

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## AMERICAN CITY PLANNING INSTITUTE MEETS TO DISCUSS BUILDING ZONE PLAN

THE recent meeting of the American City Planning Institute in this city discloses that the zoning movement started by New York City is fast spreading to the other cities of the country. This session of the Institute was held in New York City for the special purpose of permitting those interested in zoning in other cities to study at first hand the actual operation of the New York law. Commissions to prepare zoning plans have been appointed in Philadelphia, St. Louis, Newark and other cities. Members and representatives of these zoning and city planning commissions and committees to the number of about one hundred attended the conference.

The morning session was held in the office of the Committee on the City Plan of the Board of Estimate, in the Municipal Building. Edward M. Bassett, former chairman of the New York Districting Commission, presided. The detailed methods and results of zoning were discussed by Robert H. Whitten, secretary of the Committee on the City Plan; Rudolph Miller, chairman of the Board of Appeals; H. H. Murdock, architect, and Francis P. Schiavone, of the staff of the Committee on the City Plan. After this session the members of the conference took an automobile trip through lower Manhattan and Brooklyn. They were specially interested in the preservation of residential districts and in the detached house sections of Flatbush, where, under the "E District" regulations, the erection of apartment houses has been stopped.

Groups of visiting planners were conducted through the Washington Square section, where certain residential areas are to be preserved under the zone plan; also through 14th street, 23d street and Sixth avenue, old retail and department store centers. They were also shown recent interesting examples of the use of the set-back principle in the construction of buildings in order to comply with the height provisions of the zone law.

In the evening the visitors held a meeting in the Engineering Societies Building, Lawson Purdy presiding. Addresses were made by John P. Fox, consultant to the Committee on the City Plan; B. A. Haldeman, engineering advisor to the Philadelphia Zoning Commission; Harland Bartholomew, engineer of the St. Louis Zoning Commission, and others.

This meeting in New York was the first held by the Institute. The National City Planning Conference has been meeting annually for several years. At the last meeting, at Kansas City, the American City Plan Institute was organized as a section of the conference to include the technical members. It was organized for the purpose of permitting more detailed discussion of city planning problems than would be appropriate at the general meeting of the conference.

H. H. Murdock, of Jardine, Hill & Murdock, architects, spoke on how the law has actually worked out in the sixteen months since its passage. He said, in part:

"This zoning resolution has been in effect less than a year and a half, and during that time there has been less building than normal. This condition has, of course, had considerable bearing on this subject, because, had there been more activity during this period, more questions would probably have been

raised and defects not yet shown brought out.

"The law is divided into three main parts—first, regulation as to use; second, regulation as to height, and third, regulation as to area to be covered.

"Of these, the first is the most important, that is, regulation as to use, because it has the most effect on the whole city and tends toward stabilizing conditions. The height regulation is important, but it applies in practice to a few, although very important sections. The area requirements are also important, but they are not so widely different from what the existing laws permitted, and what we had become used to have an important bearing on this subject.

### Development of New York City.

"To understand the working out of this law one must study the development of New York City. New York has grown from the small trading post of the Dutch East India Company, at Bowling Green, steadily eastward and northward. Business has driven the resident centers before it as the prairie fire is driven before the wind, so that literally what was a resident district a few years ago is almost abruptly transformed into a mercantile center of today. And in this overtaking movement, which has been going on from the earliest days of New Amsterdam, there have been left in the path of progress little cases of residences here and there, for example Washington Square and Murray Hill, and these have been, and still are, problems in themselves.

"Beginning with the outlying sections let us see what the law has done. It has striven to fix things as they have naturally worked themselves out, namely, that streets and avenues already committed to business shall be business streets and residence streets shall be restricted to residence uses. There are, of course, numerous sections left unrestricted where the development is unsettled or already given over to miscellaneous and manufacturing uses. Under the law, houses can go anywhere, but factories, garages and stores must keep within the streets and avenues given over to them. The law is, however, not retroactive.

### The Same Principles Apply.

"Take, for example, the upper West Side known as Washington Heights. Here the law fixes present conditions. Broadway, Amsterdam and other important avenues and business cross streets, like 145th street, are committed to business uses. Riverside drive and the cross streets generally are committed to residence purposes. The law recognizes this natural development and permits it to continue.

"This same principle can be applied to other sections all over the city. The law does not disturb their present status, but for the protection of this section, and the owners of property makes permanent this established condition.

"The question of garages has perhaps caused more discussion than any other occupancy. The law seeks to place these in the unrestricted districts, but at the same time permits them in business streets where public garages or public stables already exist. There have been many petitions to the Board of Standards and Appeals for additional garage permits and these have almost uniformly, I believe, been granted after proper hearings, investigations and con-

sents. An amendment to the law to establish just what is meant by a public garage and a public stable has been introduced, to establish these as buildings for five automobiles and for five horses, respectively. There has also been an amendment proposed to open up for garages certain streets on the lower West Side now designated as business streets. These proposed amendments tend to show that in respect to garages, modifications of the law are to be expected, because people want public garages conveniently located.

"The most important section of the city affected by the Zoning Resolution is the Central Mercantile District. As the New York Globe said editorially the other day, the rehabilitation of Sixth avenue near 23d street, which only a decade ago was the great retail center and which is now being redeveloped for wholesalers and factories, is the best endorsement that we could have of the Zoning Law.

"This most recent vacating movement followed fortunately by the coming in of new tenants is typical of previous experiences of other sections, although some sections have not even yet recovered. The history of New York shows a continuous changing of trade centers. The retail center has, jump by jump, as transportation has developed and other causes have arisen, traveled from lower Broadway to its present location between 34th street and Central Park. East and west it is now confined practically between Sixth and Madison avenues. Without the Zoning Law no one knows what the next leap would have been, but that there would have been a leap is almost a certainty, because the factories were crowding up and into the retail section, repeating the old process and making it impossible, with the hordes of workers filling up the sidewalks at the noon hour.

"Now, thanks to the law and to the 'Save New York' movement, these factories are returning to the sections south of the retail center, where they are permitted and where they are learning that it is for their best interests to go. The retail district is breathing more easily and is spreading out from the established center. It is now logically located almost in the center of Manhattan Island, between the great New York Central Station on the east and the great Pennsylvania Station on the west, reached, as it is also from all parts of the city, by the subways, elevated and surface lines. Manufacturing in this section is, as you have learned, permitted, but only to a limited extent, and every one is apparently satisfied.

"There have been several cases where owners have plots bordering partly on a business thoroughfare and partly in a resident street. The most interesting case where this condition has presented a problem is the Steinway Piano Company case. Before the law was passed this concern contracted to buy a piece of ground in 57th street and 58th street, intended for their new salesroom and repair shops. After the law was passed they discovered that the building they proposed to erect would not be permitted on the entire plot for their type of occupancy, and the company is now being sued to enforce performance of the purchase contract.

"It is also reported that Baron Astor

proposes to test the Zoning Law, and has had plans made for a business building at 35th street and Madison avenue, in a residence block. This will be watched with interest, as on it hinges, in a large measure, whether the Murray Hill residence oasis can hold out permanently against the inroads of business.

"Now, regarding the regulation as to heights. Except for those sections of the city where we have been in the habit of expecting to see new high buildings erected this part of the law is relatively unimportant. A study of the situation will show that in reality our existing high buildings are confined to a few sections—south of Chambers street, Madison Square and the Grand Central zone. The common twelve-story loft building can still be built on most downtown side streets if it is carried up to ten stories only on the street front, and with the other two stories set slightly back. A building is now in process of construction in West 41st street with this setback, as required by the law.

"Higher buildings can still be built by following the setback requirements, and they are being built. For example, the building at 50 East 42d street, southeast corner of Madison avenue, represents the setback principle, although erected in this way for other reasons before the law was passed, and the Equitable Trust Building, at 45th street and Madison avenue, which conforms to the new law.

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"In fact, the new law has shown new possibilities in office buildings. It has shown the desirability of literally turning buildings inside out—that is, eliminating the usual interior court, always noisy, ill-lighted and often ill-ventilated, and building the structure without interior courts, but instead solid in the center of the plot, with surrounding open areas on the plot itself. These areas added to the open street and to similar open areas of adjacent buildings gives more light and air for everybody. The buildings are better and the streets are better. The building at 50 East 42d street is a remarkable example of this new type of office building, and is a great financial success.

"I grant that to adapt this principle requires plots of considerable area, but this treatment can commence above the tenth or above the sixteenth story, depending on the height regulation of the particular section.

"North of 59th street, on Fifth avenue, which is a section restricted to residences, a petition is now pending to still further limit the height from 150 feet to 100 feet, and some would limit it still further to 70 feet. The amendment is desired by some property owners to prevent additional high apartment houses being erected. Should this amendment be passed, however, it will not necessarily accomplish the wished for result, unless it works out that even with the permissible setback new apartment houses cannot be made to pay.

"There is one important phase of this law which is a large subject in itself—namely, its effect on prices of realty. Structural steel and the electric elevator have made high buildings possible. High buildings have tended to make high land values. If buildings are restricted in height the value of the land is theoretically reduced. Just how much, if any, financial loss in cold cash this law has caused it is difficult to determine. The subject has been discussed at length, and it depends largely on the point of view. Whether there is a loss or not it is a fact, however, that New York has decided against extremely high structures, although tall buildings can still be built with the setback principle and with added beauty, better light and better air conditions."

Francis P. Schiavone spoke about existing non-conforming occupancy. He drew attention to the fact that these uses was one of the strongest reasons for a districting plan. In the residence districts, there are stores, industries,

garages and stables, while in business zones there are nuisance industries, large garages, etc.

"To escape non-conforming occupancies," said Mr. Schiavone, "it would have been necessary to create districts so small as to afford little or no protection to their neighbors. They were included, but the idea is to gradually eliminate them.

"Each community must do its own

grading in accordance with its special needs. It must determine how long it will permit its non-conforming occupancies to exist. If their life is to be short, it will permit no structural alterations of the buildings housing them. It must determine whether they may be extended throughout the building or into another building. It must define how far a non-conforming occupancy may be changed into another."

## LOSSES TURNED INTO PROFITS THROUGH SMALL EXPENDITURES

By ARTHUR B. PENDLETON, National Terra Cotta Society

WITH the announcement of the leasing of the remaining large department store on Sixth avenue so long vacant, attention has been attracted to the problem of the future development of this thoroughfare, situated as it is between two of the most important business streets of the city, traversed at frequent intersections by an immense shopping public. It theoretically is a profitable situation of leasehold and trade, but through lack of foresight in keeping abreast of the times buildings have been permitted to fall into various stages of unsightly occupancy and architectural decay hardly believable. One has only to see this general dilapidated condition to realize that to a large extent buildings are not providing incomes for owners, returning little if anything over carrying charges.

It would seem as though this deplorable condition was in many instances due to a lack of knowledge of the value of respectable appearances and how little it would cost at present price levels to bring about an improvement which will not only turn these losses into income producing investments, but will, in many instances, pay the cost of alteration in the first year or two. The disinclination of owners to attempt anything that would suspend existing business does not hold here, for these remodeled fronts can be, in most instances, constructed with little, if any, interference at all to a continuation of trade.

A striking example of what can be accomplished along the lines of remodeled fronts was shown in the Record and Guide of October 20, 1917, when a property, vacant for two years and carried at an annual loss of over \$1,700, was made, through an investment of a little more than \$3,000 for an architectural terra cotta front of pleasing design, to rent for a period of twenty-one years at an annual rental of from \$5,000 for the first year up to \$10,000 with an option of renewal for a like period at a five per cent. increase.

A similar operation is at 604 Sixth avenue. The front of the old building situated on these premises was removed and replaced by one of architectural terra cotta at a cost of approximately \$3,200.

The recent activities of the Sixth Avenue Association, whose endeavor is a betterment of conditions, in their attempts to have electroliers placed around the supporting columns of the elevated railroad might well be extended to a brightening up of building fronts so that the contrast of light and dinginess would not act against a patronage of the many stores.

Here surely is an opportunity for this association to perform a praiseworthy civic duty, for these improvements are productive of more useful citizenship through increased earnings, higher valuations, greater taxable resources and a more sensible use of properties. They can be made, due to the small amount of money involved, without the assistance of loaning institutions, without embarrassing the Government in the least, without a consideration of high prices, for they may be accomplished by masonry construction and the use of architectural terra cotta, brick or stucco, in which prices have re-

mained nearly normal with deliveries prompt.

If a development of this sort were brought about it would add to our already embarrassingly restricted shopping area a large, conveniently accessible district wherein high class stores, offices, etc., could locate, which they now refuse to do, because the surroundings detract rather than attract trade.

At this period of general construction depression, when all interests allied to the building industry are seeking means for improving conditions, it is eminently proper that all phases, both large and small, should be considered. Here at least is an opportunity to bring into the market what would in the aggregate amount to a large volume of work. Real estate agencies, above all, could exert a very strong influence along these lines.

### Elevator Rules.

The Real Estate Board of New York calls attention to the new rules for the construction, maintenance and operation of elevators, just adopted by the Board of Standards and Appeals and published for the first time in complete form in the Bulletin of the Board of Standards and Appeals for November 29, 1917. The rules take effect on December 19, 1917.

They apply to "all elevators except those for which provision is otherwise specifically made in the Labor Law or the Industrial Code so far as they apply to the City of New York."

For several weeks the preliminary rules formulated by the Board of Standards and Appeals were given careful consideration by the Building Code and Building Standards Committee of the Real Estate Board. Cooperation of the New York Building Managers Association was obtained. In many important particulars necessary changes or modifications were suggested to the Board of Standards and Appeals and the rules as finally adopted reflect these suggestions made in the interest of property owners.

Of even greater importance is a new rule, advertised for public hearing on Thursday, December 6, 1917, before the Board of Standards and Appeals, to be Rule 31 of the Rules for Interior Fire Alarm Signal Systems.

For nearly two years the Real Estate Board has been calling the attention of the public authorities to the need for permitting the use of the siamese street connection as a recognized source of water supply, so as to avoid the necessity for the use of both a gravity tank and a pressure tank for the sprinkler supply.

Under section 83-a of the Labor Law buildings are, under certain conditions of occupancy, exempted from fire alarm signal systems and fire drills when they are sprinklered and have two approved sources of water supply. As long as the siamese street connection was not an approved source the two tanks were necessary if the exemption was to be taken advantage of.

After numerous conferences a rule was formulated by the Real Estate Board's Committee and the endorsement of the principle by the public authorities was secured. It is this rule, in slightly changed form, upon which the hearing to be held on December 6.

# WOMAN LABOR EMPLOYED IN GREAT BRITAIN THROUGH SYSTEM OF EXCHANGES

PERHAPS there is no clearer illustration of the effectiveness of a national system of labor exchanges than the work done by the English system in placing women where they were most needed in war industry. According to the bulletin (No. 223) of the U. S. Bureau of Labor Statistics:

During 1914 the number of women who obtained employment in other districts through the employment exchanges was 32,988; in 1915 the number increased to 53,096, and 1916 to no less than 160,003.

In some cases these figures merely indicate a transference of labor from e. g., one village to the next, or from one district of London to another; in others they indicate a complete change of residence and of occupation. The number of women at present being transferred away from home through the employment exchanges to work at a distance amounts to an average of between 4,000 and 5,000 a month. In general the figures illustrate the increasing mobility of women's labor due to war conditions.

Two main difficulties have been experienced by the exchanges in the past in attempting to move even women without domestic ties from areas where there was unemployment or a lack of staple industries employing women's labor to centers where their services were in demand. In many cases the wages offered were too low to support a woman living in a strange town, or to attract a woman from a district where the men of her household normally earned high wages. In others, even where the wages offered were comparatively high, there was a lack of a compelling motive strong enough to counteract the working woman's natural distrust of new conditions of employment amongst strange surroundings.

These difficulties have been in great part lessened by the increasing competition during the past two years for women to carry out Government contract work, or to act as substitutes for men, which has resulted in a growing demand for their services on favorable terms. At the same time, economic pressure in the early days of the war and the patriotic desire of women of all classes to undertake work directly in connection with the manufacture of munitions and other war supplies have been powerful incentives to women to volunteer for work away from home if necessary.

The migration of women has also been considerably facilitated by the arrangements made for their housing, welfare and recreation in the larger demand centers, through the activities of the Ministry of Munitions and of the local advisory committees on women's war employment appointed under the Labor Exchanges Act.

In the early days of the war women thrown out of employment in the pottery districts were moved to silk mills in neighboring towns, cotton operatives and carpet weavers were transferred to the Yorkshire woolen mills, and tailoresses from Cambridge, Cardiff, Belfast and elsewhere were imported into Leeds for work in the local clothing factories.

In the West Midlands district alone, where before the war the migration of industrial women was practically unknown, more than 4,000 women were during 1915 placed by the employment exchanges in employment away from their own districts, the greater number on munitions work, and others as artificial silk workers, rubber workers, chocolate makers, farm hands and as substitutes for men in various kinds of work.

In the great majority of cases the occupations were entirely new to the workers, who were drawn from such diverse occupations as carpet weaving, chair making, domestic service, dress-making, fustian cutting, lock making, millinery, shopwork, tailoring, web weaving and pottery decorating.

Similarly much useful work was ac-

complished during this early period by the exchanges in transferring inland to other employment women from seasonal resorts on the east coast, and fisher girls and other women engaged on subsidiary industries in fishing towns.

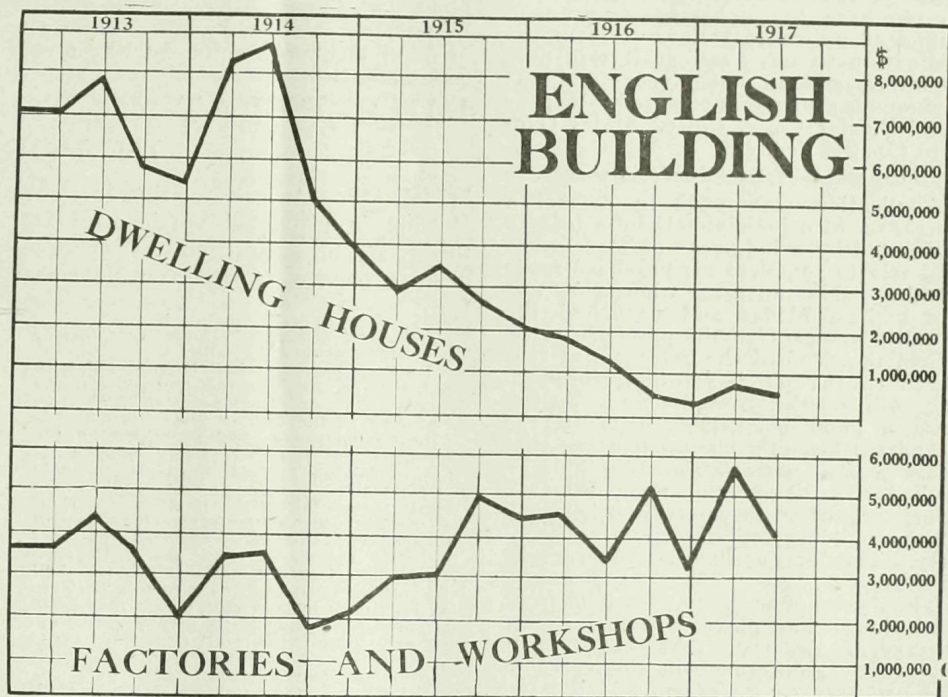
For example, women from Scarborough and Grimsby were moved to Keighley and the Colne Valley, and between March, 1915, and the end of the year no less than 700 women from the north-east coast towns and villages in Scotland were found employment in the Dundee jute mills and other industries of the town.

During the past year women have been transferred through the exchanges in steadily increasing numbers to act

brought into eight large munitions centers alone.

To one factory, for example, in the south of Scotland, 1,641 women were brought during this period from 63 different districts, including 228 from two Tyneside towns alone, 40 from Berwick, 55 from Inverness and 9 from one small Fife village. To another in the West Midlands 772 women were imported from centers as far apart as Aberdeen and Penzance.

In this responsible work of transferring large numbers of women away from home the exchanges have had valuable assistance from local authorities, from women's county committees for agriculture, from the central and



as substitutes for men in clerical and commercial occupations or in staple industries and to meet the growing demand for their services in agricultural districts and in different large munitions centers.

About 300 women, for example, have been transferred from the Provinces for work in Government offices in London, in addition to the 11,000 or so who have been drawn into this work from London and its suburbs. More than 200 women have been imported from other northern districts into Huddersfield to act as pieceners, and a successful experiment was made at Barwell in drawing in some dozens of women from other East Midlands towns and villages to undertake work on various processes in the boot trade hitherto entirely performed by men.

During the summer of 1916, partly as the result of a specially organized scheme for vacational land workers, 1,225 women were moved to rural areas for fruit picking, harvesting, and other seasonal work, in addition to the very large numbers who were found permanent employment on the land.

The effort made by the Minister of Labor and the Ministry of Munitions in recruiting for munitions work to avoid as far as possible disturbing the labor employed on other important work in munitions centers or in other areas has in many cases necessitated the transference of women over considerable distances. Special propagandist campaigns have been undertaken appealing to unoccupied women in non-industrial areas remote from the center where their labor is required. For example, efforts have been made to enroll the services of women in Eastern and Southern coast towns, in London suburbs, and in Tyneside towns, where there is normally little outlet for women's industrial activity.

During the past month 5,118 women from 200 different exchange areas were

local advisory committees on women's war employment, and from other voluntary workers cooperating with them unofficially in meeting emergency problems.

As a general result the employment exchange authorities are able to guarantee that no woman is sent forward for employment away from home without suitable arrangements having been made as to reception and transit at the other end, lodging or hostel accommodation, and general welfare. Women submitted for work in national factories have to pass a medical test before they leave home, and in all cases before proceeding on their journey women are fully informed as to the conditions of employment, the details of the journey, the address of the exchange at the other end, and the nature and approximate cost of the lodging accommodation available.

The exchanges also have general powers under the Labor Exchanges Act to advance money for traveling expenses by means of railway warrants.

### Taxicab Fares.

The Public Service Commission has adopted an order reducing the rates chargeable by the Westcott Express Company for taxicab service between railroad terminals, hotels, steamship piers, etc., to the level of the rates charged for regular taxicab service. The Westcott Express Company has accepted the order of the Commission and put the reduced rates into effect. The order is made as a result of an inquiry which the Commission started several weeks ago on motion of Commissioner William Hayward, in the course of which appeared that there was no sound basis for the disparity between the rates charged by the Westcott Company and the companies operating taxicabs under licenses obtained from the Bureau of Licenses under the authority of the Board of Aldermen.

## LEGAL NOTES AFFECTING REALTY

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

**Option to Purchase.**

A LEASE contained an option to purchase and required the lessee to give written notice of its determination not to exercise the option before a certain date. It is held that a letter written the lessor by the lessee stating that the option would expire on May 5, that conditions were such that it would be necessary to cancel the arrangement at the expiration of the lease, that the lessee would be glad to talk over the matter with the lessor, and that it expected to give formal notice on May 5 that it did not care to purchase the property, was not a sufficient notice to relieve it from the obligation to purchase, as it was only tentative, and an unequivocal and unambiguous notice was required.—*Mackey Wall Plaster Co. v. United States Gypsum Co.*, 244 Fed. 275.

**Marketable Title—Encroachments.**

Application was made to compel a purchaser at a judicial sale by a referee appointed by a judgment of foreclosure and sale to complete his purchase made at the public auction, where he was the highest bidder and deposited the usual 10 per cent. of the purchase price. When the deed of the referee was tendered to the purchaser he refused to accept it, on the ground that it did not pass a good marketable title to the premises; his only objection being that there was an encroachment of half an inch for a distance of about 40 feet, consisting of a three-story brick wall of the building on the adjoining property. The lot purchased is 19 feet by 85 feet.

The merits of the case were held to be with the moving party, inasmuch as the discrepancy was so slight that it made no practical difference in the value of the property or its extent. It did not appear how long the three-story brick building, whose wall encroaches for the half inch on the land which was the subject of this sale, had been there. The leading case on the subject is *Merges v. Ringle*, 34 App. Div. 415, 54 N. Y. Supp. 280, affirmed 158 N. Y. 701, 53 N. E. 1128, on the opinion below. That case presented a situation where there was a variation of a half inch in a distance of 141 feet, and when the purchaser at the judicial sale sought to be relieved from his purchase the application was denied. Mr. Justice Ingraham, writing the opinion and citing the case of *Riggs v. Pursell*, 66 N. Y. 198, says:

"If every minute and critical objection to a judicial sale is suffered to prevail, it will be attended with much inconvenience and embarrassment. A purchaser claiming to be discharged from his contract should, therefore, make out a fair and plain case for relief; and it is not every defect in the subject sold or variation from the description that will avail him. He will not be suffered to speculate at such sales, and, if he happens to make a bad bargain, to repudiate it and abandon his purchase on some nice, but immaterial, objection. If he gets substantially what he bargains for, he must complete the purchase and take his deed; and, in some cases, the court will compel him to take a compensation for any deficiency. The court will weigh the object and inducement of the purchaser, and, looking to the merits and substantial justice of each particular case, if the sale be fair, relieve or not from the purchase, according as the character of the transaction and circumstances may appear to require."

See, also, *Harrison v. Platt*, 35 App. Div. 533, 54 N. Y. Supp. 842.

While the following cases did not arise from a judicial sale, nevertheless the same principle is enunciated: In *Ungrich v. Shaff*, 119 App. Div. 843, 105 N. Y. Supp. 1013, the court held that a discrepancy from 1 to 2 inches for 50

feet, with an encroachment of a brick building on a plot 35 by 100 feet, was not enough to release a purchaser. In *Sauter v. Frank*, 67 Misc. Rep. 658, 124 N. Y. Supp. 802, the court held that a 4 to 4½ inch deficiency in the rear of a lot was immaterial. In *McDonald v. Bach*, 29 Misc. Rep. 96, 60 N. Y. Supp. 557, three-quarters of an inch was held immaterial.

Of course, there is a line of cases to the contrary; for, as the courts have said, each controversy must be determined on its own particular phase. The case of *Moser v. Ellis*, 106 N. Y. Supp. 1075, which is a Special Term decision by Mr. Justice Seabury in the First Department, holds that, where the walls of a building on premises sold by a ref-

eree encroached from one to three inches on property adjoining it on three sides, and none of the encroachments were mentioned in the terms of sale, the purchaser might refuse to accept the title tendered by the referee, since he had a right to a title the validity of which was reasonably free from doubt.—*Gold v. Caldarazzo*, New York Supreme Court, Special Term, Kings County, 166 N. Y. Supp. 928.

**Action for Broker's Commission.**

In an action against a husband and wife to recover commissions on the sale of real estate owned by the wife, it is held that there could be no recovery against the defendants jointly, where it appeared that the plaintiff dealt with the husband alone, that whatever the latter did with respect to the property was done for the wife, and not as the owner of the property, or as a principal in the transaction, and that all this was known to the plaintiff.—*Covert v. McCarthy*, 65 Pa. Superior Ct. 548.

## RULE RELATING TO SMOKING IN PORTIONS OF FACTORIES

THE following rule relating to smoking in protected portions of factories, or in special classes of occupancies, became effective on November 15:

*Law, Section 83-c. Fireproof receptacles; gas jets; smoking.*

1. Every factory shall be provided with properly covered fireproof receptacles, the number, style and location of which shall be approved in the City of New York by the Fire Commissioner, and elsewhere by the Commissioner of Labor. There shall be deposited in such receptacles all inflammable waste materials, cuttings and rubbish. No waste materials, cuttings and rubbish shall be permitted to accumulate on the floors of any factory, but shall be removed therefrom not less than twice each day. All such waste materials, cuttings and rubbish shall be entirely removed from a factory building at least once in each day, except that baled waste material may be stored in fireproof enclosures, provided that all such baled waste material shall be removed from such building at least once in each month.

2. All gas jets or lights in factories shall be properly enclosed in globes, wire cages or otherwise properly protected in a manner approved in the City of New York by the Fire Commissioner of such city and elsewhere, by the Commissioner of Labor.

3. No person shall smoke in any factory, but the Industrial Board in its rules may permit smoking in protected portions of a factory or in special classes of occupancies where in its opinion the safety of the employees would not be endangered thereby. A notice of such prohibition stating the penalty for violation thereof shall be posted in every entrance hall and every elevator car, and in every stairhall and room on every floor of such factory in English and also in such other language or languages as the Fire Commissioner of the City of New York in such city, and elsewhere the Commissioner of Labor, shall direct. The Fire Commissioner of the City of New York in such city, and elsewhere the Commissioner of Labor, shall enforce the provisions of this subdivision.

The term "incombustible," as used in this rule, means articles, goods, wares or merchandise which will not support combustion.

The term "non-inflammable," as used in this rule, means articles, goods, wares or merchandise which will support combustion but which will not readily burn.

The term "contents," as used in this rule, means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "approved," as used in this rule, means approved by the Industrial Commission.

(a) Smoking may be permitted in a factory only upon written application by an employer, and after the issuance of a permit by the Industrial Commission. The permit shall state the conditions under which, and the place or places in such factory where smoking may be permitted, and shall be posted in a conspicuous place in the factory.

(b) Smoking, as provided in subdivision (a), may be permitted in cigar and cigarette factories for sampling, testing and experimental purposes, provided the factory building is fireproof or equipped with an approved automatic sprinkler system.

(c) In cigar and cigarette factories, other than those specified in subdivision (b), smoking, as provided in subdivision (a), may be permitted for sampling, testing and experimental purposes, in offices, sample rooms and separate rooms provided for that purpose and constructed as defined in subdivision (d).

(d) Offices, sample rooms and separate rooms in which smoking is permitted, except as otherwise prescribed in this rule, shall be inclosed by partitions of fireproof or fire-resisting material; provided, however, that smoking may be permitted in offices, sample rooms and separate rooms constructed of other than fireproof or fire-resisting material, if there shall be installed therein an automatic sprinkler system approved for this purpose. Manufacturing shall not be carried on in the offices, sample rooms or separate rooms provided for the purpose of smoking.

(e) In cigar and cigarette factories where less than six (6) persons are employed at manufacturing, smoking, as provided in subdivision (a), may be permitted for sampling, testing and experimental purposes, and the provisions of subdivisions (b), (c) and (d), as to structural conditions, shall not apply.

(f) Smoking, except as otherwise prescribed in this rule, may be permitted, as provided in subdivision (a), where conditions are substantially as follows:

1. In buildings of fireproof construction where the contents are either non-inflammable or incombustible.

2. In buildings of mill construction where the contents are incombustible.

3. In factory buildings other than those specified in subdivisions 1 and 2, if in separate rooms set apart for the purpose and constructed as defined in subdivision (d).

4. In foundries and forge shops.

5. Smoking shall not be permitted in any tenant factory building which is not fireproof and equipped with an approved automatic sprinkler system, except as specified in subdivisions (b) and (c).

(g) In factory buildings or protected portions thereof in which smoking is permitted, there shall be provided fireproof receptacles, in which shall be deposited all waste paper and other inflammable waste materials.

(h) No permit shall be issued for smoking in any building, or the premises connected therewith, where explosives, as defined by subdivision 1 of Section 230 of Article 15-a of the Labor Law, are manufactured, used or stored.

(i) Where smoking is permitted, the use of celluloid eyeshades or cuff-protectors, or any devices of similar nature, is prohibited.

(j) Portions of any factory where smoking is prohibited, shall be posted as provided by subdivision 3 of Section 83-c of Article 6 of the Labor Law.

# BUILDING MANAGEMENT

## THE PROBLEM OF EQUALIZING COST AND SERVICE OF CABLES USED ON ELEVATORS

By ALBERT W. GABRIEL

ELEVATOR cables is a subject of more vital importance than is realized by the average man not definitely engaged in the business in some form or other. I claim that the basis of operation of elevators resolves itself to cost versus service, and you may figure this in several different ways, but finally you get back to the original proposition of ultimate cost and service, and the solution is concentrating on each item of operation, until you get the maximum service at the minimum cost.

The selection of raw material is of first importance, and this is accomplished only on the basis of long and careful tests of material, both in factory laboratories and testing rooms and in actual service. Market conditions as they have existed this last year and a half or two years have undoubtedly had an effect on general manufacturing service, and it will be interesting to note in the future whether former practice as to the use of certain materials will be modified by the use of materials made necessary under present conditions.

In the selection of the metal to be used in elevator cables, iron is of first importance, due to the large consumption of that particular grade of rope. Elevator rope is either of domestic iron or Swedish iron, and until the recent state of perfection in manufacturing domestic irons, the Swedish iron was standard for elevator rope purposes.

Generally speaking, Swedish ore is purer than domestic ore. The idea in iron for wire drawing purposes is to use material as free as possible from any quantity of phosphorus and sulphur. These elements tend toward brittleness in the finished wire. Iron is supposed to be entirely free from carbon to be best adapted to this purpose. The advent of traction machines invited the use of steel for elevator purposes, and as a result of these conditions, the manufacturers evolved what is known as traction steel, a special grade of steel, ranging in carbon component between the low carbon steel used for certain rope purposes and a higher carbon cast steel used for ordinary hoisting operations requiring a medium strength and good tendency to resist frictional wear. In flexibility, traction steel ranges between the iron and cast steel.

This is a most important component of the finished rope. The function of core is to form a cushion for the wires to rest on, preserving under severe pressure the contour of the rope without distortion. For elevator ropes it is desirable to use a long fibre core laid up in such a manner as to retain its solidity and not stretch unduly in service. In actual practice the size core used in 6x19 hoisting rope is slightly larger than one-half the actual diameter of the rope. This slight increase in size allows the wire strands to embed themselves somewhat, spreading the core into the interstices between the strands, thus forming a solid cushion support for the strands, preventing collapse of the rope under vertical or lateral stress.

Unless a good solid core is used, the chafing of strand against core will chew the core to powder and if there is any moisture present the core becomes soft and pulpy and the life of the rope is practically ended when this condition exists. The result of chafing of the wire is crystallization of the metal and fracture of the wires to a point where further use of the rope is unsafe.

The purpose of lubrication of wire rope is two-fold: To minimize the effect of internal and external friction wear and to resist corrosion or rust.

There are two methods of lubricating

IN connection with the problem of equalizing the cost and service of elevator cables, a technical knowledge of their construction may be of some assistance. At least that is what members of the Milwaukee Building Managers' Association thought when they invited Mr. Gabriel to address them on this subject. Aside from the advantages of having a thorough technical knowledge, Mr. Gabriel urges closer co-operation between building managers and the manufacturers.

ropes. One is internal and is done at the mill during process of manufacture and the other is done while the rope is in service. When the strands are laid up in the mill a stream of light oil flows through the wires, insuring the proper internal lubrication of the strand at the time of manufacture. The same process is followed when the strands are laid into rope. This thoroughly soaks the core, which acts as a more or less constant series of lubrication to the inner parts of the rope. When the inner wires are thoroughly greased the outer surface should be greased to protect the wires from moisture.

Wire ropes are manufactured strictly on geometrical principles. Each wire in the strand and each strand in the rope must be laid up in relative position to the other wires and strands so as to bear its exact proportion of vertical and lateral stress and frictional wear. A little variation may materially affect the life of the cable.

An idea of the importance of determining exactly the sizes of wire and the length of lay in a wire rope may be gained by considering that what is ordinarily shown in catalogues as a cross section of rope is really not such. It is merely a general comparison of the sizes of wire in the rope. A true cross section of a wire rope should show the wires at the cut end as being elliptical in shape. This is due, of course, to the fact that the wires in the rope are not laid straight away, but are laid up in spiral and the manufacturers' problem is to use certain size wires to cover a given circumference in such a manner that when the rope has started to stretch and the lay of the wires and strands tighten up, and the lay of the strands in the rope run out, that there shall be no looseness nor any tendency to buckle of the outer series of wires.

Starting with the wire in the shape of rods about  $\frac{3}{8}$ -inch or  $\frac{1}{2}$ -inch diameter, these rods are drawn down on wire blocks through hard steel dies, what is termed a certain number of holes. The effect of decreasing the diameter of the rod in this manner is a rearrangement of the molecular constituents of the metal, and in order to restore these molecules to their former relative positions the wire must be heated or annealed. This process is followed through a number of times until the proper diameter of wire has been reached. The effect of this drawing is to elongate the original length of bar until the finished wire is several thousand feet long.

Each coil of wire has to conform to certain standards covering percentage of elongation, tensile strength, torsion and bending. Any wire that does not come up to the standards established by years of experiment of that particular size and kind of wires must be redrawn to smaller size until brought up to the proper requirements. The wires then

are ready for measuring and laying up in strands. After the required amounts of each particular size of wire to go into a given rope are measured and wound on machine spools, these spools are placed in the stranding machines to be twisted into strands.

The stranding machines are geared to give so many revolutions per minute and to give a certain length twist to the wires. The closing operations in appearance is much like a funnel. After the wires leave the body of the machine they are drawn down to the closing nozzle and, under severe die pressure, are laid in position. Directly over this closing nozzle is the lubricating oil flowing through these wires at this point.

After the wires are laid up the strands are on machine spools and these spools are placed in somewhat similar machines, only of larger size, and the same process is gone through, except that through the center of the machine passes the core, and as the strands reach the closing nozzle they are embedded under strong die pressure into the core, the outside diameter of the rope being in accordance with the way the dies are set. The rope is lubricated either by heavy or light oil in the same manner as the strands, according to whether the rope is to be used for outside or inside work.

The standard constructions as furnished by all manufacturers for hoisting purposes are 6 strands of 19 wires each, 8 strands of 19 wires each, 6 strands of 37 wires each and 6 strands of 42 wires each. Tiller or hand rope. These various constructions are for use according to operating conditions and the degree of flexibility necessary.

All of these ropes may be made up with a wire center, which, however, is rarely done and only for operations requiring extra strength with less flexibility or where the extreme heat will not permit the use of hemp, jute or manila core.

Too much importance cannot be attached to the application of certain constructions on certain operations. Generally speaking, the standard 6x19 construction is most successful and in most universal use. This construction has sufficient flexibility, spring and strength for most operations. The 8x19 has more wires, is more flexible, but has less tensile strength and, due to the large core, is more easily crushed and distorted. The 6x37 is still more flexible, but has tensile strength between 8x19 and 6x19 constructions. It has much finer wires and is less able to stand frictional wear. With the adaptation of construction, we must also consider whether iron or steel is best for the operation.

Iron ropes have been used on passenger elevators based on the high speed of operation, and consequent crystallization of metal due to excessive frictional wear. Also, due to the need of a very flexible rope, on account of the small sheaves and drums, over which the ropes must travel. The comparatively low tensile strength of iron ropes was taken care of by the use of a number of cables, and by counter balancing, which brought up the factor of safety to the proper point.

Generally speaking, the use of cast steel is not good practice, due to the earlier crystallization of the steel, causing it to crack up on account of its higher carbonization. It is also a much stiffer rope. There are certain exceptions to this and you may be interested in a solution we made to the S bend or reverse bend encountered in some styles of counterweight hoists.

Owing to the short distance between

(Continued on page 706)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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in the Metropolitan District

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### NOTICE.

**I**N accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

More than 30,000 men employed in seven of the country's largest steel plants, all filling Government orders, are idle today, through the coal shortage, which permits but 50 per cent. capacity operation of the mills. State Fuel Administrator Johnson has promised prompt relief.

The Appellate Division has ruled that a booth six feet square, in an amusement park, used for the sale of chewing gum and presumably candy, cigars and similar articles, is a mercantile establishment within the meaning of Section 2 of the Labor Law, defining a mercantile establishment as "any place where goods, wares, or merchandise are offered for sale."

The "Save New York" movement is making headway. J. H. Burton, chairman of the Committee, has issued a list comprising eighteen large manufacturers which have moved out of the restricted area, retaining old quarters for offices and salesrooms only. The encouraging part of the situation is that not only are undesirable occupations removed from the section, but also new tenants in other lines are found to take their places.

### Ban on Coal Hoarding.

Grave concern has been felt during the week over the fact that the supply of coal is not quite sufficient to meet local needs. The effect of this has not been universally felt. There is no actual suffering. Indeed many families are so well supplied that either they are unaware of the less fortunate condition of those whose supply is inadequate, or else they are not particularly concerned over the fact. But it may be frankly admitted that there are cases where shortage actually exists or the supply is almost gone.

Obviously, however, this is not the time to magnify difficulties of any sort, or to hamper the local or Federal machinery built up, almost overnight, for coordinating the various agencies through which our war problems must be solved; and coal supply and distribution certainly is one of these problems. The war is making a heavy demand on the coal supply and at the same time, because the Government needs coal and other material in huge quantities, is putting an abnormal strain on our rail and car facilities. In other words, while the demand for coal is abnormal, the facilities for distributing it have been markedly reduced.

It may be said with authority that County Fuel Administrator Reeve Schley and his local bureau are fully alive to the situation in New York City. The case has been strongly presented by State Fuel Administrator David H. Wiggin and by the National Coal Association, to Federal Fuel Administrator Dr. H. A. Garfield at Washington, and he in turn has placed before the Priority Board Mr. Wiggin's request that coal be given a thirty-day right-of-way over other commodities. The order for this has already been issued. New York City and vicinity will undoubtedly receive their fair share of coal. The supply will at times run low. But it will be a continuous supply sufficient to avert actual hardship.

It goes without saying that some of the needs of the community must be given preference, if necessary. The less fortunate element, the sick, the helpless and those who depend from day to day on a meagre supply from the peddler and the cellar dealer must be supplied first, the more fortunate after these. The underlying social reason for this is plain enough.

Above all, a strict ban must be placed on the hoarding of coal, and in any attempts by persons with influence to obtain, by clever methods or by misrepresentation, a supply measurably larger than they need. Those responsible for the management of great apartment houses, office buildings and other structures are in a sense placed on their honor to memorize the common problem by purchasing a supply sufficient only for their actual needs, plus what may be a reasonable addition for emergencies. They should regard it as a fortunate duty to impress this upon their tenants; and tenants actuated by the same high motive, should be willing to make reasonable sacrifice of physical comfort. So also with owners of private dwellings.

These are unusual times. We are living under war conditions. As the war progresses patriotic citizens will be called upon, continuously, to make sacrifices. It is, therefore, not at all quixotic to suggest that economy in the use of coal is a form of practical patriotism. Hoarding of coal, or obtaining by subterfuge or misrepresentation more than a fair share, is a form of disloyalty. It should not be necessary for the Federal Government to enforce loyalty by measures harsher than moral suasion.

### Permanent Building Organization.

Through the efforts of a number of public-spirited citizens the work of forming a permanent organization to care for the big problems now facing the building industry is progressing rapidly. The Record and Guide has published reports from several of the sub-committees presented to the Com-

mittee on the Alleviation of Building Stagnation, and these findings have been taken as a basis upon which to work.

In addition to the data compiled by these committees, much additional information has been gathered from various sources, the result being that the need for a permanent organization is realized even to a greater extent than when the suggestion was first made in the rooms of the Building Material Exchange.

It is not the intention of the permanent organization to confine itself to present-day conditions, but to take up, at future times, such problems as may confront the community. Unquestionably had such an organization been formed a year ago, practical cooperation could now be had with the Federal authorities, and much of the chaotic condition, now existing, alleviated.

Building is a highly specialized industry. Those engaged in this pursuit have devoted all their lives in the study of the subject. It is not to be expected, therefore, that, in the time of crisis, such as now exists, people outside of the industry, even though competent business men, can handle the subject in a manner other than to work injury.

Mistakes are sure to be made. This is to be expected. The organization, however, hopes that the authorities at Washington will permit their members to express their views and suggest remedies tending toward the bettering of conditions.

It must be borne in mind that patriotism is uppermost in the minds of those back of the movement. It is the desire of the organizers to avoid if possible the deplorable conditions which resulted in England and France from the cessation of building operations at the commencement of the war. These countries learned a bitter lesson and today are paying the price of their mistakes.

As an example, in Birmingham, England, 50,000 houses are now needed, and it is imperative that between 10,000 and 20,000 of these structures be erected immediately. This condition has arisen because building was classed as a non-essential.

The Government realizes that there is an urgent need for houses in which workingmen at plants can reside. This one point has been brought forcibly to its attention, because work is retarded through the lack of proper accommodations. It must go a step further and consider the needs and requirements of the larger communities, where rentals have mounted to such a figure that the average man is living in an unnatural and uneconomic manner.

It has been pointed out many times that to prosecute the war in an intelligent manner business must be stimulated along legitimate lines. The hundreds of thousands of citizens not actually engaged in the making of munitions and Governmental requirements must be supported and given an opportunity of earning money—more money than ever before, otherwise they will be unable to meet the financial requirements of the country.

The permanent organization will soon be in a position to present the true facts to the Government, from the Government standpoint, in the hope that through this means it may be able to solve some problems which are perplexing those at Washington. It must be borne in mind that the personnel of the organization comprises high grade men. Their experience and judgment are valuable in this crisis. They desire to help the Government and "do their bit."

### War Savings Certificates.

Through the medium of the war savings certificates that will be offered for sale next week, every man, woman and child in these United States will be presented with an opportunity to perform their part in winning this war for world democracy. The final plans for the distribution of the certificates have been perfected and the sale is to begin on Monday. Banks, post offices, commercial houses, railroad stations, department stores and other agents will

represent the Government in the disposal of certificates and they will be purchasable without great effort or formality in the same manner that any commodity is bought.

According to Frank A. Vanderlip, chairman of the committee in charge, these certificates will put within the reach of all Americans, no matter how limited their means, the opportunity for saving money in small amounts and lending it to the Government at 4 per cent. compound interest. In this manner the certificates will combine both a patriotic service and an inducement for thrift.

The plan as authorized by Congress is for the issuance of savings certificates to the amount of \$2,000,000,000. These obligations are to be dated January 2, 1918, and will mature January 1, 1923. They will be evidenced by stamps of two denominations, a war savings stamp having the maturity value of \$5 and a thrift stamp costing 25 cents. War savings certificates containing spaces for twenty of the larger stamps and thrift cards with spaces for twenty of the 25 cent thrift stamps will be furnished with the first purchase.

During December, 1917, and January, 1918, the war savings stamps will be sold at \$4.12 each, but beginning with February 1, 1918, their cost will increase 1 cent each month until the maximum price of \$4.23 is reached. When the twenty spaces are filled the certificates will become redeemable January 1, 1923, at \$100. The 25 cent stamps will not bear interest, but a thrift card when filled at a cost of \$4 may be exchanged for a war savings stamp bearing interest at 4 per cent. compounded quarterly, merely by turning the card into the post office or other sales agency and paying the difference between the \$4 and the current price of the savings stamp. Provision

has been made that the certificates can be surrendered for redemption at any time at cost plus interest at the rate of about 3 per cent., thus making it possible at all times for individuals to make use of their funds if the occasion demands.

In a number of respects this plan follows the one adopted by the British Government and that has proved so successful. Fabulous sums of money are required to finance a war such as the one at present current. The requirements of the army and navy, for food and equipment to maintain the forces at the maximum of efficiency, are immense. In order to accomplish this end it is necessary for the nation to secure its funds not only from the wealthy but from every individual. All must help in the effort being made to reconstruct world politics along democratic lines.

The war savings certificates were designed with the prime purpose of making it possible for the individual of small means, yet with patriotic motives, to take an active part in the military program and to assist in winning the struggle. The success of the first and second Liberty Loans indicated the state of mind of the financial interests of the country: that they were behind the Government with all of their combined power. The war savings certificates and thrift stamps will indicate in a corresponding measure to what extent the individuals are interested in winning the war. With the minimum price of 25 cents for a stamp, there is no adequate reason why every single individual in the United States should not be represented. The prime object of the plan is not so much to raise \$2,000,000,000, for that could be accomplished in numerous ways, but to enable every citizen to take an active part in the great national objective.

#### Favors Restriction.

Editor of the RECORD AND GUIDE:

The question of restricting Fifth avenue north of 60th street to prevent the erection of apartment houses is a most important one for this city. It is not a neighborhood question, it is one that affects the entire city, including the merchants who seek the custom of wealthy residents.

Fifth avenue became one of the great arteries of the world through its attractiveness to the wealthy people of the United States and has drawn rich residents from other cities because of its superior attractiveness both physically and socially.

In the foremost city of the United States there must be a place for the rich man to live that is in keeping with the wealth and social position of both the man and the city, and if New York is to say to the very wealthy: "There is no place in the future that you may build your palace with safety unless you are willing to establish yourself on a side street or to be overshadowed by a tall apartment house," the wealthy citizen will promptly decline to establish his home in New York on any such basis, and to conclude that New York is no better than any other city.

Already the very threat of building a high class apartment house at 97th street and Fifth avenue has worked great injury to that locality, in preventing the erection of two very fine houses on the Fifth avenue front from 96th to 97th street.

To those who are interested only in immediate profits it seems a hardship that a profitable apartment operation should be prevented by the "selfishness" of those who demand the most exclusive surroundings, but refuse to admit that that exclusiveness is the basis of Fifth avenue's prosperity and desirability. The building of apartments on Fifth avenue above 60th street has been a distinct invasion and violates the safety and protection that wealthy residents have felt were accorded them in building in a location apparently so secure that inferior improvements could

not possibly injure their investments or disturb their comfort. Unfortunately, the apartment house builder has discovered that by building on the great exclusiveness and refinement of New York City's choicest residence section great profit may be obtained, through the willingness of other wealthy residents to adapt themselves to the less expensive—or troublesome—method of apartment house life, even though their presence is an annoyance to those who have made enormous investments in palatial homes.

It is evident that while there is a class of residents who are willing to adopt the apartment house method of living, there are many others who are not willing to do so and who will be driven out of the only important locality that New York affords for the location of fine residences.

New York can afford to restrict Fifth avenue against high buildings from a selfish standpoint if nothing else, as there is an abundant territory for apartment houses on Park avenue, on 72d, 79th, 86th and 96th streets, where high class apartment houses will not only be profitable, but welcomed, and by restricting Fifth avenue it can add to the prosperity and desirability of these wide thoroughfares and at the same time afford protection to the rich man. This protection is just as reasonable and necessary as the protection which New York has recently granted to all classes of men regardless of wealth or position, through its splendid zoning laws. It is my opinion that 100 feet in height is a greater limit than should be allowed, as it is no hardship to demand that after a residence reaches the 60-foot limit, a reasonable setback shall be provided to a total height of 90 feet.

There is excellent reason for this on Fifth avenue, as a balcony on the fifth or sixth story of a residence would afford a most excellent feature of a private house and would in a measure insure the restriction hoped for against the erection of apartment houses.

Fifth avenue, with its scattered apartment houses between 60th and 98th

## 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. 285.—I own a tract of land (about thirty acres) in Nassau County, Township of Hempstead, just over the city line. I wish to develop the property. I am anxious to so lay out the streets that the improvement will be permanent. Is there any official to whom I might go and submit my street plan and have it approved, so that later, when the streets are actually laid out, I may get them accepted by the township? I do not wish to make the mistake of laying out streets which might not conform with the township maps, etc. Any information that you can give me will be appreciated.  
C. A.

Answer No. 285.—Submit your plan to A. G. Patterson, Town Superintendent of Highways, Hempstead, N. Y. All streets must not be less than fifty feet (50) in width to be taken into the town system.

streets, is in danger of having its value and exclusiveness and also its beauty and utility so injured that its development as the most desirable private residential district in New York will be destroyed, and its only future will be threatened with the destruction of its present private residences and the erection of apartment houses on their sites. Fifth avenue above 99th street should not be restricted, as the operation of railroad trains on the elevated structure on Park avenue above 97th street will serve to continue the present character of the neighborhood between Fifth avenue and Park avenue and make fine private houses on Fifth avenue above 99th street undesirable and unlikely, especially as the Mt. Sinai Hospital at 100th to 101st street and garages on 102d street within 100 feet of Fifth avenue create a barrier of several blocks beyond which the most that can be hoped for is that middle grade apartments may be built.

FRANK LORD.

#### Agrees with Mr. Zobel.

Editor of the RECORD AND GUIDE:

It was with a great deal of interest and to my benefit that I read what Frederick C. Zobel said in a recent issue of the Record and Guide relative to existing discrimination against landlords. Landlords and real estate men have long felt this condition. They have suffered under it, and now that Mr. Zobel has presented the matter in so compact and convincing a manner it should serve to crystallize sentiment with the end in view of a definite effort to secure such changes to the existing laws as would accord landlords a more equitable standing. The game of "Beating the Landlord" is so general and so highly developed in some quarters that the landlord needs the protection that could be given him by revision of the laws to do away with the discriminations cited.

Property owners constitute the most solid and substantial of citizens; their interests are bound up in the land, yet landlords are compelled to worry along under the "Laws of 1776." Conditions existing when those laws originated have changed, and today laws of a more up-to-date character, recognizing the landlord's responsibility and helping him rather than placing burdens upon him are needed to keep pace with the important position he occupies in the body politic.  
K. A. W.

## REAL ESTATE NEWS OF THE WEEK

Interesting Sales and Leases Reported,  
Though Volume as a Whole Is Small

CONSIDERING the fact that this was a holiday week, the volume of business reported by brokers was satisfactory. The sales represented practically every section of the city, and this is also true of leases, several large ones having been consummated.

There has been no new developments in the money situation. Loans are still hard to obtain, especially where new construction work is involved, as is always the case when the shortage of money exists, those properties centrally located have the first call, while the outlying districts suffer. Were money easier to obtain, there is but little doubt that the real estate market would be more active than at the present writing, for, in many of the brokerage houses deals are pending and are being held up through the lack of adequate finance.

The auction market this week held a prominent place by virtue of the sale of the Godwin Estate holdings in the Kingsbridge section, having frontages on Broadway. There were about 800 bidders present when the sale began, and many stayed until the last of the 234 lots had been disposed of. The total amount obtained was \$415,400.

The sale was considered a test for real estate, and as such stood up well, especially considering present day conditions. Some of the lots brought all

that could be reasonably expected of them, while others might be classed as distinct bargains.

It was notable that in the assemblage were a number of builders who have been identified in the past with the eastern section of the Bronx, and their presence seemed to indicate that they were willing to go to the West Side, providing suitable properties could be obtained at the right price.

The principal sale of the week involved a large twelve-story apartment house in Central Park West. This section has been quiet for a long while, and the fact that the property assessed at \$1,000,000 could find a purchaser is encouraging. A corner on Murray Hill was given in part payment.

Several deals were reported of apartment houses on Washington Heights, the total running well into six figures.

One important loan involving \$700,000 at 5 per cent. was obtained by August Heckscher on the twenty-story store and office building now being erected on the site of the old Tiffany Studio Building, southeast corner of Madison avenue and 45th street. The mortgage is subject to a building loan of \$1,500,000, made by the Prudential Insurance Company of America. Another loan involving \$85,000 at 5 per cent. was made covering the property at 7 East 28th street, and 8 and 10 East 29th street, abutting and adjoining St. Leo's Church.

## COST AND SERVICE.

(Continued from page 703)

the idler sheave and drum, there was a sharp S bend causing very short life of cables. This was due to the fact that the iron wires were first bent sharply in one direction and then before the metal had a fair chance to recover its original molecular form, the sharp reverse bend occurred. Due to distorting the metal, the wires cracked.

We installed  $\frac{3}{8}$ -inch 6x19 cast steel ropes which gave greatly increased service, and the reason was that the steel being much harder and more springy, had better chance to recover itself between bends. You, of course, realize that iron will adapt itself more readily to change in form than steel, but will not recover as quickly, and that is the basis for the above.

The use of  $\frac{3}{8}$ -inch size had no special significance, except that it was stronger than iron and took the same list price and then there was some slight advantage in the smaller price, since  $\frac{5}{8}$ -inch iron had been used on this operation before. The difference in size, however, was not enough to cause any undue rolling in the sheaves and drums, which were grooved for  $\frac{3}{8}$ -inch rope.

Upon the installation and operation of cables depends, to a large degree, their life. You all know how important it is to have sufficiently large sheaves and drums and to see that they are properly lined up with no chafing of the rope against the sides or coming in contact with any outside material increasing its frictional wear.

The application of light grease that will penetrate to the inside of the rope is most necessary, especially if the elevator is operated at any point in the building where there is any sign of steam or moisture in any form.

## "Heating" Cars.

The Public Service Commission has approved an outline of procedure and directed that its engineers supervise tests which are to be made under a proposed new system of heating for cars on the surface and elevated lines of the Brooklyn Rapid Transit Company. Owing to the necessity of saving coal in the present national crisis, the Brooklyn Rapid Transit Company has suggested to the Commission a method by which, in its opinion, several thousand tons of coal could be saved in the course of a winter.

## Old Firms Consolidate.

The two well-known brokerage firms of Sutton & Benjamin and Ruland & Whiting Company have been consolidated and so soon as the necessary legal procedure has been complied with, the business will be carried on under the firm name of the Ruland & Whiting-Benjamin Corporation, with offices at 5 Beekman street and 710 Madison avenue. The Ruland & Whiting Company has occupied offices at these addresses for some time, but the old office of Sutton & Benjamin, at 59 William street, will be discontinued.

William M. Benjamin is the surviving partner of Sutton & Benjamin. He has been engaged in the real estate business since 1899, originally with Post & Reese. He left this firm in the autumn of 1900 and started in business for himself. Later, Mr. Benjamin and Harold F. Sutton formed a partnership of Sutton & Benjamin and Mr. Benjamin has continued under the firm name since Mr. Sutton's death.

The Ruland & Whiting Company was established in 1867 by the late Manly A. Ruland. The name was subsequently changed to Ruland & Whiting, and in 1902 was incorporated as the Ruland & Whiting Company. Irving Ruland, the son of the founder of the business, started as office boy and collector in 1889 under his father and became the president of the company in 1910. In 1896 and 1897 he was director and secretary of the old Real Estate Exchange and Auction Room, Ltd., at 55 Liberty street, and was one of the founders of the Real Estate Board of New York, of which he was president for two terms.

## West Side Tracks.

The Joint Conference Committee of the Public Service Commission and of the Board of Estimate on the New York Central West Side Improvement, of which Public Service Commissioner Charles S. Hervey is Chairman, has adopted and submitted to the Board of Estimate and the Public Service Commission, a report indicating the different steps which the Committee has taken since its organization last June. The Committee has asked the Board of Estimate, as the next step in the solution of the West Side problem, to repeal the Municipal Ordinance of 1847 and subsequent resolutions under which the railroad holds its present rights to the use of public streets.

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## PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 18, as against 20 last week and 20 a year ago.

The number of sales south of 59th street was 8, as compared with 10 last week and 12 a year ago.

The sales north of 59th street aggregate 10, as compared with 10 last week and 8 a year ago.

From the Bronx 13 sales at private contract were reported, as against 9 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 717 of this issue.

**\$1,500,000 Exchange.**

Frederick Brown purchased, through Harry B. Cutner, the St. Urban apartment house, a twelve story structure, at the south corner of Central Park West and 89th street, occupying a plot of about seven and one-half lots, fronting 125 feet on the avenue and 160 feet in the street. The building contains forty-seven apartments, consisting of ten and eleven rooms and three baths each, and has its own refrigeration and lighting plant and five elevators. The annual rent roll is about \$144,000. The property is assessed at \$1,000,000. The Barstun Realty Co., Adolph Kastor, president, received in part payment 195 and 197 Madison avenue, southeast corner of 35th street, two four-story brownstone buildings, on plot 49.8x100 feet, formerly owned by Morris K. Jessup. The department store of B. Altman & Co. is directly opposite. The entire transaction is reported by the broker to represent about \$1,500,000. The attorneys for the selling company were Rose & Paskus and Julius H. Ziesser represented Mr. Brown.

**Printery Sold Near Herald Square.**

The Roman-Callman Company sold for the 37th Street Realty Company, the twelve-story loft building, of heavy construction, at 241 to 245 West 37th street, on a plot 75x100. The building is fully tenanted on long leases, the first two floors and basement being occupied by E. P. Dutton & Company, the upper floors by other firms allied with the printing trade. The buyer is the Union Title & Mortgage Company, Michael J. Mulqueen, president, who gave in part payment a free and clear hotel property near the ocean front at Edgemere, L. I.; also several free and clear lots at Belle Harbor. The 37th street building was held at \$375,000, and will be held as an investment. The section between Pennsylvania Station and Times Square, is just out of the area restricted against manufacturing, through the efforts of the "Save New York" Committee. It was selected by the new owners as being one of the permanent investment fields of Manhattan real estate, still further to be stabilized by the operation of the Seventh avenue subway system. The seller was represented by Hay, Hirschfeld & Wolf, and the purchaser by his own office. The brokerage company reports that negotiations are now pending for the resale of the suburban properties.

**Catholic Church To Sell.**

St. Veronica's Roman Catholic Church has obtained permission from Supreme Court Justice John W. Goff to sell 112 and 114 Leroy street, between Hudson and Greenwich streets, for \$38,000. The property consists of a three-story building on a plot 50x100. The buyer is the Charles Schweinler Press, which occupies the eight-story structure, 200x125, in the east side of Hudson street, between Leroy and Clarkson streets, under lease from the Trinity Corporation. The Leroy street property is separated from this plant by a fifty-foot plot owned by Mary E. Caragher. Joseph P. Shea represented the church as attorney. George Milne was the broker. Adjoining the church property on the east is a 100-foot plot at the

southeast corner of Leroy and Greenwich streets, which Baker & Williams bought last week as a site for a nine-story warehouse.

**Sale on Washington Heights.**

Nehring Brothers sold for the A. & K. Construction Co., Benjamin F. Koch, president, Nos. 563 and 565 West 189th street to the Queen-Mab Company. This is a 5½ story new law twenty-five family apartment house on plot 62.6x100, adjoining corner of St. Nicholas avenue and held at \$90,000. This completes the sale, through the same brokers, of the four houses built by the A. & K. Construction Co. on 189th street and 190th street, on plot 125x200, having a total rental of \$43,000. and held at \$360,000. Nehring Brothers will continue to manage the property as agents.

**Bronx Exchange Involves \$120,000.**

Morgenstern Brothers Syndicate bought from Henry Morgenthau Company the five-story new law house at 906 Simpson street, on a plot 75x105, containing thirty apartments. The property was held at \$100,000. In part payment the buyer gave the taxpayer at 511 to 517 East 136th street, on a plot 75x100 irregular, held at \$20,000. Solomon Gerlich & Company were the brokers.

**Cathedral Parkway Corner Sold.**

Edward N. Crosby & Company sold for the United States Savings Bank the Parkway apartment house, a six-story elevator structure, on a plot 72.11x100, at the southeast corner of Cathedral Parkway and Manhattan avenue. The bank acquired the property recently through foreclosure and held it at \$150,000.

**Sale in 32d Street.**

Harry J. Luce, president of Acker, Merrall & Condit, sold the five-story building at 37 West 32d street, on a lot 25x98.9, through William B. May & Company. The property is assessed at \$105,000, and was acquired by the seller about four years ago from Mrs. Jennie K. Stafford, in an exchange involving the Sherwood Studio Building, at the southeast corner of Sixth avenue and 57th street.

**Midtown Buildings in Deal.**

Stonewall Realty Company, Robert P. Zobel, president, bought from Elbridge T. Gerry, 8 and 10 East 29th street, old buildings on a plot 40x98.9; also the abutting property at 7 East 28th street, 25x98.9 feet. The combined properties are assessed at \$182,000. No immediate improvements to the site are expected.

**Tenant Buys Heights Garage.**

Hulse Garage Company bought from Stanley S. Ranger the two-story garage, at 510 to 518 West 145th street, on plot 100x100. The property was held at \$135,000. Stoddard & Mark and Eugene Seligman represented the buyer and seller, respectively, as attorneys. William S. Baker was the broker.

**Bronx Deal Reported.**

Julius M. Rosenmann and Bernard Krausman purchased from the 173d Street Realty Company, Aaron Miller, president, 1532 to 1540 Seabury place, adjoining the southeast corner of Boston road, three-story apartments on a plot 125x100 feet, held at \$115,000. Benjamin Harris was the broker.

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

DELANCEY ST.—Charles F. Noyes Co. sold 244 Delancey st, a 5-sty tenement house, on lot 25x75, to Isadore Shapiro. The property was taken from Seig Goldstein in a recent trade at \$30,000 valuation.

GREENE ST.—Lorillard estate sold the 5-sty loft and store building, on plot 30x100, at 68 Greene st, 235 ft. north of Broome st. The buyer is said to be a client of the Douglas Robinson—Charles S. Brown Co. The city assesses the property at \$35,000.

HENRY ST.—Joseph P. Day sold for the Conroy estate a 3-sty tenement house, on lot 24x77.7, at 297 Henry st. This property had been in the hands of the Conroy estate for more than 60 years.

BOWERY.—Frederick Zittel & Sons, in connection with Wm. A. White & Sons, sold for Miss Nellie Bookman the property at 218 Bowery, a plot 24.11x97.3, between Spring and Prince sts. This is the first sale of the property in 50 years.

**North—of 59th Street.**

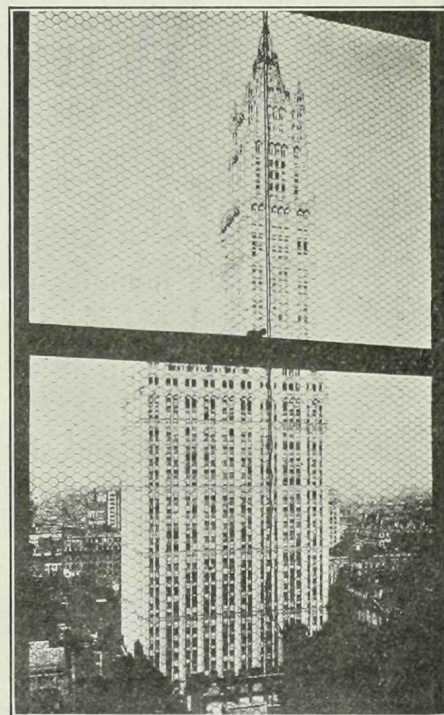
75TH ST.—Mrs. Emily D. Day sold the residence, on lot 23x102, at 5 West 75th st, about 163 ft. west of Central Park West. The property was held at \$45,000. Slawson & Hobbs were the brokers.

113TH ST.—Othout Realty Co. sold to Edward J. O'Gorman the apartment house on plot 50x113.2 at 530 West 113th st.

115TH ST.—Ennis & Sinnot resold the 5-sty flat house on lot 25x100, at 76 East 115th st, near Madison av, to a client of Bernard Smyth & Sons. The property was purchased by the sellers recently from Louis Picabia.

120TH ST.—Lawyers' Mortgage Co. sold two 3-sty dwellings, each on lot 16.9x100 ft., at 235 and 237 West 120th st, near 7th av.

AMSTERDAM AV.—David Lion sold for Lewine & Kempner to Pietro Viscardi the two



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**BROADWAY.**—William B. May & Co. sold for the Four West Fifty-Seventh St. Co., W. Emlen Roosevelt, president, the plot on the west side of Broadway, midway between 122d and 125th sts, having a frontage of more than 126 ft. The plot will probably be improved.

#### Bronx.

**HORNADAY PL.**—S. Rosen sold for George J. Shapiro to Max J. Klein 851 Hornaday pl. near Southern blvd, a 5-sty, 25-fam. apartment house, on plot 50x100. The seller acquired the property last February from the H. M. Construction Co.

**137TH ST.**—Lillian B. Taylor sold to the Howard Realty and Development Co. the 5-sty flat house, on plot 37.6x100, at 639 East 137th st.

**180TH ST.**—John A. Steinmetz sold for Jacob Jensen 878 East 180th st, a 5-sty apartment house, with 3 stores, on plot 50x108x118, between Mohegan and Honeywell avs. The house is arranged for six families on a floor. The new owner is J. H. Bohlen, who gave, besides cash, the 2-fam. house at 2876 Briggs av, on lot 25x125, between 198th and 199th sts.

**BENSON AV.**—Frank Gass, Inc., sold for Mrs. Osborne two 2-fam. houses, on plot 50x100, at 1512 and 1514 Benson av.

**CONCORD AV.**—Eikan & Lederman and M. Morrison sold for the Natwill Corp. the three 5-sty modern apartment houses at 506, 510 and 514 Concord av, south of 149th st, to the Boston Road Realty Corp. The houses are fully tenanted. Each structure covers a plot 40x100.

**EASTERN BOULEVARD.**—Samuel Cowen Agency sold for the Newport Holding Co. the dwelling, consisting of 14 rooms and 2 baths, with garage, on plot of 14 lots, 2 corners, at Eastern blvd, Arnow pl and Willow av.

**JACKSON AV.**—Samuel Cowen Agency sold for L. A. Adams the 5-sty apartment house, on plot 42x90, at 829 Jackson av.

**LINCOLN AV.**—E. A. Polak Realty Co. sold for Day-McDonald Co. the 5-sty tenement house, with garage in rear, on lot 25x100, at the northwest corner of Lincoln av and 135th st.

**MAITLAND AV.**—Julia Burse sold to Carl and Emma Kappler the 2-fam. house, on plot 50x100, on Maitland av, 250 ft. west of Mapes av.

**SOUTHERN BLVD.**—Wendell Sekir sold for the Henry Morgenthau Co. the 5-sty apartment

house with stores, on lot 25x75, at 552 Southern Blvd, at the southwest corner of St. Ann's av.

**WESTCHESTER AV.**—Matthew Gaskin bought from Joseph Connelly a plot, 50x100, on the east side of Westchester av, 25 ft. west of Purdy st.

#### Brooklyn.

**DELAMERE PL.**—William H. Goldey sold for Percy W. Bough a detached bungalow at 133 Delamere pl.

**LEFFERTS PL.**—Bulkley & Horton Co. sold 191 Lefferts pl, between Classon and Franklin avs, a 4-sty dwelling, for the Simpson estate. The same broker recently sold an adjoining house.

**PALMETTO ST.**—R. A. Schlessing sold for John Jaeger the tenement house at 1868 Palmetto st to Peter Muller.

**48TH ST.**—John J. Hoefinger sold a 2-sty 2-fam. house at 337 48th st for the Werner estate.

**59TH ST.**—Tutino & Cerny sold for the Brooklyn Investors Corp. the 3-sty double flat at 730 59th st.

**BATH AV.**—Meister Builders, Inc., purchased the northeast corner of Bath and 23d avs, a 3-sty dwelling, on plot 96.9x79.3.

**BEVERLY RD.**—Milnor Wiley & Son sold to the Good Homes Building Co. the Court Royale apartment house on Beverly rd, at the corner of East 19th st. The price reported was \$80,000. The new owner intends to build roof gardens for the tenants.

**BEVERLY RD.**—M. Wiley & Son sold for the Kings County Mortgage Co. to Leonard D. Hosford the Court Roger apartment house on Beverly rd, near Ocean av. The transaction involved about \$80,000.

**CHURCH AV.**—McInerney-Klinck Realty Co. sold for Arthur H. Bull a 3-sty apartment house on the north side of Church av, on plot 20.10x 93.8, 44.4 ft. west of East 2d st.

**FLATBUSH AV.**—Henry Pierson & Co., Inc., sold the property at 396 Flatbush av, near Sterling pl, for W. H. Fangerman.

**72D ST.**—Frank A. Seaver & Co. sold the 3-sty, 1-fam. house at 239 72d st to James Dugan.

**HOWARD AV.**—A plot, 58x100x39, on the south side of Howard av, 75 ft. south of St. Marks pl, has been purchased by a congregation which will build a synagogue and school building.

**MANHATTAN BEACH.**—Arthur Noyes Whitney and Henry R. Bailey sold 36 lots at Manhattan Beach to an investor who will erect dwellings.

**OCEAN AV.**—Henry Pierson & Co., Inc., sold the dwelling at 590 Ocean av, corner of Tennis ct, on a plot 50x150, for Audley Clarke, which was formerly the residence of J. Stuart Blackton.

**WELLINGTON CT.**—William H. Goldey sold for Mrs. Louise E. Williams a detached dwelling, on plot 40x100, at 16 Wellington ct.

**9TH AV.**—John J. Hoefinger sold for Louis Brown and Charles E. Hansel a plot, 40x100, on the west side of 9th av, 40 ft. south of 56th st, as a part of an exchange for a 10-acre farm and a 22-room furnished boarding house at Black Lake, Sullivan County, N. Y.

**17TH AV.**—John J. Hoefinger sold for A. Dalton the 2-sty house at 8663 17th av.

#### Queens.

**ARVERNE.**—H. H. Realty Co. sold to M. A. Kelly the dwelling, on plot 50x100, at the southwest corner of Ocean av and Amerman av.

**BELLE HARBOR.**—J. Clements sold to E. H. Blakey the property, 80x100, on the east side of Winthrop av, 291 ft. north of Washington av.

**COLLEGE POINT.**—J. M. Condon sold to the Twinboro Corp. the property, 100x127 ft., in the north side of Victoria pl, 100 ft. west of South 10th st.

**FOREST HILLS.**—Sage Foundation Homes Co. sold to T. C. Martin the dwelling in the west side of Greenway ter, 28 ft. south of Archway pl.

**GARDEN CITY.**—Gage E. Tarbell sold a plot on the east side of Hampton rd, between Stewart av and St. Pauls pl to Mrs. Hedvig Gillette; also a plot on the west side of Wellington rd, between Salisbury and South avs, to Mrs. Elizabeth Ladds, and a plot on the west side of Euston rd, between Stratford av and Newmarket rd, to the Chapelfields Construction Co.

**KEW GARDENS.**—D. L. Sterling bought the dwelling, on plot 60x100, on the south side of Quentin st, 160 ft. east of Austin st, from the Kew Gardens Corp.

**KEW GARDENS.**—Kew Gardens Corp. sold to F. E. Phillips the property, measuring 246x 252 ft., at the southwest corner of Union turnpike and Grenfell av, and the property, 170x 319, at the southeast corner of these thoroughfares. The price reported was \$33,000.

**KEW GARDENS.**—Kew Gardens Corp. sold to H. J. Arnold the dwelling, on plot 60x100, on the south side of Pembroke pl, 460 ft. east of Austin st.

**LONG ISLAND CITY.**—John Greer sold for Mrs. K. Anderson a 4-sty tenement house in Academy st, 275 ft. south of Broadway, to John Eulgem.

**JAMAICA.**—B. Du Bosch sold to K. Goetz the plot, 104x119, at the southwest corner of Highland and Hillcrest avs.

**MORRIS PARK.**—C. Kalkhof sold to A. P. Anderson the southeast corner of Johnson av and Broadway, and purchased from J. S. Anderson a plot, 40x132 ft., on the north side of Jamaica av, 321 ft. west of Willard av.

**JAMAICA.**—Bartellian Realty Corp. sold to the Linoleum Co. a plot 169x220, adjacent to its present holdings in South View st.

#### Richmond.

**NEW BRIGHTON.**—Moffatt & Schwab sold for the Tabb estate the dwelling on plot 150x

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100, at 638 Richmond ter to Mrs. Katherine K. Delaney.

**TOMPKINSVILLE.**—Cornelius G. Kolff sold for Carl F. Grieshaber a 3-sty building, on plot 97x 99, at the northeast corner of Swan st and St. Paul's av, to Jacom Mazzarella.

**WESTERLEIGH.**—Cornelius G. Kolff sold for Carl F. Grieshaber the dwelling just erected by him on Washington pl, Westerleigh, to William M. Decker.

**WEST NEW BRIGHTON.**—Cornelius G. Kolff sold 11 lots on Columbia st to Carl F. Grieshaber and Norman Behrens, who will improve the property with 1-fam. cottages.

#### Out of Town.

**GREENWICH, CONN.**—Oscar J. Thomas purchased the residence of William W. Hyde on Hillside rd, consisting of a house, garage and 3 acres of land.

**AVON, N. J.**—E. A. Polak Realty Co. sold for Mrs. A. Laird to James C. McEachern the residence at 54 Jefferson av, fronting 125 ft. on Shark River.

**ENGLEWOOD, N. J.**—Englewood Real Estate Co. sold for the Edgewater Realty Co. a cottage on Browne's ter to Allen M. Clark.

**MONTCLAIR, N. J.**—Frank Hughes-Taylor Co. sold for cash for Charles B. Booth to Charles S. Barker the dwelling at 10 Claridge st, on plot 65x150, valued at \$8,500.

**MOUNTAIN LAKES, N. J.**—Isaac Anderson bought the plot adjoining on the east of his present holdings.

**NEWARK, N. J.**—Louis Schlessinger, Inc., sold for John C. Eisele, banker, his brick and marble residence, on a plot 85x190x120, at the northeast corner of Ballatine pkway and Clifton av, in the Forest Hills section, to Dr. Henry V. Walker, president of the Maas & Waldstein Chemical Co., the sale entailing the exchange of homes between the Eisele and Walker families. The present Walker residence is at the corner of Treadwell pl and Ridge st.

**RED BANK, N. J.**—Wm. A. Hopping sold the Asher S. Parker estate in West Front st to William O'Brien. The property consists of a plot 93x245, with a dwelling. It was held at \$20,000.

**RYE.**—Fish & Marvin sold for the Zealand Realty Co., at Manursing Island, the Van Rensselaer place, a large plot with residence, held at \$50,000, to J. Nelson Shreve, treasurer of the Electric Cable Co.

**WEST NEW YORK, N. J.**—Julius T. Kislak sold for Samuel Kahn to Josephine Blickman a 4-sty flat house at 780 Lincoln av.

**SCARSDALE.**—R. K. MacLea sold for Eugene J. Lang his property in Morris la, consisting of an Italian villa and garage and about 3 acres, to William J. Brainard. The property is at present under a 5-year lease to Leonard A. Cohn. R. K. MacLea recently sold 10 acres of the Morris farm to Mr. Brainard, on which he is building a mansion.

**SCARSDALE.**—Fish & Marvin sold the property known as the Shreve residence to a New York client. It adjoins the estate of John Carstensen, vice-president of the New York Central Railroad, and consists of a residence, several acres and outbuildings. The property was held at \$35,000.

**SCARSDALE.**—Scarsdale Estates, Robert E. Farley, president, sold a plot on Walworth av, Greenacres, to F. Albert Hunt for the site of a Colonial residence.

**WHITE PLAINS.**—Griffin, Prince & Ripley sold for Frank A. Dawson to Mrs. Frances Whitney a residence on a 1-acre plot in Prospect Park. The property was held at \$18,000. The same brokers recently sold this property to Mr. Dawson.

**YONKERS, N. Y.**—C. L. Ferlinghetti, of Guarantee Realty Co., sold the apartment house at 238 Kimbal av for Lawrence Howshield.

### RECENT LEASES.

#### Company Needs More Room.

Charles F. Noyes Company and Walter B. Parsons leased 114 to 118 West 17th street, a building containing 45,000 square feet and covering a plot 75x92, for a term of years to the Northam Warren Corporation at an aggregate rental of approximately \$150,000. The building will be extensively remodeled and about \$50,000 expended by Mr. Warren and the owner, including the installation of an automatic sprinkler system and other changes so as to make this building a model laboratory and office building. In commenting on this lease Mr. Warren stated: "I believe I have obtained an ideal business home for my corporation. The location is convenient to the elevated station at Sixth avenue, is near the Jersey Tubes and quite close to the Pennsylvania. Upon the completion of improvements, I believe our company will have almost the ideal building for an organization which at present employs one hundred and fifty and for whom we are going to provide rest rooms, lunch rooms and the most approved sanitary and light working quarters that it is possible for us to give them. The building lends itself well to our requirements and is large enough so as to permit a greater growth of our business, particularly as we will install

the very latest automatic machinery for manufacturing, bottling and packaging our merchandise." The corporation takes possession of the building February 1 and will occupy its new home about April 1. The growth of the company is emphasized by the fact that a greater rent will be paid in one month than what was paid in an entire year when the company started business four years ago at 9 West Broadway. The business at the present time is scattered in three downtown buildings.

#### Jewelry Concern Leases.

White-Goodman leased to the American Jewelry Co., Max Barish & Bro., wholesalers in jewelry and novelties, the store, basement and sub-basement containing more than 22,000 square feet at 677 Broadway, being part of the Broadway Central Hotel, formerly occupied by a millinery concern. The American Jewelry Co. have been located in the Church and Walker street district for nearly 20 years and decided that the old millinery district is the best location for their business. The removal of this concern, with several other leases recently consummated in the downtown millinery district, shows a tendency of many merchants in the downtown dry goods and notion business to move there. Important leases, recently closed, were the Majestic Neckwear Co., of 44 Walker st.; Elias Surut & Sons of 19 and 21 Greene st., woolens; Caplain & Goldman of 39 West 4th st., men's hats; and L. Finkelstein & Sons, 17 West 3d st., silks and woolens. There are several other leases pending.

#### New Restaurant in Harlem.

Carl Heusser leased 226 and 228 West 125th street, and 225 and 227 West 124th street, abutting, between Seventh and Eighth avenues, for ten years and five months from December 1, at an annual rental of \$2,400 a year. For many years the building had been occupied by the West End Restaurant. It is reported that Mr. Heusser will spend about \$35,000 in altering the property. The building on the plot is two stories in height in 125th street, and one story in 124th street. It is owned by the Cromwell Estate, which also holds title to 222 and 224 West 125th street, adjoining. Several years ago the estate leased the combined parcel to Henry Morgenthau, from whom Mr. Heusser has sub-leased the restaurant plot.

#### Lease in Vesey Street.

Charles F. Noyes Company leased for the Exchange Buffet Corporation to the L. C. Smith Bros. Typewriter Company for a term of years the ground floor 6 to 10 Vesey street at an aggregate rental of approximately \$100,000. Extensive improvements will be made from plans of Frederick Putnam Platt and the lessees will occupy the new premises exclusively for office and salesroom purposes. With this lease the Astor House Building in which this store is located is 100% occupied. The Noyes Company originally leased the store and basement of which these premises are a part to the Exchange Buffet Corporation for 21 years at an aggregate rental of about \$350,000.

#### Interesting Providence Lease.

C. C. Nicholls, Jr., of Joseph P. Day's office, leased for twenty-five years the four story building, 40x182, at Westminster and Moulton streets, Providence, to the W. T. Grant Twenty-five Cent Stores Company for more than \$750,000 total rent. The company took the property after a three months' investigation by Mr. Day's representative, who discovered that more women passed in front of it than by any corner in Providence. An unusual element of the transaction was that it was necessary to have a special decree entered by the court and the signature of the Mayor of Providence to the document authorizing the signing of the lease. Mr. Day's organization arranged for present tenants to occupy the building temporarily.



## Hypnotic Advertising

Advertising is now emerging from the mystery thrown about it by some hypnotic advertising agents who pass as advertising counselors, but who are in reality space sellers for publications of large circulation.

You know the dope—mystic meetings—conferences—mahogany directors' tables—low lights—hot air—wire pulling—circulation figures galore—more figures—still more figures—millions—millions—millions.

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The page ads fly by—lots of hope—some more dope—no concrete results. The last page is reached. The wheel stops—almost on the red. You lost. Why? Because you played on mediums with large but waste circulation.

Then the advertiser invests the two per cent cash discount saved from the wreck, in some honest-to-goodness advertising in a class medium, applies good horse-sense to copy and slowly recuperates his losses.

*The Advertising Man*

(No. 4 of a continued series)

## PROPOSALS

**NOTICE TO CONTRACTORS:** Sealed proposals for Construction, heating, sanitary and electric work for Chronic Hospital (East) and Dining Room Building, Chronic Hospital (West) at Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, December 19, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2786, 2794, 2795, 2796, 2787, 2803, 2804 and 2805. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,  
Secretary, State Hospital Commission.  
Dated: November 23, 1917.

## WANTS AND OFFERS

**REAL ESTATE** Lawyer offers services (to other lawyers) as counsel in title, title insurance, tax matters. Box 468, Record and Guide.

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**ELEGANT** house to rent, Livingston Pl., near E. 16th St.; exclusive location; 14 rooms, 3 baths; \$110 per month. ZIRN, 215 Montague St., Brooklyn.

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## To Enlarge Hotel.

The lower floor of La Salle Chambers, a five-story building at 26 East 60th street, adjoining the La Salle apartment, a fourteen-story structure, completed last April by Bing & Bing, and subsequently leased by Mary E. Sniffen, has been taken by the proprietors of the La Salle apartment at a rental aggregating \$150,000, and will be remodeled into an additional dining room. Weld & Suydam, brokers in the original and subsequent lease, stated this week that they had negotiated approximately \$150,000 worth of apartment leases in the Hotel La Salle and that it was almost all rented.

## Caterers Rent on Fourth Avenue.

Henry Hof leased for Herman Buchtenkirch, the five-story building at 465 Fourth avenue, between 31st and 32d streets, for twenty-one years, at an aggregate rental of about \$100,000, to Samuel and Louis Grossman, restaurateurs.

## Leases on the East Side.

Henry Hof leased for twenty-one years 167 and 169 East 51st street, through to 160 East 52d street, three three-story stable buildings for Michael A. Hoffman, to Himan & Rosenfield, who will alter the buildings into a garage. The aggregate rental is about \$110,000.

## Manhattan.

AMES & CO., INC., has leased for Produce Exchange Bank to Dr. S. Weissman space in the building at 250 2d av.; also stores at 127 West 29th st to M. Stemple & Co. and Merritt & Co., and apartments at 430 West 34th st to S. E. Bowe, M. Birdsall, E. L. Leahy and M. Muller.

ALBERT B. ASHFORTH, INC., leased for Sol Stern, as agent, the 9th floor at 30 Irving pl., at the southeast corner of 16th st, to the Western Electric Co.

BLEIMAN & CO. leased for M. L. Hess, Inc., agents, a loft at 28 to 32 West 36th st to Rosenberg & Silver, feather manufacturers; and for Lane Bryant, Inc., a loft at 21 and 23 West 38th st to H. J. Simonds & Co., manufacturers of hats.

BLEIMAN & CO. leased for firm of L. J. Carpenter, agents, store at Broadway, northeast corner of 4th st, to L. Finkelstein & Sons, cotton and woolen jobbers, now at 17 West 3d st; for Katz & Auerbach one-half of store at 657-659 Broadway through to Mercer st to P. Gordon, Inc., hat jobbers.

HENRY BRADY leased the 3-sty building at 340 West 27th st, between 8th and 9th avs, to E. Koening.

BRETT & GOODE CO. have completed the leasing of all loft and office space in the 22-sty Printing Crafts Building, at 461 to 479 8th av, by renting to the following to fill existing vacancies: Fleming Press, West Virginia Pulp & Paper Co., Edwin D. Michaelis and the Southern Slav News Co. The total area now leased is approximately 500,000 sq. ft. above the ground floor, most of the tenancy being in the printing, lithographing, bookbinding, engraving and allied lines.

CAMMANN, VOORHEES & FLOYD rented apartments at 25 East 30th st to Mrs. L. E. C. Snow, Mrs. A. Y. Dodd, H. N. Raymond, and at 121 Madison av to J. Porter Shannon.

CAMMANN, VOORHEES & FLOYD leased the building at 167 Front st to L. E. Waterman & Co. to be occupied in conjunction with their factory No. 4, located at 163 Front and 40 to 44 Fletcher sts. This is the 5th building that these brokers have leased in Front and Water sts in the last few weeks, all at increased rentals.

CROSS & BROWN CO. leased the building, 100x100, at 829 to 835 11th av to the Wire Wheel Corp. of America for a long term; and at 102 and 104 5th av space to I. L. Lewis.

CROSS & BROWN CO. leased 5,000 ft. of space, the store and 3d, 4th and 5th floors at 241 to 245 West 64th st to the Garland Automobile Co.; 2d floor at 645 to 651 11th av, and 601 and 603 West 47th st to the Renault Selling Branch, Inc., and 22 and 24 West 38th st 6th floor to Talmeij & Weil.

JOSEPH P. DAY leased to the Warwick Thompson Co. the old Stevenson brewery at 504 to 508 West 40th st, a 5-sty building, containing about 30,000 sq. ft.

JAMES A. DOWD leased two 3-sty buildings at 132 and 134 West 49th st, between 6th and 7th avs, and store at 361 West 42d st.

DUROSS CO. leased for Lord Astor of Hever Castle the 4-sty dwelling at 343 West 14th st, on lot 25x103.3, to James J. Riordan, vice-president of the Monahan Express Co., for a long term. The owners are to make improvements to the property, in changing it over into a modern residence.

DUROSS CO. leased the P. G. Kemp coal yard at 790 to 794 Greenwich st to William Farrell & Son for 10 years for Dr. Sylvester F. Morris. Wm. Farrell expects to continue selling coal from this yard to take care of midtown local trade.

L. W. ELBERSON leased the following apartments: at 15 East 10th st to Dr. Robert McElroy; at 131 West 58th st to Miss G. Brunswick; at 146 East 49th st to Rudolph Coff; at 104 West 57th st to Grace Anderson;

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at 521 West 111th st to Mrs. B. K. Ward, and at 610 West 113th st to Frank Rogers.

DOUGLAS L. ELLIMAN & CO. leased for George B. Post, Jr., the 20-ft. 5-sty dwelling at 116 East 65th st, between Park and Lexington avs, furnished, for the winter season to Emile Pfizer; also at 640 Park av an apartment of 18 rooms and 6 baths to Frank S. Jones; also a large apartment at 500 Madison av, northwest corner of 52d st, to Walter G. Oakman; at 815 Park av to Oscar C. Seebass; at 116 East 63d st to Henry G. Dearth; at 780 Madison av to Mrs. J. W. Sutton Zollner; also furnished apartments at 108 East 82d st to John Mac-Intosh; 129 East 82d st to Charles H. Blair, and 47 East 49th st to Mrs. S. A. Puget; also leased the 2d loft at 50 West 46th st to M. R. M. Cardeza for the Rookery Investing Co., represented by Pease & Elliman. The space will be occupied as Mary's Hat Shop.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Vanderbilt Av. Realty Corp., Dr. Charles V. Paterno, president, to Dr. Joseph Heine, a doctor's office on the Vanderbilt av side of 270 Park av.

DOUGLAS L. ELLIMAN & CO. leased at 777 Madison av an apartment containing 14 rooms and 4 baths to Charles A. Post; also a furnished apartment at 755 Park av at the southeast corner of 72d st, to Charles G. Meyer; also 105 East 53d st to Alvah K. Lawrie, and have renewed the following leases: 840 Park Ave to Dr. John A. Viator; 68 East 86th st to Mrs. H. Hyman.

J. B. ENGLISH leased for F. Reilly the upper part of the northwest corner of 48th st and 8th av to L. White.

J. ARTHUR FISCHER leased to the Misses Egan and Grinnell a studio at 61 West 37th st; this completes the rental of the building; also leased to James F. Page the store at 200 West 40th st.

J. ARTHUR FISCHER leased to Mme. Hammer, theatrical costumes, the parlor store at 135 West 45th st as an addition to her present location at 129 West 45th st; also to J. J. Shamrock the store at 850 3d av for stationery and novelties; also to Harry Herbert the 4-sty dwelling at 150 West 14th st.

EDWARD S. FOLEY & CO. leased for William J. Farrell the 4-sty dwelling at 142 West 11th st to John Haight. The same agents sold the premises to Mr. Farrell last week. They also leased for Joseph L. Buttenweiser to Anna Ashman the 5-sty dwelling at 47 7th av, and for Mary Elsbach to M. Betts a 3-sty dwelling at 244 West 17th st.

JOHN R. & OSCAR L. FOLEY leased apartments at 974 St. Nicholas av to F. K. French, J. Lester Lewine, Mrs. B. Sokosen, Edwin D. Wertheimer and Suzanne Widmayer; at 328 West 113th st to Edwin Bothan, W. H. Schmiedling and Mrs. H. Sommers; at 300 Manhattan av to John Holran, Jr., Paul P. Tihanyi and James W. Morey; at 271 Audubon av to M. Rappoport, I. Teller and H. Wexley; at 518 West 179th st to H. Wolf and A. Pastor; at 2064 7th av to N. Conedor; at 2068 7th av to M. Manning, J. Abel, Morris B. Rosenberg, J. Kennelly and Henry Schultheis; at 462 7th av to Theodore Xenelis and J. Tetro; also a store at 275 Audubon av to Abraham Tonowski; a store at 2070 7th av to Theodore Hess, and the basement store at 468 7th av to John Della Jolo; also the dwelling at 439 West 21st st to Joseph Gilroy.

M. FORMAN & CO. leased lofts at 101 5th av to the Vogue Manufacturing Co.; at 137 5th av to Charles Steber; at 18 West 39th st to the French-American Model Co.; at 152 West 25th st to Tiger & Sporn, Morris L. Schwartz and L. Stang; at 15 West 24th st to L. & C. Dress Co.; at 302 5th av to Cooper & Grapes; at 145 West 28th st to Levine & Leitman, and at 110 West 27th st to G. Helman & Co.

GOODALE, PERRY & DWIGHT, INC., rented apartments at 7 West 24th st to A. B. C. Kirby, L. A. Craig and H. F. Dewey; also lofts at 51 West 24th st to W. P. Najjar and A. Ferguson Co., represented by D. Zuckerman Co., and offices at 114 East 25th st to Francis Trevous, F. A. McKercher, Fred Bowsky, Winslow & Tandler and H. Wellman.

GOODALE, PERRY & DWIGHT, INC., rented space at 42 East 23d st to the Bankers Pen & Office Supply Co. and James D. O'Brien; offices at 36 East 23d st to Harold G. Brandt, W. L. Isaacs Co. and Martin J. Verlin; lofts at 118 to 124 West 22d st to Graber & Wolff and Diamond & Broads, who were represented by P. Hirschfeld; lofts at 35 West 21st st to Beck & Bender, Sternberg Bros., Landsmann Bros., Victor Gott and Bander & Ginsberg; also at 22 East 21st st lofts to Solomon & Brookman, Paley & Simmons and Lena Leining; also the building at 388 Canal st to J. DeMasi & Co.

GOODWIN & GOODWIN rented for the estate of A. J. Bilhoefer to N. Bobis the 3-sty dwelling at 108 West 119th st.

GOODWIN & GOODWIN rented apartments at 55 East 76th st to Mary A. Schroeder; at 309 West 93d st to Paul H. Guggers and John Hegeman; at 317 West 93d st to William M. Gordon; at 330 West 95th st to Frank C. Hatfield; at 369 West 116th st to Meyer Hirschthal; at 512 West 122d st to I. N. Hoffman; at 620 West 122d st to David V. Stratton; at 29 East 124th st to Joseph Cohen; at 1 West 127th st to James Coyte, George W. Young and Solomon Epstein; at 1580 Amsterdam av to Michael Kayata and Frances Cox; at the northeast corner of Broadway and 144th st to David Cohen and Louis Dreiner; and at 61 Hamilton pl to Morris Baum.

HELL & STERN leased at 85 5th av the 4th floor to F. Kuhn & Co.; at 118 and 120 West 27th st the 4th floor to Lifshitz & Brill; at 110 and 112 West 27th st the 4th floor to Samuel Bauer; and at 148 to 154 West 24th st the 2d floor to Abner Weisman.

M. & L. HESS, INC. leased the 3d floor at 160 5th av, at the northwest corner of 21st st, containing 10,000 sq. ft., to the Manhattan Wash Suit Co.

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M. & L. HESS, INC., leased space at 13 and 15 East 22d st to the Beauty Dress Co.; also space at 17 and 21 East 22d st to the Famous Manufacturing Co., both tenants being represented by M. E. Lipset; also space at 138 and 140 West 17th st to the Eclipse Cloak and Suit Co.; also the 3d floor at 9 West 19th st to Shein Bros.

JULIA BEVERLEY HIGGINS leased for Dr. Eugene du Bois his house at 1042 Park av to Evelyn Irving; also for Mrs. Townsend Ashmore her apartment at 144 East 56th st to Thomas Robbins; also for Dr. Hitchcock his apartment 161 East 65th st to George Angell.

HENRY HOF leased to the Chesterfield Furniture Co. the 4th loft in the General Optical Building, at the northeast corner of 31st st and 1st av.

EDWARD J. HOGAN subleased for Frank A. Munsey Co. the 2d floor at 8 West 40th st to a contracting firm.

EDWARD J. HOGAN leased to Consolidated Packing and Supply Co. the store and basement at 21 Barclay st, adjoining the Woolworth Building. The company was for 25 years a tenant of the Engineers' Building, at 136 Liberty st.

HOUGHTON CO. leased for Dr. Antonio Stella the 4-sty dwelling at 25 West 71st st to Mary U. Hager.

HOUGHTON COMPANY leased for Dr. Edwin S. Brickner the 4-sty dwelling at 30 West 92d st to Annie F. Ericson.

C. F. W. JOHANNING leased to Leber & Lieblich the store at 2200 8th av.

C. F. W. JOHANNING leased for A. W. Wehrman to Miss Gertrude Roth the store premises at 2061 8th av.

A. KANE CO. rented the dwelling at 397 Manhattan av for the estate of David and Emily Irene Kearr to Rudolph Dahme.

A. KANE CO. leased for Anna M. Rockwell the 3-sty dwelling at 360 West 120th st to John P. Murphy; also for the estate of George W. Rennert the 3-sty dwelling at 366 West 120th st to William J. Hall; also rented for Milton See the store at 349 West 120th st to I. Davis.

A. KANE CO. rented for Max Hahn the store at 2195 8th av to Coyne Bros.

LAKIN & DINKELSPIEL leased for a term the store at 855 9th av to Esposito Bros., grocers; also a store at 757 6th av to Carlo Triunfo.

MOORE, SCHUTTE & CO. rented for Allen C. Honman to Mrs. Kate Redler the 3-sty dwelling at 453 West 144th st.

GEORGE NEIMAN rented apartments at 103 East 84th st to Bryant McCampbell; through Pease & Elliman to R. L. Bigelow, Mrs. J. C. Conway, Mrs. Vega Strain and Samuel D. Greenwald, and through Douglas L. Elliman & Co. to W. P. Orr and George F. Sexton.

CHARLES F. NOYES CO. leased the store at 165 William st for Dr. R. Raiston Reed to C. W. Kaib Electric Co.; a floor at 106 to 110 Lafayette st to Gummed Products Co., and a floor at 213 Pearl st to the Peterson Cipher Code Corp.

CHARLES F. NOYES CO. extended the lease held by Wilbert Garrison covering the four upper floors at 80 and 82 Beekman st for five years from May 1, 1919, at an aggregate rental of about \$40,000. The lease represents a rental increase of about 15 per cent. based on conditions that will exist a year hence.

CHARLES F. NOYES CO. leased the 1st loft at 12 and 14 Cliff st for Campello Corp. to Agmel Co. of America, Inc.; a loft at 8 and 10 West 13th st for George W. Webb to Sigmund Gottfried; and space at 61 Beekman st to William Harkins & Sons.

THOMAS J. O'REILLY leased for a term of years to the Columbia Club of Harlem 325 West 108th st, a 5-sty American basement dwelling, on lot 25x100. The Columbia Club was located for many years at the southwest corner of 5th av and 127th st, and sold this property in May to the Finnish Workmen's Educational Association of Manhattan.

PEASE & ELLIMAN rented, furnished, for Mrs. Dane A. Pearson her 3-sty 19-ft. dwelling at 71 East 77th st, between Madison and Park avs; also rented, furnished, for Dr. H. L. Humphries his apartment in Columbia Court, at 431 Riverside dr, to George H. Birch; and for Mrs. M. E. Babcock her apartment, furnished, at 210 West 107th st to Dr. Allen T. Haight; also leased the parlor floor at 167 West 72d st, adjoining the Broadway corner, to Dr. Annette T. Hess; and renewed the leases of 50x100 ft. lots at 31 and 33 East 32d st, held by A. Rittmaster & Brother and by Cohen, Matthews & Levine.

PEASE & ELLIMAN rented, furnished, for Ernest Warrin to Mrs. M. B. Cothren the American basement dwelling at 61 West 9th st, between 5th and 6th avs.

PEASE & ELLIMAN leased the following apartments: 125 East 72d st to Mrs. John A. Morris for W. H. Hinkle; 3 East 84th st to Herbert W. Morse for George Arliss; 44 West 10th st to Alma Anderson; 103 East 75th st to Agatha Kane for Mrs. Mary Cusler; 550 Park av to W. W. Snow; also rented for J. Schiffer his large apartment at 555 Park av to Mr. A. G. Steinbach; also for Dr. Emmet his apartment at 535 Park av to Henry L. Wardwell; for Martin Egan his apartment at 993 Park av to Gerrish Milliken; also apartments at 21 East 57th st to Walter Lippman and Newton Edwards; an apartment at 144 East 56th st to Mrs. E. Abbott; at 21 East 58th st, building under construction an apartment to Mrs. Catherine D. Athey; also leased for the Wompatuck Realty Co. to Henry H. Holland 547 West 147th st for a long term; the property adjoins the corner of Broadway, and is a modern 6-sty elevator apartment house, on a lot 100x99.11, and is known as "Buckingham Palace"; also leased for the Blessington Co. a large apartment in 1 West 70th st, the "Lorington," to D. S. Pollitzer; and for Crystal & Crystal an apartment at 454 Riverside dr to A. Hansen.

Established 1879

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COMPANY**

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# Concerning the work of the George A. Fuller Company

## Builders

**W**HEN a firm is in the unusual position of being engaged in the active construction of 56 prominent buildings at one time, in 25 cities, ranging from Quebec, Canada, to Port Arthur, Texas—when it can point, for instance, to the great Commodore and Pennsylvania Hotels, now under construction, as respectively the fortieth and forty-first fireproof hotels erected under its management—when it can show an aggregation of construction work performed during its 30 years' business existence totaling approximately SIX HUNDRED MILLION DOLLARS—that firm may well accept its rank as a great National institution.

### Its Scope and Range

The George A. Fuller Company operates on an immense scale. Its activities are felt in the remotest corners of the United States. Its scope embraces every known form of Building Construction work, from the erection of a great national monument to the construction of a mammoth grain elevator or a palatial private residence. Its capacity is as nearly unlimited as the conditions of modern business will permit.

### Some Typical Examples

It seems invidious to pick out individual examples of the work of a firm that is so many-sided and operates on so vast a scale, but the following may be quoted as typical of many hundreds of similar achievements.

#### The Lincoln Memorial

Some idea of the majestic grandeur of the Lincoln Memorial, erected by the George A. Fuller Company for

the United States Government, at a cost of over \$2,000,000, may be gathered from the fact that its construction involved the assembling of the largest aggregation of white marble the world has ever seen. Yet, in spite of the exceptional character of the work and its many difficulties, it was completed by the George A. Fuller Company nearly a year ahead of contract time.

#### A Hay Field—Now a City

To turn a huge hay field in which the Government had been feeding stock for years into a city of 900 buildings to house 40,000 men—all in 75 days—this was the task placed before the George A. Fuller Company last July. It was completed—to the day—and is now occupied as the Camp Funston Cantonment at Fort Riley, Kansas.

#### What This Task Means

In those 75 days the George A. Fuller Company completed buildings at the rate of 12 a day; built six

# Over Here!

**S**AY, you red-blooded fellow Over Here. You are a skilled man. You have been fighting life's game in a country where every man has an even chance to make the most of himself. You are an American, and all that you are, and all that you hope to be, reflects to the credit of a democracy.

That democracy is being assailed by the most damnable foe that ever fired a cannon, that ever drove home a bayonet, that ever ravaged a neutral state, that ever sunk a hospital ship, that ever shelled women and children in lifeboats, that ever cut the right hands off boy children in captured territory, that ever lived to fasten its demon clutches on the throat of civilization.

Almighty God will not permit the unleashed hellishness of Kaiserism to engulf the world. No sane thinking man can conceive of an all wise and all loving supreme Deity permitting our section of the world to become under German leadership—the stench of the universe, but now, not tomorrow—right now—Almighty God needs the help of trained men.

It has been said repeatedly by men who ought to know what they are talking about, that this war will be won in the air. Uncle Sam is building an air fleet that will astound the fighting world. Factories from Maine to California are working day and night on aeroplane parts. Guns and oil and gasoline and cameras and other material parts of these war machines are coming along as fast as skilled organized American factories can bring them out. Already they are being assembled, and that acme of the American get-together spirit, The Liberty motor, is being installed.

Ever since this great war started the government has been establishing aviation schools to perfect the bird men who will be the eyes of the national army. These schools have already turned out a mighty healthy number of those fearless chaps who can climb to dizzy heights, loop the loop, spiral with the engine cut off, repair a jammed machine gun and get it into action before they reach the ground, and there are thousands more well on the road to their commissions, and they are getting into the seats of the new machines almost before the paint is dry on the initials U. S. A.

The machines and many of the fliers are taken care of, but there is a crying need of trained men to care for these machines, and those men will be forthcoming when the need is known.

There is a blank at the bottom of next page that when properly filled out will make a glorious chapter in the history of this country. It will be the answer of skilled gentlemen to the challenge of skilled brutes.

But let's get down to cases. Do you drive an automobile? Thank God, if you do and sign the blank.

Do you know anything about a gasoline engine? Thank God, if you do and plaster your name on the blank.

Are you a machinist or a machinist's helper? Thank God that your time in the land of the free has been spent learning a useful trade, and put your signature to the blank, firm and right in your conviction that it is the greatest act of your life.

Do you know skilled men, and have you any influence with them? If you have put that influence to work, put your shoulder to the wheel, remind yourself that war is now the business of America and that we are threatened with all those things Germany has taught the world to expect from her. Spot your skilled men, and if they are not working on war essentials shoot some of your brand of Americanism into them.

Men of draft age, if these remarks reach you reach for your hat and start for the nearest recruiting station and enlist in the aviation section of the Signal Corps. You can't enlist after December 15.

If you are 18, 19 or 20 years old sign the blank and become a man.

If you are between 32 and 40 years of age and qualified sign the blank and put your name where it belongs among those who know no obligation greater than their love of country.

In God's name, you skilled men, recognize this emergency. Know a need when you see one. Discern between German made news and American made news. This is no six months' war. It is a fight between principle and despotism, and it is a finish fight.

Uncle Sam needs skilled men. He puts his need up to you. In humanity's name, sign this blank with a hand that doesn't shake. It's an opening for a body blow at Autocracy.

## HERE IS A LIST OF THE KIND OF MEN WANTED

(Arranged in the order of number of men needed)

Chauffeurs	Sail Makers	Propeller Makers (Airplane)	Gas Works Employees
Auto Mechanics	Photographers	Riggers (Airplane Assemblers)	Buglers
Automobile Engine Repair Men	Machinists	Telephone Linesmen	Moulders
Office Clerks	Blacksmiths	Tool Makers	Pattern Makers
Carpenters	Motorcycle Repair Men	Vulcanizers	Telephone Adjusters
Radio Operators	Stenographers	Welders	Barbers
Electricians	Cabinet Makers	Lithographers	Truck Masters
Instrument Repair Men	Draftsmen (Mechanical)	Packers	Bricklayers
Cooks	Magneto Repair Men	Telephone Operators	Cobblers
Coppersmiths	Metal Workers	Motorcyclists	Propeller Testers (Airplane)
Armors (Machine Gun Repair Men)	Automobile Engine Testers	Plumbers	Boat Builders
	Rope Riggers (Cordage Workers)	Painters	Saddlers
		Tailors	Stock Keepers (Experts)



# Men of Draft Age Must Enlist Before December 13

The new selective draft regulations prevent any man from 21 to 31 years old enlisting after December 15th. In order to complete your enlistment (be examined, accepted and take the oath), you should positively report to any recruiting officer before December 13th.



JUST FILL IN, CUT OFF AND MAIL ONE OF THESE SLIPS

Volunteer Department, 119 D Street, N. E., Washington, D. C.

I desire to enlist, as a skilled workman, in the Aviation Section of the Signal Corps.

Name ..... Age.....

Address .....

At present employed with.....

Trade ..... No. yrs. in trade.....

(Continued from Page 713)

50-foot wells and equipped them with pumping machinery and filtration plants; distributed this water through 84,000 lineal feet of pipe, and arranged to carry away the sewage through 133,000 lineal feet of vitrified sewer pipe. They employed, housed and fed as many as 9,377 men in a single week, paying in those seven days as much as \$346,000 for labor alone.

### **Camp Funston When Completed**

The total order entailed the construction of 1,598 buildings and structures, with a floor area of about 130 acres, of such size that if placed end to end the buildings would extend 25 miles.

### **Emergency and "Rush" Work**

The foregoing will show the super-capacity of the George A. Fuller Company for undertaking emergency or "rush" work—and yet such a task is only an incident in the daily experience of so huge and widespread an organization. Viewed proportionately, it forms but a tiny percentage of the total volume of George A. Fuller Company's activity.

### **Construction in Washington**

Should further examples be quoted, mention might be made of the four

Government buildings — National Defence, Food Administration, Ordnance, Fuel Administration—an aggregation containing each from 100,000 to 150,000 square feet of office space, and each turned out complete with heating and plumbing within approximately six weeks of the first placing of the order.

### **Organization**

The organization of the George A. Fuller Company has been built up during the past thirty years, during which time it has trained its men on actual building work done by itself, and its work is put in charge of men only who have had the proper training and experience in the George A. Fuller organization.

### **Claims to Consideration**

When a company can carry out to successful completion work of which the foregoing is fairly representative, it may justly lay claim to earnest consideration wherever construction work on a big scale is to be done. Correspondence is therefore invited from those interested in the inception and carrying out of large construction undertakings, of whatever kind and wherever situated.

## **George A. Fuller Company**

### *Builders*

Principal Offices in  
New York, Boston, Philadelphia, Washington,  
Chicago, Detroit, Kansas City  
Montreal, Can. Quebec, Can.

PEPE & BRO. sublet the 3-sty brick building at 68 Perry st to Ralph Albertson for John and Louis Boiardi.

L. J. PHILIPS & CO. rented for Charlotte Lilliendahl to E. D. Loughman the dwelling at 630 West 158th st; and leased for F. O. Blase the store at 251 Hudson st, near Canal st, to James Butler for a branch grocery store.

ROBERT R. RAINEY rented in Merchant Marine House, formerly Delmonico's downtown restaurant, offices to the following marine insurance interests: American Merchant Marine Insurance Co., Frank B. Hall & Co., Vessels Agency, S. D. McComb & Co., Farmer & Ochs, Lethbridge & Cornwell, George H. Smith & Hicks, Northern Underwriting Agency, Association of Average Adjusters and C. P. Stewart & Co.; the building is completely rented; and leased the 4-sty building at 370 and 372 Washington st, between North Moore and Beach sts, to Exporters' Warehouse Co.; the building at 153 West st, between Barclay st and Park pl, to Edward Kelley Express; the 4-sty building at 289 Washington st, between Chambers and Reade sts, to Bairardi & Masoroni, and the 3-sty building at 291 Washington st to J. Ham-burger & Co.

S. H. RAPHAEL CO. leased the dwellings at 147 West 118th st to Mrs. Stein; 7 West 120th st to Paul Shalet, and 41 West 126th st to Mrs. Robertson; also stores at 66 West 125th st to Goldman & Klasky for three years, and 60 West 125th st to Davis Brothers, and 4th loit at 129 West 125th st to Cohen & Haisler.

M. ROSENTHAL CO. leased the 4th floor in 31 to 37 West 27th st to Sam Samuels.

M. ROSENTHAL CO. leased to Schwartz Bros. the 1st loit at 38 to 44 W 26th st, for five years; to T. Wolfert, the 3d loit at the southwest corner of Madison av and 33d st; for Benjamin Natkins for a long term of years two 4-sty dwellings at 22 and 24 W 120th st, to Helen Frischman; to Harry Nadler at 107- to 111 Greene st 1st loit; to H. Greenberg the 5th floor at 300 5th av; for Moses Crystal a loit at 30 to 38 East 33d st; to Kiklan Feather Co. the 9th floor at 35 to 39 West 36th st; to Lewis Polonsky, store and basement, at 102 West 31st st; to J. Rapp space at 43 West 27th st; to J. M. Harris corner store and basement in the Townsend Building, 1123 Broadway, for Cruikshank Co.; for Wm. A. Taylor the 5th floor at 115 and 117 West 31st st to Wailman & Wishkoff; to J. B. Williams the store and basement at 1133 Broadway for a long term, to be used for the display of figures, wax forms, etc.

M. ROSENTHAL CO. leased to Liberty Undergarment Co. a floor at 22 West 26th st.

SPEAR & CO. rented for Michael Coleman the 4th and 10th lofts at 43 to 51 West 36th st to M. Uband & Co. and Harry Meyers Hat Co.; for Alfred Duane Pell the 2d lofts at 626 Broadway to the Berkley Hat Co.; and the 4th loit at 622 and 624 Broadway to Louis Turner; for the U. S. Life Insurance Co. the 10th floor at 99 and 101 5th av to Ellay Co.

WILMER N. TUTTLE leased apartments at 59 Gramercy park to Frank W. Chambers and E. A. Clark; and at 41 Gramercy park to Clarence Howe, John M. Grant and O. N. Chaffey.

WHITE-GOODMAN leased the 1st loit at 42 West 18th st, running through to 17th st, to the Massachusetts Thread Mills; also the 2d loit at 133 and 135 West 23d st to the Star Binding and Trimming Co.; also, with Frederick Southack & Alwyn Ball, Jr., space on the 14th floor at 257 4th av to Samuel Shainberg & Co.

WILLIAM H. WHITING & CO. rented half of the 7th floor at 54 Lafayette st to Perelstrauss & Storms, and at 18 Oak st the 1st loit to Arthur F. Smith and 2d loit to Frederick Pearce & Co.

Queens.

HERMAN FRANKFORT rented Mrs. M. C. Richey's cottage in Forest av, Far Rockaway, to Lawrence Crone.

LEWIS H. MAY COMPANY leased for A. S. Iserson the Palace Hotel, formerly the Lyndemon, fronting on the Atlantic ocean, between Beach 30th and Beach 31st; also for A. Gussow the Shelbourne Hotel, fronting on the ocean between Beach 29th and Beach 30th sts to Miriam M. Bibo. Both hotels adjoin and are of recent construction and include bathing pavilion. The leases are at the rate of \$19,000 a season.

Out of Town.

F. M. CRAWLEY & BROS. rented at Montclair, N. J., the Thompson residence at 163 Gates av to J. F. Shanley, Jr.; at 105 Llewellyn rd to Percy H. Johnston; at 257 Upper Mountain av to S. C. Fertig; and 191 Christopher st to Daniel W. Weeks.

CRUIKSHANK CO. was the broker in the sale of 7 East 28th st and 8 and 10 East 29th st to the Stonewall Realty Co., Robert P. Zobel, president.

GIESER & PLUM leased for M. Morgenthau, Jr., Co., with purchase option, the 4-sty factory at 169 Malvern st, Newark, N. J., to Lorraine Chemical Co.

FISH & MARVIN have rented for William W. Bagley his property at Lawrence Park, Bronxville, N. Y., furnished, to E. L. Howe, treasurer of the National Retail Dry Goods Association of New York City.

FISH & MARVIN rented for the estate of A. Mary Womrath the residence on Corlies av, Pelham Heights, N. Y., to William O. Cutter.

LEWIS H. MAY CO. leased for George D. Horton a cottage on Ocean Point av, Cedarhurst, L. I., to C. O'C. Sloane.

LOUIS SCHLESINGER leased to Whitney B. Jones, of the Butterworth-Judson Co., the 1st floor north of the "Prospect Heights" apartment house at 459 Mt. Prospect av, Newark, for Lucia Altieri; also to William A. Bush, of the Federal Ship Building Co., the residence at 16 Elmwood av, East Orange, N. J., this being a sub-lease from John R. Colter, of the E. I. Dupont DeNemours Co.; also to William J. Tynam, superintendent of the Standard Aero

Corp. Plant, Elizabeth, N. J.; the 5th floor of the "Everett Court" apartment house at 78 Court st for Henry L. Bauman; also negotiated a lease between Albert J. Habne and the North Newark Auto Co. on premises at 22 Halsey st, Newark, to be used as a show room and sales agency.

CHARLES B. VAN VALEN, INC., leased apartments at 457 Mount Prospect av, Newark, N. J., to Melville F. Tufts, Martin Mann, J. B. Jealous and Charles E. Matthews.

REAL ESTATE NOTES.

SHAW & EBBITT have been appointed agents of the Lafayette, at 320 Manhattan av.

GEORGE F. MAHNKEN & CO. have been appointed agents of 550 7th av and 922 Myrtle av, Brooklyn.

DORA GRUBEL is the purchaser of the dwelling 1447 Bryant av, sold by Lawyers' Mortgage Co., through Cahn & Cahn.

DUROSS CO. has been appointed agent for 49 and 51 West 12th st, newly converted studio property, by Edward F. Sanford, sculptor.

WM. A. WHITE & SONS were the brokers in leasing 12 West 53d st to Maurice Trembley, agent for the Credit Commercial de France.

J. B. WALLACE CO. were the buyers of the 4-sty building at 94 Barclay st, sold last week by the Cruikshank Co. for the Lincoln Trust Co. The new owner was the tenant in the property.

SAMUEL H. MARTIN has been appointed agent of the property at 59 to 65 Columbus av and 59 to 61 West 62d st, the northeast corner of Columbus av, for which plans are being prepared for extensive alteration.

WILLIAM H. ARCHIBALD, in conjunction with Lloyd N. Worth and John F. Bottomley, placed a loan of \$85,000 at 5 per cent. for three years on the 2 and 4-sty store and dwellings at 7 East 28th st and 8 and 10 East 29th st. This property runs through the block and is 25 ft. in 28th st and 45 ft. in 29th st, and adjoins St. Leo's Church.

ALFRED H. WAGG, formerly president of the Real Estate Association of the State of New York, has been elected president of the Associated Realty Investors, Inc., owners and developers of the Estate of Palm Beach, at South Florida, Fla. The other officers are: M. Morganthau, Jr., vice-president; James Frank, treasurer; Carl Eimer, secretary.

PEASE & ELLIMAN have been appointed by John McE. Bowman, managing director of the Biltmore, Manhattan and Ansonia hotels, agents for the 8 stores that will extend along Lexington av and 42d st in the new Hotel Commodore, now being erected by the New York Central Railroad at 42d st and Lexington av, adjoining the Grand Central Terminal.

LAWRENCE B. ELLIMAN, of Pease & Elliman, has been elected president of the New York Home for Homeless Boys, having headquarters at 441 to 447 East 123d st. The Home, which is free and non-sectarian, was founded in 1899 and incorporated in 1916. The houses occupied by the Home at present are undergoing alterations, which, when completed, will provide accommodations for about one hundred boys. During the past eighteen years 1,700 boys have gone from the home into life of the great city.

REAL ESTATE STATISTICS

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

MANHATTAN. Conveyances.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include Total No., Assessed Value, No. with consideration, Consideration, Assessed Value.

Mortgages.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Interest not given, Amount.

Mortgage Extensions.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

Building Permits.

Table with 3 columns: Category, 1917 (Nov. 24 to 30), 1916 (Nov. 25 to Dec. 1). Rows include New Buildings, Cost, Alterations.

BRONX. Conveyances.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Interest not given, Amount.

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Building Permits.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include New Buildings, Cost, Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: Category, 1917 (Nov. 22 to 27), 1916 (Nov. 23 to 28). Rows include Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: Category, 1917 (Nov. 22 to 27), 1916 (Nov. 23 to 28). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Interest not given, Amount.

Building Permits.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include New Buildings, Cost, Alterations.

QUEENS. Building Permits.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include New Buildings, Cost, Alterations.

RICHMOND. Building Permits.

Table with 3 columns: Category, 1917 (Nov. 23 to 28), 1916 (Nov. 24 to 29). Rows include New Buildings, Cost, Alterations.

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**N**OTWITHSTANDING the fact that there have been numerous disturbing rumors as to the future of building activities for the period of the war, through Governmental regulation of operations and control of materials and supplies, the last week evidenced considerable promise, particularly as the immediate future was concerned. There were a continuation of estimating on high-class improvements and there was also a number of important projects placed under contract. The fact that the majority of these operations are for interests apart from the war leads to the opinion that if matters are permitted to proceed in a normal manner and without interference or obstruction from Federal sources, the bulk of the problems confronting the structural interests of the nation would be solved to the entire satisfaction of all parties concerned.

The past week was again a noteworthy one for the volume of additional Governmental construction announced to the trade. It had been previously stated that the war program had been well advanced, but as the conditions in Europe mature it has become apparent that the United States will become a greater factor in the struggle than was at first anticipated and that fact necessitates a much greater volume of preparation in all branches of army and navy activities and also in those lines that will provide the munitions and supplies. The new work of the last week includes additional barracks, storehouses, aviation fields and training quarters, hospitals, and a number of industrial plants that will be used exclusively for the manufacture of ammunition and supplies.

During the week there was a report current that the Federal Government had commandeered the entire output of sand and gravel of the nation for war

purposes. The Philadelphia newspapers devoted considerable space to the report, but up to the present writing there has been no formal or definite announcement and the local sand and gravel interests claim that they have not been officially informed of this action. If the rumor resolves itself into a concrete fact it will undoubtedly prove itself a body blow to a much harrassed industry. On account of the difficulties encountered in obtaining structural steel there has recently been a marked trend toward reinforced concrete construction wherever possible. As sand and gravel are important and necessary ingredients in all concrete the result of such an order will be apparent to everyone. Prominent sand and gravel concerns, with headquarters in New York, have not received notice that their output is to be commandeered by the Government and they do not think it likely that it will be. The majority of these firms are already delivering to Federal agents large quantities of both sand and gravel for military purposes and no further pressure is anticipated at this time.

While the building material markets have been uniformly quiet during the week and the holiday has affected conditions in the usual manner, there was a considerable volume of new business registered in certain lines and altogether the market status is promising. Prices are generally steady, but with the tendency toward strengthening. Advances are looked for in some lines, but they will not be sharp unless an unprecedented demand should arise while supplies on hand are correspondingly low. The demand for building materials during the past two weeks has been steadily improving and unless further transportation difficulties manifest themselves, or the reviving building situation otherwise upset, much hope is held for the industry during the coming months.

**Common Brick.**—Owing to the Thanksgiving holiday and the previous two days of inclement weather the market for Hudson River common brick was rather a quiet one, although there were inquiries for future deliveries that denote an undercurrent of action that bears out recent predictions along this line. Brick prices are holding firmly at the established level of \$7.75 to \$8.25 for standard loads, to dealers in cargo lots, alongside dock. This price is expected to maintain for some time as there is no present indication that a change is imminent. The brick interests are confident that there is to be much better building times than those lately experienced. The signs of improvement are significant and unless some unforeseen circumstance or group of conditions manifest themselves, this market will again come into its own. At the present time there has been considerable of a reserve of common brick accumulated about the Metropolitan district, sufficient to adequately provide for any possible demand, but the statement has been made that there will not be a great amount of brick under cover this winter held for speculative purposes. The brick that has been covered was done so purely as a matter of insurance and protection. The Raritan situation is quiet, with prices unchanged and brick from this section scarce.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, November 30, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 11. Distribution: Manhattan, 3; Brooklyn, 2; New Jersey points, 6.

**Structural Steel.**—But little activity was noticeable this week in the market for fabricated steel, although there was some movement for plates for do-

mestic consumers, but for indirect Government use. While there have been indications of a revival of structural activity in the Metropolitan district and some important general contracts have been recently awarded, the movement does not as yet seem to have manifested itself to the fabricated steel interests. The demand for fabricated steel has been light. Practically the bulk of the recent commitments were for Federal work, with here and there a sprinkling of private orders. These, however, were light and are hardly to be considered as effecting the market. Buying for railroad construction is negligible and no promise of improvement is given. There are a number of new structural projects on schedule for early action, and if these mature the outlook for steel situation will brighten perceptibly. At present the most important of the projected operations is the proposed building to be erected in Brooklyn for the E. W. Bliss Co. This job will require approximately 6,000 tons of steel and there are a number of other contemplated structures that will require a large total tonnage. There has been no change in the quotations for fabricated material in mill shipments.

**Wire Products.**—The demand for these commodities has been steadily increasing. Both wire and wire nails are in much heavier demand and some of the leading mills have taken large orders from jobbers for delivery during the first quarter of 1918. Jobbers report that the demand from retailers and consumers is growing and that the situation has in general considerably improved. Prices at present maintaining for all mills for carload or larger lots are as follows: Wire nails, \$3.50 base per keg, and bright basic wire, \$3.55 per hundred pounds.

**Window Glass.**—Market conditions for plate and window glass are practically unchanged and while there has been no change in prices announced recently manufacturers are advising the trade that changes are imminent and will undoubtedly be made without further notice. The transportation situation is greatly aggravating the glass situation, and furthermore manufacturers are confronted with a grave scarcity of fuel for the forthcoming blast. Other supplies are also uncertain and if the Government should commandeer the sand output the situation will be almost hopeless for the glass producers, as sand is an important ingredient in glass manufacture. Owing to the prevailing conditions no definite date for starting the blast can be announced and it is predicted that some of the plants will not start their fires or if they do the period of operation will be very short.

**Face Brick.**—The face brick interests are greatly handicapped by transportation difficulties and if these could be removed the status of this market would be much improved. There has been a fair demand for face brick and inquiries indicating better market conditions ahead, but the conditions that are hampering other lines are also bothering face brick producers and dealers and so the future is somewhat in doubt. Prices for face brick of all grades and varieties have undergone but slight change and no radical price movement is looked for in any direction.

**Paints.**—Considerable interest has been manifested by the trade in the reports recently current and that were sent out by authorities at Washington, stating that the Commercial Economy Board of the Council of National Defense was engaged in a thorough investigation looking to the curtailment of shades of ready mixed paints as a war measure. A list of questions in order to determine the course has been sent to all manufacturers. Prices for chemically pure colors remain firm and the outlook for the future is considered promising.

**Tin.**—Official announcement was made this week that the American Iron and Steel Institute would act for War Industries Board for the purpose of controlling the tin market. All imports and distribution of this metal will be regulated by this organization and the entire situation will be under much more stringent control than in the past. Under the existing circumstances business has slowed down until the situation settles.

**Linseed Oil.**—The market for linseed oil is evidencing renewed signs of strength. In fact, during the last week there was a decided upward trend both in demand for oil and in its price. The short crop of flax seed is the prime factor in establishing the condition and it appears as though there might be a considerable activity in this commodity for some time.

**Portland Cement.**—The market is quiet with prices unchanged. The bulk of present activity is in cleaning up old orders and making plans for the business of the coming year. There are frequent predictions that 1918 will be a banner year for the cement industry unless conditions undergo a substantial change.

**Cast Iron Pipe.**—The market is almost inactive with private buying at low ebb and Governmental demands practically supplied for the present. Quotations are unchanged, carload lots of 6 in., 8 in., and heavier continuing at \$56.50 and 4 in. \$59.50.

**Lead.**—The market for this metal is inactive with demand light and only a negligible volume of business recorded. Prices are unchanged from those of last week, 6.50c. New York.

**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.....\$7.75@ \$8.25  
 Raritan common..... 8.25@ 8.75  
**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..... 36.08@ —

**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...\$1.22@ \$1.25  
 Less than 5 bbls..... 1.23@ 1.26

**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@ 2.40

**LUMBER** (Wholesale prices, N. Y.):  
 Yellow pine (merchantable 1905, f. o. b. N. Y.):  
 8 to 12 ins., 16 to 20 ft....\$40.00@ \$50.00  
 14 to 16 ft..... 55.00@ 70.00  
 Heart face siding, 4-4 & 5-4 34.00@ 36.00  
 Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50@ —  
 Hemlock, W. Va., base price per M..... 30.50@ —  
 (To mixed cargo price add freight \$1.50.)  
 Spruce, Eastern, random cargoes, narrow (delivered) 6...\$35.00@ \$38.00  
 Wide cargoes..... 37.00@ 45.00  
 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..... 40.00@ —  
 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, returnable 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....\$0.53@ —  
**WINDOW GLASS.** Official discounts from jobbers' lists:  
 Single strength, A quality, first three brackets..... 80%+20%  
 B grade, single strength, first three brackets..... 85%  
 Grades A and B, larger than the first three brackets, single thick... 80%+10%  
 Double strength, A quality..... 80%+10%  
 Double strength, B quality..... 80%+20%

**MODERN CONSTRUCTION WORK IS ACCOMPLISHED BY SCHEDULE**

Prearranged Program Followed Without Variation

**M**ODERN construction of large scope such as the erection of a high class commercial structure or a cantonment similar to the ones recently completed in various parts of the country proceeds according to a preconceived schedule. The importance of this schedule has been demonstrated in all great projects. From the time that the old buildings upon the plot to be improved by a new structure are condemned or the site of the proposed work otherwise prepared, until the work is entirely completed and ready for occupancy, the operation is conducted along this prearranged program.

Every trade interested in the work is informed as to the date its work is to be started and these trades must make all arrangements for permits, hauling, materials and other essentials to accord with the general program. In this manner they are prepared to start operations with the minimum of delay and to complete the work in the stipulated length of time unless some unforeseen circumstances arise. As a general thing there is a margin of safety

provided in the schedule for such contingencies.

Oftentimes, the general contractor for a particular structure, in consultation with the architect or engineer, will arrange a graphic chart or program of the proposed progress of the work. This illustrates the dates and duration of every branch of the work throughout the entire job. The chart or schedule includes all materials required, sub-contractors and labor and from it it is possible to determine at a glance the relation between the chart and the actual status of the work at any moment. Delays that have occurred can be checked and the remainder of the work speeded up so as to have the final operations completed according to the original schedule.

Delays are bound to occur in the progress of any operation frequently due to conditions beyond the control of the general contractor. A program or schedule of this character, however, serves as a continual reminder of the ideal sought for and has a tendency to check delays before they become serious and in general keep things moving in an even channel.

**Munition Plant at Bloomfield, N. J.**

The American Concrete Steel Company, 27 Clinton street, Newark, N. J., has obtained the general contract for the construction of a large munition plant at Bloomfield, N. J. This operation, which will cost in the neighborhood of a half million dollars, will be located at Bloomfield avenue and Grove street. The construction is of reinforced concrete and steel, one story, with ground dimensions of 240x600 feet. The building was planned by Francisco & Jacobus, 511 Fifth avenue, Manhattan, and will be occupied by the International Arms & Fuse Company, J. R. Fifer, engineer in charge.

**Building for New York Dock Company.**

Smith & Leo, Inc., 103 Park avenue, have recently obtained the general contract for the construction of a two-story office building, 115x49 feet, and a one-story brick and timber freight shed, of irregular dimensions, at Browne and Imlay streets, Brooklyn, for the New York Dock Company, William E. Halm, president, owner. The plans for this operation, which will cost more than \$75,000, were prepared privately by the owner's engineers.

**Receiving Hospital at Clifton, S. I.**

Fox Hills, Clifton, S. I., has been selected as the site of the large receiving hospital that will be erected by the United States Government, Colonel Glennon and General I. W. Littell, Washington, D. C., in charge. The plans for this project, which will provide accommodations for at least 2,000 beds, will be prepared privately. Further details are unavailable at this time.

**Plans for New Warehouse.**

A. F. Gilbert, architect and engineer, 80 Maiden Lane, has finished plans and specifications for an eight-story reinforced concrete warehouse, 200x225 feet, to be erected at Hudson, King and West Houston streets, for owner to be announced later. Robert Grace Contracting Company, Secaucus, N. J., will be the general contractor. Further details of this operation will be announced in a subsequent issue of the Record and Guide.

**Contract for Country Club.**

A. L. Mordecai & Son, 30 East 42d street, Manhattan, have obtained the general contract for the construction of a two and one-half story frame addition, 40x100 feet, to the club house at Glen Head, L. I., for the North Shore Country Club. The plans for this work

were prepared by Pilcher & Tachau, 109 Lexington avenue, Manhattan, and Eadie, Freund & Campbell, 7 West 45th street, Manhattan, are the consulting engineers. The addition will provide for a large locker room and cafe on the first floor, and sixteen bed rooms on the second floor.

**PERSONAL AND TRADE NOTES.**

**Charles M. Schultz**, formerly with the New York State Department of Highways, is now with the Central Products Co., of New York.

**Rangeley Construction Co.**, general building construction, has recently moved its offices from 7 East 42d street to 405 Lexington avenue.

**Adolph Hinrichs**, formerly designer in the office of engineer of structures, New York Central R. R., is now structural engineer in the office of Albert Kahn, architect, Detroit.

**Robert L. Pryor**, architect, has discontinued his office at 207 Market street, Newark, N. J., and will continue the practice of his profession at his residence, Irving place, South Orange, N. J.

**N. J. Henry Manufacturing Co.**, makers of window, door and porch screens, metal weather strips and glass inclosures, have established its plant at 983 Flatbush avenue, Brooklyn, and executive offices at 1 Broadway.

**American Institute of Architects** has mobilized the architects throughout the country for war service. Some are now in France, supervising the construction on the aviation fields to be used by the flying forces of the United States; others are in training in this country, notably in the camouflage battalion at the American University Camp, Washington, D. C. Three thousand architects are already at the disposal of the Government.

**Harold D. Hynds**, of the Turner Construction Co., New York City, has resigned as secretary of the American Concrete Institute, on account of his acceptance of a commission in the Signal Corps, U. S. A. His successor as secretary is H. B. Alvord, of the Aberthaw Construction Co., Boston. Mr. Alvord was graduated from Massachusetts Institute of Technology in 1907, and after some years as instructor at that school and as assistant professor at Bowdoin College entered the Aberthaw Co. The address of the American Concrete Institute is now 27 School street, Boston, Mass.

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### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—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 traveling cranes at the machine shop at Navy Yard, Cost, \$76,000.

BROOKLYN, N. Y.—Austin Co., 26 South 15th st, Philadelphia, Pa., has the general contract for a 1-sty brick, concrete and steel storehouse, 300x380, at the foot of 35th st. for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Treasury Dept., Washington, D. C., owner, from privately prepared plans.

LAKE DENMARK, N. J.—Snare & Triest Co., Woolworth Bldg, Manhattan, has the general contract for ten 1-sty terra cotta buildings, 50x150 ft each, at the Naval Ammunition Depot, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$450,000.

WEST POINT, N. Y.—U. S. Government, Commandant and Quartermaster General Lieut. Colonel E. J. Timberlake, on premises, owner, is taking bids on the general contract to close December 12, for a 2 and 3-sty brick and stone laundry bldg, 162x86, at the Military Academy, from plans by William Goding, West Point, N. Y., architect. F. G. Fearon Co., 280 Madison av, Manhattan, is figuring the general contract and desires bids on all subs. Cost, \$75,000.

NEAR LITTLE SILVER, N. J.—Charles R. Hedden, 763 Broad st, Newark, has the general contract for 2-sty frame barracks at Camp Vail, near Little Silver, N. J., for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, Adams Bldg, Washington, D. C., owner, from privately prepared plans. Cost, \$25,000.

### NO ARCHITECTS SELECTED.

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

ALBANY, N. Y.—Metropolitan Loan Co., Joseph Perle, pres., owner, contemplates rebuilding store and apartments recently destroyed by fire at 56 Hudson av. No architect has been selected and it is probable project will go ahead as soon as insurance is adjusted.

BOUND BROOK, N. J.—Calco Chemical Co., Mr. Chamberlain in charge, contemplates an addition to the manufacturing plant on Bound Brook rd, for which no engineer has been retained. Details undecided.

SYRACUSE, N. Y.—Board of Supervisors, F. X. Wood, County purchasing agent, Court House, Syracuse, owner, contemplates erecting a 1-sty hollow tile and stucco addition to the Children's Pavilion at Onondaga Sanitarium, for which no architect has been retained. Cost, \$20,000.

PLATTSBURGH, N. Y.—City of Plattsburgh, W. B. Moore, Mayor, City Hall, Plattsburgh, contemplates erecting a city jail. No architect has been selected and details will be available later.

BUFFALO, N. Y.—Buffalo Hebrew School, Rabbi Ebin, interested, Buffalo, contemplates the erection of a school bldg. No architect has been retained, and exact location will be announced later.

### PLANS FIGURING.

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

#### CHURCHES.

MT. VERNON, N. Y.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, are refiguring the general contract for a 1-sty and balcony brick and terra cotta synagogue, 60 ft high and 50x80, irreg., for the Congregation Emanuel, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$35,000.

#### DWELLINGS.

NEWARK, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect, is taking bids on the general contract for two 2½-sty frame dwellings, 24x32, at 748-750 Clifton av, for Clifford S. Shipman, Essex Bldg, Newark, owner. Total cost, \$8,000.

PORT WASHINGTON, L. I.—Hiss & Weeks, 452 5th av, Manhattan, architects, are taking bids on the general contract to close December 3, for remodeling the 2½ sty wood dwelling and garage, at

Motts Point on Hempstead Harbor, for E. A. Cappelman Smith, owner.

COLLEGE POINT, L. I.—Francis J. Berlenbach, 260 Graham av, Brooklyn, architect, is taking bids on the general contract for a 2 sty brick and stone public garage, 50x108, at the northeast cor of Mulford av and Mamaroneck st, for the College Point Garage, Inc., College Point, L. I., owner. Cost \$17,000.

#### FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—Starrett & VanVleck, 8 West 40th st, Manhattan, architects, are taking bids on the general contract to close December 10, for a 3-sty reinforced concrete warehouse, 240x93, on Willis av, for the Church & Dwight Co., 27 Cedar st, Manhattan, owner. Cost, \$100,000.

JERSEY CITY, N. J.—Charles H. Higgins, 165 Broadway, Manhattan, architect, is taking bids on the general contract for a 1 sty hollow tile and steel storage bldg, 50x124, at Woodward st and Communipaw av, for William Ames & Co., 41 Communipaw av, Jersey City, owner. Cost, \$10,000.

#### MUNICIPAL.

BRONX.—City of New York, Dept. of Plant & Structures, F. J. H. Kracke, comr, Municipal Bldg, Manhattan, owner, is taking bids to close 2 p m December 6, for excavating and dredging at the Eastchester Bridge over the Hutchinson River, from privately prepared plans. Cost, \$180,000.

#### STABLES AND GARAGES.

BROOKLYN, N. Y.—Henry Newman, 309 Rutledge st, Brooklyn, owner, is taking bids on revised plans for a 1-sty brick garage, 66x100, in the north side of Rutledge st, 80 ft east of Harrison av, from plans by Louis A. Sheinart, 194 Bowery, Manhattan, architect. M. Armendinger, 1153 Myrtle av, is figuring the general contract. Cost, \$12,000.

PORT WASHINGTON, L. I.—Hunt & Hunt, 28 East 21st st, Manhattan, architects, are taking bids on the general contract for a 1-sty brick, concrete and stucco garage and apartment, 120x120, at Sands Point, for Mrs. O. H. P. Belmont, 477 Madison av, Manhattan, owner. Cauldwell-Wingate Co., 381 4th av, Manhattan, are figuring the general contract.

#### STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Board of Commissioners of City of Asbury Park, Clarence Hetrick, Mayor, Main st and Bangs av, Asbury Park, owner, is taking bids on separate contracts for the alteration of the 2-sty brick Wesley fire house, at the southeast cor of Mattison av and Bond st, into city offices, from plans by E. A. Arend, Kinmouth Bldg, Asbury Park, architect. Cost, \$12,000 to \$15,000.

#### MISCELLANEOUS.

MANHATTAN.—Borough of Manhattan, City of New York, Dept. of Parks, Cabot Ward, pres., room 1004 Municipal Bldg, owner, is taking bids on the general contract to close 3 p. m., December 6, for improving the playground on the west side of 1st av, bet 67th and 68th sts.

FREEPORT, L. I.—Frank Tinney, Long Beach av, Freeport, owner, is taking bids on the general contract for a theatre, five stores and five apartments, theatre 50 ft high, 119x80, store and apartment bldg, 2½-stys, 117x50, in the north side of Merrick rd, from plans by C. Howard Crane, 2323 Dime Bank Bldg, Detroit, Mich., architect. Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, are figuring the general contract and desire estimates on all subs and materials. Cost, \$75,000.

KEARNY, N. J.—John F. Capen, 207 Market st, Newark, architect, is taking bids on the general contract for a 1-sty frame covered with sheet iron service bldg for employees, 52x77, in the Meadows along the Hackensack River, for the Martin Dennis Co., 859 Summer av, Newark, owner.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS & TENEMENTS.  
34TH ST.—Herbert J. Krapp, 114 East 15th st, completed plans for the alteration and rear extension to the 4-sty brick bachelor apartments and two stores, 50x100, at 117 East 34th st, for Dr. A. Fitch, 38 West 56th st, owner. Consists of general interior alterations and a 2-sty rear extension.

#### CHURCHES.

134TH ST.—Metropolitan African M. E. Church, 112 West 133d st, Rev. G. R. Murcherson, 527 Waverly av, Brooklyn, owner, has purchased property at 132 West 134th st and contemplate rebuilding for church. Details will be available later.

## STABLES AND GARAGES.

LAWRENCE ST.—Straight Edge Dist. Corp., 102 Lawrence st, owner, has had plans completed privately for the alteration of the 1-sty brick shop, 25x100, at 106-108 Lawrence st, into a garage.

24TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for the alteration of the 2-sty brick stable into five garages, at 156-64 East 24th st, for the Leicestershire Realty Co., 2 Wall st, owner, and the Reich Garage, Inc., 142 East 41st st, lessee. Cost, \$15,000.

8TH ST.—Raphael Capopale, 1929 63d st, Brooklyn, completed plans for a 1 sty brick public garage, 50x90, in the south side of 8th st, 345 ft east of 3d av, for George Carrezzo, 426 3d av, owner, in charge. Cost \$7,000.

4TH AV.—S. Millman & Son, 1780 Pitkin av, Brooklyn, completed plans for a 1 sty brick garage, 50x97, at the southwest cor of 4th av and 6th st, for Bavel Schwartz, 44 Court st, Brooklyn, owner. Cost \$30,000.

## STORES, OFFICES AND LOFTS.

25TH ST.—James J. F. Gavigan, Grand Central Terminal, Manhattan, 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, rebuilding front and partitions. Cost, \$15,000.

14TH ST.—A. L. Libman, 112 West 46th st, completed plans for alterations to the 6-sty brick and iron store and office bldg, 41x irreg., at 36 East 14th st, northwest cor University pl, for Lee Kamonier, 225 Broadway, owner. Architect will take bids when plans have been approved by Building Bureau. Cost, \$15,000.

125TH ST.—S. B. Eisendrath, 500 5th av, has plans in progress for alterations to the 1 and 2 sty brick restaurant, at 226-8 West 125th st, through to 225-7 West 124th st, for the Cromwell Estate, 271 West 125th st, owner, and the Henry Morgenthau Co., 42d st Bldg, and Carl Hausser, St. Nicholas av near 124th st, lessees.

5TH AV.—Alfred Freeman, 29 West 34th st, has plans in progress for alteration to the 8 sty brick and stone store and office bldg, 75x125, at 510-512 4th av, for A. Sulka, 34 West 34th st, lessee.

## MISCELLANEOUS.

BROADWAY.—DeRosa & Pereira, 150 Nassau st, have plans in progress for a 5-sty brick and terra cotta theatre, store, office and apartment bldg, 150x200, at the northwest cor of Broadway and 181st st, for the 181st St Construction Co., 729 7th av, owner. Cost, \$500,000.

## Bronx.

## APARTMENTS, FLATS &amp; TENEMENTS.

FOX ST.—Irving Margon, 491 East 149th st, completed plans for alterations to the brick apartment house at 1013 Fox st, for Krumdietch Bros., owners. Cost, \$2,000.

VYSE AV.—J. P. Boyland, Fordham rd and Webster av, has plans in progress for two 5-sty brick apartment houses, 50x88, on the west side of Vyse av, 80 ft north of 174th st, for the Janato Building Corp., William Janato, pres., 3207 Hull av, owner and builder. Cost, \$50,000 each.

## HALLS AND CLUBS.

FRANKLIN AV.—Irving Margon, 372 East 149th st, has new plans in progress for the alteration and addition of the 2-sty frame and clapboards Y. M. H. A. bldg, 50x70, at 1261 Franklin av, for the Bronx Y. M. H. Assn., M. M. Fertie, pres., 1004 Boston rd, owner. Cost, \$35,000.

## STABLES AND GARAGES.

FERRIS PL.—H. G. Steinmetz, 1007 East 180th st, completed plans for a 1-sty brick garage, 25x135, on the west side of Ferris pl, 355 ft south of Westchester av, for the Tiebout Av Co., 1009 East 180th st, owner and builder. Cost, \$8,000.

## Brooklyn.

## DWELLINGS.

WEST 25TH ST.—George H. Suess, 2966 West 29th st, Brooklyn, completed plans for five 2-sty brick dwellings, 20x55, in the east side of West 25th st, 300 ft north of Mermaid av, for Guydon Cargulia, 11 Mermaid av, Brooklyn, owner and builder. Total cost, \$25,000.

FLATBUSH AV.—Robert T. Schaefer, 1526 Flatbush av, completed plans for a 2-sty frame dwelling and store, 40x40, at the northwest cor of Flatbush av and East 45th st, for John Butler, 2116 Schenectady av, owner, in charge. Cost, \$4,000.

EAST 17TH ST.—Slee & Bryson, 154 Montague st, completed plans for two 2½-sty frame dwellings, 22x41, in the east side of East 17th st, 100 ft south of Av K, for the D. & W. Construction Co., 574 Argyle rd, owner and builder. Cost, \$6,000 each.

52D ST.—A. W. Pierce, 26 Court st, completed plans for two 2½-sty frame dwellings, 17x48, in the northeast side of 52d st, 100 ft north of West 16th st, for Morris Scheitman, 442 East 3d st, owner and builder. Total cost, \$10,000.

MERMAID AV.—George H. Suess, 2966 West 29th st, Brooklyn, completed plans for 1-sty frame residences, 13x26, at the southwest cor of Mermaid av and West 27th st, for Mary C. Edwards, 3835 West 23d st, owner and builder. Cost, \$3,500.

86TH ST.—Ferdinand Savignano, 6005 14th av, completed plans for two 3-sty brick dwellings, garage and stores, 25x100, at the cor of 86th st and Bay 16th st, for Felice Gearnieri, 1724 86th st, owner, in charge. Cost, \$12,000.

77TH ST.—Cantor & Dorfman, 373 Fulton st, completed plans for four 2-sty brick dwellings, 19x62, in the south side of 77th st, 229 ft east of 5th av, for L. & A. S. Construction Co., 44 Court st, owner and builder. Total cost, \$30,000.

CARROLL ST.—Cantor & Dorfman, 373 Fulton st, completed plans for nine 2-sty brick dwellings, 20x80, in the south side

of Carroll st, 100 ft east of Kingston av, for Charles Goell Construction Co., 2582 Bedford av, owner and builder. Owner is taking bids on subs and materials. Total cost, \$54,000.

EAST 24TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 22x40, in the east side of East 24th st, 100 ft south of Av K, for Louise E. Paulson, 1147 Lincoln rd, owner, in charge. Cost, \$6,000.

SMITH ST.—A. Ullrich, 371 Fulton st, completed plans for alterations to the 4-sty dwelling and store at the northeast cor of Smith and Wyckoff sts for J. Kurtz & Sons, 169 Smith st, Brooklyn, owner. Cost, \$3,000.

82D ST.—W. F. McCarthy, 16 Court st, completed plans for thirteen 2-sty brick dwellings, 19x62, in the south side of 82d st, 100 ft east of 3d av, for the Palatschek & Spencer Realty Co., 2114 Av C, Brooklyn, owner and builder. Total cost, \$104,000.

FLATBUSH AV.—Gustave Erda, 826 Manhattan av, completed plans for extension to the 3-sty dwelling and store on

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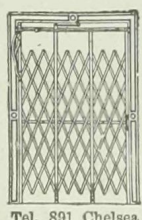
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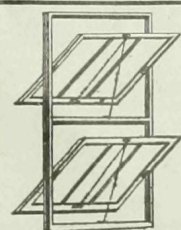
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the west side of Flatbush av, 283 ft north of Albemarle rd, for Samuel Dangler, 795 Manhattan av, Brooklyn, owner. Cost, \$2,000.

48TH ST.—Cantor & Dorfman, 373 Fulton st, completed plans for extension to the 2½-sty dwelling in the south side of 48th st, 280 ft east of 13th av, for Armor Construction Co., 4720 14th av, owner and builder. Cost, \$7,000.

51ST ST.—Frankfort & Kirschner, 4812 12th av, completed plans for two 2½-sty frame dwellings, 26x55, at the northeast cor of 51st st and 15th av, and on the east side of 15th av, 50 ft north of 51st st, for Max Baron, 4812 12th av, owner and builder. Cost, \$8,500 each.

79TH ST.—William C. Winters, 106 Van Siclen av, completed plans for six 2½ sty frame dwellings, 17x45, in the north side of 79th st, 223 ft west of 5th av, and in the north side of 79th st, 200 ft west of 5th av, for the Willma Construction Co., 467 77th st, owner and builder. Total cost \$29,000.

### FACTORIES AND WAREHOUSES.

SMITH ST.—Bklyn Union Gas Co., 176 Remsen st, owner, has had plans completed privately for a 2 sty brick and steel gas mfg plant, 37x44, in the east side of Smith st, 196 ft south of 5th st. Cost \$10,000.

BROOKLYN, N. Y.—Walter Pfaendler, Ordinance Dept., foot of 53d st, Brooklyn, architect, in charge, completed plans for a 6-sty brick and steel manufacturing plant at the water front for the E. W. Bliss Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner.

JAMAICA AV.—William C. Winters, 106 Van Siclen av, has plans in progress for extension to the 2½-sty factory, 50x290, on the south side of Jamaica av, 54 ft west of Richmond st, for the Roberts Numbering Machine Co., 706 Jamaica av, owner. Cost, \$30,000.

53D ST.—Walter Pfaendler, foot 53d st, completed plans for a 6-sty brick and steel manufacturing plant, 200x380, at 53d st and water front for the E. W. Bliss Co., Adams and Plymouth sts, Brooklyn, owner.

HAMILTON AV.—Andrew Nicola & Co., 50 Church st, Manhattan, engineers, completed plans for interior alterations to the 4 sty brick factory, on the south side of Hamilton av, 123 ft west of 3d av, for the Independent Cork Co., 83 Sedgwick st, Bklyn, owner. Engineers will take bids on separate contracts. Cost \$8,000.

### STABLES AND GARAGES.

16TH ST.—Cantor & Dorfman, 373 Fulton st, completed plans for a 1-sty brick garage, 46x25, at the northwest cor of 16th st and 10th av, for Annie C. Hoff, 720 4th av, owner, in charge. Cost, \$25,000.

60TH ST.—E. Savignano, 6005 15th av, completed plans for a 1-sty concrete garage, 72x100, in the south side of 60th st, 99 ft west of New Utrecht av, for Frank Jiancarlo, 1470 67th st, owner, in charge. Cost, \$35,000.

CLYMER ST.—M. Joseph Harrison, World Bldg, Manhattan, completed plans for a 1-sty brick garage, 40x200, irreg., at 80 Clymer st, for Morris Rabinowitz, 233 South 4th st, Brooklyn, owner and builder. Cost, \$20,000.

VARICK ST.—Shampan & Shampan, 772 Broadway, Brooklyn, architects and builders, have plans in progress for a 2-sty brick private garage and wagon storage, 40x60 and 20x80, irreg., on Varick av, for the Pure Oil Co., 233 Varick av, owner. Cost, \$10,000.

OCEAN AV.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 1-sty brick public garage, 131x152, on the west side of Ocean av, 100 ft south of Av H, for the Pohl Abbott Construction Co., 180 Montague st, owner and builder. Cost, \$85,000.

ATLANTIC AV.—John J. Kilcourse, 1467 Dean st, owner, has had plans completed privately for a 1-sty brick garage, 150x100, on the south side of Atlantic av, 99 ft east of Kingston av. Cost, \$20,000.

RUTLEDGE ST.—Louis A. Sheinart, 194 Bowery, Manhattan, completed plans and is taking bids on separate subs, for the 1 sty brick garage, 66x100, in the north side of Rutledge st, 80 ft east of Harrison av, for Henry Newman, 309 Rutledge st, owner. Cost \$12,000.

CENTRAL AV.—C. P. Cannello, 1163 Herkimer st, completed plans for a 1 sty brick garage, 51x100, on the east side of Central av, 43 ft north of Hart st, for Dr. Calogero Giovinco, 174 Central av, owner. Cost, \$12,000.

### MISCELLANEOUS.

DOUGLAS ST.—Brooklyn Union Gas Co. 176 Remsen st, owner, has had plans completed privately for a 2-sty brick and steel gas manufacturing plant, 37x44, in the

south side of Douglas st, 30 ft from Nevins st. Cost, \$10,000.

SMITH ST.—Brooklyn Union Gas Co., 176 Remsen st, owner, has had plans completed privately for a 2-sty brick and steel gas manufacturing plant, 37x44, in the east side of Smith st, 196 ft south of 5th st. Cost, \$10,000.

NEWPORT AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 3-sty brick shop, garage and dwelling, 30x100, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, owners and builders. Cost, \$10,000.

CLINTON ST.—W. S. Knowles & T. Bassoe, 280 Madison av, Manhattan, architects in charge, completed plans for a 1-sty brick shop, 35x700, in the east side of Clinton st, 270 ft south of Bryant st, for Ira S. Bushey, foot 20th st, Brooklyn, owner. Cost, \$5,000.

4TH ST.—John C. Wandell Co., 8525 4th av, completed plans for a 1 sty brick shop, 52x77, at the southeast cor of 4th and Hoyt sts, for J. T. Anderson and G. Jacobson, 722 Court st, owner. Cost \$5,000.

### Queens.

#### DWELLINGS.

RICHMOND HILL, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, completed plans for two 3-sty brick dwellings and stores, 20x57, on the west side of Jamaica av, 141 ft east of Manor av, for Charles Kalkhop, 2130 Fulton st, Brooklyn, owner, in charge. Cost, \$13,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 2-sty frame dwelling, 26x31, on the west side of Clinton av, 230 ft south of Glenn av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$3,500.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for three 2-sty frame dwellings, 16x34, at the northwest cor of Walnut st and Freedom av for Charles Sohl, 125 2d st, Union Course, L. I., owner and builder. Cost, \$10,500.

WOODHAVEN, L. I.—James D. Geddes, 4481 Fulton st, Richmond Hill, in charge, completed plans for a 2½-sty frame dwelling, 18x53, in the south side of Howard st, 258 ft east of Forest Parkway, for William Molitor, 163 3d st, Woodhaven, owner. Cost, \$4,000.

RICHMOND HILL, L. I.—Henry E. Haugaard, 16 Waterbury av, Richmond Hill, completed plans for a 2½-sty frame dwelling, 16x38, on the east side of Waverly pl, 99 ft north of Hillside av, for the Richmond Hill Homes Co., Jamaica av, Richmond Hill, L. I., owner and builder. Cost, \$3,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for three 2-sty frame dwellings, 16x37, at the northwest cor of Stewart av and Beach st, for the Tilles & Lohsen Construction Co., 354 Fulton st, Richmond Hill, owner and builder. Cost, \$16,500.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a 2-sty frame dwelling, 30x20, on the east side of Diamond av, 937 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, owners and builders. Cost, \$3,000.

JAMAICA, L. I.—Charles Infanger & Sons, 2634 Atlantic av, completed plans for a 3-sty brick dwelling and three stores, 40x100, on Jamaica av, 141 ft east of Manor av, for Charles Kalkhop, 2130 Fulton st, Brooklyn, owner and builder. Cost, \$10,000.

ELMHURST, L. I.—R. W. Johnson, Corona, L. I., completed plans for a 2½-sty frame dwelling, 21x54, at the northeast cor of Van Dine and Acorn sts, for Thomas Daly, Corona, owner, in charge. Cost, \$4,500.

MIDDLE VILLAGE, L. I.—J. W. Weiss, 3 Hinman st, Brooklyn, completed plans for a 2-sty brick dwelling, 20x46, in the west side of Hinman st, 45 ft north of Steuben st, for Mrs. Rose Post, Pulaski st, Middle Village, owner, in charge. Cost, \$5,000.

MIDDLE VILLAGE, L. I.—J. W. Weiss, 3 Hinman st, Brooklyn, completed plans for a 2-sty brick dwelling, 23x45, at the northwest cor of Hinman and Steuben sts, for Dr. A. Bernstein, on premises, owner, in charge. Cost, \$5,000.

ELMHURST, L. I.—Charles J. Stedolph, 18 Maurice av, Elmhurst, completed plans for a 2-sty frame dwelling, 16x38, on the south side of Maurice av, 70 ft east of Manilla st, for John H. Frohnhofer, Broadway, Elmhurst, owner, in charge. Cost, \$2,500.

EDGEWATER, L. I.—W. Verity, 12 Division av, Rockaway Beach, L. I., com-



pleted plans for eight 1 sty frame dwellings, 18x24, at the southeast cor of Boulevard and Beach 50th st, for James Mignone, 23 Center st, Bethel, Conn., owner. Cost \$5,500.

**ROCKAWAY BEACH, L. I.**—Max Hirsch, 350 Fulton st, completed plans for a 1 sty brick dwelling and store, 50x69, in the south side of the Boulevard, 150 ft west of Conway st, for Max Goldinger, 60 Graham av, owner, in charge. Cost \$12,000.

#### MISCELLANEOUS.

**LONG ISLAND CITY.**—Astoria Light, Heat & Power Co., William H. Bradley, pres., 130 East 15th st, Manhattan, owner, has had plans completed privately for a 1 and 4-sty frame grinding plant, 101x151, on the north side of Winthrop av, 940 east of Barclay st. Cost, \$25,000.

**LONG ISLAND CITY.**—Mortensen & Co., 405 Lexington av, Manhattan, completed plans for a 1-sty brick ice plant and garage, 141x45, at the northwest cor of Packard pl and Dreyer av, for the Ice Mfg Co., 1480 Broadway, Manhattan, owner. Cost, \$35,000.

**LONG ISLAND CITY.**—Albert F. Thielman, 1384 Hancock st, Brooklyn, completed plans for a 1-sty brick ice plant, 90x200, on the west side of 17th av, 440 ft south of Flushing av, for the Astoria Consumers Ice Co., 16th av near Flushing av, L. I. City, owner. Cost, \$60,000.

**ASTORIA, L. I.**—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress for a 1-sty brick machine shop, 50x19, at 53 Mills st, for the Hunoff Machine Works, 45 Mills st, Astoria, owner. Cost, \$25,000.

#### Richmond.

##### DWELLINGS.

**WEST NEW BRIGHTON, S. I.**—H. Hermansen, 340 Oakland av, West New Brighton, owner, is having plans prepared privately for eight 2-sty frame dwellings, 20x28, in the west side of Bodine st, 100 ft south of Richmond Terrace. Cost, \$28,000.

#### Nassau.

##### DWELLINGS.

**GREAT NECK ESTATES.**—H. P. Zoller, Kingsbridge Terrace, Manhattan, completed plans for a 2½-sty frame and stucco

dwelling, 35x28, on Magnolia av, Great Neck, L. I., for Walter Rees, Great Neck Station, Great Neck, owner. Cost, \$18,000.

**LYNDHURST, L. I.**—L. N. Nicholson Co., 2d and Stuyvesant avs, Lyndhurst, owner, contemplates erecting twenty-two 2½-sty frame and shingle dwellings at various locations from privately prepared plans. Cost, \$3,000 each.

#### HOTELS.

**LONG BEACH, L. I.**—A syndicate headed by Joseph L. Pani, Woodmansten Inn, Williamsbridge rd near Morris Park av, Manhattan, has purchased property at Castles-by-the-Sea, and contemplates erecting a hotel. Details will be available later.

#### MISCELLANEOUS.

**HEMPSTEAD, L. I.**—Town of Hempstead, Edmond O'Connor, Town Supt. of Highways, Town Hall, Manhasset, N. Y., contemplates improving forty roads at Hempstead, L. I., during the year.

#### Suffolk.

##### DWELLINGS.

**WATERMILL, L. I.**—Brady & Halsey, Main st, Southampton, L. I., completed plans for an addition to the frame and shingle dwelling for Samuel McConaell, 21 East 22d st, Manhattan, owner. Addition consists of living and sun balcony. Cost, \$3,000.

#### MISCELLANEOUS.

**HUNTINGTON, L. I.**—Carroll E. Welsh, Main st, Huntington, L. I., will draw plans for a 2-sty frame cow barn and dairy. Owner's name and details will be available later. Cost, \$15,000.

#### Westchester.

##### DWELLINGS.

**YONKERS, N. Y.**—William P. Katz, Proctor Bldg, Yonkers, has plans in progress for a 2½-sty stone, frame and shingle dwelling, 45x50, at Landscape and Wellesley avs, for Max Schlesinger, 50 Landscape av, Yonkers, owner. Cost, \$20,000.

#### THEATRES.

**NEW ROCHELLE, N. Y.**—De Rosa & Pereira, 150 Nassau st, Manhattan, have plans in progress for a 2-sty brick and terra cotta theatre for Edward F. Rush, 127 West 48th st, Manhattan, owner. Cost, \$150,000.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**EAST ORANGE, N. J.**—B. H. Shepherd, 564 Main st, East Orange, completed plans for a 4-sty brick and terra cotta apartment house, 50x88, at 67 South Walnut st, for Henton Co., 441 Main st, East Orange, owner and builder. Miller & Sons Co., 441 Main st, East Orange, has the mason and plaster work. Cost, \$35,000.

**JERSEY CITY, N. J.**—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 50x88, at 168-170 Clinton av, for Benjamin Caminsky, 50 Williams av, Jersey City. Cost, \$40,000.

**PATERSON, N. J.**—Oakley Houman, 6 Park av, Paterson, completed plans for two 3-sty brick and bluestone flats, 22x75, at 153-5 Fulton st, for William Mendelsohn, 165 Fulton pl, Paterson, owner. Cost, \$10,000.

**EAST ORANGE, N. J.**—William E. Lehman, 738 Broad st, Newark, completed plans for a 5-sty brick and terra cotta apartment house, 96x100, at the southwest cor of Harrison and Berwyn sts, for Max Grey, 810 Broad st, Newark, owner and builder. Cost, \$100,000.

**JERSEY CITY, N. J.**—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4 sty brick apartment house, 50x84, at 396-8 Baldwin av, for the Katz Bldg & Construction Co., 59 Bidwell av, Jersey City, owner and builder. Cost \$35,000.

#### CHURCHES.

**BELLEVILLE, N. J.**—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty hollow tile and stucco parsonage, 22x46, for the First Baptist Mission, Rev. Benedetto Pasquale, pastor, Belleville, N. J., owner. Cost, \$4,000.

#### DWELLINGS.

**NEWARK, N. J.**—Charles Van Buren, 31 West Maple av, Newark, owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 26x37, in Livingston st. Cost, \$4,500.

**MORRIS PLAINS, N. J.**—New Jersey State Hospital, c/o M. Bowen, on premises, contemplates building two bungalows, from plans by F. H. Bent, State House, Trenton, N. J. Details will be available later. Cost, \$8,000.

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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.

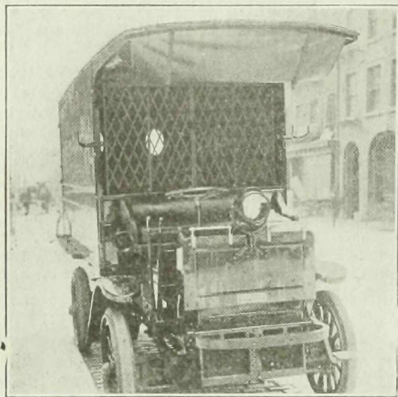
## REFERENCES

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Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.	Prudential Life, Newark, N. J.	Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.	Union R. R. Station, Columbus, O.	New England Gas & Coke Plant, Everett, Mass.
Hotel St. Regis, New York, N. Y.	Oakland National Bank, Oakland, Cal.	Worthington Pump Works, Harrison, N. J.
Hotel Taft, New Haven, Conn.	Barcelona Traction & Light & Power Plant, Barcelona, Spain.	Union Bank of Canada, Winnipeg, Canada.
San Antonio Land & Irrigation, San Antonio, Tex.	West End Street Railway System, Boston, Mass.	Mercantants Refrigerator Co., Jersey City, N. J.
	Dominion Coal Co. Plant, Nova Scotia, Canada.	

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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PATERSON, N. J.—Charles H. Benjamin, 772 East 25th st, Paterson, completed plans for a 2½-sty frame dwelling, 26x57, at 328 East 31st st, for Robert J. Edwards, 215 Derrom av, Paterson, owner and builder. Cost, \$6,000.

PATERSON, N. J.—James C. Hinchliffe, 625 Broadway, Paterson, owner and builder, has had plans completed privately for a 2-sty frame dwelling and store, 22x54, at 68 33d st. Cost, \$4,500.

CRANFORD, N. J.—Irving Margon, 491 East 149th st, Manhattan, has plans in progress for a 2 sty frame and stucco dwelling, 30x42, on the south side of Richmond av, 265 ft east of Riverside dr. Owner's name will be announced later. Cost \$8,000.

#### FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—International Arms & Fuse Co., J. R. Fifer, on premises, owner, are having plans prepared privately for a 1-sty concrete and steel sash manufacturing bldg, 250x600, at Grove st and Bloomfield av. Cost, \$500,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg, Newark, completed plans for a 2 sty addition to the 2 sty brick warehouse, 47x71, at 14 and 16 Highland st, for A. Picard & Co., 10 Magnolia st, Newark, owner. The following contracts have been awarded: mason work, William Lockhart, 193 South 11th st, Newark; Jacher & Kurrie, 460 South 21st st, Irvington, N. J., carpenter; Katchen & Rabinowitz, 201 Norfolk st, Newark, steel and iron; Jacob Steinberg, 229 Belmont av, Newark, sheet metal. Cost \$12,000.

NEWARK, N. J.—Natural Carbonic Gas Co., McClellan st, Newark, owner, is having plans prepared privately for a 1-sty brick manufacturing plant in McClellan st.

#### HOTELS.

NEWARK, N. J.—John H. & Wilson C. Ely, Firemen's Bldg, Newark, will draw plans for alterations to the Continental Hotel, at 452 Broad st, for the Beach Vanderpool Estate, owner, and John F. Reynolds, lessee.

#### SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—New Jersey State Normal School, c/o Dr. Charles Chapin, on premises, contemplates erecting a dormitory from plans by E. H. Bent, State House, Trenton, N. J., architect. Details will be available later. Cost, \$10,000.

PATERSON, N. J.—Fred W. Wentworth, Room 502, Citizens Trust Bldg., Paterson, completed plans for a 3-sty public school (P. S. No. 10), 175x135, to contain 42 classrooms, at the cor of Warren and Mercer sts, for the City of Paterson, Board of Education, William J. Bentley, pres., City Hall, Paterson, owner. Contracts have been awarded as follows: steam and electrical engineer, Louis E. Eden, 1 Madison av, Manhattan; mason work, Henry Nightingale, 1055 East 22d st, Paterson; part carpentry work, L. M. Breen Bldg Co., 433 East 14th st, Paterson, and part carpentry work, Leonard Breen Bldg Co., 45 Lowe st, Paterson.

#### STABLES AND GARAGES.

ELIZABETH, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty brick and stone garage and service station, 69x48 and 163x31, at the cor of Union and Morris avs, for the Starter & Battery Service Co., 240 Central av, Newark, N. J., owner. Cost, \$15,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick garage, 27x50, at 204 Bergen st, for Jacob Brown, on premises, owner. Cost, \$2,300.

ELIZABETH, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty garage and service station, 69x48 and 163x31, at the cor of Union and Morris avs, for the Starter & Battery Service Co., 240 Central av, Newark, owner. Cost, \$15,000.

#### MISCELLANEOUS.

PATERSON, N. J.—Joseph De Rose, 113 Ellison st, Paterson, has plans in progress for a reinforced concrete outdoor swimming pool, 75x196, adjoining the Passaic River. Owner's name will be announced later. Cost, \$15,000.

PALISADE, N. J.—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress for 1-sty brick stores, garage and waiting rooms, 90x150, at Palisade Junction. Owner's name will be announced later. Cost, \$25,000.

#### Other Cities.

#### DWELLINGS.

COPAKE, N. Y.—J. D. Ashley, Copake, is considering rebuilding the dwelling, plans for which will probably be prepared privately. Cost, \$5,000.

LAKE GEORGE, N. Y.—Guy Lowell, 225 5th av, Manhattan, has preliminary plans in progress for a stone and frame dwell-

Knapp, 30 East 42d st, Manhattan, owner. Cost \$75,000.

SUMMIT, N. J.—Richard S. Shapter, 21 Maple st, Summit, has plans in progress for a 2½ sty frame dwelling, 32x37, in Broad st, for Pasquale Caggiapaglia, 3 South st, Summit, N. J., owner and builder. Cost \$5,000.

HIGHLANDS, N. Y.—Mills & Van Kirk, southwest cor of 15th and Market sts, Philadelphia, Pa., have plans in progress for alterations and addition to the summer residence, at Arbuckle Farms, on premises, owner.

MT. VERNON, N. Y.—George Weldon Sons, 141 Franklin av, Mt. Vernon, owner, have had plans completed privately for a 2-sty frame dwelling, 20x28, on South Columbus av. Cost, \$5,000.

THOUSAND ISLANDS, N. Y.—Gaggin & Gaggin, University Block, Syracuse, N. Y., have plans in progress for a 2½-sty frame summer residence on Cherry Island for Frederick Frazer, 351 West Fayette st, Syracuse, owner. Architects are in charge. Cost, \$7,000.

LARCHMONT, N. Y.—William A. Giesen, 104 West 42d st, Manhattan, has plans in progress for a 2½-sty dwelling, 24x59, for Ernest W. Mapes, 1005 East 176th st, Manhattan, owner. Cost, \$10,000.

NIAGARA FALLS, N. Y.—Wright & Kremers, 407 Gluck Bldg, Niagara Falls, N. Y., completed plans for a 2½-sty frame dwelling and garage, 32x60, on Lewiston Heights, for Fred Mason, 681 Buffalo av, Niagara Falls, N. Y., owner. Architects are taking bids from a selected list of bidders. Cost, \$20,000.

#### FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—Alberger Pump & Condenser Co., 140 Cedar st, Manhattan, contemplates erecting a manufacturing plant at South William and Dickson sts. Details will be available later.

#### SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—A. L. Brockway, Third National Bank Bldg, Syracuse, will draw plans for a 1-sty brick, stone and steel school (Prescott School), to contain about 15 rooms and auditorium, at 312 East Willow st, for the Board of Education, George M. Fairchild, pres., Syracuse, N. Y., owner. Cost, \$150,000.

LAKE MAHOPAC, N. Y.—Hutton & Buys, 103 Park av, Manhattan, completed plans for a 2 and 3-sty stone and frame high school, 100x100, to contain about 20 classrooms, auditorium and assembly room, for the Mahopac High School United No. 2, Town of Carmel, N. Y.

#### STABLES AND GARAGES.

TUXEDO, N. Y.—B. Bancroft mith, 104 West 42d st, Manhattan, has new plans in progress for a 2½-sty garage, 40x65, for Mrs. Preston Davies, Tuxedo, owner. Will accommodate two cars, and contain chauffeur's apartments above. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Harry D. Phoenix, Union Bldg, Syracuse, will draw plans for a 2-sty brick and steel office bldg, 30x40, at present plant, for the Onondaga Steel Co., 1114 East Water st, Syracuse, owner. Cost, \$25,000.

#### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Herax Construction Co., 381 West 149th st, has the general contract for remodeling the 4-sty brick bachelor apartment house, with two stores, at 57 West 46th st, for Jacob Aaron, 52 Vanderbilt av, owner, from plans by DeRose & Cavaliere, 148th st and 3d av, architects.

GARFIELD, N. J.—Louis Baker, Passaic, N. J., has the general contract for a 2-sty frame tenement, 22x50, at 167 Outwater lane, for Onadge Spender, Garfield, owner, from plans by Frank Pirrone, Jr., 103 Midland av, Garfield, architect. Cost, \$6,000.

PASSAIC, N. J.—Joseph Latona, Harrison av, Garfield, N. J., has the general contract for a 3-sty brick and stone flat, 21x68, at 438 Monroe st, for Michael Castiglia, 16 Tulip st, Passaic, owner, from plans by Joseph De Rose, 119 Ellison st, Paterson, architect. Cost, \$10,000.

#### CHURCHES.

BRONX.—Watt & Sinclair, 348 West 27th st, have the general contract for a 1-sty stone church, 33x76, at the southwest cor of Sheridan av and 165th st, for St. Simeon's Church, Rev. Ralph J. Walker, 165th st and Sheridan av, owner, from plans by the Bronx Architectural Co., 109 Highland av, Yonkers, architect. Cost, \$20,000.

SUMMIT, N. J.—A. A. Stryker & Son, 24 Franklin pl, Summit, have the general contract for a 1 sty fieldstone church and parsonage, 68x110, with a seating capacity of 400, at the southwest cor of Morris av and Russel pl, for the East Summit Methodist Church, Rev. J. Adams Oaks, pastor, on premises, owner, from plans by R. S. Shapter, 21-23 Maple st, Summit, architect.

HOLLIS, L. I.—Herman Peterson, Hollis, L. I., has the general contract for a 2-sty wood rectory, 22x43, on the west side of Palatina av, 300 ft north of Fulton st, for Holy Trinity Lutheran Church, Rev. A. L. Dillenbeck, Hollis, owner, from plans by William J. Dilthey, 1 Union sq, Manhattan, architect. Cost, \$5,000.

**DWELLINGS.**

GLEN HEAD, L. I.—E. W. Howell, Georg st, Babylon, L. I., has the general contract for alterations to the dwelling, for F. N. Waleris, on premises, owner, from plans by Delano & Aldrich, 128 East 38th st, Manhattan, architects. Cost \$4,000.

YONKERS, N. Y.—Lewis Johnson, 261 McLean av, Yonkers, has the general contract 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, from plans by W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, \$9,000.

SCARSDALE, N. Y.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract and desires estimates on all subs for alterations and addition to the 2½-sty brick and stone residence for W. C. Runyon, on premises, owner, from plans by William Adams, 15 West 38th st, Manhattan, architect. Also includes landscape work.

RAHWAY, N. J.—J. A. Josephson, 13 Stanton Court, Rahway, has the general contract for a 2½-sty frame and shingle dwelling, 29x49, on Hamilton av, near St. George av, for Mrs. Ella Haliday, 171 West Grand st, Rahway, owner, from plans by Seymour Williams, Post Office Bldg, Rahway, architect. Cost, \$7,500.

BASKING RIDGE, N. J.—Edward M. Waldron, Inc., 665 Broad st, Newark, has the general contract for alterations and additions to the 2½-sty hollow tile and stucco dwelling for Dr. Helene C. Lowenstein, on premises, owner, from plans by McMurray & Pulis, 31 Clinton st, Newark, architects. Cost, \$16,000.

PECONIC, L. I.—Wines & Homan, Main st, Mattituck, L. I., have the general contract for a 2½-sty frame and shingle dwelling, 28x28, for Robert Lindsay, Peconic, owner, from privately prepared plans. Cost, \$4,000.

CUTCHOGUE, L. I.—Wines & Homan, Main st, Mattituck, L. I., have the general contract for a 2½-sty stucco dwelling, 25x42, for E. R. Lupton, Mattituck, L. I., owner, from privately prepared plans. Cost, \$10,000.

SUMMIT, N. J.—Walsey Construction Co., South Orange, N. J., has the general contract for a 2½-sty frame and brick veneer dwelling, 47x27, and a wing, 25x30, in the north side of Whittridge pl, 300 ft east of Essex rd, for Isaac E. Edgar, c/o American Piano Co., 39th st and 5th av, Manhattan, owner, from plans by W. B. Anderson, 20 West 43d st, Manhattan, architect. Cost, \$16,000.

**FACTORIES AND WAREHOUSES.**

MANHATTAN.—Charles T. Wills Co., 286 5th av, has the general contract for alterations to the warehouse, at 306-310 11th av, for W. & J. Sloane Co., 574 5th av, owner, from plans by John B. Snook Sons, 261 Broadway, architects. Consists of bldg a new fire tower. Cost, \$3,000.

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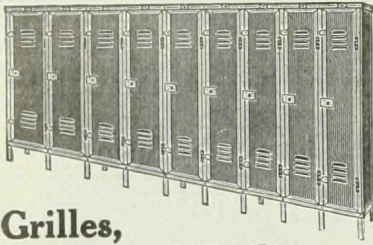
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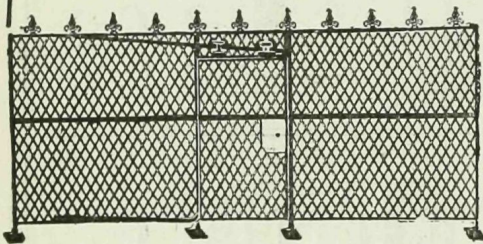
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MANHATTAN.—John H. Deeves & Bros., 103 Park av, and 549 East 118th st, have the general contract for rebuilding the 5-sty brick and steel factory, 60x235, 200x75 and 75x135, at 118th st and Harlem River, for the Washburne Wire Co., 118th st and Harlem River, owner, from plans by Bart & John P. Walther, 147 East 125th st, architects.

MANHATTAN.—Standard Concrete Steel Co., 105 West 40th st, has the general contract for the alteration and rear extension to the 1-sty brick factory, 50x100, at 525-7 West 27th st, for the Merrill Spring Co., on premises, owner, from plans by Paul C. Hunter, 191 9th av, architect. Cost, \$40,000.

BROOKLYN, N. Y.—Matthew Smith & Son, 511 Lorimer st, Bklyn, have the general contract for addition to the 1-sty brick factory, 50x125, at 88 Ainslie st, for William Cable Excelsior Wire Mfg. Co., 80-88 Ainslie st, owner, from plans by Koch & Wagner, 26 Court st, Bklyn, architects. Cost, \$15,000.

BROOKLYN, N. Y.—F. J. Ashfield, 350 Fulton st, has the general contract for extension to the 3-sty brick and stone warehouse, at the southwest cor of West and Noble sts, for the American Mfg. Co., on premises, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Cost, \$40,000.

BROOKLYN, N. Y.—Charles Money, 52 Vanderbilt av, Manhattan, has the general contract for a 1-sty brick and steel storage bldg, 36x72, at 783-9 Clinton st, for Ira S. Bushey & Sons, foot of 20th st, Bklyn, owner, from plans by Knowles & Bassoe, 280 Madison av, Manhattan, architects. Cost, \$8,000.

BROOKLYN, N. Y.—F. J. Ashfield, 350 Fulton st, Bklyn, has the general contract for a 2-sty brick ink factory, 100x100, at the northeast cor of 2d av and 45th st, for Fred H. Levy Co., 222 44th st, owner, from plans by general contractor. Cost, \$30,000.

BROOKLYN, N. Y.—Reinhard Hall, 7822 13th av, has the general contract for a 1-sty brick foundry, 52x78, and 35 ft high, at the southwest cor of Hoyt and 4th sts, for Anderson & Jackson, 722 Court st, owner, from plans by J. C. Wandell, 8525 4th av, architect. Cost, \$7,000.

BUFFALO, N. Y.—J. W. Cowper Co., 724 Fidelity Bldg, Buffalo, has the general contract for a 3-sty brick factory, (No. 209), 80x122, at 140 Lee st, for the National Aniline & Chemical Co., 351 Abbott rd, Buffalo, owner, from privately prepared plans. Cost \$88,500.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for a 2-sty brick addition, 25x100, to the storehouse at 16 Johnson st, for William Bittles, of Wagner Pastry Co., 22 Johnson st, Newark, owner, from plans by Hughes & Horton, 31 Clinton st, Newark, architects. Cost, \$8,000.

CENTRAL ISLIP, L. I.—Benjamin Raynor, Locust av, Islip, L. I., has the general contract for a reinforced concrete and brick power house, 80x120, to be erected at the State Hospital, for the State Hospital Commission, E. S. Elwood, secy, Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$150,000.

JERSEY CITY, N. J.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, has the general contract for a power plant, probably brick, at the Central R. R. of N. J. Terminal, for the Central R. R. of N. J., 143 Liberty st, Manhattan, owner, from privately prepared plans. Cost, \$150,000.

#### HALLS AND CLUBS.

MANHATTAN.—Jacob & Youngs, 116 W. 32d st, has the general contract for alterations to the 4-sty brick club house, 75x100, at 120 Madison av, for Genevieve G. Brady, 989 5th av, owner, from plans by John T. Windrim, Commonwealth Bldg., Philadelphia, Pa., architect.

#### HOSPITALS AND ASYLUMS.

MANHATTAN.—Lorraine Contracting Co., 299 Broadway, Manhattan, has the general contract for an extension to the Beth David Hospital, at Lexington av and 113th st, from plans by Louis A. Sheinart, architect.

#### HOTELS.

WEST BRIGHTON, S. I.—George W. Lithgow, 79 King st, Manhattan, has the general contract for a 2-sty hollow tile or brick inn, 54x63, to contain twenty rooms, sun parlor and billiard room, at Richmond Terrace and Holland av, for the Downey Ship Building Co., 44 Whitehall st, Manhattan, owner, from plans by Thomas Lipincott, 21 South 13th st, Philadelphia, Pa., architect. Cost, \$25,000.

#### MUNICIPAL.

JAMESTOWN, N. Y.—Shelbing & Lawson, Wellman Bldg., Buffalo, N. Y., have the general contract for the alteration and addition to the 5-sty brick city hall annex, 35x40, and a 1-sty fire station, in Spring

st, near 3d st, for the City of Jamestown, C. J. Jones, city clerk, City Hall, Jamestown, N. Y., owner, from plans by John W. Rulifson and C. G. Hiltgren, associate architects, Squires Bldg, Jamestown, N. Y. Addition will be used as jail. Cost, \$30,000.

#### STABLES AND GARAGES.

BROOKLYN, N. Y.—Giffuni & Santopietro, 192a Halsey st, have the general contract for a 1 and 2-sty brick and stone garage and apartment, 60x100, in the south side of Himrod st, 102 ft west of Wyckoff av, for Christian Ramb, 228 Stanhope st, owner, from plans by W. B. Wills, 1181 Myrtle av, architect. Cost \$20,000.

BROOKLYN, N. Y.—Charles Money, 52 Vanderbilt av, Manhattan, has the general contract for a 1 sty brick garage and shop, 17x50 and 35x70 respectively, at Clinton and Court sts, for Ira S. Bushey & Sons, foot 20th st, owner, and the Electric Welding Co., lessee, from plans by Walter S. Knowles and T. J. Bassoe, 280 Madison av, Manhattan, architects. Cost \$6,500.

BROOKLYN, N. Y.—Lorraine Contracting Co., 299 Broadway, Manhattan, has the general contract for alterations to the garage at 173 Engert av, for A. Bobrowsky & Son, owners, from plans by Abraham Brook, architect.

BROOKLYN, N. Y.—Charles Money, 52 Vanderbilt av, Manhattan, has the general contract for a 1-sty brick and steel garage, 16x48, at 746 Court st, for Ira S. Bushey & Sons, foot of 20th st, Bklyn, owner, from plans by Wilber S. Knowles and T. J. Bassoe, 280 Madison av, Manhattan, architects. Cost, \$4,000.

NEWARK, N. J.—Newark Construction & Investment Co., c/o Meyer Krasner, 800 Broad st, Newark, has the general contract for alterations to the garage, 98x100, at 1142 Broad st, to 31-35 Austin st, for Alexander Kertez, 571 South 17th st, Newark, owner, from plans by Frederick G. Nobbe, 142 Market st, Newark, architect. Maynard Klemmt, 142 Market st, Newark, is the engineer. Consists of alterations to present 3-sty brick bldg, 20x118 at 1142 Broad st, and cutting same down to 2 stys and putting in new front; and the erection of a 2-sty addition, 98x100 to rear at 31-35 Austin st. Cost \$38,000.

BABYLON, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2-sty frame superintendent's cottage and garage, 22x74 with wing, in Main st, for David Gardiner, Main st, Babylon, owner, from privately prepared plans.

IRVINGTON-ON-THE-HUDSON, N. Y.—Miller, Reed Co., 103 Park av, Manhattan, has the general contract for a 2-sty frame and stucco garage, for Mme. C. J. Walker, 108 West 136th st, Manhattan, owner, from plans by V. W. Tandy, 1931 Broadway, Manhattan, architect, and W. E. Young, 1931 Broadway, Manhattan, consulting engineer.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Wennemer Construction Co., 103 Park av, has the general contract for alterations and addition to the 5-sty brick, stone, granite and marble store and studio bldg at 100 West 57th st, for the Robert T. Ballantine Estate, 790 Broad st, Newark, owner, and C. T. Silver, Esq., 1760 Broadway, lessee, from plans by Robert T. Lyons, 52 Vanderbilt av, architect. Consists of a 1-sty addition, front walls, store front and stairway. Cost, \$30,000.

MANHATTAN.—Jordan Christie, 984 Lexington av, has the general contract for alterations to the 5-sty brick loft bldg, about 40x100, at 221 Fulton st, for Braco Realty Co., c/o Greene, Hurd & Stowell, 43 Exchange pl, owner, from plans by Theodore C. Visscher, 299 Madison av, architect.

GARFIELD, N. J.—Cornelius Baker, Garfield, has the general contract for three 1-sty brick stores, 34x36, at 34-6 Passaic st, for Oswald A. Kornhoff, Garfield, owner, from plans by Frank Pirrone, Jr., 103 Midland av, Garfield, architect. Cost, \$6,500.

#### MISCELLANEOUS.

MANHATTAN.—Edward D. Broderick, 110 West 40th st, has the general contract for an extension to the 2-sty brick and steel coal pocket and boiler house, 24x47, at 633-5 West 39th st, for Joseph Stern & Son, 616 West 40th st, owner, from privately prepared plans.

MANHATTAN.—Charles A. Cowen Co., 30 East 42d st, has the general contract for the alteration of the 5-sty brick and stone loft bldg, 149x159, at 8th st, 4th av and Lafayette st, into a distributing bldg and offices, for the Estate of Cecilia L. Nottbeck, 52 Wall st, and Matthew A. Wilks, et al., 440 Madison av, Manhattan, owners, and the Metropolitan Tobacco Co., 136 Grand st, Manhattan, lessee, from plans by Bushman & Kahn, 30 East 42d st, architects. Cost, \$30,000.

BRONX.—Jardin Co., 507 5th av, Manhattan, has the general contract for a 2½-sty brick and terra cotta club, stores and offices, 204x80, in the south side of 149th st, from Gerard to Walton av, for the Estate of Edith C. Bryce, 50 East 42d st, Manhattan, owner, and the Knights of Pythias, lessee, from plans by Shape, Bready & Peterkin, 220 West 42d st, Manhattan, architects. Cost, \$120,000.

BROOKLYN, N. Y.—Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 1-sty brick and timber freight shed, 310x30 and 200x22, and a 2-sty office bldg, 115x49, at Browne and Imlay sts, for the New York Dock Co., foot of Montague st, Brooklyn, owner, from plans by P. T. Brayere, architect, c/o owner. Cost, \$75,000.

BROOKLYN, N. Y.—Robbins Ripley Co., 27 Ft. Harrison st, has the general contract for a 3-sty reinforced concrete pump house, 20x18, at the foot of Van Brunt st (Pier 46), for the New York Dock Co., foot of Montague st, owner, from privately prepared plans. Cost, \$5,000.

COLD SPRING, N. Y.—F. H. Wakeham Co., 2 West 47th st, Manhattan, has the general contract for a brick and stone library, 34x100, and a 2-sty hospital, 50x68, for the Village of Cold Spring, Cold Spring, owner, and the Estate of Julia Butterfield, c/o Albert Francis Hagar, 69 Wall st, Manhattan, donor, from plans by Hobart B. Upjohn, 456 4th av, Manhattan, architect.

LAUREL HILL, L. I.—Ledy & Moore, 105 West 40th st, Manhattan, have the general contract for extension and alterations to the brick laboratory, on Washington av, cor Laurel Hill av, for the General Chemical Co., on premises, and 24 Broad st, Manhattan, owner, from plans by Albert Huberti, 116 Hankhurst av, Weehawken, N. J., architect. Consists of a 1 sty frame side extension, 12x20, and interior alterations. Cost \$8,000.

NEWARK, N. J.—Linde & Griffith, foot of 4th av, Branch Brook, N. J., have the general contract for a steel and concrete bridge over the tracks of the Lehigh Valley Railroad and Penn R. R. at Avenue R, for the City of Newark, Board of Commissioners, Thomas L. Raymond, director, in charge, City Hall, Newark, owner, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

RODMAN'S NECK, N. Y.—Lythic Building Co., 103 Park av, Manhattan, has the general contract for a concrete swimming pool at the Naval Station for the Y. M. C. A., Army Branch, 215 West 23d st, Manhattan, owner, from plans by Ewing & Chappel, 101 Park av, Manhattan, architects.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

SOCIETY OF MUNICIPAL ENGINEERS OF NEW YORK CITY will hold its annual dinner Saturday evening, December 1.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting at the Engineering Societies Building, December 4-7, 1917.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

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.

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.

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

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION AND THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

INDUSTRIAL COMMISSION of the State of New York will hold its second Indus-

trial Safety Congress and Safety Exposition in Syracuse, N. Y., on December 3 to 6 inclusive. Headquarters and the Safety Exhibit will be at the Onondaga Hotel, and sessions of the Congress will be held in the First Baptist Church.

NATIONAL RIVERS AND HARBORS CONGRESS will hold its fourteenth annual convention in Washington, D. C., in the

National Museum, on December 5, 6 and 7. The fundamental purpose, it is explained, is not to urge appropriations for new projects, but to plan how the Government, the cities and the people of the United States may most effectively cooperate to "Use the Waterways and Win the War." S. A. Thompson, 824 Colorado Building, Washington, is secretary.

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Just any kind of wood will not do. Then again, certain lumbers that would be desirable as far as quality goes, are too high in price.

**NORTH CAROLINA PINE**

"The Wood Universal"

is your *one best bet* in such a case—and such instances are the rule rather than the exception.

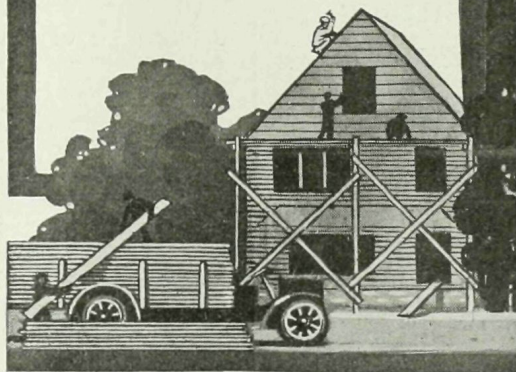
When you specify North Carolina Pine you keep quality UP and prices DOWN, thus clinching many an order that might otherwise be lost because of inability to make quality, utility and economy meet.

**How Many of These Have You?**

From time to time we issue books and other literature dealing in a very practical way with building matters and problems. Among those in which you would be particularly interested are the Architect's and Contractor's Reference Book, the Home-Builder's Book and the Book of Interiors. Any or all sent you free on request.

**North Carolina Pine Association**

73 Bank of Commerce Building  
Norfolk, Virginia



**WELLS ARCHITECTURAL IRON CO.**

Manufacturers of Ornamental Iron and Bronze Work

Phone—Melrose 8290-8291

River Ave. and East 151st St., NEW YORK

**A. PERLMAN IRON WORKS, Inc.**  
Ornamental Iron Contractors

1735 WEST FARMS ROAD

Telephone, Intervale 2167

4 Blocks East of 174th Street Subway Station

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending Nov. 24.

MANHATTAN ORDERS SERVED.

Broadway, 670-4—Jos Sampson, care Kerby Stevens, 63 Wall...FP(R)
9 st, 34 E—Sailors' Snug Harbor, 61 Bway, Ex(R)-ExS-FE(R)-St(R)
13 st, 5 E—Springler Van Buren Est, 65 5 av, ExS-Ex(R)-FE(R)-St(R)
14 st, 10 E—Springler Van Buren Est, 65 5 av...FE(R)-FP-St(R)-ExS
1 av, 1108-14—Alfretta Engelhardt...WSS(R)

SPRINKLER

SUPERVISORY SERVICE

AUTOMATIC SPRINKLER

VALVE ALARM SERVICE

INTERIOR FIRE ALARM

EQUIPMENT

Installed as a Local System or for Central Office Service.

AUTOMATIC

FIRE ALARM SERVICE

SPECIAL BUILDING

SIGNAL SERVICE

AUTOMATIC

FIRE ALARM CO.

416 Broadway New York City

FRANKLIN 4188

John st, 24—Andrew S Glover, Washingtonville, N Y...ExS-Ex(R)-FE(R)
Lafayette st, 409-13—National Window Trimming Co...Rec-El
University pl, 82—Louise Fijux, care Marie T Ayer, Weston, Conn, ExS-Ex(R)-FE(R)-St(R)-GE-WSS(R)
Washington sq South, 71—Jere W Dimick Est, 120 Bway...ExS-FE(R)-FP-St(R)
19 st, 7 W—Louis M Levy, 128 Bway, ExS-Ex(R)-O-FE(R)
29 st, 2 W—2d Natl Bank of N Y, 250 5 av, ExS-Ex(R)-FE(R)
23 st, 536-46 W—Mildred J Parkerton, El-St(R)
52 st, 602-4 W—Jno H Maatz, 1417 Prospect av...FP(R)
125 st, 233-5 W—Marloew Amusement Co...O
Broadway, 1887—Colonial Operating Co...O
130th st, 79 E—Eastern Parkway Co, 220 W 42...FP-Ex
24 st, 525-31 W—Nathan Stephens Est, care Grace B Underwood, 336 Washington av Bklyn...Ex-FP
12 st, 10-14 E—Olga Witthaus, care Guy H 21 E 82d...Ex
31 st, 252 W—Sam Raskin...Rec-FA-D&R
32 st, 110-4 W—J Schwerder & Son...Rec
32 st, 110-4 W—Eastern Dress Co...Rec-El
32 st, 110-4 W—Leifer & Rosenblatt...Rec-El
32 st, 110-4 W—J A Cantor Co...El-Rec
32 st, 110-4 W—Drucker Bros...Rec
32 st, 154-6 W—Seybert Realty Co, 1123 B'way...FE(R)-Ex(R)

BROOKLYN ORDERS SERVED.

Ashland pl, 10-24—Gasau & Thompson Co, ExS-Rec
Atlantic av, 718-28—C Kenyon & Co, 754 Pacific...FP-Rec-Misc-D&R
Bartlett, Wallabout & Gerry sts—Chas Pfizer & Co, 11 Bartlett...GE-Rec
Christopher av, 260-8—Artzis & Weinstein, Rec Blake av, 379-83—Morris Levine...FP(R)-Rec Blake av, 379-83—East New York Pants Co Rec Christopher av, 260-8—Abraham Alsen...FP(R) Blake av, 379-83—Harry Feinerman...Rec Christopher av, 260-8—Abraham Schwartz, Rec Blake av, 379-83—Bklyn Union Gas Co, 176 Remsen...GE
Christopher av, 260-8—Pevie Bros, Rub-FE(R)
Christopher av, 260-8—Davis & Wiseman...Rec
Bridge st, 397-9—Davis & Wiseman...Rec
Bridge st, 397-9—Benjamin T Van Nostrand, FE(R)-Ex(R)-ExS
Bridge st, 397-9—Pomeroy Co, 208 Livingston, Rec
Carroll st, 335—Bklyn Union Gas Co, 176 Remsen...GE
Carroll st, 335—Wm H Jackson Co, Ex(R)-ExS
Carroll st, 346-50—Metal Package Co...ExS
Fulton st, 17—Henry M Rhinehardt Co, FE(R)-ExS
Fulton st, 17—Bklyn Union Gas Co, 176 Remsen...GE
Fulton st, 286—Bklyn Union Gas Co...GE
Fulton st, 286—Frank Kirby...O
Furman st, 55-61—Hugh DeHaven, FP(R)-St(P)
Kent av, 375-95—F W Wurster Realty Co, St(R)-FE(R)-FP(R)-ExS
Livingston st, 134—Emil Huhn...FE(R)-St(R)
Metropolitan av, 986-1018—Charles Graham Chemical Pottery, ExE-WSS(R)-FP-FE(R)-GE
Morgan av, 661-7—John C Miller, ExS-FE(R)-FP(R)
Morrell st, 37-41—Max Rosenkranz, WSS(R)-St(R)-ExS-Ex(R)-GE-Rec
Morrell st, 35-41—Cohen Bros...Rec
Morrell st, 35-41—Faver Bros Sash & Door Co, FA-Rec
Morrell st, 35-41—Morris Kopp, FP(R)-FA-Rec-GE
Morrell st, 35-41—Julius Polakoff...FP(R)-Rec
Morrell st, 35-41—Seigel & Block...Rec
Morrell st, 35-41—Sarah Schleifer...FP(R)-Rec
Morrell st, 35-41—Cohen & Lewin...FP(R)-Rec
Myrtle av, 35—Roehr Pub Co...St(R)
Osborn st, 139—Marion Uhyler, FE(R)-Ex(R)-FP(R)
Osborn st, 139—Bklyn Union Gas Co...GE
Park av, 290-2—Albert G Jennings, FE(R)-WSS(R)-Ex
Park av, 290-2—Bklyn Union Gas Co...GE
Powell st, 233-5—Milton Simpson, GE-FP(R)-O-Ex-Rec
Powell st, 233-5—Chas Kornfeld, FP(R)-ExS-Ex(R)
Powell st, 233-5—Samuel Dworkam...Rec
Powell st, 233-5—Levine Ostrove & Samis...Rec
Sackman st, 503-7—Harry Silverstone, FE(R)-WSS(R)-ExS-FP(R)-ExS-GE-Rub
Sackman st, 503-7—Phillip Dashefsky, FA-FP(R)-Rec
Sackman st, 503-7—Jos Shafosky, FA-FP(R)-DC-Rec
Sackman st, 503-7—Kopel Shakofsky, FA-FP(R)-DC-Rec
Sackman st, 503-7—Abrahams & Baker, Rec-FA-FP(R)
Sackman st, 503-7—Royal Paper Box Co, O-DC-FP(R)-GE-Rec
Sackman st, 503-7—Bklyn Union Gas Co...GE
Sackman st, 503-7—Jacob Kuhlberg...FA-Rec
Sackman st, 503-7—S & S Middv Blouse Co, FA-FP(R)-DC-GE-Rec
Wallabout st, 258-60—Dietrich Kaatse, FE(R)-St(R)-ExS-WSS(R)-Ex
Wallabout st, 258-60—Bernstein & Slonimisky, FP(R)-Rub-Rec
Wallabout st, 258-60—Stamwell Shoe Co, FA-GE-FP(R)-Rub
Wallabout st, 258-60—Senuta & Misiawious, FP(R)
Wallabout st, 258-60—Hills Bros, FP(R)-Rec-Rub
Wallabout st, 258-60—Schwartz & Urowsky, FP(R)
Wallabout st, 256-60—Geo Emanuel, FA-FP(R)-Rec
47 st, 2 W—Senuth & Misiawicus, Rub-St(R)
Willoughby av, 436-44—Steinberg & Tapman Co...Ex(R)-ExS-O
Atlantic av, 2963-71—Atlantic Elton Realty Co...FP(R)-Ex(R)-ExS
Atlantic av, 2963-71—Adelman & Shulkin, Ex-FP(R)-Rec

Atlantac av, 2963-71—Pioneer Embroidery Works...FP(R)-DC-Rec
Atlantic av, 2963-71—London & Hyman, FA-Rec
Atlantic av, 2963-71—Adler & Weinstein...FA
Atlantic av, 2963-71—Samuel & Max Kalnitzsky...FA-GE-Rec
Atlantic av, 2963-71—Criterion Embroidery Works...FP(R)
Atlantic av, 2963-71—Bklyn Union Gas Co, GE
Lorimer st, 170-6—Wagner Comb Co, FE(R)-St(R)-ExS-WSS(R)-O-GE
Broadway, 1295-1307—Price & Rosenbaum, FD
Halsey st, 229—Percy J Worsfold...Rub
Liberty av, 284-6—Samuel Bisben...Rub
Livingston st, 288—Est Arthur Gibb...Rub
3 av, 83—Robert F Stevens & Co...Rub
Flushing av, 929—Ironclad Real Est Corp...Rub
Grand st, 1005-7—Sackett & Wilhelms Corp, WSS(R)
Marcy av, 803—Jacob Simon...Rub
Emerson pl, 35-7—Rudolph Vagt...WSS(R)
Madison st, 866—Wm C Edwards, FA-Rub-StSys-El-CF
Rockaway av, 346—Anna Sperio...DC
Albermarle rd, 514—H C Peterson...FA-Rec
Bedford av, 1505—Chevrolet Motor Car Co, CF
Bergen st, 45—Thos Keenan...FA-Rec-Smks
Bergen st, 603-5—Edwood Garage...CF
Bryant & Clinton sts—Clarence P Howland Co...Rec
Coney Island av, 455—Adolph Merry...D&R
Crown st, 389—Michael Eisenbach, FA-Rec-Smks
Dean st, 1909—Bertha Zinser...D&R
Hendrix st & Jamaica av—William A Meyers, FA-Rec
Hope st, 118—A Weinstein...El
Liberty av, 731—A Sarasohn...FA-Rec
President st, 1522—August H Brahe, Jr...Rec
Prospect av, 336—Chas Schneider...D&R
Smith st, 358—Jacob Michael...Rec
So Portland av, 182-6—A Bendelstein, CF-Rec
Stagg st & Varick av—Natl Fireproof Sash & Door Co, 499 Stagg...FA
12 st, 372—A E William Garage, FA-Rec-CF-El
20 av, 6515—6515 20th Ave Co...FA
Wallabout Market, 38—M B Juditsky & Son, FA-Rec
Dumont av, 276-86—Elkin & Chausier...GE-Rec
Dumont av, 276-86—Royal Cabinet Bed Co, FA-Rec
Dumont av, 276-86—Cohen & Kaish...Rec
Harrison av, 59-61—Dora Baldinger, ExS-FP(R)-O
Harrison av, 59-61—Lyons & Zeeman...GE
Harrison av, 59-61—M Parmet Co...GE-Rec-O
Varet st, 239-41—Golden Knitting Mills Co Rec
Varet st, 239-41—Gussie Pacht...FP(R)
Varet st, 239-41—Model Shirt Co...Rec
Harrison av, 59-61—Mamel Fur Dyeing Co, GE
Tiffany pl, 30—F O Pierce Co...WSS(R)
Atlantic av, 1203-9—Chas J Potbury...CF
Av M, 1604—Meinert Jantzen...Smks-FA-Rec
Charles st, 7—Jno J Mouck...FA
Coney Island av, 1484—Midwood Colony Garage...Smks-FA-Rec-CF
Court st, 636-40—Jno Donovan Co...FA
Cumberland st, 130—Philip A Becker, Smks-FA-Rec
Douglass st, 328—W H Hallahan...FA-Rec-Smks
55 st, 1240—Geo E Byborn...FA-Rec-Smks
Glenmore av, 145—Adolf Rosenheim...D&R
Glenmore, 439—D Warshowsky...Rec
Harrison av, 66—Jos Scintinos...El
Hicks st, 820—I Hultgren & Co...FA
Lenox rd, 322—H Rockefeller...Rub-D&R-FA
Metropolitan av, 1105—Geo Lueders & Co...CF
Prospect st, 210—Julius Sragowitz, FA-Rec-Smks
Sackman st, 643—Novick & Goldberg, Smks-FA-D&R
St Johns pl, 1682-94—Isaac Miller, Smks-FA-Rec-CF
Walworth st, 152—Jacob Daugler & Son, CF-StSys-D&R-El-Smks
Queens blvd & Sanford rd—French & Woods, CF
Carlton av, 1—Frank Healy...WSS(R)
Powell st, 233-5—Chas Kornfeld...Rub
Wythe av, 130-4—Mary C Knight, Philadelphia, Pa...WSS(R)-FP(R)
Bartlett st, 55—Sam Kovitz...RQ
Central av, 253 (rear)—Jos Muller, Smks-FA-Rec
Coney Island av, 444—H L Jones...CF
Dean st, 18-32—Amer Express Co...CF-D&R-FP
Dean st, 446—I Seebol...FA-Rec-Smks
Dean st, 1579-81—D Manzoline...FA-GE
E 28 st, 635-7—Jno Lawrence...CF
Flushing av, 152—Tomato Product Co...FP-CF
President st, 474—Vincenzo Torota, RQ-Smks-FA
Reid av, 198-200—D Uveich...CF
6 av, 4417—Lynn G Bump...FA-Rec
Tompkins av, 351—Denker & Morgenstein...CF

QUEENS ORDERS SERVED.

Halle st & Hudson av—Wm H Nichols, WSS(R)-St
3 st, near Creek st—H J Deutz...D&R
15 av & Newtown rd—Frank Wraneck, Smks-FA-Rec
11 av, 373 (Astoria)—N Taylor, D&R-FA-Rec-Smks
5 av, 65-7 (L I C)—Universal Car Co, FA-Rec-CF-FP
Jagger av, 5—Max Fiechtz...CF
Juniper Swamp rd & Furman av—Meyer Kraut...Smks-FA
Kaplan & Hillside avs—Henry G Barhr...CF
Ocean av, bet Belmont & Liberty avs—J L Ronteltap...FA-Smks
Payntar av, 93-5 (L I C)—Bonaventura Saso, CF
Rockaway rd, 4—Santo Belpedio...Rec
5 st, bet 3 av & Flushing Bay (Col Pt)—American Hard Rubber Co, FP(R)-ExS-FE(R)-St(R)
Church st, ws, s Beaver st (Jamaica)—City of New York, Municipal Bldg, Man...DC-FA
Kingsland av, nr Way av (Corona)—Samuel Sheer...D&R-FP
46 st, 112-4 (Corona)—Samuel H Trigger, FP(R)-FA
Corona av, nr Hampton st—Samuel Sheer, FP(R)-D&R
Jackson av, nr 44 st—Samuel Sheer, FP(R)-D&R

Flaunt Old Glory to the Breeze. This flagpole, 75 feet in height, was erected by us. We make this type of pole any height. Nothing exists that cannot be made out of steel by this firm. Stolz & Greenberg Iron Works 1122-1126 Forest Ave. Bronx, New York

# 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, 25 Vanderbilt Ave. Tel. Murray Hill 7071.

## Building Directories.

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

## Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.  
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 West 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.

## Elevator Gates—Folding.

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

## 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.  
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

## 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., Coney 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.

### Parquet Floors

ERBE WILLIAM J., 25<sup>a</sup> Lexington Ave. Tel. Murray Hill 1092.

### Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

### Plaster Boards.

DUFFY CO., J. P., 138<sup>th</sup> 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, GEORGE 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.  
HESS, M. & L., 907 Broadway. Tel. Gramercy 6052.  
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, F. & G., 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., 30 Nassau St. Tel. John 3670.

RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.

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 (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.  
HOF, HENRY, 567 Third Ave. Tel. Murray Hill 5994.  
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, 31 W. 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.

### 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.

### 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.

### Telephone Accessories.

COIN DEVICE & SIGNAL CO., INC., 1269 Broadway. Tel. Mad. Sq. 2594.

### Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3903.

### 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.