale of a plot on Riverside dr, in the Philipse Manor section of Tarrytown, N. Y., to John W. Parker, of Yonkers, N. Y.

YONKERS, N. Y.—The Robert E. Farley Organization sold a plot on Morningside rd, in the Nepperhan Heights section of Yonkers, N. Y., to Watson & Bremner, of Yonkers.

YONKERS, N. Y.—George Howe sold the house of W. J. Witte at the southeast corner of Crest pl and Hillcrest av, Park Hill, to Mrs. Anna C. Grossman.

## RECENT LEASES.

### Demand in Chelsea Section.

Duross Company rented in the Chelsea Studio Building, at 447 West 22d street, an apartment to Charles R. Lipman. This lease completes the renting of the house. A short while since the building was altered, and prior to that time the yearly rental was about \$1,200. At the present time, the leases aggregate \$4,609. The building was altered by the Rodena Realty Company into ten studio apartments, containing two rooms and bath each. The rentals obtained range from \$30 to \$40 a month. Most of the tenants in the buildings are in business below 34th street. The same company has also completed the altering of 461 West 23d street, a seventeen-foot building. This structure is completely rented, at an aggregate amounting to \$2,800. A year ago this building was leased in its entirety for \$900.

### Store Lease in Library Zone.

A. Sulka & Company, now at 34 West 34th street, leased in the new Ziegler Building, at the southwest corner of Fifth avenue and 43d street, the 30-foot store on the ground floor, and the first floor, measuring 75x125, for twenty-one years, at rentals aggregating about \$1,000,000. Lewis B. Preston, Inc., was the broker. The space will be occupied as soon as it can be prepared according to the requirements of the tenants. Rouse & Goldstone are the architects for the alteration. The same broker sold the property to Mr. Ziegler last spring.

### Rumored Madison Avenue Leases.

According to a report yesterday, Heckscher & De Saullés have leased for August Heckscher, the store, basement and first loft in the new Heckscher Building, at the southwest corner of Madison avenue and 38th street, to a security company, for a fifteen-year term, at about \$33,000 a year. It was also reported that another floor in the building had been leased to a publishing company for about \$8,000 a year.

### Restaurant in 48th Street.

E. H. Ludlow & Company leased the five-story building, 117 to 119 West 48th street, formerly occupied by the Italian National Club, to the Joan Sawyer Operating Corporation, Inc., for ten years for about \$100,000. The corporation was recently formed with \$50,000 capital by Miss Sawyer and Charles Journal, who will conduct a restaurant on the premises.

### Will Move From "Save New York" Zone.

Heil & Stern leased to Weltman Brothers, the eighth floor at 22 to 26 West 32d street, for a term of years. The concern is now occupying space at 53 to 57 West 36th street and has decided to change its quarters as the result of the "Save New York" movement.



**Lease in New Street.**

Rice & Hill leased for the Century Building Company, through the Brett & Goode Company, agents, the store on the New street side of 74 Broadway, to Charles F. Jacobson, Inc., for a term of years from May 1, 1918. The aggregate rental approximates \$125,000.

**Manhattan.**

AMES & CO. rented a store at 124 West 29th st to H. Stein; a store at 126 West 29th st to H. Goldfinger, and a loft at 102 West 29th st to M. Mehlin.

BARNETT & CO. leased the store at 56 East 125th st to the Crown Barbers' Supply Co.

BLEIMAN & CO. leased for Nathaniel Whitman the store, basement and sub-basement of 637-659 Broadway to Katz & Auerbach, flowers and feathers, now at 686 Broadway; for Moses Sahlein the store, basement and sub-basement of 661 Broadway to Linder & Berger, hat jobbers, now at 686 Broadway; for Eliza Guggenheim the store and basement of 719 Broadway to Caplain & Goldman, hat manufacturers and jobbers; for the Graf Realty Holding Co. the 7th, 8th and 9th floor of 119-125 West 24th st to Louis Rosenheim & Co., manufacturers of coats for infants and children; for B. Nicht-hauser the store at 38 West 38th st to F. Dreyrus, flowers and feathers, and for the Jatison Construction Co. the 15th floor of 15-17 West 36th st to M. Gillis, importer of laces and neckwear.

GEORGE A. BOWMAN leased for P. J. O'Keefe, the 6-sty business building 12 East 42d st to Walter J. Salmon.

HENRY BRADY leased for A. Schulte Realty Co. the store at the northwest corner of 7th av and 23d st to Morris Statter, tobacconist.

BRETT & GOODE CO., as agents, in connection with Rice & Hill, leased a store on the New st side of 74 Broadway to Charles F. Jacobson, Inc., for a long term. Mr. Jacobson will use this store for the sale of men's furnishings. The West Texas Mica Co. has also leased large space through Brett & Goode Co., on the 17th floor of 74 Broadway; Brett & Goode Co. also leased an apartment in 8-12 East 16th st to the Omega Chi Fraternity of New York University, and an apartment at 44 East 49th st to Mrs. Lydia Hustis; for Mrs. L. C. Mygatt the residence at 257 West 97th st to Mrs. May Corey for three years.

GEORGE W. BRETTELL leased the building 327 East 122d st, between 1st and 2d avs, to the Progressive Paper Supply Co.; the 4th loft at 2336 3d av to Lieberwoltz & Reder; the south store at 2176 3d av to Tourin & Fein; the west store at 176 East 123d st to the Yale Towel Supply Co. for a year, and the store at 2177 3d av to a dry goods dealer.

CROSS & BROWN CO. leased the store and basement at 17 Astor pl, through to 8th st, to Harry Gold, president of the St. Regis Lunch Co., which is opening a chain of restaurants in this city. This store will be fitted up at a cost of about \$20,000.

MRS. H. DINGLEMAN rented apartments at 229 West 78th st to Lou Swabacker; at 1 West 64th st to T. G. Cranwell; at 9 West 68th st to Melville H. Crane; at 222 West 59th st to Mrs. G. M. Anderson, and at 511 West 113th st to a Mr. Weinberg.

JAMES A. DOWD leased the 3-sty building 102 West 52d st, between 6th and 7th avs, to the Elite Head Waiters' Association of America (Inc.).

JAMES A. DOWD leased the 5-sty building 159 West 34th st to Wragge & Medlin and the store at 77 West 47th st.

DUROSS CO. leased the 1st loft at 124 West 18th st to the Vitroart Co.

DOUGLAS L. ELLIMAN & CO. leased 119 East 54th st, a 3-sty dwelling, on a lot 17x 100.5, furnished, for the winter season, for Alonzo Potter to Bayard Dominick, of Dominick & Dominick, bankers; and 121 East 81st st, a 5-sty American basement dwelling, on a lot 20x102.2, furnished, for Mrs. David Downs to John Sloane, of W. & J. Sloane.

DOUGLAS L. ELLIMAN & CO. leased for Goldsmith Bros. to Charlotte Melles, the north-erly store at 79 Nassau st. Miss Melles already operates stores at 450 5th av and 46 Broadway.

DOUGLAS L. ELLIMAN & CO. leased a dwelling at 140 East 65th st, furnished, for Thomas G. Cook to Langdon B. Valentine.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, consisting of 14 rooms and 5 baths, in the "Verona," at 32 East 64th st to Ralph Underhill; at 108 East 82d st to Dr. George Cerio; at 64 East 86th st to Rush L. Pegram; at 26 East 49th st to Miss Rosina Henley; at 28 East 49th st to Miss Madeline W. Evans; also furnished apartments at 1155 Park av, southeast corner of 92d st, to Edward Padel-ford; at 31 East 48th st to Max Agassiz; at 710 Madison av to Miss Elizabeth Bleecker; at 105 West 55th st to Albert M. Smoot; at 114 East 84th st for Edmund S. Twining, Jr., to F. G. Peabody.

DOUGLAS L. ELLIMAN & CO. leased 30 East 74th st, on a lot 20x102.2, furnished, for the winter season, for Mrs. George E. Marcus to Henry R. McLane, of Millbrook, N. Y., and sub-let for Bayard Dominick to W. W. Plankinton the residence 68 East 56th st, recently leased to him by the same brokers, furnished, for the winter season.

DOUGLAS L. ELLIMAN & CO., as agents, announce that they have completed the renting of the 11-sty apartment house known as the Verona, at 32 East 64th st, in leasing a large apartment consisting of 14 rooms and 4 baths to Edward Elsworth, and an apartment of 13 rooms and 4 baths to Mrs. Laura de Sabla. It is interesting to note that when the new owner, Clarence Payne, took possession on August 16, there were six vacant apartments, and although the renting season for large apartments was then practically over, the agents have been successful in securing tenants for each of these apartments, and the building is now producing a gross rental of approximately \$110,000.

DOUGLAS L. ELLIMAN & CO. leased apart-ments at 125 East 72d st to Andrew C. Imbrie; at 42 East 66th st for Charles Hopkins to Charles J. Fisk, who recently leased his own residence through the same brokers to J. A. Hopkins, of Morristown, N. J.; at 40 West 59th st to John daCosta; at 416 Madison av to Lady Colebrook; a large furnished apartment at 1155 Park av to Nathan Straus, Jr.; at 925 Park av to Mrs. Colgate Hoyt, Jr.; at 101 East 82d st to M. Jean Frederic Bloch, chairman of the Perma-nent French Commission in the United States, and renewed the lease of a large apartment at 246 West End av to Irving J. Benjamin, in conjunction with Joseph F. Seitz.

BENJAMIN ENGLANDER leased for the Rande Realty Corporation to Vandeweghe Bros., the easterly store and basement in 158-164 West 27th st; also the 9th floor in 108-110 West 25th st to William Steinhaecker; also about 3,000 sq. ft. of space in 151-155 West 25th st to Kraus & Isaacs, Inc. He also renewed leases of the following: the 2d floor to S. L. Hoffman Co., the 6th floor to the International Dress Co., the 7th floor to Hyman & Binder in 138-144 West 25th st, the 10th floor in 151-155 West 25th st to the American Shirt Waist Co.; also the 3d floor to Joseph Woronoff and the 11th floor to Hershfield & Co. in 164-166 West 25th st.

ROBERT E. FARLEY ORGANIZATION leased to Polifeme (Inc.) the 3d floor of 7 East 48th st.

GOODWIN & GOODWIN rented for the United States Trust Co. of New York to Emma A. Manning the 3-sty dwelling at 29 East 127th st.

HERBERT GULICK CO. leased the store and 1st loft at 23 East 47th st, formerly oc-cupied by the House of Philip Oriel, to a Miss Moore, of Boston, dealer in women's and children's apparel, for five years for \$7,-500, total rental. The Gulick Co. also rented for Harris & Vaughan the store at 10 East 46th st to Tree & Co., jewelers, for five years.

A. A. HAGEMAN leased 156-158 East 105th st, for a term of twenty-one years, at an ag-gregate rental of about \$75,000, to Max Wald-man, who will alter the premises into a garage at a cost of about \$25,000.

HEIL & STERN leased in 118-20 West 27th st the 8th floor to Alexander, Silverman & Greenberg, manufacturers of silk lingerie and undergarments; also in 108-10 West 25th st the 11th floor to Schiff & Kornbluth, manu-facturers of dresses and skirts, at present lo-cated at 36 West 22d st; in 141-3 West 28th st the 9th floor to A. Goodstein & Son, fur-riers, at present located at 18 West 31st st; and in 20 West 17th st the 9th floor to Davis Dress Co., now at 11 West 17th st.

HEIL & STERN leased for the Arragon Hold-ing Co., at 18-22 West 20th st, the 9th floor to the Yale Waist Co., at present located at 7-9 West 18th st; the 10th floor to Feldman, Stern & Gordon, manufacturers of children's dresses, and the 6th floor to Rosengarten & Kellner, manufacturers of children's dresses.

HEIL & STERN leased for Voss & Stern 71 5th av, southeast corner of 15th st, the 8th and 9th floors, comprising 25,000 ft. of space, to S. Golde & Sons, clothing manufacturers. The lease is for a long term of years at a total rental of about \$75,000.

M. & L. HESS (INC.) leased for the Ritz Realty Corporation the 10th floor in the build-ing recently completed at 912-20 Broadway, southeast corner of 21st st, to Chas. W. Lyford & Son, neckwear.

M. & L. HESS (INC.) leased the 6th floor at 151-5 West 30th st to Freed & Zucker, tenant being represented by Benjamin Englander; also leased the 5th floor at 22-4 West 27th st to the Redfern Costume Co., tenant being represented by Michael E. Lipset, and the 5th floor at 115-17 East 23d st to Louis Lewitt, tenant being repre-sented by M. Rosenthal & Co.

M. & L. HESS (INC.) leased the 5th floor at 36-8 East 20th st to the Columbia Undergar-ment Co.; the 4th floor at 127 West 30th st to M. Kaufman; space at 148-56 West 23d st to the Fedora Waist & Dress Co.; offices at 30-2 East 20th st to M. Wilmer and R. Dirks.

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AND MANAGEMENT OF ESTATES

M. & L. HESS (INC.) leased, in conjunction with E. M. Goodman, the 3d floor at 37-45 West 20th st to Lesser & Stenge; also in conjunction with M. Rosenthal & Co. the 7th floor at 12-14 West 32d st to the Regents Ladies' Garment Co.

M. & L. HESS (INC.) leased the store and basement at 429-31 4th av to Ferdinand Gutman & Co. (Inc.), silks and textiles, at a rental aggregating \$50,000.

HOUGHTON COMPANY leased the 4-sty dwelling 45 West 87th st to E. Manuel Barres for Edwin B. Curtiss.

HOUGHTON COMPANY leased for Girard Romaine the 4-sty dwelling 57 West 83d st to David Serviss.

C. F. W. JOHANNING has rented for M. Casey the store on the southwest corner of 113th st and 8th av to Morris Engelman & Son.

GEORGE KETCHUM leased through Carstein & Linniken (Inc.) 5,000 sq. ft. of office space at 13 Park Row to John William Hugo Hamilton.

SAMUEL H. MARTIN has leased the store at 150 Columbus av to James Pross for five years.

SAMUEL H. MARTIN sublet for Frank E. Campbell the 3-sty garage at 213 West 69th st to H. F. Farrell.

McDOWELL & McMAHON leased to Lucy Mendelsohn the corner store in the southwest corner of 174th st and St. Nicholas av, for the sale of ladies' wearing apparel.

McDOWELL & McMAHON leased for Ennis & Sinnott to Kiviris & Faraclas, a store at the northeast corner of St. Nicholas av and 182d st, for ten years. The tenants will conduct a restaurant.

PAYSON McL. MERRILL CO. leased apartments at 200 West 57th st to John W. Perry and Roland L. Oliver and studio apartments at 140 West 57th st to Virginia K. Demarest and Virginia H. Wood.

PAYSON McL. MERRILL CO. leased apartments at 200 West 57th st to Mrs. William T. Wisner and Miss Adelaide Gescheidt.

J. K. MOORS has leased the building at 322 West 58th st to E. A. Weeks.

CHARLES F. NOYES CO. leased offices in 160 Broadway for Lawyers' Title & Trust Co. to George A. Horth and Hollen W. Rich; a portion of the 6th floor at 373 5th av for Joseph Fahys & Co. to E. A. Twist, and various offices in 42 Broadway to Bradshaw Copper Mines Co., Standard Steel Products Co., the Ph. van Ommeren Corporation and A. Villegas Restrepo.

CHARLES F. NOYES CO. leased the ground floor, 2d and 3d floors of 112 John st for Cortlandt deP. Field to Ruy & Co.; the store and basement at 101-103 Varick st for the Varick Confectionery Co. to J. M. Lehman Co. and space in the Frankel Building, 45 John st, to O'Keefe & Lynch.

CHARLES F. NOYES CO. leased a floor at 256 Pearl st for M. L. Speirs to T. H. Hogeman; a loft at 113-115 Spring st for Mutual Life Insurance Co. to Samuel Schneider; space at 60 Stone st for J. R. Clark, Jr., to W. R. Grace & Co., and the 4th loft in 113-115 Spring st to Lex Leather Goods Co.

CHARLES F. NOYES CO. leased the building 192 Water st, recently purchased through the same broker, for Joseph F. Cullman to the Picano-Capaldo Co. for a long term from November 1 at \$2,400 per annum; a floor at 319 Pearl st to Meyer Pollett; a floor at 125 White st to M. Caroli & Co., and space in Fulton Chambers Building, 102-104 Fulton st, to Max P. Arlt.

THOMAS J. O'REILLY rented for the estate of Robert E. Westcott lofts in the building at the southwest corner of Broadway and 110th st to Lillian Horowitz and Mme. Zingali.

THOMAS J. O'REILLY rented for the Emigrant Industrial Savings Bank the 3-sty dwelling 122 East 123d st to John McManus.

PEASE & ELLIMAN leased for H. H. Pease to Harry Thompson the 4-sty dwelling at 446 Park av; an apartment in 309 West 99th st to William Guthman; in 214 West 92d st to H. D. Emerson; in 315 West 115th st to Isidor Dillhoff; in 317 West 89th st for George Backer to Ralph E. Edwards; and in 65 West 68th st to Guido Bruno; and furnished for Mrs. A. E. Waxham her apartment in 255 West End av to J. C. Berkson.

PEASE & ELLIMAN rented apartments at 40 East 83d st to W. H. Beers; at 116 East 63d st to William Loeb, Jr.; at 64 East 86th st to Mrs. Minnie Maxwell; at 927 5th av to Mrs. Neustedt and to E. Virgil Neal; 139 East 66th st to Dr. S. S. Arluck and to Mrs. E. Bennett; 43 East 58th st to Frank R. Crumbie; and 146 East 49th st to Runyon S. Baldwin.

PEASE & ELLIMAN leased for Miss Alice Einstein to Otto C. Heintze, the banker, the 4-sty dwelling at 45 East 72d st; furnished, for Mrs. J. F. Fairchild to Mrs. R. H. Van Vleck, Jr., the 4-sty dwelling at 37 West 50th st; for K. F. H. Underwood to Mrs. L. K. Grossman the 4-sty dwelling at 268 West 73d st.

PEASE & ELLIMAN rented for the 74th St & Fifth Av Corporation, which is just completing the new building at the south corner of 74th st and 5th av, a large apartment, occupying an entire floor, to E. Virgil Neil, head of the large advertising concern bearing his name.

PEASE & ELLIMAN leased apartments at 24 West 59th st to Miss Marguerite Skirvan, 19 East 59th st to Madeline C. Smith, 1078 Madison av to J. A. Guillaume, 146 East 49th st to Mrs. W. W. Phillips, 535 Park av to Francis C. Markoe, 7 East 35th st to Pauline K. Hamilton, 116 West 59th st to Mathilde von Herrlich and at 146 East 49th st to Dr. Vincent Guadiani.

PEASE & ELLIMAN leased, furnished, for E. Hope Norton the 5-sty American basement dwelling at 119 East 61st st, to Mrs. F. M. Goodrich, whose larger dwelling at 122 East

78th st, formerly occupied by Vincent Astor, the same brokers recently rented, furnished, to J. C. Baldwin, Jr.; Pease & Elliman also rented, furnished, for Mrs. K. T. Hammar her apartment in 310 West 95th st to Raymond A. Rourke; and, as agents, leased the 4-sty dwelling at 319 West 82d st, between West End av and Riverside dr, to William M. Tanner, and they have also renewed the lease of the dwelling at 114 East 18th st held by Mrs. M. Arnold.

F. & G. PFLOMM leased for Muser Brothers the 1st loft, containing about 6,000 sq. ft., at 230 5th av to the Ferry Hat Co.; also the store at 16 West 31st st for P. & D. Matalha to the Boston Lunch Co.; for the Empire Trust Co. the 3d loft at the northwest corner of 5th av and 47th st to Vroom, the tailor; and the 7th loft at 24-6 West 30th st for E. L. Pell et al to Domenick G. Fristachi.

L. J. PHILLIPS & CO. leased to James Butler (Inc.) for H. Kaufman the store at 2460 7th av, in which that concern will establish one of its grocery stores on completion of necessary alterations.

L. J. PHILLIPS & CO. leased the dwelling at 759 St. Nicholas av for the estate of Edward Rossiter to S. G. Waterman.

L. J. PHILLIPS & CO. leased the store at 192 West End av for S. Schurmacher to James Butler (Inc.). On completion of necessary alterations it will be opened as one of their grocery stores.

GEO. R. READ & CO. leased the 11th floor in the Crystal Building, 47 and 49 West st, to the Wireless Improvement Co.

GEO. R. READ & CO. leased the 10th floor in 47 and 49 West st to the Fidelity & Casualty Co.

GEO. R. READ & CO. rented the 3d loft in 27 to 31 Bleecker st to the Weil Hair & Bristle Co.; also the 2d and 3d lofts in 358 Greenwich st to David Cassel; and space in the Havemeyer Building, 26 Cortlandt st, to the Midwest Securities Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Henry W. Johnson the dwelling at 177 East 80th st to George C. W. Low.

WILLIAM J. ROOME & CO. leased for Ogden & Clarkson, as agents for Mary S. Kernochan, the top loft at 605 5th av to the Chaplain's Aid Association. This completes the renting of the building.

ROY SCHERICK leased for Frederick Southack & Alwyn Ball, Jr., large space on the 18th floor of the Eagle Building, 4th av and 21st st, to the Distributing Corporation, exporters; also for Thomas A. Weatherly the 9th floor in 16-18 West 39th st to H. Goldfarb (Inc.), ladies' hats.

JOHN A. SCHOEN leased the dwelling 138 West 13th st, between 6th and 7th avs, to the People's Council of America; also an apartment at 1109 Madison av to the Misses M. P. Mills and J. Kneisel.

EVERETT M. SEIXAS CO. leased for Mrs. Hewitt her furnished apartment at 515 Madison av to Daniel W. Evans; at 126 East 19th st to Mrs. Julia C. Schmolche; at 850 7th av to George H. Hubbell.

SHAW & CO. leased for the Farmers' Loan & Trust Co. to the Socialist Party the 5-sty building at 195 Lenox av, as headquarters for the 19th Assembly District.

UNITED STORES REALTY CORPORATION leased the store at 1531 Broadway, N. Y., to Satz Bros., who will conduct a jewelry business; the store and basement at 276 West 125th st to G. and K. Cloak & Suit Co.; and the store on Vanderbilt av adjoining 42d st to E. and D. Schnarch, haberdashers.

E. K. VAN WINKLE has leased the furnished apartment at 620 West 122d st for Harrick Co. McMath to Lester D. Hawkbridge; also the following unfurnished apartments: at 205 West 79th st for Miss Mary T. Hawley to Ina Grange; at 723 St. Nicholas av to Mrs. Margaret Flynn; at 36 Gramercy Park East to Lester S. Holmes, Gilbert Kinney and G. Chadwick; at 59 West 76th st to Rudolph Diamant.

E. K. VAN WINKLE leased apartments at 723 St. Nicholas av to Mrs. Oliver Hart; at 370 Central Park West for the French Management Corporation to William Haaker; also the furnished apartment at 206 West 95th st for Wintter D. Garrett to Henry D. Spencer.

E. K. VAN WINKLE leased the private dwelling at 121 West 97th st to Dr. Reginald Van Wert; the store at 343 Columbus av to Solomon S. Grossberg and renewed the lease with Walter A. Cooney at 723 St. Nicholas av.

WM. A. WHITE & SONS have leased to the American News Co. the store, basement and sub-basement in 29-31 Park pl, at the northwest corner of Church st and Park pl.

WM. A. WHITE & SONS leased space in 100 Hudson st to the Western Dairy Products Co.; in 68 William st offices to the Utilities Mutual Insurance Co. and Frederick R. Heinick; and in 48 West 27th st offices to Joseph Gru.

WM. A. WHITE & SONS leased apartments in 44 West 10th st to Chester Byron Cook and John W. Perry; in 173 Madison av to Miss Isabel Line; in 206 West 52d st to Edward M. Ellis and Miss Effie Shannon; and in 200 West 52d st to Mrs. E. Stanley.

WM. A. WHITE & SONS leased the store at 1706 Park av to Martin Fisher.

WORTHINGTON WHITEHOUSE (INC.) leased the store and 1st loft at 13 West 46th st for Phebe Brisbane. After extensive alterations, it will be opened as a tea room and gift shop known as the "Seven Candles."

WORTHINGTON WHITEHOUSE (INC.) leased 35 East 50th st, a 5-sty American basement dwelling on lot 25x100, furnished, for the season for William Barclay Parsons to Fred Hirschhorn; also leased for Paul Renshaw, his apartment at 123 East 53d st, furnished, for the winter to Mrs. Franklin Remington.



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Apr. 11th, 1917.

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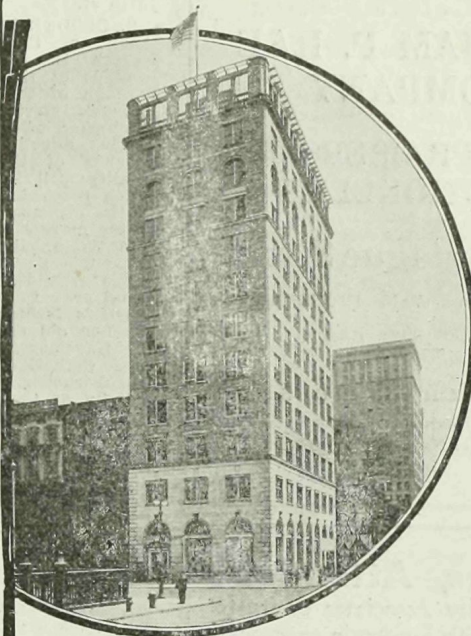
City.

Gentlemen:-

Referring to the Combusto Devices installed on our furnaces by you some time ago we have kept a careful record of the coal consumption before and after our furnaces were equipped with this device, and are pleased to report that the saving in the consumption of fuel is nearer 20% than 10% which you guaranteed upon the installation of your Combusto Devices. Our Engineer also reports that there is a much less percentage of hard clinkers than there was before this installation was made.

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*J. B. Beisheim*



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# Cutting Coal Consumption

**Operate Your Boilers Every Tenth Day  
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**C**OMBUSTO—a device easily installed, inexpensive, indestructible and calling neither for maintenance expense nor attention—is in use from coast to coast, helping Secretary Garfield conserve the nation's coal. COMBUSTO has long been adopted and installed by U. S. Government, as well as by the D. L. & W. Railway System, which has 40 COMBUSTO-equipped stations and has written "COMBUSTO" into the standard specifications for all future construction.

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- United States Navy
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- Locomotive Company
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- Cushman & Company
- Southern Pacific Company
- The American Line
- Clyde Line
- The New York Fire Department
- U. S. Title Guarantee Company
- Title Guarantee & Trust Company
- Realty Trust
- R. H. Macy & Company
- Franklin-Simons
- Loew's Theatrical Enterprises
- The Presbyterian Hospital
- The Babies' Hospital
- New York Medical College
- The Hahnemann Hospital
- The Neurological Institute
- The Waldorf
- The McAlpin
- Churchill's
- Maxim's
- Hotel St. George
- Hotel St. Andrews
- Hotel Martinique
- The Cumberland
- Hotel Richmond
- Pease & Elliman
- Cruikshank's Sons
- Wm. D. Bloodgood
- Thomas Daly
- Payson McL. Merrill Company, Inc.
- Bing & Bing
- Ellmont Realty Company
- Wm. A. White & Sons

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**Bronx.**

JAMES MONTGOMERY & SON leased for the J. L. Mott Iron Works to the Schenck Piano Co. the 6-sty building, 245 to 249 East 137th st.

S. OSGOOD PELL & CO. leased to Winthrop Ames, of the Little Theatre, for Max B. Kaesch the former Caleb Marsh place on the grounds of the Country Club, at Westchester borough of the Bronx. This is of somewhat unusual interest in that, taken together with a number of other recent real estate transactions affecting properties on the park-like grounds of the club, it indicates that the locality still holds its appeal despite the decision reached some time ago by the members of the organization to place the club property in the market for sale. It recalls the days before the upbuilding of the Bronx had carried the city's growth almost to the gates of the club's grounds, when this pioneer of suburban social organizations was the centre of Westchester's fashionable activities. This was when the fine old estates of the Lorillard Spencers, the Havemeyers, the Adees, the Costers and Miss Catherine Wolfe lent distinction to the neighborhood. Examples of recent real estate activity at the club grounds are furnished by the purchase of the Randolph place, with its quaint Colonial house, by Hjalmar Boyesens, the leasing of one of the Augustus Van Horne Ellis properties to Herbert Rawlins, who will probably become permanent residents, and the purchase of the Marsh place by Mr. Kaesche, who had previously sold his property at Larchmont, and several leases for the season just closing.

**Brooklyn.**

CHARLES E. RICKERSON rented 50 Prospect pl, a 3-sty dwelling to Thomas Allen.

**Out of Town.**

FEIST & FEIST (INC.) rented for the Charlotte Realty Co. the 2d floor in the southeast corner of Prince st and Springfield av, Newark, to Dr. Louis Reiss; also for Charles Harter, the 1-sty show room and service building, at the southeast corner of Sussex av and Summit st, to the Manhattan Motors Corporation.

FISH & MARVIN rented for William M McGovern his property at Premium Point, New Rochelle, known as "Box Hill," to George F. Fitzmaurice.

FISH & MARVIN rented for Mrs. C. W. Halsey her house in Lawrence Park, Bronxville, to Mrs. E. W. Johns; for Dr. J. W. Smith his house at Sagamore, Bronxville, to Mr. Beth V. Butterfield.

L. J. PHILLIPS & CO., in conjunction with Taylor & Golden, leased the store in North Main st, South Norwalk, Conn., for Mrs. Scofield to James Butler (Inc.), which will establish an additional store at 13 Main st, Norwalk, Conn., as additions to the chain of grocery stores conducted by this concern.

LOUIS SCHLESINGER (INC.) leased for Mrs. N. P. Wells the dwelling 19 Pennsylvania av, Newark, to Dr. Theodor Teimer; also for Mrs. Esther W. White 270 Orchard st, Newark, to William J. Ryan.

**REAL ESTATE NOTES.**

JAMES A. DOWD has been appointed agent of 951 6th av, 100 West 54th st and 493½ 10th av.

BRETT & GOODE CO. has been appointed agents and managers of the 5-sty elevator apartment at 8-12 East 16th st.

BASTINE & CO. have been appointed by the Greenwich Savings Bank as agents for 137 Greene st, recently taken over by the bank in foreclosure proceedings.

CHARLES LAUE is the buyer of the business building at 119 Fulton st through to 50 Ann st, on lot 25x119.7, sold recently by the Lawyers Mortgage Co. He will remodel it for a tenant.

HERBERT A. SHERMAN was the broker in the sale recorded on Wednesday of the property at 352 East 124th st for the New York House and School of Industry to Harry Whelan.

McDOWELL & McMAHON have been appointed agents for the new building just completed at the northwest corner of Valentine av and 181st st; also for the apartment house at 1023 College av.

SELAH B. MASTEN, who for the last five years has been a resident of Marble Hill, is the buyer of the plot in West 227th st, near Adrian av, recently resold for Frederick Brown by A. N. Gitterman for cash.

JOEL S. DE SELDING is now connected with the comptroller's office of the Metropolitan Life Insurance Company. Mr. De Selding has been identified with real estate finances in this city for many years. He was five times president of the Real Estate Board.

SCHWAB & CO. resold for the 173 Street Construction Co., Aaron Miller, president, the two 4-sty flats 3526 and 3528 Park av, 62x105, to Robert F. Newman, who gave in part payment ten lots on Oneida av, running from 236th to 237th st. Title passed last week.

STEPHEN RANSOM purchased from the McEvoy & Koester Construction Co. the property 408, 409 and 410 West st. Crist & Herrick were the brokers in the transaction. This property has been held at \$45,000 and will be improved with a 3-sty boiler shop. Title passed on Tuesday.

C. F. W. JOHANNING, since 1890 a real estate and insurance broker in this city, celebrated his sixtieth birthday at the Hotel Virginia, Lakewood, N. J. About a year ago he became seriously ill and was forced to retire from business. Recovering, however, he opened a new office last month at 2081 8th av, where he is transacting a real estate brokerage and management business in all its branches.

JOHN W. COX, who owns and occupies the dwelling at 11 East 38th st, has acquired from Miss Elizabeth C. Murray, importer, No. 9, adjoining, a 4-sty house on lot 23.9x98.9, and now controls a frontage of 47.6 feet next to the tall loft building at No. 7, extending through to 39th st, bought last June by Thomas H. Bill, Western capitalist. George F. Baker, Jr., banker, owns the adjoining realty, extending to the Professional Building at Madison av.

SLAWSON & HOBBS, through W. F. Peckham, were the brokers in the sale reported last week of the dwellings at 141-151 West 73d st, by the West 73d Street Associates to a client of H. B. Davis, who also bought the adjoining house at 153, giving him a plot 133.6x100. A 15-sty hotel will be erected at a cost of about \$1,000,000, from plans by Schwartz & Gross. In connection with this project S. W. Strauss & Co. have made a loan of \$725,000 at 6 per cent. in the form of first mortgage serial bonds.

JOHN FINCK has placed the following mortgages at 4½ per cent.: \$27,000 on 332-336 East 77th st and \$130,000 on 11 East 42d st; at 5 per cent.: \$10,000 on 653 St. Anns av; \$25,000 on 105 East 57th st; \$10,000 on 157 10th av; \$11,000 on 426 West 46th st; \$12,000 on 308 West 120th st; \$10,000 on 1718 3d av; \$23,000 on 667 Fox st and \$45,000 on Gramercy Park, and at 5½ per cent.: \$31,000 on 544-546 West 163d st; \$9,000 on 973 1st av; \$15,500 on 141 West 62d st; \$7,000 on 450 West 55th st; \$6,000 on 428-430 East 76th st; \$50,000 on 700 Mott av; \$19,000 on 1353 Av A; \$8,000 on 514 West 50th st; \$12,000 on 822 2d av and \$18,000 on 546 West 48th st.

HENRY EVANS, president of the Continental Insurance Co., announced the election of James J. Hoey as second vice-president of that company. Mr. Hoey has been in the insurance business for many years and served six terms as a member of the Assembly. While in the Legislature he was instrumental in the enactment of the law establishing the Bureau of Fire Prevention in New York City. In May, 1912, he was appointed Deputy Superintendent of Insurance in charge of the New York City office, which position he held until August 1, 1915, when he became executive special agent for the Continental Insurance Co., the Fidelity Phenix Fire Insurance Co. and American Eagle Fire Insurance Co.

**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 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.	101	119
Assessed Value	\$5,350,300	\$5,352,100
No. with consideration	17	14
Consideration	\$318,225	\$522,050
Assessed Value	\$388,000	\$744,000
Jan 1 to Oct. 25		
Total No.	6,103	5,894
Assessed Value	\$411,405,709	\$330,431,382
No. with Consideration	840	837
Consideration	\$34,279,317	\$34,918,177
Assessed Value	\$39,701,150	\$37,806,906

**Mortgages.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.	56	52
Amount	\$871,650	\$2,068,325
To Banks & Ins. Cos.	8	12
Amount	\$136,500	\$1,450,000
No. at 6%	21	19
Amount	\$107,400	\$409,000
No. at 5½%	4	3
Amount	\$33,000	\$28,500
No. at 5%	17	12
Amount	\$499,500	\$793,500
No. at 4½%	1	3
Amount	.....	\$743,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	2	.....
Amount	\$88,000	.....
Interest not given	12	15
Amount	\$143,750	\$94,325
Jan. 1 to Oct. 25		
Total No.	2,714	2,900
Amount	\$105,585,011	\$90,066,725
To Banks & Ins. Cos.	546	659
Amount	\$60,535,340	\$39,759,809

**Mortgage Extensions.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.	14	27
Amount	\$1,023,500	\$1,297,750
To Banks & Ins. Cos.	5	21
Amount	\$402,000	\$1,012,250
Jan. 1 to Oct. 25		
Total No.	1,514	1,441
Amount	\$98,559,900	\$81,512,274
To Banks & Ins. Cos.	750	850
Amount	\$74,252,250	\$60,394,150

**Building Permits.**

	1917 Oct. 20 to 26	1916 Oct. 21 to 27
New Buildings	2	10
Cost	\$100,000	\$1,235,500
Alterations	\$14,735	\$140,406



	Jan. 1 to Oct. 26	Jan. 1 to Oct. 27
New Buildings.....	341	522
Cost.....	\$26,637,900	\$103,474,445
Alterations.....	\$11,161,841	\$16,973,929

**BRONX.**

**Conveyances.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.....	70	96
No. with consideration.....	8	11
Consideration.....	\$246,650	\$84,400

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
Total No.....	4,839	4,696
No. with consideration.....	872	688
Consideration.....	\$6,447,958	\$5,153,714

**Mortgages.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.....	39	42
Amount.....	\$296,010	\$399,721
To Banks & Ins Cos.....	1	6
Amount.....	\$106,000	\$67,000
No. at 6%.....	20	17
Amount.....	\$104,425	\$130,175
No. at 5½%.....	1	1
Amount.....	.....	\$26,000
No. at 5%.....	11	6
Amount.....	\$64,675	\$42,250
No. at 4½%.....	4	.....
Amount.....	\$121,100	.....
Unusual rates.....	2	1
Amount.....	\$2,810	\$63
Interest not given.....	2	17
Amount.....	\$3,000	\$201,233

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
Total No.....	2,349	2,678
Amount.....	\$14,389,023	\$24,302,179
To Banks & Ins. Cos.....	156	231
Amount.....	\$2,275,115	\$4,800,227

**Mortgage Extensions.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
Total No.....	6	17
Amount.....	\$116,250	\$290,320
To Banks & Ins. Cos.....	1	2
Amount.....	\$74,000	\$51,000

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
Total No.....	521	605
Amount.....	\$10,396,538	\$12,269,834
To Banks & Ins. Cos.....	185	179
Amount.....	\$3,702,300	\$5,515,514

**Building Permits.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
New Buildings.....	5	11
Cost.....	\$76,300	\$181,900
Alterations.....	\$2,650	\$189,275

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
New Buildings.....	564	556
Cost.....	\$7,849,750	\$14,703,630
Alterations.....	\$1,011,925	\$1,210,692

**BROOKLYN.**

**Conveyances.**

	1917 Oct. 18 to 24	1916 Oct. 19 to 25
Total No.....	426	480
No. with consideration.....	40	31
Consideration.....	\$193,180	\$168,975

	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25
Total No.....	18,212	18,588
No. with consideration.....	1,555	1,701
Consideration.....	\$15,912,999	\$12,598,036

**Mortgages.**

	1917 Oct. 18 to 24	1916 Oct. 19 to 25
Total No.....	238	304
Amount.....	\$976,263	\$1,274,209
To Banks & Ins. Cos.....	34	55
Amount.....	\$340,050	\$507,300
No. at 6%.....	149	189
Amount.....	\$508,424	\$520,569
No. at 5½%.....	36	48
Amount.....	\$256,000	\$291,075
No. at 5%.....	21	43
Amount.....	\$87,253	\$343,610
Unusual rates.....	3	.....
Amount.....	\$6,675	.....
Interest not given.....	29	24
Amount.....	\$117,911	\$119,025

	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25
Total No.....	11,629	14,096
Amount.....	\$46,825,200	\$60,600,215
To Banks & Ins. Cos.....	2,037	3,297
Amount.....	\$15,577,460	\$24,231,879

**Building Permits.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
New Buildings.....	57	128
Cost.....	\$426,600	\$662,200
Alterations.....	\$153,025	\$87,995

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
New Buildings.....	2,358	3,270
Cost.....	\$21,448,315	\$36,186,614
Alterations.....	\$4,165,467	\$4,714,830

**QUEENS.**

**Building Permits.**

	1917 Oct. 19 to 25	1916 Oct. 20 to 26
New Buildings.....	94	174
Cost.....	\$203,175	\$830,740
Alterations.....	\$19,415	\$10,224

	Jan. 1 to Oct. 25	Jan. 1 to Oct. 26
New Buildings.....	2,978	4,357
Cost.....	\$9,843,329	\$16,643,545
Alterations.....	\$1,405,091	\$1,753,563

**RICHMOND.**

**Building Permits.**

	1917 Oct. 19 to 24	1916 Oct. 20 to 26
New Buildings.....	8	15
Cost.....	\$870	\$7,335
Alterations.....	\$5,450	\$3,450

	Jan. 1 to Oct. 24	Jan. 1 to Oct. 26
New Buildings.....	493	715
Cost.....	\$1,348,820	\$1,470,319
Alterations.....	\$277,097	\$216,430

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE building situation has not evidenced any perceptible signs of a remarkable improvement during the past week. There still remains much of the feeling of uncertainty and doubt that has exerted such a potent influence upon the building industry for the past year. While there have been numerous bright spots during recent months, when conditions seemed to be on the verge of a decided improvement, there have been far too many factors entering into the entire building situation that have acted as deterrents. There is at present a strong undercurrent of optimism in the building industry. Many of the leaders of opinion are imbued with the idea that the conditions that have existed for many months have outrun their course and that before long will be witnessed a return to the prosperous building times of former years.

It has at times been difficult to understand the reason why the conditions underlying the intolerable building situation are not considerably better than they are at present. Factors that were admittedly deterrents to a building movement have, in many instances, been removed and in others vastly improved. In view of this there should have been a much greater activity, not only in the local territory, but throughout the entire country. The market for building materials and supplies is now practically stabilized, and no important fluctuations are anticipated.

In some lines important recessions from the high levels that maintained for months have been made. The difficulties attendant upon the transportation of freight have been largely removed. The labor situation, while not up to the standard is better than it was one month ago. All of these only a short time hence were making progress difficult if not impossible. Now, that relief to a certain extent has arrived it seems as though prospective builders could proceed with greater assurance of success.

The steel situation is probably the one factor above all others that is at present responsible for the stagnation that exists. Although prices for fabricated material have been reduced in accordance with the Federal order, the question of prompt deliveries still requires considerable adjustment. At the present writing the uncertainty of delivery of fabricated shapes is keeping a number of important structural operations from starting. In the large centers, both commercial and industrial, a large percentage of the projected building construction is dependent upon structural steel. The situation in the industry has held this work up and that in turn has influenced other construction that requires no steel.

The alteration and reconstruction of old buildings is an outstanding feature of the present building situation and the industry looks forward to a considerable amount of this work next winter.

**Common Brick.**—Although there was no feature of particular moment in the market for Hudson River brick this week the situation generally is considered satisfactory when compared with conditions in other lines. Notwithstanding the severe storm last Wednesday and the patriotic enthusiasm over the Liberty Bond issue, the business in the brick market was fair. Common brick prices are unchanged, ranging from \$8 to \$8.25 a thousand in cargo lots. There was a slight disposition toward weakness in the top figure but this is accounted for by the conditions that effected all business during the past week. The sales were up to the average of recent weeks and the arrivals are coming through in excellent manner and slightly in excess of the demand. This will provide a safe reserve in the local yards for any sudden demand that may arise. The Raritan situation has undergone little change. Prices are holding to the levels that were established some time ago, namely \$8.50 to \$9 a thousand. The top price is firmer, however, and was obtained in two sales during the week. The demand for Raritan brick is fairly active, but as there is no great amount of brick available from this district the market outlook is for continued firmness.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, October 26, 1917: Condition of market: Demand, fair; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 26; sales, 24. Distribution: Manhattan, 8; Brooklyn, 4; New Jersey points, 12.

**Structural Steel.**—The market for structural steel for building purposes, particularly in the Metropolitan district and the adjacent territory, is practically at a standstill. While there have been plans and specifications completed for a number of buildings, the total steel requirements for which will amount to an immense tonnage, the scarcity of the material for prompt or reasonably early delivery has made it advisable to withhold these projects from the market at the present time. The steel industry is at present more particularly concerned in turning out the material required by

the ship-building program and the other orders for the Federal military work. The railroads are also taking some material but only for immediate necessities. In the fabricating field the principal bookings of the past week were 1,500 tons for the Philadelphia & Reading Railroad, to the McClintic-Marshall Co.; 1,900 tons for the new nitrate plant at Sheffield, Ala., to the Virginia Bridge & Iron Co.; 200 tons for the model storage building at Washington, D. C., for the Department of Yards and Docks, to Barber & Ross; and 1,100 tons for the Pennsylvania, 700 tons of which was obtained by the American Bridge Company.

**Cast Iron Pipe.**—Although the recent announcement of a \$9 reduction in the price of this commodity was expected to increase buying activity, but little inquiry has resulted. Under the circumstances it is quite probable that some of the shops making this material will have to reduce their output or suspend casting altogether. At this period of the year dullness is generally expected, but conditions at this time are far below the average of normal years. The Government is taking some pipe for its work, but its greatest requirements, for cantonment construction are already provided for. Private buying is negligible. Present quotations for cast iron pipe are \$56.50 per net ton, tidewater, for 6-in., 8-in. and heavier, and \$59.50 for 4-in.

**Pig Iron.**—During the last week the inquiry for this material was quite active, the inquiries amounting to a total of 10,000 tons or more, of foundry iron for deliveries from prompt to well into 1918. While some pig iron sales have been made on the basis of the Government prices, the sellers in some instances are withholding quotations until the policy of the Government is more clearly defined. Tidewater prices for the grades for which prices have been established are as follows: No. 1, X, \$35.25; No. 2, X, \$34.25; No. 2, plain, \$33.75, and No. 2, Southern, \$37.25.

**Window Glass.**—Up to the present time there has been no announcement as to the coming wage scale. There

have been a number of inquiries for glass for the requirements of public utilities, but inquiries from structural sources are light and no great amount of improvement is looked for. There is no prospect that manufacturers will start the blast before December 1, or later. According to the best advices there is a considerable shortage in the available supply in many of the popular sizes and it is feared that there will be quite some difficulty in supplying the demands for these sizes until after the new product is marketed. There have been no changes in prices during the week.

**Portland Cement.**—The market for this material is quiet and from all accounts there is no great amount of new business in prospect. Manufacturers of Portland cement are now engaged in completing the orders that have been on their books for some time. Although private construction is practically at a standstill there is considerable volume of Governmental building yet to be accomplished. Although the demand for cement is comparatively light the condition has not affected prices. These are holding firmly. With the difficulty of securing fuel, the high price of the same and the other circumstances that are keeping up manufacturing costs there is no prospect of a recession in the price of Portland cement for a long time to come.

**Linseed Oil.**—Values in this product are falling for the prime reason that there has been a decided falling off in demand for its use in paints, varnishes, etc. This is directly caused by the lack of building activity, that has been noticeable throughout the whole country. A resumption of structural activity would do much to strengthen this market. Linseed oil, raw, city brands, is now selling at \$1.15 in lots of five or more barrels. Less than five barrel lots, \$1.16. The reduced prices and wider range indicate the dullness of the market conditions, although these prices are almost double those that maintained in normal building times.

**Wire Products.**—Those interested in this line are patiently waiting for the expected Governmental announcement in regard to the prices for wire and wire nails. It is generally assumed that the new scale of prices will be somewhere between the price of the American Steel & Wire Company, which is \$3.20, and that of the independent mills, which is \$4 base, per keg. This is likely also to apply to all grades of wire. During the interval of waiting for the settlement of the price question, the buying interests are withholding their orders, until the new Federal prices are announced, feeling that considerable saving will be effected. Undoubtedly the new Governmental prices will be announced within a few days.

**Hydrated Lime.**—The market situation is very quiet, with scattered sales and few inquiries. The general lethargy in the building field has reflected its influence on the material lines and until there is a marked improvement in structural activity, the material markets will be comparatively lifeless. Hydrated lime prices, both for common and finishing varieties, are unchanged.

**Builder's Hardware.**—High manufacturing costs, scarcity of labor and other factors have again compelled many manufacturers to increase their price schedules. In some instances the advance has been from ten to fifty per cent.

**Copper.**—The market for this metal is dull, with little buying activity and inquiries extremely light. Prices are unsettled and nominal at the Government figures.



**CURRENT WHOLESALE PRICES.**

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

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

**BRICK** (Cargo lots, at the wharf. to dealers only), per M.:  
 North River common.....\$8.00@**\$8.25**  
 Raritan common.....8.50@ 9.00  
 Second hand common, per load  
 of 1,500.....8.50@ —  
 Red face brick, rough or  
 smooth, car lots.....**\$21.00@** —  
 Buff brick for light courts... 21.00@ —  
 Light colored for fronts..... 25.00@ —  
 Special types.....36.00@ —

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

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

Interior—  
 3x12x12 in., per 1,000.....**\$66.00**  
 4x12x12 in., per 1,000..... 74.25  
 6x12x12 in., per 1,000..... 99.00  
 8x12x12 in., per 1,000.....132.00

**LIME** (standard 300-lb. bbls., wholesale):  
 Eastern common.....**\$1.90@** —  
 Eastern finishing..... 2.10@ —  
 Hydrated common (per ton)...12.00@ —  
 Hydrated finishing (per ton)...15.43@ —

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

**GRAVEL** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):  
 1½ in. (nominal).....**\$1.10@** —  
 ¾ in. ....No quotation  
 Paving gravel (nominal)...**\$1.25@** —  
 P. S. C. gravel.....@**\$1.25**  
 Paving stone.....2.20@ 2.49

**LUMBER** (Wholesale prices, N. Y.):  
 Yellow pine (merchandise 1905, L. O. D. 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..... 30.50@ —  
 Hemlock, W. Va., base price  
 per M..... 30.50@ —  
 (To mixed cargo price add freight \$1.50.)  
 Spruce, Eastern, random car-  
 goes, narrow (delivered)6.35.00@**\$38.00**  
 Wide cargoes.....35.00@ 40.00  
 Add \$1.00 per M. for each inch in width  
 over 12 ins. Add \$1.00 per M. for every 2  
 ft. over 20 ft. in length. Add \$1.00 per M.  
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
 Standard slab.....**\$4.50@** **\$4.75**  
 Cypress lumber (by car, f. o. b. N. Y.):  
 Firsts and seconds, 1-in.....**\$61.00@** —  
 Cypress shingles, 6x18, No. 1  
 Hearts..... 10.00@ —  
 Cypress shingles, 6x18, No. 1  
 Prime..... 8.50@ —  
 Quartered oak.....90.00@ 95.00  
 Plain oak.....68.00@ 73.00

**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..... 39.00@ —  
 N. C. Pine, flooring, Norfolk. 40.00@ —

**PLASTER**—(Basic prices to dealers at yard, Manhattan):  
 Masons' finishing in 100 lbs.  
 bags, per ton.....@**\$15.00**  
 Dry Mortar, in bags, return-  
 able at 10c. each, per ton... 6.75@ 7.25  
 Block, 2 in. (solid), per sq. ft.....**\$0.08**  
 Block, 2-in. (hollow), per sq. ft.... .09  
 Boards, ¼ in. x 8 ft......12½  
 Boards, ¾ in. x 8 ft......15½

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

**STRUCTURAL STEEL** (Plain material at tidewater, cents per lb.):  
 Beams & channels up to 14 in. 3.195@ —  
 Beams & channels over 14 in. 3.195@ —  
 Angles 3x2 up to 6x8..... 3.195@ —  
 Zees and tees.....3.195@ —  
 Steel bars, half extras.....3.195@ —

**TURPENTINE:**  
 Spot, in yard, N. Y., per gal. **\$0.53½@** **\$0.54**

**WINDOW GLASS.** Official discounts from jobbers' lists:  
 Single strength, A quality, first three  
 brackets.....80%+20%  
 3 grade, single strength, first three  
 brackets.....80%+20%  
 Grades A and B, larger than the first  
 three brackets, single thick...80%+10%  
 Double strength, A quality.....80%+10%  
 B quality.....80%+15%

**NEW WASHINGTON HEIGHTS TEMPLE**

**Imposing Synagogue Was Planned to Cost \$100,000 and Seat About 1,400 Persons**

**W**ORKING plans and specifications have been prepared by Emery Roth, architect, 119 West 40th street, for a handsome synagogue to be erected in the south side of West 149th street, 100 feet west of Broadway. This temple is for the Congregation Bnai Israel, Jacob Adler, 19 West 26th street, president, which was organized about twelve months ago. The operation, including the value of the property, will represent a total expenditure of approximately \$100,000.

This edifice will occupy a plot 75x100

according to the plans, as three basements. These will contain school rooms, recreation rooms for children, reception rooms and facilities for social and adult educational work. The auditorium proper will contain a balcony and will provide seating arrangements for a total of 1,400 persons. The construction is a single span dome with transepts, the dome having a diameter of sixty feet.

The facade of this temple has been designed in a neo-classical style and will be constructed of Indiana limestone, richly ornamented with carving. The predominating architectural feature of



Emery Roth, Architect.

PROPOSED TEMPLE FOR CONGREGATION BNAI ISRAEL.

feet, purchased last spring, and will be an imposing structure, constructed of reinforced concrete, brick and stone. The construction throughout will be fireproof. The site has already been excavated to a depth of twenty-five feet below the grade level. This depth, which is well lighted, will be utilized,

the facade is the Doric portico that is flanked on each side by high towers, finishing in cupolas which will be gilded. The construction of this project will proceed under the personal supervision of the architect. Estimates for the work have already been taken and contracts will shortly be awarded.

**Madison Avenue Improvement.**

The Metropolis Silk Company, Isaac Horowitz, president, 25 Madison avenue, which some time ago acquired, through Pease & Elliman, the property at the northwest corner of Madison avenue and 30th street, on a plot 25 x 95, has changed its plans regarding the future of the site. It was originally intended to alter the present structure for business purposes, but the owner now contemplates the erection of a twelve or thirteen-story loft building, the details of which are being worked out. Alfred H. Taylor, 136 West 65th street, architect, has been commissioned to draw tentative plans, but nothing definite regarding construction has been determined upon.

**Plan Westchester Development.**

A private residential development will be created at Harmon-on-the-Hudson, N. Y., by a new company known as the Croton Point Company, which plans to develop from plans by W. G. Masserene, 15 East 40th street, 315 acres at Croton Point. Among those interested in the company are: Margaret Mayo, the playwright; Edgar Selwyn, the theatrical manager; Allen Dwan and W. G. Masserene. It is understood that bids for grading the property and improving the water supply will be taken some time this winter. There are three artesian wells on the property. No new buildings will be erected until after the war, although the present old buildings on the premises are now being razed.

**War Department Construction.**

It is officially announced that General I. W. Littell, Quartermaster's Dept., 15th and M streets, N. W., Washington, D. C., will have full charge of the emergency construction work for the various departments included in the War Department. Contractors will be selected on practically all the work, on a cost plus percentage basis. Major W. A. Starrett, of the Council of National Defense, Munsey Building, Washington, D. C., will assist in selecting the contractors.

**Brooklyn Flag Raising Event.**

The completion of the structural steel frame for the office building in course of construction at the corner of Court and Remsen streets, Brooklyn, will be the occasion next Tuesday morning at 10 a. m. of a unique flag raising event. The foreman of the steel workers will be hoisted from the ground to the 22d floor, and will carry with him an American flag. The building was designed by Starrett & Van Vleck. David Porter, Inc., will be managing agent.



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## PERSONAL AND TRADE NOTES.

**Herbert M. Baer** has moved his office to 665 Fifth avenue.

**Henry B. Herts**, architect, has moved his office from 507 Fifth avenue to 665 Fifth avenue.

**H. F. Bardwell** has been appointed New York district manager for the Vanadium-Alloys Steel Company, with offices at 30 Church street.

**Jenkins Brothers**, of New York, are to furnish the valves throughout the Hotel Commonwealth, the 28-story hotel which is to be built in the Times Square district of New York City.

**E. H. Palmer**, president of the Empire Gas & Electric Company, Geneva, N. Y., was elected president of the Empire State Gas and Electric Association at the annual meeting held recently in New York City.

**Charles R. Ablett**, for many years New York representative of the Hygrade Lamp Company, has gone into business as the Charles R. Ablett Company, lamp specialist, 30 Church street, New York City.

**G. K. Building Corporation**, Gustav Kellener, president, has moved its office to 614 Lincoln place, Brooklyn. The corporation has just completed the erection of two high class apartment houses at 371 and 377 Eastern Parkway.

**Buchman & Fox**, architects, announce the dissolution of their firm. A new co-partnership consisting of Albert Buchman and Ely Jacques Kahn has been formed, to be known as Buchman & Kahn, who will continue the business at the offices in the 42d Street Building, 30 East 42d street. John M. Montfort will be associated with the new firm as general manager.

**Greene-Wolf Company** has been organized to conduct a general business in iron and steel products, including wrought iron and steel pipe, tubular goods and structural shapes. Offices have been opened in the Hudson Terminal Building. D. Greene and G. W. Wolf, formerly of the Eagle Pipe Supply Co., are president and secretary-treasurer, respectively, of the company. M. J. Baumgarten is vice-president.

**Hydrated Lime Bureau** of Pittsburgh has appointed Tyrrell B. Shertzer, formerly city manager of Portsmouth, Va., to the newly created position of Eastern district engineer, with headquarters in New York City. C. W. Freitag, formerly construction superintendent for S. R. Smythe Co., construction engineers, Pittsburgh, has been appointed Western district engineer, with headquarters at the home office of the bureau in Pittsburgh.

**Edward B. Green**, William S. Wicks and Franklyn J. Kidd announce the dissolution of the firm of Green & Wicks, architects, and have formed partnerships to continue the practice of architecture, under the names of Edward B. Green & Son, 222 Ellicott Square, Buffalo, N. Y., consisting of Edward B. Green and Edward B. Green, Jr., and Wicks, Kidd & Hopkins, 110 Franklin street, Buffalo, consisting of William S. Wicks, Franklyn J. Kidd and Fred R. Hopkins.

**Arthur Williams**, vice-president and general manager of the New York Edison Company, was designated by Herbert C. Hoover today as Federal Food Administrator for New York City. Another administrator will be selected soon for New York State outside of New York City. Mr. Williams's work in organizing the city of New York for the household enrollment campaign of the food administration received widespread commendation. For his new position he was strongly approved by Gov. Whitman, Mayor Mitchel, John Mitchell, president of the New York State Food Control Commission, and others.

**The Nomination Committee** of the American Society of Civil Engineers have presented their report to the board of directors. The men named for the

offices to be filled at the annual election, Jan. 16, 1918, are as follows: For president, Arthur N. Talbot, Urbana, Ill.; for vice presidents, John F. Coleman, New Orleans, La., and Nelson P. Lewis, New York City; for treasurer, George W. Tillson, Brooklyn, N. Y.; for directors, George W. Goethals, New York City; Andrew M. Hunt, New York City; Samuel Tobias Wagner, Philadelphia, Penn.; Edward E. Wall, St. Louis, Mo.; Milo S. Ketchum, Boulder, Colo., and Harry Hawgood, Los Angeles, California.

**Illuminating Engineering Society** at its recent meeting in the Engineering Societies Building announced that three committees have been organized to handle problems of illumination of aviation cantonments, to codify lighting practice in industrial establishments and to carry on investigations on problems of visibility at sea. This was brought out in the report of Clarence L. Law, the general secretary. After the reading of the report, a monthly meeting of the New York Section was held. This was devoted to a color symposium by the following: M. Luckiesh, H. C. Richard, Beatrice Irwin, L. T. Troland, I. G. Priest, C. E. Ferree and G. Rand.

**National Association of Purchasing Agents** at the closing session of its convention in Philadelphia, last week, re-elected E. L. McGrew, purchasing agent of the Standard Underground Cable Co., president. L. F. Boffey of New York City was re-elected secretary. Other officers elected were: N. O. Acby, first vice-president, Columbus, Ohio; Charles P. Kingston, second vice-president, Detroit; William B. Golder, third vice-president, Philadelphia; and W. T. Hall, treasurer, New York. After final adjournment, the delegates made a trip of inspection to the plants of the Westinghouse Electric & Mfg. Co., East Pittsburgh. Detroit was chosen for the convention next year.

**The Whitney Company**, 101 Park avenue, announces an addition to its organization in the person of John Mayberry Flynn, who has already assumed his new duties. He contributes the experience of a long and successful career in the general contracting business through his former connections with the leading building and engineering projects in New England and the Middle States, which extend over a period of ten years. During that time he was associated with some of the leaders in the building fraternity, and brings with him an intimate knowledge of structural conditions and prospects. The Whitney Company has created for itself an enviable reputation in the building world by virtue of its efficient methods of management and the fact that it is always on the lookout for the best material for its executive staff. In securing the services of Mr. Flynn they have made no exception to this long established policy.

**Albert H. Wiggin**, State Fuel Administrator for New York, has appointed county fuel administrators. Their reports on prices and shortage will be sent by Mr. Wiggin to Dr. Garfield, Federal Fuel Administrator, and will govern largely the shipments by mines to various Eastern districts as well as the winter prices retailers will charge. The county administrators will organize county advisory committees and will be empowered to obtain any other assistance deemed necessary. Mr. Wiggin's appointments to these posts include Reeve Schley, New York County; Frederic E. Gunnison, vice-president of the Lawyers Title and Trust Company, Kings; E. Keator, Cortland; Elliott C. McDougal, Erie; L. F. Phelps, Essex; J. C. Curtis, Orleans; A. B. Colvin, Warren; C. B. Kilmer, Saratoga; and C. N. Harris, Fulton. Mr. Wiggin has not yet announced the men for Queens, Nassau and Suffolk counties. Charles E. Robertson, president of the Brooklyn Lumber Company, has been named a member of Mr. Wiggin's advisory council. George J. Ryan, it was announced later in the week, has been appointed fuel administrator for Queens.



**GOVERNMENT WORK.**

Advance information relative to operations for Federal Authorities.

**MANHATTAN.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., November 5, for alterations to the Custom House, at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, secy, Treasury Dept., Washington, D. C., owner. F. A. Long, Custom House, Manhattan, is the engineer. Cost, \$35,000.

**BROOKLYN, N. Y.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids for the general contract, to close 11 a. m., November 19, for fitting out cranes, from privately prepared plans. Cost, \$850,000.

**BROOKLYN, N. Y.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract to close 11 a. m., November 26, for 50-ton cranes for dry docks at the Navy Yard, from privately prepared plans. Cost, \$100,000.

**BROOKLYN, N. Y.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract, to close 11 a. m., November 12, for five 2½ and 4-sty brick and terra cotta blocks or concrete temporary hospital bldgs at the Navy Yard, from plans by the American Institute of Architecture, C. Grant LaFarge, chairman of Commission, 101 Park av, Manhattan, architects. Cost, \$360,000.

**BROOKLYN, N. Y.**—The U. S. Government, Navy Dept., F. R. Harris, chief of Bureau of Yard and Docks, Washington, D. C., owner, has had plans completed privately for a 6-sty hollow tile, steel and concrete metal sash naval medical supply depot. Cost, \$200,000.

**BROOKLYN, N. Y.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., November 2, for the alteration of the 1 and 2-sty brick and stone theatre, 100x154, at Washington, Adams and Johnson sts, into a post office bldg, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. A. B. Fry, Custom House, Manhattan, is the engineer in charge.

**BROOKLYN, N. Y.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close November 19, for the construction of ship building plants (Ways No. 2). Cost, \$310,000.

**HOBOKEN, N. J.**—Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for an addition to the 2-sty bulkhead bldg, 130x489, at U. S. Army Piers Nos. 1 and 2, for the U. S. Government, General Supt., Army Transport Service, 104 Broad st, Manhattan, owner, from plans by Alfred Fellheimer, 7 East 42d st, Manhattan, architect. Consists of a 1-sty addition.

**MUSSEL SHOALS, TENN.**—J. G. White Co., 43 Exchange pl, Manhattan, has the general contract for a nitrate plant for the U. S. Government, Hon. Newton D. Baker, Secy. of War, State, War and Navy Bldg, 17th st W., and Pa av, N. W., Washington, D. C., owner.

**CHARLESTON, S. C.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for a power plant. Cost \$100,000.

**CHARLESTON, S. C.**—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for an incinerator and can sterilizer bldg at the Navy Yard. Cost, \$30,000.

**PATERSON, N. J.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close about October 31, for repairs to the roof of post office bldg. Frank A. Long, Room 731, Custom House, Manhattan, is the supervising chief engineer. Cost, \$8,600.

**DOVER, N. J.**—An appropriation of \$40,000 has been granted for the construction of a 2-sty brick, stone and concrete assembling bldg., igniter bldg., storehouse, heating plant, etc., at the Picatinny Arsenal, for the U. S. Government, Commandant, Picatinny Arsenal, Dover, N. J., owner.

**NO ARCHITECTS SELECTED.**

Advance information regarding projects where architects have not as yet been selected.

**NIAGARA FALLS, N. Y.**—Paul A. Schoellkopf, 730 Main st, Niagara Falls, N. Y., owner, contemplates building a 2½-sty frame dwelling and garage on Lewiston Heights, for which no architect has been selected. Details are undecided.

**DELAWARE COUNTY, N. Y.**—The Board of Supervisors of Delaware County, Ferris Mackey, chairman Bldg. Com., owner, contemplates erecting a frame tuberculosis hospital two miles from Walton, N. Y.

**BLOOMFIELD, N. J.**—A. H. Bryant, 258 Ridgewood av, Glen Ridge, N. J., owner, contemplates the erection of a 2-sty reinforced concrete mfg bldg, 80x120, for which no architect has been retained.

**UTICA, N. Y.**—St. Anthony's Society, Elizabeth B. Keenan, pres. and secy., owner, is raising funds for the construction of a hall at Utica. No architect has been selected and details are undecided.

**PLANS FIGURING.**

Projects for which bids are being taken by architects or owners.

**DWELLINGS.**

**BROOKLYN, N. Y.**—Thomas Williams, 615 75th st, owner and builder, is taking bids on sub-contracts for four 2-sty brick dwellings, 17x46, in the north side of 75th st, 230 ft west of 10th av, from plans by F. W. Eisenla, 571 77th st, architect.

**FLUSHING, L. I.**—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., are figuring on the dwelling to be erected at Flushing, L. I., for Norman Vincent, from plans by Arthur W. Griffin, and require bids on all subs by October 29.

**MISCELLANEOUS.**

**BROOKLYN.**—The City of New York, Lewis H. Pounds, pres., Borough of Brooklyn, Borough Hall, Brooklyn, owner, is taking bids on the general contract, to close 11 a. m., November 2, for regulating and recurring, etc., on the east side of 12th av, from 52d to 53d sts.

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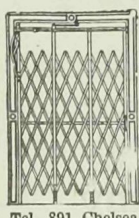
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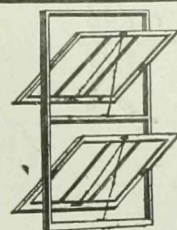
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**BRONX AND QUEENS, N. Y.**—The City of New York, Dept. of Health, Haven Emerson, M. D., pres., Centre and Walker sts, Manhattan, owner, is taking bids on the general contract to close 10:30 a. m., October 30, for a ditch, drain and improvement, etc., to the salt marshlands and meadows.

**NEW YORK STATE.**—The State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking bids, to close 12 m., November 2 for removing the Montezuma Aqueduct and completing the canal prism excavation near May's Point and for dredging the canal prism near Fox Ridge (Barge Canal Contract No. 165), from plans by Frank M. Williams, Telephone Bldg, Albany, State Engineer and Surveyor.

**CANASTOTA, N. Y.**—The Village of Canastota, Board of Trustees, John H. Roberts, pres., Canastota, N. Y., owners, are taking bids on the general contract to close 2 p. m., October 29, for the erection of a municipal bldg, to contain auditorium, village officers' quarters for Fire and Police Depts., kitchen, four men's cells and women's and children's cells, from plans by William T. Towner, 100 Morningside dr, Manhattan, architect. Cost, \$16,000.

**PITTSFORD, N. Y.**—The State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m., November 2, for work on Barge Canal contract No. 179, from plans by Frank M. Williams, Telephone Bldg Albany, N. Y., State engineer and surveyor.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**

**29TH ST.**—Wortmann & Braun, 114 East 28th st, completed plans for alterations to the 5-sty brick apartments and stores, 21x98, at 43 East 29th st, for Isador Koolik, 101 Park av, Manhattan, owner. Cost, \$9,000.

### DWELLINGS.

**70TH ST.**—James P. Whiskerman, 30 East 42d st, completed plans for alterations to the 4-sty brick dwelling, 20x81, at 63 West 70th st, for Aimee Velez, 1676 45th st, Brooklyn, owner and builder. Cost, \$5,000.

**MADISON AV.**—Harrison G. Wiseman, 665 5th av, completed plans for alterations to the 4-sty brick dwelling, 40x60, at 253 Madison av, for James Lee Parker Estate, 110 State st, Boston, Mass., owner, and Mary J. Murphy, 193 Madison av, lessee. Cost, \$3,500.

### HOSPITALS AND ASYLUMS.

**SOUTH ST.**—William Neil Smith, 101 Park av, will draw sketches for a brick nurses' home and pavilion at 17-18 South st, for the Broad Street Hospital, Dr. A. J. Barker Savage, 129 Broad st, owner.

### HOTELS.

**PARK AV.**—Warren & Wetmore, 16 East 47th st, completed plans for an addition to the 18-sty brick hotel, 197x80, on the west side of Park av, between 33d and 34th sts, for the Alfred G. Vanderbilt Est., Reginald Vanderbilt, trustee, Grand Central Terminal, owner, and the Hilliard Hotel Co., 502 4th av, lessee.

### STABLES AND GARAGES.

**38TH ST.**—Louis A. Sheinart, 194 Bowery, completed plans for alterations to the two 1-sty brick garages, 40x98, at 318-20 East 38th st for Mary Morgan, on premises, owner, and Rose Rithbardt, 1975 Madison av, lessee. Consists of removing 1-sty and erecting a 1-sty rear extension. Cost, \$6,000.

**57TH ST.**—Benjamin F. Hudson, 319 9th st, is revising plans for a 1-sty brick garage, 100x100, in the north side of 57th st, 150 ft west of 11th av, for the Theford Eltz Coal Co., 58th st and North River, owner. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

**BROADWAY.**—George F. Pelham, 30 East 42d st, completed plans for alterations and addition to the 2-sty brick stores and restaurant, 102x75, at 2330-2342 Broadway, for the Grippio Realty Corp., 81 Manhattan av, owner. Cost, \$7,500.

**45TH ST.**—William H. Gompert, 171 Madison av, completed plans for alterations to the 5-sty brick stores and loft, 25x100, at 23 West 45th st, for the Alt Realty Co., I. Jules Mayer, pres., 15 West 45th st, owner and builder. Consists of erecting a deck house and new show fronts. Cost, \$4,000.

**25TH ST.**—James J. F. Gavigan, Grand Central Terminal, completed plans for alterations to the 5-sty brick and terra cotta store and loft bldg, 25x94, at 22 West 25th st, for Francis U. Johnstone, owner. Consists of a 2-sty rear extension, 1-sty addition, and rebuilding front and partitions. Cost, \$15,000.

**FULTON ST.**—La Velle & Wilbur, 9 Dutch st, completed plans for alterations to the 4, 3 and 1-sty brick restaurant, 25 x283, at 118 Fulton st, for the Protestant Reformed Dutch Church, 113 Fulton st, owner, and Phillip Zeitlen, lessee. Cost, \$4,500.

**143D ST.**—M. Joseph Harrison, World Bldg, has plans nearing completion for a brick and stone garage, 100x100, in the north side of 143d st, 260 ft east of Lenox av, for the Non-Column Garage Construction Co., Edgewater, N. J., owner. Cost, \$25,000.

### MISCELLANEOUS.

**HARTS ISLAND.**—Harry C. Honock, 645 Briggs av, Richmond Hill, L. I., completed plans for a 1-sty brick and concrete block shop, 36x110, at the south end of Harts Island, for the City of New York, Dept. of Education, Burdette G. Lewis, Com'r, Municipal Bldg, owner. Cost, \$8,000.

### Bronx.

**APARTMENTS, FLATS & TENEMENTS.**

**TINTON AV.**—Moore & Landseidel, 3d av and 148th st, completed plans for alterations to the 5-sty brick tenement, at 1003-1005 Tinton av, for Ignatz Modey, 140 East 74th st, owner and builder. Cost, \$2,000.

### DWELLINGS.

**HILL AV.**—Kreymborg Architectural Co., 1029 East 163d st, completed plans for a 2½-sty frame dwelling, 20x65, and a 1-sty garage, 18x20, on the east side of Hill av, 250 ft north of Edenwald av, for Philip Aginsky, 3356 Westervelt av, owner and builder. Cost, \$4,000.

### SCHOOLS AND COLLEGES.

**CROTONA AV.**—Plans have been approved by the Municipal Art Commission for a brick, stone and terra cotta public school (No. 57), on the east side of Crotona av, from 180th to 181st sts, and along the 180th st to Belmont av, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$525,000.

### STABLES AND GARAGES.

**WASHINGTON AV.**—Samuel Brooks, 110 West 40th st, completed plans for a 2-sty brick garage, 100x100, at the northwest cor of Washington av and 182d st, for P. Schalita, owner. Cost, \$50,000.

**TIEBOUT AV.**—H. G. Steinmetz, 1007 East 180th st, completed plans for alterations and extension to the 1-sty brick garage, on the east side of Tiebout av, 49 ft south of Ford st, for the Tiebout Ave. Co., 1005 East 180th st, owner and builder. Consists of a 1-sty brick extension, 49x100. Cost, \$8,000.

### STORES, OFFICES AND LOFTS.

**GRAND CONCOURSE.**—Charles Schaefer, Jr., 529 Courtlandt av, completed plans for 1-sty brick stores, 50x131, on the east side of Grand Concourse, 222 ft south of Fordham road, for the Manderkin Building Co., 1316 Webster av, owner. Cost, \$10,000.

### Brooklyn.

**APARTMENTS, FLATS & TENEMENTS.**

**HEMLOCK ST.**—Charles Infanger & Son, 2634 Atlantic av, completed plans for a 4-sty brick and stone tenement, 40x88, in the west side of Hemlock st, 100 ft south of Pitkin av, for Emil Reinecking, 384 Crescent st, owner and builder. Cost, \$25,000.

**14TH AV.**—Ferdinand Savignano, 6005 14th av, has plans in progress for five 4-sty brick tenements, with stores, 20x69, at the northwest corner of 14th av and Irvington av, for B. J. Sforza, 6005 14th av, owner and builder. Total cost, \$100,000.

**STERLING PL.**—Cohn Bros., 361 Stone av, completed plans for a 4-sty brick apartment, 25x60, in the north side of Sterling pl, 350 ft west of Saratoga av, for J. Shurusky, owner and builder. Cost, \$20,000.

### CHURCHES.

**VINCENT ST.**—Francis J. Berlenbach, 260 Graham av, completed plans for a 1-sty brick church, 65x108, at the northwest cor of Vincent and Bleeker sts, for Our Lady of the Miraculous Medal R. C. Church, 2453 Ralph st, Ridgewood, L. I., owner. Cost, \$15,000.

### DWELLINGS.

**PEARL ST.**—Nathan M. Porter, 121 Duane st, Manhattan, completed plans for a 2-sty brick dwelling and garage, 39x75, in the east side of Pearl st, 75 ft south of Concord st, for the R. W. Realty Co., 121 Duane st, owner and builder. Cost, \$15,000.



**EAST 17TH ST.**—A. W. Pierce, 26 Court st, completed plans for two 2½-sty frame dwellings, 20x40, in the east side of East 17th st, 432 ft south of Av O, for Edward S. Melsen, 276 East 9th st, owner and builder. Cost, \$8,000.

**AV R.**—Benjamin F. Hudson, 319 9th st, completed plans for a 2-sty cement block dwelling, 35x45, at the cor of Av R and East 33d st, for William Hoefler, 25 Bank st, Manhattan, owner and builder. Cost, \$10,000.

**78TH ST.**—Gregory B. Webb, 104 West 42d st, Manhattan, completed plans for two 2-sty frame dwellings, 20x50, in the north side of 78th st, 220 ft west of 19th av, for Mainard C. Schill, 1701 77th st, owner and builder. Cost, \$6,000.

**KENMORE PL.**—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 22x41, on the west side of Kenmore pl, 100 ft south of Av J, for the Oakcrest Building Co., 1125 East 14th st, owner and builder. Cost, \$6,000.

**76TH ST.**—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 23x43, in the north side of 76th st, 179 ft west of 3d av, for Alfred Janson, 245 76th st, owner and builder. Cost, \$6,000.

**WEST 7TH ST.**—Charles Olsen, 1649 69th st, completed plans for a 2-sty cement and composition block dwelling, 20x52, at the northeast cor of West 7th st and Av S, for the Roth Morgan Co., 1430 77th st, owner and builder. Cost, \$3,500.

**WEST 31ST ST.**—George H. Suess, 2966 West 29th st, completed plans for a 2-sty brick dwelling, 20x55, in the east side of West 31st st, 330 ft west of Mermaid av, for E. F. Heimberger, 3005 Surf av, owner and builder. Cost, \$4,500.

**EAST 7TH ST.**—M. J. Harrison, World Bldg, Manhattan, completed plans for six 2-sty frame dwellings, 18x49, in the west side of East 7th st, 245 ft north of Av I, for the Kensington Homes Corp., Homecrest av, owner and builder. Cost, \$30,000.

**AVENUE R.**—Benjamin F. Hudson, 319 9th st, completed plans for a 2-sty cement block dwelling, 35x45, at the cor of Av R and East 23d st, for William Hoefler, 25 Bank st, Manhattan, owner and builder. Cost, \$10,000.

**AV N.**—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame dwelling, 22x44, on Av N, near East 19th st, for

the Midwood Associates, 805 Flatbush av, owners and builders. Cost, \$6,000.

**RUTLAND RD.**—Slee & Bryson, 154 Montague st, have plans in progress for four 2-sty brick dwellings, 20x65, on the north side of Rutland rd, 180 ft west of Bedford av, for Paul Olmewald, 805 Flatbush av, owner and builder. Total cost, \$24,000.

**84TH ST.**—Thomas Bennett, 7826 5th av, completed plans for a 2-sty brick dwelling, 20x55, in the north side of 84th st, 70 ft east of 7th av, for Frank Schuhla, 8329 7th av, owner. Cost, \$5,000.

**WEST 36TH ST.**—George H. Suess, 2966 West 29th st, completed plans for ten 1-sty frame dwellings, 18x26 and 18x23, in the east side of West 36th st, 40 ft south of Mermaid av, for Paul Hindus, 515 Park av, owner. Total cost, \$50,000.

**54TH ST.**—F. Savignano, 6005 14th av, completed plans for a 2-sty frame dwelling, 18x42, in the south side of 54th st, 240 ft west of 15th av, for the Remsen Bldg. Co., Frank William, pres., 1740 49th st, owner and builder. Cost, \$10,000.

**BRISTOL ST.**—Cantor & Dorfman, 371 Fulton st, completed plans for six 2-sty brick dwellings and stores and garage, 20x80 and 16x60, at the northwest cor of Bristol st and Pitkin av, and on the north side of Pitkin av, 20 ft west of Bristol av, for Morris Beinenstock, 1258 47th st, owner and builder. Cost, \$45,000.

#### FACTORIES AND WAREHOUSES.

**INGRAHAM ST.**—Louis Allen Abramson, 220 5th av, Manhattan, completed plans for a 1 and 2-sty brick varnish factory group to include a 2-sty main bldg, 60x80, a 1-sty mixer house, 20x20, a 1-sty cooking house, 20x25, and a 1-sty garage and varnish house, 30x64, at the northwest cor of Ingraham st and Varick av, for the Continental Varnish Co., 317 New Jersey Railroad av, Newark, N. J., owner. Cost, \$25,000.

**GATES AV.**—Louis Allmendinger, 20 Palmetto st, completed plans for a 3-sty brick factory, 45x95, on the north side of Gates av, 200 ft east of Central av, for Fred Weber, 192 Woodbine st, owner and builder. Cost, \$12,000.

**SMITH ST.**—Benjamin Driesler, 153 Remsen st, completed plans for a 2-sty brick factory, 87x50, in the east side of Smith st, 214 ft north of Hamilton av, for the Water Front Realty Co., 524 Broadway, Bklyn, owner. Cost, \$15,000.

**AINSLIE ST.**—Koch & Wagner, 26 Court st, completed plans for alterations to the 1-sty brick factory, 25x100, in the south side of Ainslie st, 91 ft west of Union av, for William Cable Excelsior Wire Mfg. Co., 80-8 Ainslie st, owner. Cost, \$16,000.

**56TH ST.**—Thomas Bennett, 7826 5th av, has plans in progress for a 1-sty brick factory, 20x41, in the south side of 56th st, 320 ft west of 3d av, for Henry L. Steck, 240 56th st, owner. Cost, \$3,000.

**BLAKE AV.**—E. M. Adelson, 1776 Pitkin av, has plans nearing completion for a 1 and 2-sty brick ice manufacturing plant, 100x200, at the southwest cor Blake and Van Sinderen av, for Rubel Bros., Glenmore av, owners. Cost, \$75,000.

#### SCHOOLS AND COLLEGES.

**HOWARD AV.**—Plans have been approved by the Municipal Art Commission for an addition to the brick, stone and terra cotta public school on the west side of Howard av, between Prospect pl and St. Marks av, for the City of New York, Board of Education, William G. Wilcox, pres., 500 Park av, Manhattan, owner. Cost, \$275,000.

#### STABLES AND GARAGES.

**FOREST ST.**—Laspias & Salvati, 525 Grand st, have plans in progress for a 1-sty brick public garage, 25x100, at 240 Forest st. Cost, \$5,000.

**150TH ST.**—M. Zipkes, 405 Lexington av, Manhattan, completed plans for an extension for a 2-sty brick garage, 75x100, in the north side of 150th st, 150 ft west of Howard av, for Hyman Davidson, 28 Devine st, owner. Cost, \$35,000.

**FRONT ST.**—Laspias & Salvati, 525 Grand st, completed plans for a 1-sty brick garage, 25x100, in the south side of Front st, 225 ft west of Kingsland av, for James Babimo, 242 Frost st, owner. Cost, \$4,000.

**13TH ST.**—E. M. Adelson, 1776 Pitkin av, completed plans for a 2-sty brick garage, 40x100, in the north side of 13th st, 156 ft west of 3d av, for C. Felzenhardt, 127 13th st, owner and builder. Cost, \$10,000.

**DEBEVOISE PL.**—C. P. Cannella, 1163 Herkimer st, completed plans for an extension to the 2-sty garage, in the east side of Debevoise pl, 121 ft north of De Kalb av, for C. Pepe, on premises, owner and builder. Cost, \$4,000.

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OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

## REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

Metropolitan Life, New York, N. Y.  
Sears, Roebuck & Co., Chicago, Ill.  
Electrical Development & Power House, Toronto, Canada.  
Niagara Falls, N. Y.  
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.  
Hotel St. Regis, New York, N. Y.  
Hotel Taft, New Haven, Conn.  
San Antonio Land & Irrigation, San Antonio, Tex.

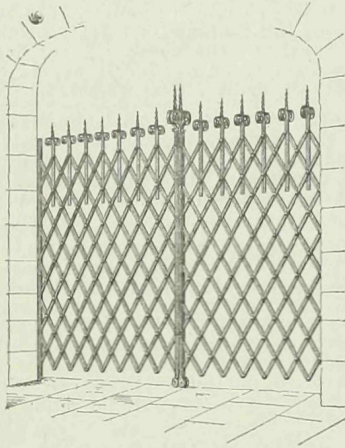
Mexico, Northwestern R. R., El Paso, Tex.  
Metropolitan Street Railway, New York, N. Y.  
Prudential Life, Newark, N. J.  
Union R. R. Station, Columbus, O.  
Oakland National Bank, Oakland, Cal.  
Barcelona Traction & Light & Power Plant, Barcelona, Spain.  
West End Street Railway System, Boston, Mass.  
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.  
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.  
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.  
New England Gas & Coke Plant, Everett, Mass.  
Worthington Pump Works, Harrison, N. J.  
Union Bank of Canada, Winnipeg, Canada.  
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.



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**WITHERS ST.**—Laspia & Salvati, 525 Grand st, completed plans for a 1-sty brick public garage, 25x100, in the north side of Withers st, 15 ft west of Lorimer st, for John Nevella, 34 Withers st, owner. Cost, \$5,000.

**STERLING PL.**—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for a 1-sty brick public garage, 50x131, in the north side of Sterling pl, 153 ft east of Washington av. Cost, \$15,000.

**PROSPECT PL.**—Montrose W. Morris Sons, 533 Nostrand av, completed plans for a 1-sty brick garage and mezzanine, in the north side of Prospect pl, 200 ft west of Nostrand av, for Annie J. Haar, 672 St. Marks pl, owner. Cost, \$25,000.

### STORES, OFFICES AND LOFTS.

**BROADWAY.**—Arthur R. Koch, 26 Court st, will draw plans for alterations to the 3-sty brick and stone department store, 25x100, at 1029 Broadway, for the Berlin, Broadway and Willoughby av, owner.

### MISCELLANEOUS.

**NEWPORT AV.**—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for a 1, 2 and 3-sty brick factory and residence, 40x100, on the south side of Newport av, 100 ft east of Rockaway av. Cost, \$10,000.

**83D ST.**—W. F. Fisher, engineer, has plans in progress for alterations to the 1-sty brick power house and coal bin, 78 x149, at the southeast cor of 83d st and Ditmas av, for the National Aniline & Chemical Co., 8424 Ditmars av, owner. Cost, \$30,000.

### Queens.

#### DWELLINGS.

**ARVERNE, L. I.**—W. T. Kennedy Co., 462 Boulevard, Rockaway Beach, completed plans for extension and interior alterations to the three dwellings in the east side of Beach 67th st, 130 ft south of the Boulevard, for John Jamison, Bond av and L. I. R. R., Rockaway Beach, L. I., owner. Cost, \$12,000.

**HOLLIS, L. I.**—Christopher Bauer, 801 Manhattan av, has plans in progress for three 2-sty hollow tile block dwellings, 16x50, in the north side of Tuttle st, 100 ft east of Carpenter av, for J. S. Rourke, owner. Cost, \$12,000.

**SOUTH OZONE PARK, L. I.**—Thomas F. Malone, South Ozone Park, has had plans completed privately for two 2-sty frame dwellings, 16x25, on the east side of Kaiser av, 185 and 160 ft north of Horan av. Cost, \$3,500.

**EDGEWATER, L. I.**—Walter Verity, 12 N. Division av, Richmond Hill, L. I., completed plans for nine 1-sty frame dwellings, 14x28, in the west side of Beach 50th st, 228 ft south of Rockaway Beach blvd, for Alois Trinka, Edgemere, L. I., owner. Cost, \$6,500.

**ASTORIA, L. I.**—Thomas J. Reidy, 76 Hoyt av, Astoria, has completed plans for a 2-sty frame dwelling, with store, 20x40, in the north side of Broadway, 50 ft east of 7th av, for Frank Kopp, 506 1st av, Manhattan, owner. Cost, \$3,000.

**FLUSHING, L. I.**—A. E. Richardson, Amity st, Flushing, has plans in progress for alterations and addition to the 2-sty frame dwelling, 20x40, at Farrington and State sts, for A. S. Finkenstein, Farrington st, Flushing, owner. Cost, \$3,500.

**FLUSHING, L. I.**—A. E. Richardson, Amity st, Flushing, completed plans for a 2½-sty frame and shingle dwelling, 24x35, in 20th st, near State st, for M. W. Lucas, Flushing, L. I., owner and builder. Cost, \$4,000.

**WOODHAVEN, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for four 2-sty frame dwellings, 18x42, in the west side of Bigelow pl, 40 ft north of Atlantic av, for the Gascoyne Realty Co., 470 Manor av, Woodhaven, L. I., owner and builder. Cost, \$14,000.

**RICHMOND HILL, L. I.**—Charles Infanger, 2634 Atlantic av, completed plans for two 2-sty frame dwellings, 20x58, on the west side of Herald av, 100 ft north of 97th av, for Eiermann Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Cost, \$8,000.

**KEW GARDENS, L. I.**—John Megirian, 38 West 32d st, Manhattan, completed plans for a 2-sty frame dwelling, 35x26, on Kew Gardens rd, sec Pembroke av, for Isaac Krulewitch, 286 Ft. Washington av, Manhattan, owner. Cost, \$7,500.

**JAMAICA, L. I.**—John J. Bliss, 40 Norwich av, Jamaica, has had plans completed privately for six 2-sty frame dwellings, 16x43, on the east side of Railroad av, nec Atlantic st. Cost, \$15,000.

**ELMHURST, L. I.**—Charles H. Stidolph, 18 Maurice av, Elmhurst, L. I., completed plans for a 2-sty frame dwelling, 16x36, in the south side of Manheim st, 175 ft east of Wool st, for Gus E. Kempp, 21 Queens Blvd, Elmhurst, owner. Cost, \$3,000.

**ELMHURST, L. I.**—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for two 2½-sty frame dwellings, 19x35, in the east side of Elbertson st, 150 south of Whitney av, for George Johnston, Elmhurst, owner and builder. Cost, \$7,000.

**ELMHURST, L. I.**—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for four 2½-sty frame dwellings, 19x35, in the east side of Forley st, 175 ft north of Whitney av, for George Johnston, Elmhurst, owner and builder. Cost, \$14,000.

**COLLEGE POINT, L. I.**—Anthony Gordon, 114 10th st, College Point, completed plans for a 2-sty brick dwelling, 43x44, in the west side of 14th st, 50 ft north of 6th av, for Conti & Brown, 4th av, College Point, owners and builders. Cost, \$7,000.

**ELMHURST, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for ten 2-sty frame dwellings, 16x30, at the southeast cor of Van Horn st and Brower pl, for the Elm L. & B. Co., 153 Remsen st, owner and builder.

### FACTORIES AND WAREHOUSES.

**MIDDLE VILLAGE, L. I.**—John B. Snook Sons, 261 Broadway, Manhattan, completed plans for a 1-sty brick factory, 40x138, on the west side of Dry Harbor road, 66 ft south of Haverkamp st, for Catherine F. Oberdorfer, c/o William J. Oberdorfer, 148 Baxter st, Manhattan, owner. Cost, \$20,000.

### HALLS AND CLUBS.

**COLLEGE POINT, L. I.**—Peter M. Coco, 120 West 32d st, Manhattan, completed plans for the alteration of the five dwellings on the north side of 4th av, 35 ft east of 10th st, into a club house for the L. M. F. Engineering Co., 8th st, College Point, owner and builder. Cost, \$4,000.

### STABLES AND GARAGES.

**LONG ISLAND CITY.**—John M. Baker, 9 Jackson av, L. I. City, completed plans for a 2-sty brick garage, 25x50, in the east side of Davis st, 350 ft south of Jackson av, for the Neptune Meter Co., Crane st, L. I. City, owner. Cost, \$5,000.

**FOREST HILLS, L. I.**—F. B. Colton, Burns st, Forest Hills, completed plans for a 1-sty brick garage, 50x185, in the south side of Queens Blvd, 130 ft west of Continental av, for the Continental Av Garage Co., on premises, owner. Cost, \$20,000.

### MISCELLANEOUS.

**ARVERNE, L. I.**—Plans have been approved by the Municipal Art Commission for a 2-sty brick incinerator plant, 57x38, on the east side of Seaview and Elizabeth avs to Bannister pl, for the City of New York, Borough of Queens, Maurice Connolly, pres., Jackson av and 4th st, L. I. City, owner. Cost, \$100,000.

**GLENDALE, L. I.**—Louis Berger, 1652 Myrtle av, Brooklyn, has plans in progress for a 1-sty brick laboratory, 50x30, on the north side of Lafayette av, 126 ft south of Cooper av, for A. Picarella, 21 Cedar st, Bklyn, owner. Cost, \$3,500.

### Suffolk.

#### DWELLINGS.

**SOUTHAMPTON, L. I.**—Charles A. Bryan, mgr., Equitable Life Assurance Society, 120 Broadway, Manhattan, owner, contemplates altering the 2½-sty frame dwelling on Halsey's Neck lane, from privately prepared plans.

### Westchester.

#### CHURCHES.

**WHITE PLAINS, N. Y.**—S. S. Beman, McCormick Bldg, Chicago, Ill., has preliminary sketches in progress for superstructure of a 1 and 2-sty fieldstone church, 98x64, at the northeast cor of Mamaroneck and Maple avs, for the First Church of Christ Scientist, Mrs. R. H. Hawkins, First Reader, c/o H. E. Lesan Advertising Co., 440 4th av, Manhattan, owner. Church will have a seating capacity of 350. Cost, \$30,000.

#### DWELLINGS.

**YONKERS, N. Y.**—W. S. Moore, 30 East 42d st, has plans in progress for a 2½-sty frame and stucco dwelling and garage, 27x38 and 11x20, respectively, on Landscape av, for John T. Reilly, Landscape av, Yonkers, owner. Cost, \$9,000.

**HARMON, N. Y.**—W. G. Massarene, 15 East 40th st, Manhattan, will draw plans for a 2½-sty frame and stucco dwelling and garage, 40x25, on Morningside dr, for Frederic C. Howe, Ellis Island, N. Y., owner.

**YONKERS, N. Y.**—Thomas Olson, 133 Devoe av, Yonkers, owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 22x32, at 140 Devoe av. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

**YONKERS, N. Y.**—A. J. Van Suetendael, 15 N. Broadway, Yonkers, completed plans for two 2-sty brick factory bldgs, 30x152x 50x86, in Downing st, for H. Schneider Co., 150 Downing st, Yonkers, owner. Total cost, \$40,000.



**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**  
**MORRISTOWN, N. J.**—William Garbrants, 541 Main st, East Orange, N. J., is revising plans for a 3-sty bachelor apartment house, 23x235, including restaurant, on Altamont Terrace, for the Altamont Realty Co., 65 Hawthorne av, East Orange, N. J., owner and builder. Cost, \$20,000.

**NEWARK, N. J.**—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., completed plans for ten 2-sty hollow tile and stucco tenements, 32x60, at Perlin st and Lentz av, for the Realty Co., Newark, owner and builder. Cost, \$7,000.

**CHURCHES.**

**TENAFLY, N. J.**—R. C. Hunter & Co., Dean st, Englewood, N. J., completed plans for a 2½-sty hollow tile and stucco rectory for the Church of the Atonement, Rev. Elwyn H. Spear, pastor, Tenafly, owner. Cost, \$20,000.

**DWELLINGS.**

**MONTCLAIR, N. J.**—Christopher Myers, Crane Bldg, Montclair, has plans in progress for a 2½-sty frame dwelling, 30x36, in Prospect st, for E. G. O'Neill, 164 Chestnut st, Montclair, owner and builder. Cost, \$10,000.

**ELIZABETH, N. J.**—Joseph Santella, 817 Elizabeth av, Elizabeth, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 24x44, at 765 Myrtle st. Cost, \$3,000.

**ELIZABETH, N. J.**—Fred L. Lancaster, 109 Park av, Plainfield, N. J., completed plans for a 2½-sty frame dwelling, 28x30, for William H. Dennick, Floral Park, Elizabeth, N. J., owner and builder. Cost, \$4,000.

**WOODCLIFFE, N. J.**—Carl Johnson, 30 East 42d st, Manhattan, has plans in progress for a 2½-sty brick and asbestos shingle dwelling, 22x35, for Andrew Hokeson & Son, Woodcliffe, owner and builder. Cost, \$5,500.

**SOUTH PLAINFIELD, N. J.**—Fred L. Lancaster, 109 Park av, Plainfield, N. J., completed plans for a 2-sty frame dwelling, 22x24, for William H. Hamilton, South Plainfield, owner. Cost, \$3,500.

**BELMAR, N. J.**—John B. O'Reilly, 102 10th av, Belmar, owner, contemplates erecting a 2½-sty frame dwelling on 1st av. Name of architect will be announced later.

**JERSEY CITY, N. J.**—Peter L. Schultz, 421 Bergenline av, Union Hill, N. J., has plans in progress for alterations and addition to the 2½-sty frame dwelling, at 118 Cottage st, for Charles Wirtz, on premises, owner. Consisting of raising building and constructing new cellar; also new 2-sty frame rear extension, 16x16, and new porch. Cost, \$3,000.

**ELIZABETH, N. J.**—Barnes & Van Bergen, 216 Reid st, Elizabeth, owners, have had plans completed privately for a 2½-sty frame dwelling, 25x26, at 628 Park av. Cost, \$4,000.

**JERSEY CITY, N. J.**—James R. Saunders, 320 Princeton av, Jersey City, owner and builder, has had plans completed privately for a 2-sty frame and siding dwelling, 20x48, at 17 Cantor av. Cost, \$4,000.

**FACTORIES AND WAREHOUSES.**

**PATERSON, N. J.**—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 2-sty brick factory, 60x92, in Shady st, for Max Solomon, 119 Slater st, Paterson, owner. Cost, \$15,000.

**JERSEY CITY, N. J.**—John A. Resch, 170 Lexington av, Jersey City, completed plans for a 2-sty stone factory bldg, 44x97, on Williams av, for Henry Byrne, 392 Mercer st, Jersey City, owner and builder. Cost, \$8,000.

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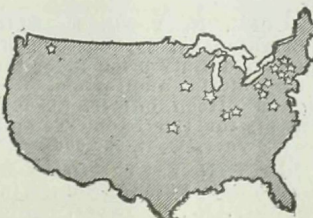
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**NORTH BERGEN, N. J.**—Peter L. Schultz, 421 Bergenline av, Union Hill, N. J., completed plans for a 1 and 2-sty brick dwelling and factory, 48x70, in the north side of 23d st, for Charles Ochsner, 312 13th st, West New York, N. J., owner. Cost, \$7,500.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—Henry Baechlin, 665 Broad st, Newark, completed plans for addition to the factory at Mulberry and Centre sts, for the Art Metal Works, 7 Mulberry st, Newark, owner.

**PATERSON, N. J.**—Van Vlandren & Culver, 140 Market st, Paterson, will draw plans for a 2-sty brick dye house, 49x50, at River and Mulberry sts, for S. Boehm, 485 East 29th st, Paterson, owner, and the Specialty Black Dyeing Co., 5-7 Mulberry st, Paterson, lessee. Cost, \$6,000.

**CLIFTON, N. J.**—John J. Van Pelt, 381 4th av, Manhattan, has plans in progress for addition to the 1-sty reinforced concrete laboratory, 40x120, on Madeline av, for the Takamine Laboratory, 120 Broadway, Manhattan, owner.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—Nathan Welitoff, 20 Clinton st, Newark, completed plans for sixteen 1-sty hollow tile block individual garages, 19x100 and 19x48, at 442-444 Summer av, for Louis Yadwin, c/o Joseph Okin, 20 Clinton st, Newark, owner and builder. Cost, \$3,000.

**STORES, OFFICES AND LOFTS.**

**RED BANK, N. J.**—Charles Lewis, West st, Red Bank, owner, is having plans prepared privately for two 2-sty brick stores and offices, 50x120, in the east side of Broad st, opp. Monmouth st. Cost, \$30,000.

**MISCELLANEOUS.**

**RED BANK, N. J.**—George D. Cooper, 60 Broad st, Red Bank, County Engineer, completed plans for a 1-sty steel and concrete bridge (Hubbard's Bridge), 360 ft long and 30 ft wide, across the Shrewsbury River, for the Board of Chosen Freeholders of Monmouth Court House, Freehold, N. J., owner. Cost, \$40,000.

**SOUTH AMBOY, N. J.**—A. T. McMichael, 106 Broadway, South Amboy, city architect and engineer, has revised plans in progress for a 1-sty hollow tile and stucco and brick fire house, 34x48, on Broadway near Augusta st, for the City of South Amboy, Common Council, Richard M. Mack, City Clerk, City Hall, South Amboy, owner. Cost, \$10,000.

**NEWARK, N. J.**—F. H. Ogden Co., Union Bldg, Newark, will draw plans for an addition to the machine shop in Prospect st, for the Newark Gear Cutting Machine Co., 69 Prospect st, Newark, owner.

**HARRISON, N. J.**—Swift & Co., 154 9th st, Jersey City, N. J., owner, has had plans completed privately for a 1-sty reinforced concrete dry house, on Harrison av.

**Other Cities.**

**DWELLINGS.**

**STAMFORD, CONN.**—Emmens & Abbott, 1 Bank st, Stamford, completed plans for an addition to the 2½-sty frame dwelling in Elm st for T. J. Moran, Stamford, Conn., owner.

**FACTORIES AND WAREHOUSES.**

**NEW HARTFORD, N. Y.**—Edward J. Berg, 223 Elizabeth st., Utica, has plans in progress for a 2-sty brick factory, 37x50, in Genesee st, for John Cont and Fred Hemline, owners, and the American Emblem Co., 333 Columbia st, Utica, lessee. Cost, \$15,000.

**BUFFALO, N. Y.**—Pasquale Cimini, 47 Niagara st, Buffalo, completed plans for a 3-sty brick factory and storage bldg, 75x115, at Niagara and Carolina sts, for the Niagara Marcamoni Co., owner. Cost, \$40,000.

**HALLS AND CLUBS.**

**ROCHESTER, N. Y.**—C. M. Hirschfelder, 62 State st, Rochester, has plans in progress for a 1-sty tile, brick, steel and stucco public hall bldg, to include balcony and basement, 77x170, on Clifton av, Marshall and Griffith sts, for the Faelto Amusement Co., owner. Will contain dance hall, auditorium, banquet rooms, showers and toilet rooms, etc.

**ORCHARD PARK, N. Y.**—Colson & Hudson, 35 Dun Bldg, Buffalo, are revising plans for a 2-sty stucco on hollow tile club house, 55x130, with two 1-sty wings, 54x30, for the Park Club of Buffalo, 1401 Linwood av, Buffalo, N. Y., owner. Esenwein & Johnson, Ellicott sq, are the consulting engineers. Cost, \$50,000.

**HOTELS.**

**ALEXANDRIA BAY, N. Y.**—I. L. Jennings and B. W. Freeman, Watertown, N. Y., contemplate erecting a hotel at Edgewood Park, plans for which will be prepared by D. A. Blamer, Cleveland, Ohio. Details will be available later. Cost, \$150,000.

**SCHOOLS AND COLLEGES.**

**YONKERS, N. Y.**—George Howard Chamberlin, 18 South Broadway, Yonkers, has plans nearing completion for addition to the brick public school (P. S. No. 14) for the Board of Education of Yonkers, High School Bldg, Yonkers, owner. Cost, \$50,000.

**LAKE PLACID, N. Y.**—Pember & Campaigne, Ilium Bldg, Troy, N. Y., have revised plans in progress for a 3-sty brick and reinforced concrete addition, 96x160, in Main st, on site of present school, for the Board of Education. M. D. Weaver, president, Lake Placid owner. Cost, \$125,000.

**STAMFORD, CONN.**—Emmens & Abbott, 1 Bank st, Stamford, Conn., have plans in progress for a 2-sty brick school house, 89x61, for the City of Stamford, John G. Moore, chairman, Stamford, owner. Will contain 8 rooms; manual training and domestic science rooms, play rooms, etc. Cost, \$40,000.

**STABLES AND GARAGES.**

**SCHENEVAS, N. Y.**—Chas & Tillapaugh, Schenevus, N. Y., owners and builders, have had plans completed privately for a 2-sty concrete block and brick show room and service station, 40x60, in Main st. Cost, \$6,000.

**BUFFALO, N. Y.**—Howard Beck, Municipal Bldg, Buffalo, has working plans in progress for a 2-sty brick and stone barn to accommodate 300 horses, for the City of Buffalo, Dept. of Parks and Public Bldgs, J. F. Malone, room No. 13, Municipal Bldg, Buffalo, owner. Location will probably be at 309 4th st. Cost, \$200,000.

**MISCELLANEOUS.**

**GLENN FALLS, N. Y.**—Charles A. Platt, 101 Park av, Manhattan, has preliminary plans in progress for the 1-sty and basement brick and stone library; also for park improvement in Glen st for the Crandall Trust, 178 Glen st, Glens Falls, owner. Cost, \$75,000.

**LYONS, N. Y., ETC.**—Frank M. Williams, Telephone Bldg, Albany, completed plans for the construction of the canal at certain locations between Lyons and Newark, N. Y., and for constructing a retaining dam at Macedon, N. Y., for the State of New York, Board of Public Works, W. W. Wotherspoon, Supt., Capitol, Albany, N. Y., owner.

**SYRACUSE, N. Y.**—E. E. Battey, 161 West Brighton av, Syracuse, is preparing sketches for a 3-sty brick labor temple, 50 x100, to contain auditorium, five lodge rooms and fifteen offices, at 507-9 East Fayette st, for the Labor Temple Assn., Syracuse, owner. Cost, \$50,000.

**ENDICOTT, N. Y.**—The Greek Orthodox Catholic Church, Peter Carmines, in charge, Johnson City, N. Y., owner, contemplates erecting a church. No architect or site has been selected.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—Wolins & Bull, 47 John st, have the general contract for alterations and repairs to the 5-sty brick and stone apartment, 25x87, at 5 West 117th st, for the Emanuel Katz Real Estate Corp., 320 Broadway, owner, from plans by Oscar Lowinson, 366 5th av, architect. Cost, \$12,000.

**MANHATTAN.**—T. J. Murphy Co., 405 Lexington av, has the general contract for alterations to the 5-sty brick and stone bachelor apartments and stores, at the northwest cor of 43d st and 6th av, for the Estate of Mary H. Macy, T. M. Macy, agent, Bridgeport, Conn., owner, from plans by John H. Scheier, 25 West 42d st, architect. General contractors desire bids on all subs. Cost, \$30,000.

**BRONX.**—The Frederick Construction Co., 17 West 42d st, has the general contract for interior alterations to the three 5-sty brick apartments, at 332-6 East 176th st, for the National Surety Co., 115 Broadway, owner, from privately prepared plans.

**POUGHKEEPSIE, N. Y.**—J. P. Snyder, 1 Washington st, Poughkeepsie, has the general contract for addition to the apartment house at Church and Market sts for J. E. Patterson, Poughkeepsie, owner, from privately prepared plans. Consists of a 1-sty hollow tile and stucco top addition, 30x50. Cost, \$6,000.

**BANKS.**

**MANHATTAN.**—Sobray Whitcomb Co., 105 West 40th st, has the general contract for the alteration of the 2-sty brick and stone theatre, stores and tenement, 60x100, at 205-9 East 57th st, into a bank bldg for the 205 East 57th St. Co., Alfred M. Rau, pres., 505 5th av, owner, and the Chatham & Phenix National Bank, 149 Broadway, lessee, from plans by Mowbray & Uffinger, 56 Liberty st, architect. Cost, \$70,000.

**ONEIDA, N. Y.**—A. Richards & Son, 246 Elizabeth st, Utica, have the general contract for a 2-sty brick and steel bank bldg in Main st for the Oneida Valley National Bank, H. H. Douglas, pres., Oneida, owner, from plans by I. V. Van Duzer, Albany st, Cazenovia, N. Y., architect.

**UTICA, N. Y.**—R. R. Richards & Son, Elizabeth st, Utica, have the general contract for a 1-sty brick rear addition, 12x30, to the bank bldg at 157 Genesee st, for the Oneida National Bank, on premises, owner, from plans by George & Ames, 70 Genesee st, Utica, architects. Cost, \$20,000.

**DWELLINGS.**

**MANHATTAN.**—John G. Hegeman, 33 West 42d st, has the general contract for alterations, extension and addition to the 5-sty brick dwelling, 18x95, at 21 East 79th st, for James Imbrie, 61 Broadway, owner, from plans by Henry C. Pelton, 35 West 39th st, architect. Cost, \$12,000.

**PATERSON, N. J.**—Kinken Bros. Co., Fairlawn, N. J., has the general contract for a 2-sty frame and shingle dwelling, 26x28, at 491-5 11th av, for Richard Tagliabue, 444 East 22d st, Paterson, owner, from privately prepared plans. Cost, \$4,500.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—Lewis Wiarda, 223 Java st, Bklyn, has the general contract for a 1-sty brick storage and factory bldg, 50x75, at the southwest cor of Huron and Oakland sts, for J. C. Wiarda Co., 273 Greenpoint av, owner, from plans by Christopher Bauer, 801 Manhattan av, architect. Cost, \$5,000.

**BROOKLYN, N. Y.**—Meyer & Sweeny, 384 Crown st, have the general contract for an extension to the 9-sty brick and stone factory at the northeast cor of Degraw st and Tiffany pl for Herman Behr & Co., on premises, owner, from plans by John A. Gorman, 445 Fenimore st, architect. Cost, \$7,500.

**RAHWAY, N. J.**—Salmond Bros., 526 Elm st, Arlington, N. J., have the general contract for a 1-sty brick mfg plant, 44x100, on Scott av, adjoining Penn. R. R., for Merek & Co., Lincoln av, Rahway, N. J., owner, from plans by W. Frank Bower, 44 Harrison st, East Orange, N. J., architect. Cost, \$12,000.

**ELMIRA, N. Y.**—Lowman Construction Co., Railroad av, Elmira, N. Y., has the general contract for a 2-sty reinforced concrete nickel plating bldg, 90x150, at Morrow Plant, for the Willys Morrow Co., Edwin Morrow, secy., Elmira, N. Y., owner, from plans by Mills, Rhines, Bellman & Nordoff, Ohio Bldg, Toledo, Ohio, architects. Cost, \$40,000.

**ROCHESTER, N. Y.**—Crowell, Lundoff & Little, Museum Bldg, Wado Park, Cleveland, Ohio, have the general contract for

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an addition to the manufacturing plant, on Winton road, North, between the N. Y. C. R. R. tracks and Blossom road, for the Bridgeport Tool & Machine Corp., A. W. Ingle, pres., Brighton P. O., N. Y., owner, from plans by Robert S. Byers, 421 Chamber of Commerce Bldg., Rochester, architect. General contractors desire bids on all subs at once. Cost, \$50,000.

**BUFFALO, N. Y.**—Austin Co., 14230 Euclid av, Cleveland, Ohio, has the general contract for a 1-sty steel frame and steel sash foundry, 34 ft high, 120x200, on Elmwood av, rear, for the American Radiator Co., 1807 Elmwood av, Buffalo, owner, from privately prepared plans. Cost, \$150,000.

**STABLES AND GARAGES.**

**WESTFIELD, N. J.**—E. W. Blanchard, 114 East 28th st, Manhattan, has plans nearing completion for a 1-sty brick garage, 60x125, at Central, Lenox and North avs, for Percy Lambert, 406 Westfield av, Westfield, owner, from privately prepared plans.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—H. H. Vought & Co., Grand Central Terminal, have the general contract for alterations to the store at 18 East 46th st for owner, c/o Harris & Vaughan, 569 5th av, from plans by Patrick Murray, 141 East 40th st, architect. Cost, \$3,000.

**MANHATTAN.**—Clark & Appleman, 280 Madison av, have the general contract for addition to the 2-sty brick and tile office bldg, 20x50, at the foot of East 19th st, for O. H. Perry & Son, on premises, owner, from plans by Charles H. Higgins, 165 Broadway, engineer. Consists of a 2-sty addition, 22x28, to be used as a lunch room and kitchen. Cost, \$7,500.

**MANHATTAN.**—Charles Money, 52 Vanderbilt av, has the general contract for alterations to the loft bldg, at 134-6 Spring st and 84 Wooster st, for the Germania Life Insurance Co., 50 Union Sq East, owner, from plans by G. A. & H. Boehm, 7 West 42d st, architects. Cost, \$3,000.

**MANHATTAN.**—Duffy & Collin, 334 East 23d st have the general contract for alterations to the brick and stone restaurant, at 1587-9 Broadway and 204-6 West 48th st, for Amron's, Inc., Hotel Marlborough, owner, from plans by Simeon B. Eisen-drath, 500 5th av, architect. Cost, \$2,500.

**MANHATTAN.**—John O. Devlin Construction Co., 233 Broadway, has the general contract for alterations to the 4-sty brick store bldg, 20x49, at 204 West 42d st, for Frank C. Hurley, 7th av and 42d st, owner, from plans by Frank J. McCabe, 461 8th av, architect and engineer. Consists of constructing an entrance through the bldg to Hotel Hermitage.

**MANHATTAN.**—Louis Weber Bldg Co., 171 Madison av, has the general contract for a 1-sty brick addition to employees' bldg., at the Power Station, East River, between 38th and 39th sts, for the New York Edison Co., 130 East 15th st, owner, from privately prepared plans.

**MANHATTAN.**—Gabler Construction Co., 402 Hudson st, has the general contract for a 2-sty brick office bldg, 20x40, and a 1-sty brick service station, 100x100, in the north side of 57th st, 150 ft west of 11th av, for the Thedford Eltz Coal Co., 58th st and North River, owner of land, and Herman Motor Truck Corp., 607 West 57th st, owner of bldg and lessee of land, from plans by Morgan M. O'Brien, 49 East 90th st, architect. Cost, \$60,000.

**BROOKLYN, N. Y.**—Fred Weber & Son, 192 Woodbine st, have the general contract for alterations to the 3-sty brick and stucco store and loft bldg at 1015 Gates av, for M. Ottenheimer & Sons, on premises, owner, from plans by Benjamin H. and Charles N. Whinston, 148th st and 3d av, architects. Cost, \$5,000.

**MISCELLANEOUS.**

**BROOKLYN, N. Y.**—John Thatcher & Son, 60 Park av, have the general contract for a 1-sty frame storage shed for the U. S. Government, Commandant, Navy Yard, Brooklyn, owner, from privately prepared plans. Cost, \$80,000.

**TENNENT TO ENGLISHTOWN, N. J.**—Hafeman & Co., Freehold, N. J., has the general contract for road improvements from Tennent to Englishtown, N. J., for the Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner. George D. Cooper, 60 Broad st, Red Bank, is the County engineer.

**NEWARK BAY, N. J.**—The Lackawanna Bridge Co., 2 Rector st, Manhattan, has the general contract for a 1-sty frame, metal lath and stucco ship building plant, to include a 1-sty hospital, 28x40; 1-sty head house and train shed, 129x76; 1-sty garage, 25x90, and a 1-sty receiving house and platform, 12x101, at Port Newark Terminal, for the Submarine Boat Corp., Henry R. Carse, pres., 5 Nassau st, Manhattan, owner, from plans by E. R. Sholes, 186 Norwalk av, Buffalo, N. Y., architect and engineer.

**SUSSEX, N. J.**—The Franklin Construction Co., 52 Vanderbilt av, Manhattan, has the general contract for road improvement at Ross's Corner and Sussex road, for the Board of Chosen Freeholders of Sussex County, Court House, Newton, N. J., owner, from plans by Harvey Snook, 123 Spring st, Newton, County Engineer. Requires 6,101 sq. yds. of water bound macadam, 6½ miles of paving, and will include culverts and steel span bridge. Cost, \$70,000.

**STAMFORD, CONN.**—C. N. Weed, Stamford, Conn., has the general contract for a 2-sty wood and stone pump house and recreation hall, 25x25, on West Hill rd, for W. R. Knoblock, West Hill rd, Stamford, owner, from plans by Emmens & Abbott, 1 Bank st, Stamford, architects. Cost, \$3,000.

**JOHNSTOWN, N. Y.**—The Hydraulic Construction Co., Flower Bldg, Watertown, N. Y., has the general contract for a storage reservoir and distributing reservoir and pipe line, for the City of Johnstown, Grover Yerdon, City Clerk, City Hall, Johnstown, N. Y., owner, from plans by James P. Wells, 344 Cutler Bldg, Rochester, N. Y., engineer. Cost \$200,000.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION** will hold its annual meeting in Cleveland, Ohio, November 19 and 20.

**ELECTRICAL SUPPLY JOBBERS' ASSOCIATION** will hold its semi-annual meeting at the Hotel Sinton, Cincinnati, O., November 13-15.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 39th st, secretary.

**NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION** will hold its sixteenth annual convention at the Hotel Astor, New York City, on Tuesday and Wednesday, Oct. 30 and 31.

**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.

**BRONX CHAMBER OF COMMERCE** holds its regular meeting at Ebling's Casino, 156th st and St. Ann's av, on the

second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Ann's av.

**AMERICAN PHYSICAL SOCIETY** is holding its nineteenth meeting at Rochester on October 26 and 27. The members are the guests of the Bausch & Lomb Optical Co., the Taylor Instrument Co. and the Eastman Kodak Co.

**PAINT MANUFACTURERS' ASSOCIATION OF THE UNITED STATES** will hold its convention at the Blackstone Hotel, Chicago, Ill., November 15 and 16. George B. Heckel, 636 The Bourse, Philadelphia, is the secretary.

**CHICAGO CEMENT MACHINERY AND BUILDING MATERIAL SHOW** will be held in the Coliseum, Chicago, February 6-13. The show will be held under the auspices of the National Exhibition Co., 123 Madison st, Chicago.

**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 TAX ASSOCIATION** will hold its eleventh annual conference at Atlanta, Ga., November 13-16. Samuel T. Howe, chairman of the Kansas Tax Commission, is president of the association; Prof. Charles J. Bullock, of Harvard, vice-president, and Prof. Fred R. Fairchild, of Yale University, secretary. The executive committee includes leading taxing officials throughout the country.

**AMERICAN IRON AND STEEL INSTITUTE** will conclude its general meeting in Cincinnati today. Sessions began yesterday. The tentative list of papers to be read is as follows: president's address by Elbert H. Gary, chairman United States Steel Corporation, New York; "Cincinnati and Its Industries," by Daniel B. Meacham, partner Rogers Brown & Co., Cincinnati, O.; "Recent Installations of Large Electric Motor in Rolling Mills," by S. S. Wales, electrical engineer Carnegie Steel Co., Pittsburgh, Pa.; "Iron and Steel Scrap," by W. Vernon Phillips, F. R. Phillips & Sons Company, Philadelphia, Pa.; "The History of Iron and Steel Manufacture in Ohio," by Joseph G. Butler, Jr., vice-president Brier Hill Steel Co., Youngstown, O.; "Malleable Iron and Its Uses," by Henry F. Pope, president National Malleable Castings Co., Cleveland, O.; "A Paper on a Commercial Subject," by Eugene P. Thomas, president United States Steel Products Co., New York.

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

\*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; EX—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; 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; \*FISY—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 Oct. 20.

MANHATTAN ORDERS SERVED.

Bond st, 50—Bernhard Meyer.....ExS Broadway, 833—Sallinger Bros.....GE Canal st, 254-58—Oppeheimer Bros.....El-O Canal st, 254-58—H MacCanlis Co.....Rec-O Canal st, 254-8—Robin Hirschco.....Ex(R)-Rec Columbus av, 867—Mary A Hughes.....DC 115th st, 414 E—Chas Fortiorci.....FA-GE 116 st, 81 E—E Harrison Griffin, 55 W 47, GE-Ex(R)-FE-St(R) 5 av, 84-90—Henry Spingler, 65 5 av.....ExS-Ex 5 av, 333—Martin & Maran.....FD-A Fulton st, 45—Howard & Morse, Ex(R)-ExS-St(R)-WSS(R) Grand st, 615-25—Est Geo H Penniman, care U S Trust Co, 45 Wall.....Ex(R)-ExS-FE(R) Greene st, 65—Pierre L Ronalds, 11 bis rue de La Baume, Paris, France.....GE-ExS Greenwich st, 487-9—Heather Realty Assn, 45 W 34.....FP(R)-ExS-Ex(R) Lafayette st, 295-309—John C Valentine.....O Lafayette st, 417—Mrs J Condit, 221 W 57, ExS-FE(R) Lexington av, 1794—Charles H Shulman, 145 E 111.....FE(R) Mercer st, 71—Samuel J Levy.....Rec Mercer st, 71—Travelers Bag Co.....Rec-GE 7 av, 343—Schwartz & Witter.....Rec-FP(R) 7 av, 343—Birnbbaum, Shydlower & Spielholz, FP(R)-Rec Walker st, 78-80—Charles Laue, 5 Beekman, Stp(R) Washington sq South, 71—Joseph Frey.....GE Washington st, 93—Azeez Khayat, O-FE(R)-St(R) 12 st, 133 W—Fradelle Haskell.....GE 17 st, 55-61 W—Gustave L Morgenthau, ExS-WSS(R)-FP(R)-O-FP

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42 st, 304-6 W—Menger & Ring.....Rec-O 44 st, 71-3 W—Will Rafel, Ex(R)-ExS-FE(R)-St(R) 47 st, 72 W—Anna F Smith, DC-ExS-Ex(R)-FE-St(R) Broadway, 591—Chas F Levith & Co.....D&R Broadway, 1600—Tobacco Products Co.....Rec Broadway, 1600—John Russell.....Rec-GE Broadway, 1600—Pictorial News Co.....Rec-GE Broadway, 1961-79—Marie Antoinette Hotel Co, TD Canal st, 224-32—Phonograph Spec Co.....Rec 19 st, 206 E—John E Rodgers.....FP 22 st, 13 E—Edward Loftus.....Rec-FA 23 st, 14 E—Costis Sakis.....FA 5 av, 84-90—Julius Brager.....TD 5 av, 84-90—S Golde & Son.....FA 5 av, 84-90—5th Av Corset Co.....FA 5 av, 94—Posner Mfg Co.....FA 5 av, 94—Fashion Leather Goods Co.....FA 4 av, 84—Nathan Merson.....FP-FA-El 4 av, 84—William Breuhm.....FA 4 av, 84—Helen Hamburg.....FA 4 av, 84—Frank Bender.....FA Greene st, 209—Samuel Silverstein.....GE Greene st, 209—May & Wolfson.....Rec Greene st, 209—Blait, Hamburger & Siegler, Rec-El-D&R Greene st, 209—Laurie & Harris.....GE Madison av, 102-8—Elbridge T Gerry, ExS-Stp(R) Monroe st, 303-7—Textile Paper Co.....Rec-FD Mercer st, 221-3—Hydro Pneumatic Disinfectant Co.....GE-DC-El Mercer st, 221-3—Reliable Packing Box Co, Rec-GE-El-FP Mercer st, 221-3—John Parmigliani.....GE-DC Nassau st, 100—Mann Jewelry Co.....GE 6 av, 516—Morris Marer.....Rec-GE-FA 6 av, 687—John E Meyer.....FE(R) Stanton st, 337—Jacob Gottlieb.....FP(R) Stanton st, 338-40—Benj Weintraub, Rec-FP(R) Stanton st, 338-40—Schurn & Kosofsky, Rec-El-FP Stanton st, 338-40—David Malz.....Rec-FP(R) University pl, 22—Max Kreitman, GE-Rec-El-FP(R) University pl, 70—Andrew Hauptman.....FP(R) University pl, 70—William Schwartz, Rec-El-FA Walker st, 104—W H Mayer & Sons.....El Washington sq, 71—Joseph Frey.....FD Washington st, 486—Amrbisco Co.....El Warren st, 89-91—Ogden Brower, Ex(R)-ExS-St(R)-FE-WSS(R)-DC-El West Broadway, 511-3—John F Burggraf, FE(R)-ExS-Ex(R)-St(R) West Broadway, 537-9—Gillis & Geoghegan, Rec West Broadway, 537-9—Grau & Lehman, Rec-FA 21 st, 52 W—Tip Top Skirt Co.....Rec 21 st, 52 W—Samuel Cohen.....Rec 21 st, 52 W—Max Jacobs.....Rec 21 st, 266 W—William J. Roome.....DC 28 st, 258 W—Edward Jansan, ExS-Ex(R)-FE(R)-St(R)-DC 30 st, 520-2 W—Charles Roedler, Est, care Fred W Justin, 417 Hague st, W Hoboken, N J.....ExS-Ex(R)-St(R) 34 st, 155 W—Lubarsky Bros.....Rec 34 st, 155 W—Sam Schulman.....Rec 39 st, 20 W—Hoffman Miller.....ExS-FE-St(R) 40 st, 12 W—S W 40th St Corp, 111 Bway, ExS-FE(R)-FP 57 st, 225 W—B F Goodrich Co, ExS-FP-O-Stp R 142 st & North Rv.—Federal Boat Club, D&R William st, 181—Sidney B Starr.....O-GE Wooster st, 40—Roedna Realty Co, care J Reynolds, 28 Harrison.....FD-A Wooster st, 203-5—Cohen Q Rosenthal, Rec-FA-El-GE Wooster st, 203-5—Joseph Sieval.....Rec-GE-DC Wooster st, 222-4—Harry Frank.....Rec-El-DC Broadway, 2040-52—Winton Co.....CF Broadway, 3240—W G Kleeman.....CF-El 4 st, 80 E—Benj Falk.....D&R 9 st, 224 E—9th St Garage.....CF-OS(R) 73 st, 436 E—Joseph Deubel.....CF 79 st, 531-3 E—Harry Newman.....Rec 110 st, 126 E—Sam Oppenheim.....FP 123 st, 235 E—Michael Cirker, Rec-FA-D&R-NoS Front st, 217—Geo E Conley Co.....Rec-FA-NoS Fulton st, 108—Raphael J Koch.....CF Fulton st, 202—Consol Gas & Gasoline Eng Co.....FA Lenox av, 136—Alexander Bauman.....RQ Mulberry st, 223—Phillip Strobel & Sons.....D&R 7 av, 592-6—F Hurley, RefSys(R)-D&R-FP-FD-CF 7 av, 729—T A B Film Co.....NoS-CF-D&R Vestry st, 66-70—E H Miller.....Fa-Rec-CF Waverly pl, 18—Empire Hat Leather Co(FE(R) 15 st, 412-8 W—15th St Garage.....NoS-Rec-CF 37 st, 5-9 W—A H Stier Co.....FA-NoS 40 st, 110 W—Clinical Film Co.....CF 41 st, 540-2 W—Henry Muller.....CF 42 st, 220 W—Warren Film Co.....CF-Rec 42 st, 220 W—Miscello Films.....CF-Rec 52 st, 136 W—Hennessy Auto Rep Co.....FA 53 st, 107 W—Carl C Marcher.....FA-Rec-NoS 54 st, 250 W—McFarlan Six Sales Co.....Rec-NoS 54 st, 250 W—Victoria Auto Top & Trimming Co.....FA-Rec 54 st, 250 W—Florence Motor Rep Co.....FA-NoS 54 st, 250 W—S A Ortlieb.....FA-Rec 56 st, 509 W—B & B Auto Top Co.....Rec-NoS-FA 65 st, 222-8 W—Dety Domes Co, FA-NoS-CF-App 68 st, 245 W—Hugo Reisinger.....CF Park Row, 31—Reliable Co.....FP 152 st, 448 W—Anton Fuerst.....GE Ann st, 50—Jacob Brause.....GE Bleecker st, 58—Royal Waist Band Co.....FA-Rec Bleecker st, 58—So Hat Wks.....FA-Rec Broadway, 746-50—A T Stewart Realty Co, Stp(R) Broadway, 781—A Anderson.....FP-ExS-FE Broome st, 37 1/2—Morris Cohen.....Rec Broome st, 37 1/2—Isaac Ginsberg.....Rec Canal st, 374-6—Bailey Est, care H H Cammann, 84 W William.....Ex(R)-FE(R)-St(R) Chrystie st, 195-7—Toppersky & Rosenthal, FA Chrystie st, 195-7—Max Helfand.....Rec-FA Chrystie st, 195-7—Rosenfeld & Lazarus, FP(R) Chrystie st, 195-7—Jacob Bristrony.....FP(R) Chrystie st, 195-7—Frank Bova.....FA Chrystie st, 195-7—Ebenreich Bros.....Rec-FA Cortlandt st, 64—C Titus.....St(R)-Ex(R) Crosby st, 129-31—World Art Dome Mfg Co, FA

Crosby st, 129-31—Jacob Lapidus.....GE Crosby st, 129-31—Glazen & Gluckstein, Rec-FA 14 st, 7 E—John Guben.....GE-DC 14 st, 7 E—Lehman & Feller.....DC-GE-Rec 14 st, 11 E—Prizma, Inc.....Rec 14 st, 25 E—Dickinson & Rohland.....FA 14 st, 25 E—Automatic Gas Appliance Mfg Co.....Rec 19 st, 502 E—Thomas O'Connor, ExS-FE(R)-St(R) 23 st, 16 E—Salvator Ruiadi.....Rec-FA 23 st, 16 E—George Malia.....Rec-FA 38 st, 340-2 E—Rachel Jacoby, ExS-FE(R)-St(R)-FP 53 st, 307-11 E—M Samuel Stern, O-ExS-WSS(R) 109 st, 413-5—E Glickstein Bros.....RQ 116 st, 12 E—C Hagmayer.....ExS-FE(R) Houston st, 76 E—David Alstadter.....Rec-GE 11 av, 390—Michele Acilo.....FA 5 av, 65—Spingler Van Buren Est, 65 5 av, Ex(R) 5 av, 141-7—N Y Life Ins Co, 346 Bway, A-FD Front st, 194—James Arthur.....FE(R)-St(R) Grand st, 90-4—Charles Laue, 5 Beekman, GE-ExS-Ex(R)-St(R)-FP Great Jones st, 31—Harris Allen.....Rec-FA Greene st, 37-9—State Paper Box Co.....Rec-El Greene st, 153-7—Standard Toy Co, FP-Rec-FA-O Greene st, 223—N Y Hat Leather Co.....Rec-FA Lafayette st, 419-21—Alfred M Rau, Stp(R)-St(R)-ExS-FE(R)-Ex(R) Lafayette st, 382—Laura J Edwards.....Stp(R) Lexington av, 738—A Marie Schwab, FE(R)-FP-St(R)-GE Lexington av, 1873—Joseph P Fallon, Ex(R)-ExS-St(R)-FE(R)-FP(R) Madison av, 105-17—Charles Kaye, Stp(R)-Ex(R) Mott st, 256-8—N Y Assn for Imp Condition of the Poor.....O-Rec-GE-FA(R) Park pl, 35-41—Isaac Kiggins, WSS(R)-FP-St(R)-ExS Rivington st, 3—Bond & Mtg Guar Co, 175 Remsen, Bklyn.....GE-DC-ExS-Ex(R)-FE(R) 7 av, 71—Joseph Jantzen.....GE 7 av, 2305—Liberty League of Negro Americans, Rec-FA-El 3 st, 369—G Albert Zimmerman.....DC Walker st, 81—Emil Bommer.....Stp(R) Warren st, 54—Est Eugene Hoffman, 258 Bway.....WSS(R) Warren st, 56-8—James R Brevoort.....WSS(R) Warren st, 70—S Charles Welsh.....WSS(R) West st, 58—Est Harriet D Potter, care R C Fulton, 501 5 av.....Ex(R) West Broadway, 552-64—Carrie Moglia.....Stp(R) 3 st, 33 W—W Turchin & Son.....Rec 3 st, 33 W—L Hillowitz.....Rec 3 st, 54-6 W—S McAdam, FE(R)-Ex(R)-WSS(R)-ExS-Ex 15 st, 27 W—Anchor Embroidery Co.....FA-Rec 15 st, 63 W—Rosencrantz & Heitner.....FA 15 st, 63 W—Solomon Herbert.....FA 14 st, 28 E—H R M Realty Corp.....St(R) Suffolk st, 20—Hyman Claman.....Ex 17 st, 21 W—Henry R Daversa.....Rec 17 st, 44 W—Jacob Feldman.....FA 17 st, 44 W—Boris Etingoff.....FA 17 st, 44 W—Max Resnik.....FA 17 st, 44 W—Brooks Printing Co.....FA 21 st, 38-40 W—Julius Elias.....Rec-FA 31 st, 20 W—Green, Miller & Schaefer.....FP(R) 31 st, 20 W—Kramer & Karsarky.....Rec 36 st, 20-6 W—Flint & Horner Co.....O 36 st, 20-6 W—Lintner Corp, ExS-FP(R)-Ex(R)-WSS(R) 38 st, 32 W—E Winthrop, Ex(R)-St(R)-FE(R) 43 st, 119 W—C Jones.....GE 44 st, 116 W—Rocky Mountain Realty Co.....GE 54 st, 250 W—Baker Rim & Auto Supply Co, FA 58 st, 233 W—George Ehret, 217 E 92, ExS-FE(R) 68 st, 222-8 W—James Butler, 390 Washington st.....Ex(R)-St(R) William st, 166—Joseph Braunstein.....Rec Wooster st, 35-7—Otto Lindemann.....FP Broadway, 2444—Kesbec Sales Co.....CF 82 st, 430 E—Harry Klein, FP(R)-D&R-FA-Rec 111 st, 300 E—Angelo Sassano.....FA-Rec 5 av, 362—Page & Shaw, RefSys(R)-FD-CF-App Washington st, 93—Elias Rahal.....Rec Bowery, 104—Jos Cohen.....FA-D&R-FP(R)-Rec Broad st, 129—Broad St Hosp, RefSys(R)-FD-FP(R)

BRONX ORDERS SERVED.

Courtlandt av, 862—Fred Schoenberg, RefSys(R)-D&R-FD-CF Falle st, 938—Frank Tofano.....CF-Rec-NoS Mosholu av, 5706—George Geinger, FA-Rec-NoS-El Huntspoint & Whitlock avs—Louis Siegel, NoS-Rec-FA Southern blvd, 2171—Boulevard Inn, Inc, Ex(R)-FA-ExS

BROOKLYN ORDERS SERVED.

Broadway, 34—Max Brown.....RQ Chestnut st, 149—John C Paul.....FA-Rec Columbus av, 22-4—Speed Key Selling Co.....RQ Hamilton av, 128-30—Frank Sessa, FP(R)-CF-WSS(R) Leonard st, 482—Rodnon Bros.....CF 54 st, 1349—Henry Laks.....Smks-FA-Rec 57 st, 856—John D Lant.....El Quincy st, 30—Fred Loeser & Co, 484 Fulton, CF Sackett & Degraw sts (foot)—E W Dougherty & Co.....Smks-FA South 9 st, 37-47—William Vogel Bros.....CF Thatford av, 454—Peck-Slip Auto Trucking Co, FA-Rec-CF-StSys(R) 3 av, 400-8—Frank Gulin.....CF 37 st, 1279—Reliable Bag & Paper Co.....RQ Ellery st, 131 (rear)—Abraham Farnar, FP(R) Ellery st, 131 (rear)—Max Shapiro.....FP(R) Hope st, 155—Victor Strugis.....FP(R)-FA Hope st, 155—Klein Bros.....FA-Rec Hope st, 155—Reichert & Spader.....FA-Rec Hope st, 155—Max Hass.....FD-St(R) Patchen av, 129—Wachtel & Bourton.....FP(R) Corona av, 235—Herman Eisenstadt & Sons, D&R Way av, 63—Edwin J Reed.....CF-StSys(R)

QUEENS ORDERS SERVED.

Merrick rd & Willow pl (Springfield Gardens) —St Mary Magdalene School Hall.....FA-O



# CLASSIFIED BUYERS' GUIDE

This department is consulted by buyers anxious to secure information, etc., concerning products they wish to purchase. These buyers represent the Owners, Managers of Estates, Building Managers, Architects, Contractors, Sub-contractors, etc., who own, manage or erect New York City Buildings.

New York City is the market place of the world. If you want to reach the buyers in this market you can do so by being listed in this department. We will print your name, address and telephone number in space of two lines under proper classification for \$25.00 per year, each additional line \$10.00, 10% reduction on second heading, 15% reduction on all headings amounting to three or more lines. Probably an investment of \$25.00 will prove very profitable.

## Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.  
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

## Awnings and Canopies.

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

## Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.  
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

## Boilers.

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

## Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.  
GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.  
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

## Builders

CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill 7071.

## Building Directories.

VAN KANNEL REVOLVING DOOR CO., 250 W. 54th St. Tel. Circle 1876.

## Building Material (Masons).

CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.  
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.  
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.  
McCARTHY, 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.  
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

## Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.  
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.  
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.  
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.  
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.

## Cement Work.

HARRISON & MEYER 1182 Broadway. Tel. Madison Sq. 8718.  
TAYLOR, RONALD, 520 E. 20th St. Tel. Gramercy 4.

## 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.

## Contractors' Bonds.

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

## Contractors (General).

CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.  
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.  
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

## Cornice and Skylights.

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

## Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Dumbwaiters.

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

## Electric Meter Inspection.

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.

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

## Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

## Fire Escapes.

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

## Fireproofing.

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

## Flagpoles.

STOLZ & GREENBERG, 1122 Forest Ave. Tel. Intervale 2747.

## Flooring.

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

## Flue Pipe.

DUFFY CO., J. P., 138th St. and Park Ave. Tel. Melrose 281.

## Folding Gates.

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

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.

## Garbage and Refuse Incinerator.

KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

## Gas.

CONSOLIDATED GAS CO. OF NEW YORK, 130 E. 15th St. Tel. Stuyvesant 4900.

## Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## Heating and Roofing.

DAMES CO., INC., 1427 Flatbush Ave., Brooklyn. Tel. Kenmore 3457.

## House Mover and Shorer.

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

## House Wreckers.

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

## Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.  
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.  
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

## Iron Grille Work.

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

## Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.  
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.  
HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.  
PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.  
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

## Iron Work—Ornamental.

HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.  
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## Lumber.

FINCH & CO., CHAS. H., Concy Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.  
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

## Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

## Lytho-Zinc Reproductions.

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

## Marble and Tile

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

## Masons and Plasterers.

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



## Classified Buyers' Guide — Continued

### Metal Ceilings.

BROOKLYN METAL CEILING CO., 283 Greene Ave., Brooklyn. Tel. Prospect 1402.  
WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

### Metal and Metal Covered Work.

NORMAN-SETON, INC., Winfield, L. I. Tel. Newtown 911.  
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

### Mortgages.

BUCHANAN, H. W., 49 Wall St. Tel. Hanover 6484.  
LAWYERS MORTGAGE CO., 59 Liberty St. Tel. Cortlandt 7905.  
McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.  
McMAHON, J. T., 188 Montague St, Brooklyn. Tel. Main 834.

### Painters.

SINGER CO., 63 Park Row. Tel. Beekman 5378.

### Parquet Floors

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

### Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

### Plaster Boards.

DUFFY CO., J. P., 138th St. and Park Ave. Tel. Melrose 281.

### Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

### Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

### Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.  
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.  
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.  
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.  
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.  
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.  
BULKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.  
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.  
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.  
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.  
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.  
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.  
CORSA, GEO. B., 10 E. 43d St. Tel. Murray Hill 7683.  
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.  
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.  
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.  
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.  
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.  
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.  
DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.  
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.  
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.  
ELY & CO., H. S., 21 Liberty St. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.  
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.  
GITTERMAN, A. N., 51 E. 42d St. Tel. Murray 737.  
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.  
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.  
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.  
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.

MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

NOYES CO., C. F., 92 William St. Tel. John 2000.

OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.

O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.

PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.

PFLOOM, FREDERICK, 1333 Broadway. Tel. Greeley 2127.

PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.

RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.

READ & CO., GEO. R., 20 Nassau St. Tel. John 3670.

RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.

SLAWSON & HOBBS, 162 W. 72d St. Tel. Columbus 7240.

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.

WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

### Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.  
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

### Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.  
RYAN, GEO. J., 46 Jackson Ave. Tel. Hunters Point 3451-2.

### Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.  
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.  
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.  
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.  
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.  
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

### Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

### Reports (Building).

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

### Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

### Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

### Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

### Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

### Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

### Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

### Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.  
NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.  
TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.

### Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

### Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

### Wire Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Av. Tel. Mad. Sq. 9370.

### Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.  
STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.

### Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.  
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.  
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.  
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.  
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.  
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.  
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.  
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.  
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.  
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.  
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.  
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.  
SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.  
SIMMONS, E. DE FOREST, 2 E. 58th St. Tel. Plaza 837.  
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.  
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

### Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.  
BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.  
BURLING REALTY CO., 209 Bridge St. Tel. Main 600.  
CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.  
CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.  
HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.  
McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.  
MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.  
PORTER, DAVID, 215 Montague St. Tel. Main 828.  
PYLE CO., H. C., 201 Montague St. Tel. Main 4390.  
RAE CO., WM. P., 192 Montague St. Tel. Main 4390.  
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.  
WELSCH, S., 207 Montague St. Tel. Main 2738.