

REAL ESTATE RECORD AND BUILDERS GUIDE.

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INCREASED COST OF CONSTRUCTION SHOWN THROUGH COMPARATIVE FIGURES

August Heckscher's New Building at Madison Avenue and 38th Street Used as an Example

By RUSSELL B. SMITH, C. E.

IN the last week of September, 1915, August Heckscher decided to demolish the old Havemeyer residence, and the writer was requested on September 23 to obtain estimates from housewreckers. The demolition was started formally on September 30, but in accordance with instructions, was not vigorously prosecuted, and was completed November 22, 1915.

During this period the writer's organization was definitely retained as consulting and supervising engineers to direct and supervise any construction that might possibly be decided upon, if any, on the site, under the same terms and conditions as obtained covering the same duties for the erection of the 25-story office building at the southeast corner of Madison avenue and 42d street, then in course of erection for the same owner. The arrangement provided for a fee in a manner similar to the employment of an attorney in an important case. His interests were solely those of the owner and the good of the building, his fee not being seriously affected by the increase or decrease of the total cost of the proposed matter in contemplation. Upon the selection by the owner of Jardine, Hill & Murdock, as architects, the interests of owner, architects and supervising engineers were identical, precluding any adverse feeling or criticism in the work of formulating and designing the plans, writing of specifications, checking of details, selection of bidders, award of contracts and supervision and direction of the work. That the plan was most cooperative and harmonious and thorough is fully demonstrated by the results. There were no suspicions or contention in regard to the amounts to be paid or retained for alterations in the minor details of the construction.

The general policy of the major details were brought by the architects to the attention of the engineers and C. B. Jaqua, the owner's secretary, and, in ac-

cordance with preliminary instructions from the owner, were decided by these three representatives solely on their merits as to their value to the completed building as a high-class commercial loft building. In preparation for these meetings the necessary plans and specifications were furnished by the architects to

by the engineers, as agents of the owner, to contractors in their respective lines, and during the first week of each month an itemized statement of payments due each contractor was rendered to the owner, who placed with the engineers sufficient funds to cover all obligations; the engineers in turn making the in-

dividual payments to contractors during the second week. All books of account were kept by the engineers, and monthly statements rendered to the owner.

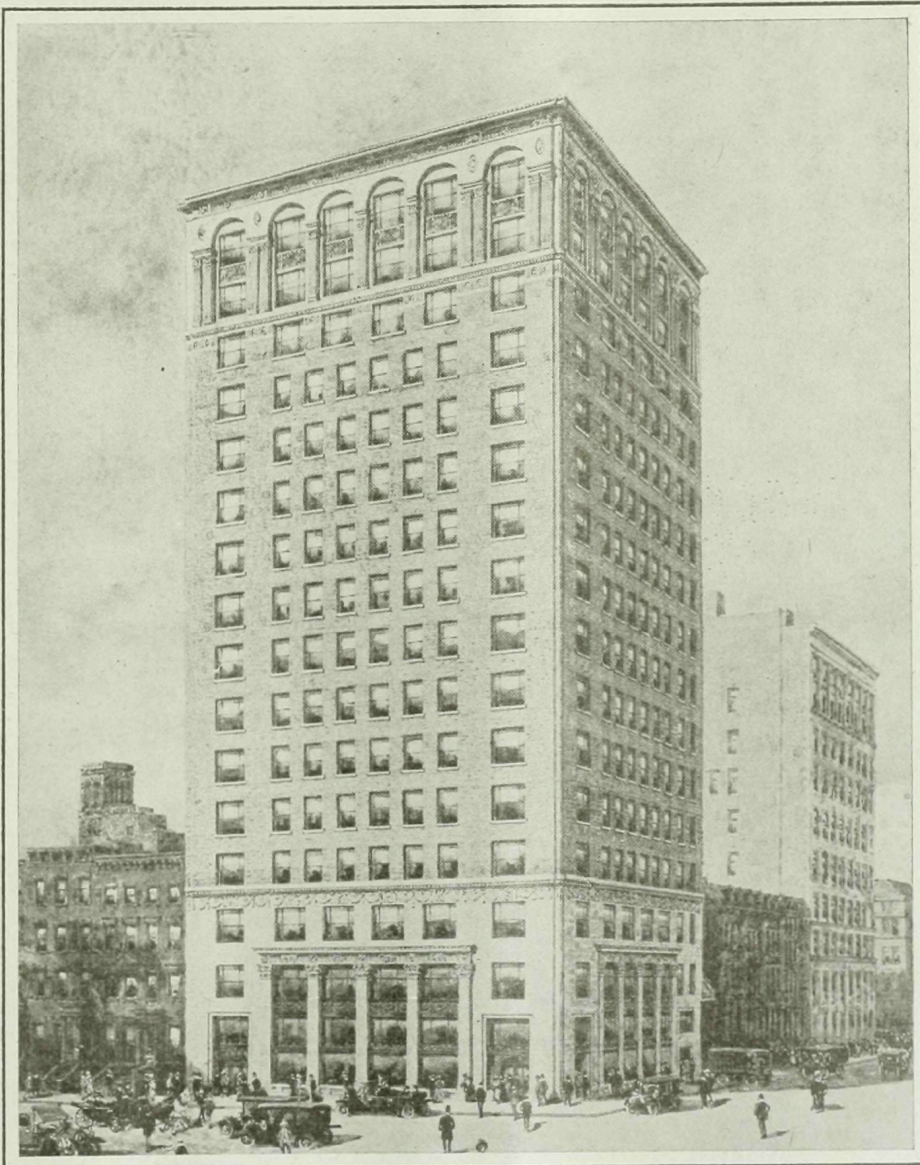
On October 26, 1915, Jardine, Hill & Murdock, as architects, presented a typical floor plan, which was accepted as a basis for proceeding with final plans, which were filed with the Bureau of Buildings November 12, and formally approved on November 19, without any structural changes being required by the Departments.

On November 23, 1915, the excavation of the site had been started, so that, when, on January 21, 1916, Mr. Heckscher advised the engineers that there was no need of further delay, that all legal technicalities in connection with the use of the site for a loft building had been overcome, the excavation was well under way, and although very severe winter weather was encountered, the first foundations were set on February 5, and the first structural steel set on February 23.

The duration of time from the starting of the excavation to the setting of the first structural steel was three months, which

however, represented only 68 working days, due to holidays and bad weather days.

As soon as the data was available, contracts to the total number of 37 were awarded, 14 of which were completed prior to December 1, 1916, 7 during December, 12 during January, 1917, and 4 during February, 1917. On December 20, 1916, the building was ready for tenants, and the first tenant began moving in and was ready for business on January 9, 1917. On February 21 all contract



Jardine, Hill & Murdock, Architects.

OFFICE STRUCTURE IN MURRAY HILL ZONE.

the engineers, who obtained estimates thereon from the contractors effected, and the entire data thus made available for discussion and disposition.

The engineers provided all electric current used for light and power for construction purposes, temporary offices on the site, telephone, watchmen, driveways, labor and trucking of rubbish, carpentering, and all other miscellaneous items difficult to designate as any particular contractor's work.

All other work performed was awarded

work was completed and all keys turned over to the management of the building.

The duration of time from the setting of the first structural steel to the completion of all contract work was two days less than 12 months, or 363 calendar days, less 73 calendar days lost through strikes and bad weather, or 214 working days net.

Combining the preliminary period with the construction period the total net construction duration of time was 282 working days, or 6 days less than one calendar year.

A detailed statement of the percentage of completion by months based upon the number of men employed, as well as from actual monthly computation during construction, is shown in Table I. It is interesting to note that construction required 26,743 men-work days.

by the architects for the good of the building. All other changes are considered outside of construction cost, as they could not have been foreseen or estimated upon originally. In this category are property charges for permanent easements, etc., alterations to accommodate tenants' requirements, alterations to comply with instructions of authorities on matters otherwise than a breach of the building laws, etc.

Of the foregoing summary of cost it is mentioned that the total cost based on all information that could have been available before construction commenced, was \$470,663.81; the remaining expenditures over and above this amount being for property charges (vault easement), tenants' changes, etc.; also funds paid out on account of the management of the completed building,

foot of 244 Madison avenue was 22.8 cents, which not only is considerably less than other similar highest class construction at the same time, but would be considered a most satisfactory cost under the lower and more stable market of prior to 1914. As a matter of interest only, the cost per square foot of gross floor area (outside dimensions) is \$2.90.

The number of contractors engaged was 37. There were 180 change orders issued, of which 73 were at extra cost, and 23 calling for credit in cost, presenting a remarkable result in that the credits exceeded the extras by approximately \$2,000. Of the remaining change orders, 18 were for material, 12 to permit sub-contractors to use the construction hoist, and 54 for alterations required by tenants.

In the order of importance of the contracts awarded the steel fabrication was the largest, the masonry next, etc., the steel fabrication, plus erection and inspection totalling approximately one-fifth of the total cost of the building. The order of importance in percentage of total cost is herewith submitted:

TABLE I.
PERCENTAGE OF COMPLETION (By Months)
BY NUMBER OF MEN EMPLOYED. BY MONTHLY COMPUTATION.

	Day's Work.	% of Progress.	% of Completion.	% of Progress.	% of Completion.
1915—Nov...	113	0.4
Dec.....	972	3.6	4.0	..	1.3
1916—Jan.....	1,315	5.0	9.0	1.5	2.8
Feb.....	693	2.6	11.6	14.9	17.7
March.....	1,880	7.0	18.6	4.3	22.0
April.....	3,008	11.3	29.9	5.0	27.0
May.....	2,066	7.5	37.4	10.0	37.0
June.....	1,733	6.5	43.9	11.0	48.0
July.....	2,003	7.5	51.4	9.0	57.0
Aug.....	2,019	7.6	59.0	6.0	63.0
Sept.....	2,841	10.7	69.7	9.0	72.0
Oct.....	2,999	11.2	80.9	5.0	77.0
Nov.....	2,273	8.5	89.4	6.0	83.0
Dec.....	1,575	5.9	95.3	9.0	92.0
1917—Jan.....	891	3.3	98.6	6.0	98.0
Feb.....	362	1.4	100.0	2.0	100.0
	26,743	100.0			

*Based on material and labor, while number of men employed does not include material.
†Work started November 23, 1915.

The intricacies of a building operation are of no direct interest to an owner unless some of the best laid plans and schedules go awry and cause delays, as a result of which not only the financial return is delayed, but the heavy daily expenses of property ownership are lost never to be recovered. That which an owner is almost entirely concerned in is the total cost, and he is anxious to learn this at the earliest possible date.

Since the summer of 1914 prices of material and labor have been most unstable, and have increased considerably within short periods, continued steadily rising for periods, and then violently ascending again, rarely, if ever, decreasing to any appreciable value, making it a very difficult problem to estimate cost of construction with due consideration to both owner and contractor. Under these conditions attempts were made as early as possible to definitely estimate the total ultimate construction cost. Naturally this could not be done, except by approximation, and then only by conjecture, until the plans and the major specifications were well developed. These estimates of total ultimate cost were reported at least monthly, and at times bi-monthly, and were altered as certain determining policies were decided upon, such as, for instance, the abandonment of exterior marble in favor of limestone at an economy of \$15,000. The estimated total cost as submitted periodically are herewith summarized:

TABLE II.

Date (1916)	Estimated Total Cost
Feb. 1st	\$530,337.00
Mar. 1st	507,113.03
Mar. 27th	484,718.79
Apr. 15th	481,905.67
May 15th	484,588.07
June 15th	489,418.21
July 15th	489,601.98
Aug. 15th	489,734.81
Sept. 15th	488,478.28
Oct. 15th	488,478.28
Nov. 15th	485,554.63
Dec. 15th	485,551.09
1917	
Jan. 15th	481,668.61
Feb. 15th	481,273.93
Mar. 15th	477,211.54
Apr. 15th	477,360.22
May 15th	477,360.22
June 15th	477,623.93
July 15th (final)	475,238.70

The cost of construction is always considered in the trade to include all items of erecting the building according to plans and specifications and minor modifications therefrom directed

are manifestly no part of construction cost.

The design of the building is a typical open-loft structure, with no sub-dividing partitions. There are three high-speed passenger and two freight elevators; also one sidewalk hoist, in the building, and a 100 per cent. sprinkler system. Three complete stair towers from the roof to the grade, and two in the basement, were installed. The store contains a mezzanine. The basement extends an average of ten feet under the sidewalk on the two street fronts. The first four stories are faced with limestone, the balance face brick, with terra cotta.

The size of the plot dimensions are 95 feet on Madison avenue and 98.9 feet in 38th street. The total gross basement and floor area is 162,706 square feet. The net rentable area of floors and basement is 123,728 square feet; the total gross area of each typical floor is 8,921 square feet, and the net rentable area on each floor is approximately 7,100 square feet.

The total height of the building, from boiler room floor to roof of pent house, is 237 feet; while the total height of the building, from curb to main roof, is 210 feet.

Since the total weight of the structural steel is 1,881.67 tons, the weight of same, per cubic foot building contents, is 1,819 pounds, and the weight per square foot of gross basement and floor area is 22.454 pounds. The following table itemizes the above statements:

TABLE III.

CUBIC CONTENTS, HEIGHT, AREAS.

	Gross Area.	Rentable Area.	Height.	Cubic Conts.
	(sq. ft.)	(sq. ft.)		
Boiler room,				
coal vaults,				
elev. pits....	1,984	..	6' 0"	23,520
Basement	11,943	8,360	12' 6"	145,688
Street floor....	9,883	6,727	20' 0"	187,626
Mezz. floor....	3,090	2,066	9' 8"	61,626
Second floor....	8,921	7,105	13' 6"	120,433
Third floor....	8,921	7,105	13' 6"	120,433
13 typical flrs.†	115,973	92,365	162' 6"	1,449,662
Pent houses....	2,491	..	9'	22,419
	162,706	123,728	237' 0"	2,069,781

*Mezz. floor height included in street floor height.
†Each floor measures 8,921 sq. ft. gross and is 12' 6" top to top.

A fair comparison of cost between buildings erected for similar uses and under similar market conditions is through the cost per cubic foot of building contents. The cost per cubic

	1915-16	1917-18
Steel Fabrication	17.4%	26.3%
Masonry	15.2	11.9
Elevators	7.3	7.5
Fireproofing	6.6	6.2
Plastering	4.5	3.4
Plumbing (inc. fixtures)....	4.4	3.7
Heating	3.9	5.0
Ornamental Iron	3.8	4.2
Excavation	3.3	2.7
Exterior Limestone	3.2	2.5
Interior Doors and Trim....	3.2	2.9
Sprinklers	3.2	3.8
Electric Wiring	2.8	2.5
Windows	2.7	2.9
Steel erection and inspection..	2.7	2.1
General Contract (misc)....	2.5	1.2
Architectural terra cotta....	1.9	1.6
Roofing and sheet metal....	1.5	1.4
Interior marble	1.4	1.2
Hardware	1.3	1.4
Tile	1.1	1.1
Glass and Glazing	1.0	1.3
Waterproofing	0.7	0.5
Granite Base	0.5	0.5
Boiler Stack	0.5	0.9
Painting	0.4	0.7
Mail Chute	0.3	0.3
Stair Treads	0.2	0.2
Carpentering	0.1	0.1

Had the building been erected two years later, i. e., starting in the fall of 1917 and completing in the fall of 1918, the cost would have been \$644,325.40, as against \$459,950.06 (not including architect's or engineer's fees or carrying charges), or an increase of \$184,375.34, or 40.008 per cent. This represents an increase in cost per cubic foot of contents from 22.8 cents to 32.0 cents, and also affects the proportion of each sub-contract to the total present cost as indicated in the last column of the foregoing table. It will be noted that steel fabrication is now 26.3% of the total cost, and steel erection and inspection 2.1%, a total of 28.4% of the total cost of the building, representing a considerable monetary increase amounting to 13.4% of the present day total cost. By combining the percentages of the table it will be of interest to note that the structural features and those necessary to complete the entire enclosure of the building at present prices amount to 66.5% of the total cost, the mechanical features 22.5% and the interior finish 11.0%. This rise in the market was accurately determined during the past thirty days by requesting all the contractors to formally present their estimates for all work in their line to duplicate the building under the same season conditions, beginning October, 1917. A large number of contractors responded, but it was necessary in some instances to procure estimates from reliable competitors.

Table V. is herewith submitted on the opposite page, representing in detail the increased percentage of cost.

The building was originally designed for stores and lofts, but was so arranged by the architects that conversion into offices would be possible. The judgment of the architects has proven sound, for, instead of being leased by concerns for show room purposes, the total amount of space rented above the store floor, with one exception, is now utilized for office purposes.

Cushman & Wakefield, Inc., are the managing agents for the building, and though the structure has been open only

(Continued on page 737.)

POSSIBILITIES OF MODERNIZING BUILDINGS NOT REALIZED BY REALTY OWNERS

AT a recent meeting in the office of the Borough President of Manhattan to discuss a proposal to limit the height of buildings on Fifth avenue, from 60th to 99th street, to 100 feet, incidental reference was made to the relative importance of the private dwelling in the housing scheme of a great city like New York. One speaker thought it absurd to magnify its importance. The day of the private dwelling was over. To strive to conserve it in the Fifth avenue district was said to be like "going back to the dark ages," as there was now no demand for them.

Another speaker took the opposite view and ventured the opinion that the lack of demand for dwellings on the side streets east of Fifth avenue was due largely to the condition of the houses themselves, many of them being of old-fashioned design and out of date. The latter opinion was advanced by Edmund L. Baylies, who has for several years been active in real estate transactions in New York City and is familiar with the Fifth avenue situation.

This reference, coming only incidentally in a discussion of the desirability or otherwise of excluding apartment houses from the Fifth avenue residence district, calls attention to a condition which has so far, in the opinion of some experienced persons, been overlooked by owners and builders.

It is conceded that there is a housing shortage in New York City. This applies quite generally both to business and residence accommodations. The output of construction has for some time been below normal. A complicated economic situation, growing largely out of the fact that the country is at war,

has resulted in a shortage of material and labor, and a high level of cost for both of these. It has also created a scarcity of money available for dealing in real estate and for construction projects.

Whatever the actual conditions may be, however, there has apparently been a sort of psychological reaction tending to magnify the unfavorable factors of the situation. Because the lending institutions are indisposed to lend the inclination is to take it for granted that it is practically impossible to finance any building operation or to put through any real estate transaction. Because the scarcity and cost of material and labor constitute a problem, the tendency is to take it for granted that the obstacle is insurmountable.

Meanwhile the housing and the rent problems are increasing. It is an open question whether the cost of providing new accommodation either for business or housing, will be appreciably reduced either during the war or for some time after it. The more alert spirits in the architectural, building, material and kindred fields are taking steps to conserve, as far as possible, the building industry, part of their plan being to present the essential facts to the Federal Government.

In view of all this, the question is raised whether owners and builders are sufficiently alive to the opportunity for utilizing old structures to the best advantage. If space is at a premium, and both the space and the rent problems are already serious, and if, also, production of new housing on a large scale and involving large loans is not immediately possible, is it not possible to adapt old structures by the relatively cheap process of altering them to meet

the obvious needs of the hour? A few interesting business alterations have been made recently, but there is as yet no general tendency in this direction.

Is the Fifth avenue residence district east of Fifth avenue a likely field for this form of enterprise?

Following are opinions on this subject:

Edmund L. Baylies: "I feel reasonably certain that the residential district east of Fifth avenue and north of 60th street offers at the present time an opportunity to the right kind of builder. It is a conspicuous fact that builders who have directed their attention to producing housing in New York have shown comparatively little originality and have been too much inclined to imitate what the other fellow does. They produce a builder's house rather than a buyer's house. Existing conditions in the building industry seem to me to warrant the direction of attention to the area I have mentioned.

"It is a mistake to think that the moderately wealthy or even the millionaire class have permanently abandoned the private dwelling for the high-grade apartment house. It is true that up to a certain point the apartment house is a convenient substitute for the private dwelling. But beyond that this is not the case. I am inclined to think that the private house of equal grade with the expensive apartment is, in the long run, preferable, and that those who can afford it will always prefer the former.

"The trouble with many of the dwellings in this district is that they are behind the times. They conform to a style of design which was never an economic success and certainly is not up to present-day requirements.

"It is true that the alterations necessary to bring these houses up to the requirements of intelligent housekeeping are not an inexpensive matter. I should say that the cost of such a house, when completed, would be approximately \$70,000. But from practical experience I believe it to be worth while for those who can afford it. The cost will depend largely on what the buyer's standards are. Presumably it can be done cheaper for those who wish it that way.

"In any event, I am of the opinion that in this period of limited new construction and an increasing housing problem, builders and buyers should give this section of New York City serious consideration."

H. H. Murdock: "Every owner of a four-story American basement house has a problem on his hands, but irrespective of the section of the city in which the house is located, the problem is capable of a solution, and it is not necessary to assume that the only thing to do with it is to tear it down to make way for an apartment house.

"In the residential district on the East Side north of 60th street there is still a demand for these houses for private families provided the house is brought up to date with a new facade. An electric push button elevator installed will overcome the great objection to stair climbing. Heat from the street service, where this is obtainable, will eliminate janitor service. It is a mistaken notion that families who can afford this type of dwelling prefer an apartment. The reason that this has seemed to be the case is that the American basement house, as planned, is behind the times. But it can be brought up to date.

"Another alteration which applies in many sections, notably successful in the Washington Square section, is to remodel into small non-housekeeping apartments with two or three rooms and bath. These have all proved profitable. This is especially true when the owner lives in part of the house and

CONSTRUCTION COST.

(Continued from page 736.)

a comparatively short time, all the available space, except the 4th and 5th floors, are under lease. The rentals paid are in strict conformity with the original schedule prepared before the completion of the building.

The store, basement and 2d floor is occupied by the Guaranty Securities Corporation, which it is reported is paying \$35,000 a year, on a long term lease. The banking concern is consider-

ing installing safe deposit vaults in the basement.

Other tenants in the building are as follows: J. K. Rischel Furniture Co., 3d floor; George H. Doran Co., publishers, 6th floor; National Aniline & Chemical Co., 7th, 8th and one-half of the 9th floor; Manhattan Shirt Company, balance of the 9th and the 10th floor; Turner Construction Co., 11th, 12th and 13th floors; J. Walter Thompson Co., advertising agency, 14th and 15th floors, and Cass Gilbert, architect, the 16th floor.

TABLE V.

Branch of Work.	Net Contract Amounts.	Present Cost Estimates.	Per Cent of Increase.
Architectural Terra Cotta.....	\$9,448.15	\$10,402.50	10.10
Boiler Stack.....	2,200.00	6,050.00	175.0
Electric Wiring.....	13,657.06	16,268.75	10.91
Carpenter Contract.....	552.00	580.00	5.7
Elevators	35,173.40	48,365.00	37.5
Excavation	16,274.71	17,088.45	11.14
Exterior Limestone.....	14,488.00	16,200.00	11.12
Fireproofing	31,749.33	39,874.67	25.60
Glass and Glazing.....	4,491.83	8,287.86	84.50
Granite	2,440.12	3,025.75	24.00
Hardware	6,531.83	8,831.00	35.19
Heating	18,574.60	32,406.00	74.46
Interior Marble.....	6,708.61	7,599.24	10.29
Mail Chute.....	1,511.16	1,611.20	6.62
Masonry	71,769.10	76,409.45	6.46
Metal Doors.....	15,027.86	18,500.00	23.10
Ornamental Iron.....	18,391.61	27,200.00	47.89
Painting	2,030.44	4,560.00	124.09
Plastering	19,749.23	22,098.25	11.89
Plumbing	20,667.05	23,652.00	14.44
Roofing and Sheet Metal.....	7,149.19	8,953.37	25.23
Sprinklers	14,336.46	25,063.70	74.82
Stair Treads (Asphalt).....	1,223.00	1,284.15	5.00
Steel Erection.....	12,810.05	13,450.55	5.00
Steel Fabrication	83,177.72	169,380.00	103.66
Steel Inspection.....	658.60	658.60	0
Tile Wainscoting and Floors.....	5,499.00	6,480.00	17.83
Waterproofing	3,322.63	3,433.00	3.32
Windows	13,040.50	18,950.25	45.31
Misc. Items.....	7,296.82	7,661.66	5.01
	\$459,950.06	\$644,325.40	40.008%

Average increase = 40.008%.

Carrying charges, architects' and engineers' fees not included in the above.

(Continued on page 738.)

LEGAL NOTES AFFECTING REALTY

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

Illegal Special Assessments.

ONE of several lot owners may sue on behalf of all others similarly situated to enjoin the collection of an illegal special assessment. Where, however, the other lot owners are not specifically made parties plaintiff and have not personally joined in the action, but have merely stood by and allowed the action to be brought for all others similarly situated and their names and property to be mentioned in the body of the complaint and the relief asked for them as well as for the nominal plaintiffs, before they can be benefited by the judgment, they should come in in some way and claim thereunder and accept the same, and the decree in such case should be that the cause is remanded with directions to enter judgment for the nominal plaintiffs as prayed for in the complaint, and also for each of the other parties whose names and property are mentioned in the complaint and who shall make application to the court to come under the judgment and who shall prove themselves entitled thereto. *Koells v. City of Lisbon*, North Dakota Supreme Court, 164 N. W. 305.

Restrictive Covenant.

It is one of the rules of courts of equity quite strictly enforced on a bill for a mandatory injunction, to protect restrictive building covenants, that the application must be promptly made. The complainant seeking a mandatory injunction to compel the removal of a garage built on the defendant's lot adjoining hers in violation of a restrictive covenant for some time made no protest, and allowed him, in ignorance of such covenant and of her attitude regarding it, to spend a considerable sum of money in practically finishing the building. After calling his attention to the restrictive covenant she encouraged him to proceed with the completion of the building by expressing her willingness to waive the restriction if an adjoining owner's consent could be obtained. Even after ordering the removal of the building she waited for over a year before filing a bill for a mandatory injunction. The New Jersey Court of Chancery held, *Da Gama v. D'Aquila*, 101 Atl. 1028, that she was estopped by her conduct and laches from enforcing the covenant by injunction, regardless of the comparative magnificence or insignificance of the buildings on the two lots.

Termination of Contract.

The Pennsylvania Supreme Court holds, *Korman v. Trainer*, 101 Atl. 1051, in a covenant in an agreement for the sale of realty, that the down deposit shall be forfeited to the vendor as liquidated damages in case of the purchaser's default, which does not provide by clear, precise, and unequivocal language that the purchaser may terminate it by his own default, such effect will not be given it. The presumption is that the forfeiture clause is for the benefit of the grantor and enforceable at his election. Without such election the purchaser will not be relieved from his obligation to pay.

Insurable Interest in Property.

The Michigan Supreme Court holds, *Crossman v. American Ins. Co.*, 164 N. W. 428, that the assignee of an option to purchase realty with a building thereon, assigned by the occupant thereof to pay an indebtedness of about \$2,500, has an insurable interest in the property which does not, of necessity, depend upon ownership, but may be a special interest entirely disconnected with any title, lien or possession. If there be a right in or against the property, which some court will enforce upon the property, a right so closely

connected with it and so much dependent for value upon the continued existence of it alone, as that a loss of the property will cause pecuniary damage to the holder of the right against it, he has an insurable interest.

Cancellation of Contract.

When a person brings an action to cancel a contract for the sale of certain land, and the warranty deed given in pursuance of such contract, he must restore to the other party everything of value which he has received from him under the contract, or must offer to restore the same on condition that such party shall do likewise, unless the latter is unable or absolutely refuses to do so.—*Donovan v. Dickson*, North Dakota Supreme Court, 164 N. W. 27.

"Independent Contractor" Defined.

An independent contractor is defined to be one who contracts to do a piece of work according to his own ideas, or in accordance with plans previously furnished to him by his employer, and has the right to select his own assistants, the employer having no control over the hands doing the work, and no right to direct the manner of doing the work, further than to require that it shall be done in compliance with the plans and specifications under which it is contracted to be done. *R. C. H. Covington Co. v. Masonic Temple Co.*, Kentucky Court of Appeals, 197 S. W. 420.

MODERNIZING BUILDINGS.

(Continued from page 737.)

subtlety the remainder. There are numerous instances where this is being done and the owner's quarters not only cost him nothing, or practically nothing, but he receives a handsome return on his investment. If one should lease a house and make the alterations along this line, the operation will show excellent results.

"The recent amendment to the Tenement House Law permits houses of this type to be altered into three tenements without excessive structural changes. There is a big demand for this type of housing, especially owing to the shortage all over the city of small, inexpensive apartments. Had this law been in force previously, many of the American basement houses that have made way for apartment houses would still be standing and returning good incomes to owners. It is an economic waste to throw them away and it is not at all necessary to do so if thought is given to altering them as herein suggested."

Albert B. Ashforth: "Prior to the high cost of building material and labor, an owner of a private house desiring to lease or to sell would find no customers, as there were ample housing facilities in the new apartment houses that were being erected and in the great number of private houses that had been built for speculation.

"Since the war all this has changed. Those apartment house builders who have been fortunate enough to complete their buildings in the last two years find an unusual demand from tenants and there has been no trouble in filling their houses. Many private houses, even those that were down at the heel, have been either rented or sold.

"While it is true that many private houses have been sacrificed, the future points to an increasing demand for this form of domicile.

"Of course, the servant question has played a material part in the desirability of a dwelling as a residence; but there are many families who prefer this mode of living and, because of the decrease in the building of apartment houses, there should be a good market for private residences in the future, and those houses that are in a rentable condition will, unquestionably, find tenants."

ANNUAL TRAFFIC COUNT.

Commissioner Kracke Makes Report on East River Bridges.

THE annual traffic count made by the Department of Plant and Structures, of which F. J. H. Kracke is Commissioner, shows that traffic is increasing on all four of the big East River bridges. For some years it has been shown that when traffic was increasing on some of these bridges it would be decreasing on others. The increase, according to Commissioner Kracke, appears to be steady and general this year, and to point to a systematically larger usefulness of the structures connecting the Boroughs of Brooklyn, Manhattan and Queens.

The Manhattan Bridge carried approximately 11,272 vehicles per day in 1916. In 1917 this was increased to 14,359. The Queensboro Bridge carried approximately 9,838 in 1916, and this was increased to 13,431 in 1917. In connection with these figures Commissioner Kracke called attention in his report to the fact that within the last year the Department has completely reconstructed the roadway pavement of the Queensboro Bridge, and that the expanding traffic on this structure is in part due to the facilities that now are afforded.

"This bridge is playing an important part in the great industrial development of the Borough of Queens," Commissioner Kracke says in his report. "Deliveries by truck to and from the salesrooms and distributing centers in Manhattan have been of great commercial convenience to the Borough, and are increasing daily. A somewhat similar situation is true of the Manhattan Bridge, where in recent years a big commercial center has developed in Brooklyn in and about the Brooklyn end of this bridge, owing to the traffic facilities afforded. There have been very large increases in assessed valuations in this Brooklyn territory.

"While horse-drawn traffic has decreased about 10 per cent. between 1912 and 1917, motor-drawn traffic has increased more than 500 per cent., the horse-drawn vehicles crossing the bridge in 1912 numbering 11,893 per day, and in 1917, 10,258, whereas motor-drawn traffic in 1912 was 6,411 per day, and in 1917, 32,869. The total annual figures for all bridges show a steady progression of vehicular traffic. In 1912 the average daily number of vehicles of both horse-drawn and motor-drawn crossing the East River bridges was 10,304; in 1913 it was 24,251; in 1914, 25,997; in 1915, 32,102; in 1916, 35,034, and in 1917, 43,127.

"On the elevated and subway trains the daily average number of passengers carried in 1912 was 263,765; in 1913, 314,797; in 1914, 323,902; in 1915, 357,636; in 1916, 432,665, and in 1917, 522,505. In this connection it should be stated that on account of the increased elevated facilities on the Queensboro Bridge there has been a noticeable decrease in the passengers carried by the surface car lines on this bridge, whereas, although there has been a considerable increase in the elevated and subway traffic over the Williamsburg Bridge, there has also been an increase in the number of passengers carried by the surface lines over this structure.

"In 1912 the surface cars operated on the four bridges carried 330,738 passengers, and in 1917, 344,044 passengers. During the years 1913, 1914 and 1915 this surface car traffic reached its summit at an average of 365,000 people a day for all bridges. The experts of the department believe that in 1918 a further increase in this traffic will be recorded in spite of the great reduction of surface car traffic that will naturally take place at the Queensboro Bridge.

"Elevated trains commenced operation over the Queensboro Bridge on July 23, 1917, and subway trains commenced operation over the Manhattan Bridge to Union Square, Manhattan, on September, 4, 1917."

BUILDING MANAGEMENT

MANAGERS' ASSOCIATION CONSIDERING FORMING NEW CLASS OF MEMBERSHIP—OTHER ORGANIZATION ACTIVITIES

THE question as to the advisability of establishing an associate membership class in the New York Building Managers' Association will be taken up at the meeting next week. The suggestion has been made that the new class be composed of owners of property, who will pay a nominal annual fee of about ten dollars. Several members of the association have stated that a number of their clients would willingly contribute to the work of the association in this manner. At the present time the membership of the association totals seventy, the largest in its history. It has been rendering invaluable service to members and their principles, and it is thought by some that its effectiveness could be greatly augmented had it a larger membership and the resulting increase of funds.

Raymond P. Roberts, as secretary of the association, calls the attention of the members to the request of the Department Orders Committee that members send to the committee immediately a list of sprinklered loft buildings in their charge, giving location, height of sprinkler equipment and the type of adjoining buildings.

In response to the inquiry of the Bureau of Fire Prevention, Chief Hammit informed a member of the association by telephone that the Corporation Counsel had advised that the occupancy of any premises for the assembling of watches, although no machinery of any kind be used, brings the premises clearly under the definition of a factory, provided by the Labor Law.

Attention of the members is called to Section 1212 of the War Tax Law, which provides that normal income tax withheld by lessees from any individual who is a citizen or resident of the United States, for the calendar year 1917, must be refunded to the person or persons from whom it has been withheld. Members are also reminded that Section 1211 of the same law provides that returns must be made to the Commissioner of Internal Revenue covering payments to any individual of salaries or wages which aggregate more than \$800 a year.

The association, by unanimous vote, has favored the metering of electric current in office buildings to tenants who are large users for lighting, high current stands and other electrical appliances. Members should bear this in mind when negotiating leases for 1918. The waste of free electric light in office buildings has been called to the attention of Fuel Administrator Garfield, who may compel managers to install meters and charge tenants for this service.

The proposed change in the national electrical code permitting the use of lead-encased wires for electrical extension work in fireproof buildings was considered by a Committee of the National Fire Protection Association at a recent meeting, and a special committee was appointed to go into the matter thoroughly and make its recommendation.

The Legislative Committee believes that the Legislature at its next session should amend the Labor Law, so as to direct the enforcement of certain requirements against tenants, instead of owners of property as at present. This particularly should apply in the case of furnishing hot water, care of sanitary appliances in toilet room, and similar conditions made necessary by the character of the business conducted by the tenant. The committee asks that members of the association send in suggestions as to how they think the law should be amended.

As a reminder of the critical coal situation, much publicity has been given to the fact that consumers in Philadelphia have virtually been placed upon

"coal rations," and that hereafter, no fuel will be sold unless consumers fill out cards showing the amount of coal desired, the amount on hand, and whether the consumer has any unfilled orders with other dealers. This action was taken as a result of charges of coal hoarding.

Larger sizes of coal are now being delivered in New York City in somewhat greater quantities than recently, but small steam sizes are difficult to obtain. It is understood that one of the largest retail coal dealers supplying the New York trade has an agreement with the National Fuel Administrator that no coal shall be delivered to any consumer who has a supply on hand. It is stated that one of the members of the association has within the week been refused, by direct order of the Fuel Administrator, delivery of five tons of coal to a building which consumes one ton a day, because this particular business had a twenty-ton supply on hand.

In a statement published November 20, 1917, S. D. Warriner, chairman of the Anthracite Operators' General Committee, said: "At present there is not sufficient coal to meet current needs. Labor is demanding higher wages, which we believe is justified. The wage increases agreed upon are as follows: On daily wages, 54c. to 64c. for men, and 30c. for boys, and 15 per cent. increase on contract rate to minors. Such increases, taking the region throughout, figured out about 45c. a ton on all marketable coal, including steam sizes."

Fuel Administrator Garfield recently issued the following statement:

"The coal shortage in the United States, with the war industry, operated on the present basis, is approximately 50,000,000 tons a year, and that amount must be provided for by additional production, the curtailment of non-essential manufacturers and reduce consumption in the home, if the nation is to do its full duty." Through the efforts of the fuel administration and other agencies, the annual output of coal has been increased by approximately 50,000,000 tons, but the consumption of coal it is estimated has increased about 100,000,000 tons, leaving a gap of 50,000,000 tons to be bridged.

Building managers are warned to shut off exposed sprinkler heads on account of danger of freezing, and also to protect the water pipes on the roof. Other precautions should be taken at this time, such as replacing broken panes of glass in unheated sections of the building; also to have weather strips put around windows. These precautions, if promptly attended to, will not only protect water pipes from bursting, but also will help to conserve coal.

Members of the association are interested in devising methods to curb the "fly-by-night" tenant. There is a need for a law whereby a landlord may hold the furniture of a tenant who is in arrears for rent, in the event that the tenant decides to "jump his lease." The fact that the law at present will not permit the holding of furniture is no reason why the condition should continue indefinitely. Every effort should be made along this line.

"Watchful waiting" is a good policy to follow regarding water pumps in those sections of the city where the water pressure is being increased, but it is expected that twelve-story buildings will not need the pumps to feed the roof tanks in some sections. Managers are advised to wait until it is known how the water mains are going to stand the increased pressure before the pumps are taken out.

It is important to keep all fire-fighting equipment in proper condition, as more fires have occurred within the past six months than formerly, and some with very heavy losses. Where fire pails are

required, it is important to see that the janitor keeps them in their places and filled with clean water.

A war increase of 10 per cent. has been made on insurance in every State east of the Ohio River. The Suburban Fire Insurance Exchange has declared the new rate in effect for Long Island, and Rockland, Putnam and Westchester Counties, and a committee of rate-fixing bureau for New York City has been appointed to consider the advisability of the change in this city. Willis O. Kobb, manager of the New York Fire Insurance Exchange, stated that although company losses in this city during the past eleven months were almost twice as large as in the same period last year, all fire insurance companies have found that their profits in this city have been greater than elsewhere, and that the cost of fire insurance in Greater New York will probably not increase.

A member of the association has communicated with the secretary along the following lines, which will doubtless call for strong arguments from both sides:

"The custom of having all leases expire on the same day in buildings of the same class, such as apartments, lofts and offices, is foolish and uneconomical.

"In many lines of business the moving date falls in the busy season.

"The demand for moving vans results in poor work, long hours, damaged furniture and houses; also exorbitant prices.

"Decorators, carpenters, painters and paper hangers are not available in the rush season. Poor work, double charges for over time, and dissatisfied tenants usually result.

"Excessive work for the leasing organizations, with the resultant slack period later.

"Delays and annoyances in getting connections due to excessive demands made upon the gas, electric and telephone companies.

"The difficulty of obtaining tenants for space remaining vacant after the moving date.

"The loss of rent in vacated apartments and new buildings until the customary moving date."

How to Conserve Coal.

The average man's love of fresh air, when asleep, has been found to be the cause of a source of waste in coal which apartment house managers are trying to eliminate. No matter how conscientious the fireman may be, his efforts are unavailing if tenants who retire early leave their windows open and their radiators turned on. For the rest of the evening these radiators are cooled so rapidly that an extra amount of fuel is required to keep the other radiators in the building up to a satisfactory temperature. Agents are urged to send the following notice to their tenants with the next rent bill:

Your Government needs your help to prevent waste of fuel. The heat and light that you use is generated by coal. Therefore:

Shut off the radiator when you open the window on cold nights.

Turn off or dim your lights when not actually needed.

Do not let the hot water run needlessly. Please report dripping faucets.

Try to get the habit of cooking with carefully regulated heat.

It is your patriotic duty to save coal and help wage a successful war.

Managers should see to it that the hot water supplied is hot, and not luke warm. Tenants will waste larger quantities of water if the temperature is too low, hoping for an increased temperature as the pipes warm up.

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Building Construction and Building Management
in the Metropolitan District

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TABLE OF CONTENTS

(Section One)

Increased Cost of Construction Shown Through Comparative Figures; Russell B. Smith, C. E.	735
Possibilities of Modernizing Buildings	737
Legal Notes Affecting Realty	738
Annual Traffic Count	738
New Membership Class for New York Building Managers' Association	739
How to Conserve Coal	739
Editorials	740
Notice to Conveyancers of Realty	741
Query Department	741
Real Estate Review	742
Goodwin Estate Sale	742
Rebuilding the Baptist Temple	752
Sprinkler Rule	753
Building Material Market	751
Classified Buyers' Guide	762
Current Building Operations	751
Departmental Rulings	760
Leases	747
Personal and Trade Notes	753
Private Sales of the Week	743
Real Estate Notes	750
Statistical Table of the Week	750
Trade and Technical Society Events	760
Wholesale Material Market	752

NOTICE.

IN 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.

The American people have not refused anything that is needed for the war.

The Government asked them for 1,500,000 men, and the men are in the camps or on the fighting line.

It asked for ships, and \$2,000,000,000 worth of ships are under construction.

It asked for money, and money has been forthcoming with absolutely no stint.

Now it is asking for foodstuffs, and out of their wealth the American people will give food as generously and effectively as they have given everything else needed in connection with vigorous prosecution of the war.

Food makes the most direct war contribution, apart from men—one that touches every home, every day.

Next to men it calls for the greatest changes in normal life and personal habits.

It has taken a little longer to organize this war contribution of food, chiefly because the matter was more complicated than other war contributions, and had to be brought home to more people.

But it has been brought home, and the food has begun to move to Europe.

In this great war work the American people are not going to be found wanting.

Building Trades Inarticulate.

In order that full cooperation may be had between the United States Government and all the industries of the country, a meeting has been called, by the Chamber of Commerce of the United States, for next Wednesday, at which time plans will be formulated to this end. Vital problems with which wartime industry is confronted will be discussed, including priorities in transportation and the readjustment of industries to meet present conditions.

The Government has expressed the desire that all industries be represented, either by members of existing organizations or individuals identified with industry. It is the desire of the Government to deal in future, so far as possible, with this group, leaving to it, where practical, the proper distribution of all orders for material.

It is to be regretted that the building industry is not coordinated. While there exist individual associations, both local and national in character, nevertheless, the industry, as a whole, cannot have proper representation next Wednesday, because at present it is practically inarticulate.

Steps are now under way to right this condition, and it is not at all unlikely that, in the near future, a conference will be called either in Washington or New York City, at which representatives from the various industries allied with the building field will be present, so that future problems could be solved as they arise.

It is not the primary purpose of those behind the movement to promote new construction work at the present time, but rather to readjust the industry to meet National and local necessities on the one hand, and on the other hand to preserve its highly specialized organization for the reconstruction which will follow after the war. It is felt that many hardships may be avoided by thorough understanding beforehand and by adjustments brought about through distribution of work and cooperation.

The formation of an effective War Committee on General Construction, having national scope, is in harmony with the suggestions and purposes of the Secretary of War, Director of the Council of National Defense and the Chairman of the War Committee of the United States Chamber of Commerce.

Were the building trades coordinated they would be in position to render to the Government far greater service than is possible today. It is a distinct patriotic duty that they set their house in order so that the country may obtain the maximum amount of help from this most important industry.

Labor and the War.

Labor is the keynote of the war. The side which wins will be the one whose wage earners produce the greatest amount of essential commodities. This fact has been established in the minds of those who have studied conditions existing not only in this but also in foreign countries.

Profiteering by Labor and Capital can spell nothing but national failure and disaster. It must be borne in mind that the result of this war will mean either liberty or fetters, and selfish calculations must be stamped out. Those who will not eliminate self and cast their lots with those who are fighting for freedom already have bound themselves with fetters of selfishness or fear.

The capitalist who is extorting profits from the Government for materials and undertakings and the laborer who is demanding wages incommensurate with the cost of living by means of his organization, are not supporting the boys in the trenches, but are exposing thousands to unnecessary hardships and death. The Government is looking to the middle class for unselfish, patriotic work.

Newspaper reports suggest that schools should be closed during January and February so that coal may be saved, yet

there is plenty of coal in the earth and reasonable railroad facilities for its transportation. The miners are being well paid. They can meet living expenses by working but three or four days a week. Were they to work full time, say six days a week, sufficient coal might be obtainable and all fear of shortage might be eliminated.

There is a general slogan throughout the country, "Save Money" in order to have this money available for the Government, which, in turn, will use it largely to pay for labor. Why not save time for the purchase of which this money will be required?

It has been estimated that there are more than 40,000,000 wage earners in the United States, and that 10,000,000 of these must be used for the production of war munitions and supplies of all sorts. This means that one out of every four wage earners in the country must be diverted, and the remaining three must do the work formerly accomplished by the four. This can be done if they will work with interest and determination.

The most patriotic thing which Labor Unions could do would be to voluntarily increase the hours of Labor, so far as practical with preservation of health and efficiency, for the duration of the war. This would mean not only war munitions supplied in sufficient quantities and with promptness, but also that all other industries and businesses of the country could be continued on a wealth producing basis sufficient to meet all requirements. If this plan is not followed general business must be curtailed, with resulting depression and hardship to all classes.

If Labor meets this supreme test, it will have the support of the public in years to come. On the other hand, if it takes the selfish attitude, the public will eventually realize that when called upon in time of need, Labor chose its own selfish interests rather than the preservation of National integrity.

The business men of the country, through the National Chamber of Commerce, have declared themselves in favor of price regulation and the Government has already taken some action along this line. Will Labor take similar action as to wage and working time regulation in order to increase quantity of production, or must it be drafted for National service? For both Labor and Capital, general welfare is the most intelligent self interest.

Engineers in War Service.

The great extent in which the foremost technical men of this country have already been engaged in patriotic service was thoroughly demonstrated at the annual meeting of the American Society of Mechanical Engineers at its sessions of the past week. Both as individuals, and collectively through their respective organizations, the engineers have cooperated with the Government in an earnest effort to solve the many difficult problems that have resulted from the entrance of the United States into the world conflict. The work already accomplished has been of inestimable value and the enthusiasm with which the labors progressed gives promise of far more important results as time goes on. A full description of the activities of the engineers since the outbreak of the war cannot be attempted here on account of the wide scope of the service rendered.

The keynote of the meeting was "The Engineers' Part in the War" and the call of the society was sent broadcast over the nation in an endeavor to bring together the leading minds of the profession in order to command the fullest interchange of information upon the tremendous engineering tasks involved in prosecuting the war, and the prompt solution of the same.

The sessions were addressed by engineers of national prominence who were able to discuss the Nation's needs through their close association with the requirements and the magnificent work they have already performed. The complete knowledge and enthusiasm of these men will undoubtedly be responsible for a far greater effort on the part of technical men throughout the country to in-

NOTICE TO CONVEYANCERS.

Strict compliance is now being enforced of the provisions of Chapter 681 of the Laws of 1917, which require the use of short forms for certain real property instruments.

Under the law a penalty of \$5 is prescribed for using a long form of covenant where a short form is given in the statute.

This law went into effect Sept. 1, 1917, but on account of the fact that the legal stationers at that time were not all prepared to furnish the new forms a leeway of three months was allowed in respect to the enforcement of the penalty for the use of obsolete forms.

In the following instruments radical changes have been made by the 1917 amendments, and conveyancers are especially cautioned to use the new forms in these cases, i. e.:

Statutory Forms.

F.—Referee's Deed in Foreclosure.

G.—Referee's Deed in Partition.

H.—Assignment of Lease—Individual or Corporation.

I.—Assignment of Mortgage Without Covenant—Individual or Corporation.

J.—Assignment of Mortgage With Covenant—Individual or Corporation.

M.—Mortgage.

E. M.—Extension of Mortgage.

S. M.—Second Mortgage.

terest themselves in the solution of the national problems.

While much of the work already accomplished has been made public through the press, other results, for military reasons, have been withheld from the people, but it is all significant of the patriotic spirit and ability of both trained individuals and technical societies, and gives promise of greater efforts that will be sustained so long as there is a demand for the service.

Throughout the sessions of the recent meeting it was quite obvious that the engineers of this nation are fully alive to the immediate needs of the military authorities; that they are in complete accord with the desired ends and will heartily cooperate in the effort to bring the conflict to an early and successful conclusion.

The meeting of the American Society of Mechanical Engineers was significant of the existing mental attitude of the representative technical bodies as applied to the present war. It fully confirmed the popular opinion that the Federal Government can, and will always be able to call forth the best efforts of the leading minds of the various professions and with confidence expect that the call will be heeded.

Cooperation Desired.

The meeting between Mayor-Elect Hylan and a delegation of real estate men took place one week ago at the headquarters of the Business Men's League. That the real estate men called on Judge Hylan thus early to discuss the budget and increases in real estate valuation, by the Tax Board, shows that they are anticipating the situation, and endeavoring to improve conditions. On Judge Hylan's part, the fact that he is willing to take up these matters at so early a date indicates that he is not unmindful of the important part real estate plays in municipal affairs.

Several suggestions were made, including that some of the bureaus and departments be abolished and that the work be distributed among existing departments. The suggestion is a good one provided that a proper distribution of duties can be accomplished. The danger in a move of this kind is that

work will be given to men who are not specialists, thereby defeating the real object, namely, to save the city money.

This is an age of cooperation and coordination, and the city should not be an exception to the rule, but rather should be the leader. It is perfectly proper to look upon the city as though it were a large business, with each taxpayer a stockholder. The fact that so many stockholders exist complicates the situation, but when all is said and done and the election once passed, the running of the city is largely up to the Board of Directors, or in other words, the Board of Estimate.

The Board of Estimate is not altogether a free agent. There are mandatory expenses which must be met, and so far as these are concerned, there should be no criticism. The recourse of the critics, if there be any, lies in having the laws changed.

Other expenditures, however, which are made at the discretion of the Board, should be carefully considered, and if this part of the budget is properly managed the administration will find the taxpayers back of them in a body. These are war times. Nobody knows how much will be expected of him, but it is certain that additional duties and expenses will be forthcoming. The taxpayers support the city, and it is only fair and right that economies be practiced. Economy does not necessarily mean not to spend money, but it does mean to make the outlay return one hundred per cent. value, and not to embark on new enterprises that are not necessary for the time being.

It is gratifying that Judge Hylan will discuss with taxpayers conditions affecting real estate. If this policy is pursued, and advice of experts followed, the financial condition of the city will be stronger than it has been for years past.

Fifth Avenue Restriction.

Editor of the RECORD AND GUIDE:

I am heartily in favor of a height limit on Fifth avenue, north of 59th street. I wish the restriction started at 42d street. The value of upper Fifth avenue property is governed by its desirability as a place of residence; this desirability is governed by three things: appearance, neighborhood, seclusion.

The appearance of the avenue is unquestionably better with a more uniform skyline. The adjoining streets with their high class residences help make the neighborhood attractive. The rear view of a number of high apartments with their rear windows overlooking the block tend to make these residences undesirable.

Undoubtedly the restriction of the height of buildings will not affect the ultimate return from the property in that it will maintain the high rental value.

J. ROMAINE BROWN.

Modify Zone Law.

Editor of the RECORD AND GUIDE:

I am in favor of modifying the Zoning Law affecting the fine residential section of Fifth avenue, from 59th to 96th street, thereby limiting the height of buildings to 100 feet, for the following reasons:

The unimproved area is small, and no one save the owners of that area will oppose the modification, therefore the voice of the great majority should be conclusive.

The area north of 96th street should have free play as its character is undetermined, the side streets are not attractive and there is sufficient vacant land south of 96th street to meet the demands for fine residences.

A moderate readjustment of lot values with the return or normal conditions should make possible the erection of eight-story apartments that would bring a fair return, as they would be ultra exclusive, housing a small group of wealthy tenants or cooperative owners.

Park avenue is ideal for twelve-story structures, but Fifth avenue

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. 286.—Will you please give me the names of the new Board of Estimate which goes into office January 1, 1918? F. K.

Answer No. 286.—Mayor, John F. Hylan; Comptroller, Charles L. Craig; President of the Board of Aldermen, Alfred E. Smith; President Borough of Manhattan, Frank L. Dowling; President Borough of the Bronx, Henry Bruckner; President Borough of Brooklyn, Edward Riegelmann; President Borough of Queens, Maurice E. Connolly; President Borough of Richmond, Calvin D. Van Name. Messrs. Connolly, Dowling and Van Name have already seen service, Mr. Dowling having been elected President of the Board of Aldermen last year to fill out the unexpired term of George McAneny.

should offer protection sufficient to encourage the erection of palatial residences without the prospect of a twelve-story apartment alongside, not only detracting from the architectural beauties of the residence, but destroying its value and deterring others from building. Witness as an example the north corner of 87th street, one of the gems on Fifth avenue, backed by a recently constructed twelve-story apartment.

Finally, there is no necessity of twelve-story apartments south of 96th street, there being ample scope for speculative builders elsewhere, and if the remaining lots are suitably improved with fine residences or with apartments of moderate height and unusual and exclusive types values will hold firm all along the line.

WILLIAM C. LESTER.

Should Restrict Upper Fifth Avenue.

Editor of the RECORD AND GUIDE:

If Fifth avenue is to remain the site of the finest residences in the city some such restriction as to limit the height of buildings to 100 feet is necessary.

To my mind it would be better if it were possible to make the limitation somewhat lower to insure this form of occupancy. It seems that it is for the best interests of the city to reserve for this use the part of the avenue which has already been mainly so developed, and where great sums have been expended in fine houses, for which no part of the city is as fit, and where no further encroachment of apartment buildings would be injurious.

Values there would be better conserved, more stable and evenly distributed by such a restriction, even though at first the prices for a few pieces of property might be somewhat lessened.

DAVID A. CLARKSON.

Should Preserve Fifth Avenue.

Editor of the RECORD AND GUIDE:

I favor restricting Fifth avenue north of 59th street to buildings not exceeding 100 feet in height. I think we ought to have at least one fine residential avenue. Were the height limit 100 feet it would mean that an operator could erect an apartment house not exceeding eight stories in height.

CLARK T. CHAMBERS.

Cammann, Voorhees & Floyd

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260 LENOX AVENUE
N. E. Cor., 123rd Street Telephone 6500 Harlem**REAL ESTATE NEWS OF THE WEEK****Fair Volume of Brokerage Reports,
Which Included Large Transactions**

ONE gratifying feature of this week, in which all branches of the real estate business figured encouragingly, was an absence of timidity on the part of large investors as shown by the important sales consummated and likewise by leases closed, aggregating large totals.

The sales closed on Washington Heights were such as to indicate that investors are looking more and more for apartment house properties. This demand was reflected in the resale of two large houses in West 189th street, in the sale of a large structure on Haven avenue, opposite 179th street, which was held at \$120,000; the sale of a building at the southeast corner of St. Nicholas avenue and 192d street and another in West 172d street, the latter held at \$80,000.

Sales of business property were also in evidence as shown by the sale of a twelve-story structure, containing stores and lofts, in 18th street, west of Fifth avenue, and the immediate resale of this property, which was valued at \$300,000, and by the sale of two buildings in Front street.

A sign of a live market for Bronx

property was the sale for the fifth time in eight months of an apartment house, with stores, on West Farms road, and sales of flat houses on such important thoroughfares as Webster avenue and Third avenue.

Dwellings predominated in sales reported in Brooklyn.

While the leases in Manhattan were not larger in numbers than last week they included a number which aggregated large rentals. A commercial lease of importance was that of a corner store in the Commodore Hotel, being erected at 42d street and Lexington avenue, to a firm of druggists, for about \$500,000 total rent, this showing growing importance of 42d street as a business thoroughfare.

Another important lease transaction in the 42d street section was seen in an application made to the Supreme Court to permit the Hotel Lorraine, at 45th street and Fifth avenue, to be leased for twenty-one years at a yearly rental said to be more than \$115,000.

That White street will continue as the linen and white goods district was indicated by a number of leases being effected representing about \$100,000 total rent.

William H. Chesebrough.

William H. Chesebrough died at his home, 161 West 81st street, last Sunday in the fifty-first year of his age. Mr. Chesebrough has long been identified with real estate in Manhattan, and for many years has been considered an authority on this form of investment. He was born in New York City and went into the office of his father, Robert A. Chesebrough, founder of the Chesebrough Manufacturing Company.

In 1894 he became one of the counsel of the Guaranty and Accident Lloyds, and upon the reorganization of that company went into the banking business as one of the International Banking Company. This company subsequently became the North American Trust Company, the Trust Company of America, and now the Equitable Trust Company. He was also identified with the Bank of America.

The Century Realty Company was formed by Mr. Chesebrough in 1901, and this was really the beginning of his real estate operations. He made a specialty of the Battery Park section. His father was a large land owner in this district, and Mr. Chesebrough devoted considerable of his time to the improvement of these properties. Among his associates at various times were the late John D. Crimmins, the late Charles T. Barney, Oakleigh Thorne and E. C. Potter.

The Century Realty Company, through his efforts, purchased the old Everett House property, at the northwest corner of Fourth avenue and 17th street. This property was improved with the buildings now standing, and was really the pioneer project which developed lower Fourth avenue into a modern business district.

Not long after the Century Building, opposite the Waldorf Astoria Hotel, in West 34th street, was erected by the Century Realty Company, and this improvement was a forerunner of the development of this section of 34th street. The southeast corner of Fifth avenue and 44th street, for many years occupied by the Paran Stevens House, was improved by the bank building, now occupied by the Harriman National Bank. The same company also built the Whitehall and the Beaver Buildings in lower Manhattan.

In 1907 the Century Realty Company was absorbed by the United States Realty & Improvement Company. Mr. Chesebrough becoming its vice-president. He was instrumental in enlarging the Whitehall Building by the erection of the Annex.

Mr. Chesebrough became president of the Alliance Realty Company, and later was Chairman of the Board of Directors, which office he held at the time of his death. During his career in this company the Broad Exchange and the South Ferry Buildings were built. Besides these he developed for his father the Chesebrough, Battery Park and Maritime Buildings, a group of structures facing Battery Park, south of the new Custom House. Mr. Chesebrough was a member of the Racquet and Tennis, Lawyers', Manhattan, Aero, City, Midway, New York Athletic and Whitehall Clubs, the Merchants' Association, Downtown Association and the Lambs' Club. Mr. Chesebrough leaves a widow, Mrs. Mennette Chadwick Chesebrough.

Godwin Estate Sale.

An interesting development in connection with the sale of the 234 lots, comprising the subdivision of the Godwin Estate property, on or near Broadway, at the 231st street, Kingsbridge, subway station, is the offer to investors of purchase money mortgages to be given by some of the buyers at the auction sale, held at the Vesey Street Salesroom last week.

One of the officers of the New York Title and Mortgage Company, when asked about these mortgages, said: "A plan has been worked out with the referee whereby an additional amount of cash may be provided for the Godwin estate beyond the sum to be realized from the cash payments by the buyers of lots. A large number of purchasers will take advantage of the terms offered at the sale of giving back purchase money mortgages for sixty to seventy per cent. of the purchase price. The referee authorized the New York Title and Mortgage Company to sell these mortgages on a basis to net the investor six per cent. interest. The mortgages, or prior interests in them, will be sold for such an amount in each case as the investor may consider secure, even if it is not more than one-third of the auction sale price.

"Experts in real estate circles agree that the prices at which the properties were sold were low. We have been advised that in several instances buyers have already resold at advances over the price paid at the auction. It is clear, therefore, that a purchase money mortgage of one of these parcels for an amount approximating one-third the actual auction sale price is getting an unusually well secured loan, and at six per cent. interest a good rate."

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22, as against 18 last week and 21 a year ago.

The number of sales south of 59th street was 8, as compared with 8 last week and 9 a year ago.

The sales north of 59th street aggregate 14, as compared with 10 last week and 12 a year ago.

From the Bronx 13 sales at private contract were reported, as against 13 last week and 4 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 750 of this issue.

Tract Conveyed to City.

Mrs. Julia Isham Taylor has conveyed to the City of New York a plot of about twenty-two city lots at the northeast corner of Seaman avenue and Isham street, having frontages of about 400 feet on the former, and 200 feet in the latter thoroughfare. The assessed valuation of the property, according to the 1918 figures of the Tax Department, is \$90,000. This is the fifth large plot that Julia Isham Taylor, who is a daughter of William B. Isham, the original owner of the tract, and the heirs of the Isham Estate, have given to the city free and clear for park purposes, the only condition of the gift being that it be named Isham Park. The property previously donated is bounded by Broadway, Seaman avenue, Indian road, 213th, 214th and Isham streets. The smallest parcel fronts on the Ship Canal. The portions of the park previously given to the city have been assessed at \$391,500. The old Isham mansion, which was included in one of the previous gifts, is situated on a hill just west of Broadway near Park Terrace East. From its windows a beautiful view of the surrounding territory and the ship canal is obtained. There is a subway station at 215th street and Broadway, only two short blocks from the park, which bids fair to be one of the most popular of the city's park system.

Sale on Lenox Hill.

William B. May & Company sold the residence at 16 East 72d street, for many years the home of the late Robert W. Tailer, a four-story building, on lot 27 x 102.2. The name of the purchaser has not been divulged. Facing the property is the home of James Stillman, and the residence once occupied by Oliver G. Jennings, and sold in a recent trade to Sumner Gerard. The adjoining house at 18 is owned and occupied by Charles E. Danforth, of Van Emburgh & Atterbury.

Heights Apartment in Trade.

B. L. Haskins, vice-president of the Chatham & Phoenix National Bank, purchased from the Hensle Construction Company, Charles Hensle, president, the five-story apartment house at 306 Haven avenue, 75 x 119 x irregular. The building contains forty apartments and is fully tenanted. It has been held at \$120,000. In part payment Mr. Haskins gave 117 West 120th street, a three-story dwelling, on a lot 20 x 100.11, near Lenox avenue; also 2252 Bassford avenue, a four-story new-law flat, on lot 35 x 74.9; also a three-story residence, with a garage, 75 x 100, at Yonkers, and a dairy farm of 158 acres at Sharon, Conn.

"Key" Parcel to Unnamed Buyer.

The three-story residence, 18 x 89 feet, at 762 West End avenue, has been purchased by an unnamed investor, from Martin H. Goodkind. The lot is a "Key" parcel, controlling the future improvement of the southerly portion of the block. This fact caused a rumor to be circulated that the buyer was assembling adjacent properties, with the view of improving the land with an apartment structure. Other owners in the block, however, denied this rumor.

Builders Complete Operation.

The Loring Construction Company, Max Raymond, president, sold the five-story apartment house at 650 West 172d street, on a plot 50 x 95 feet, to the Reliant Leasing Company, Michael Retzker, president. The selling company erected the structure about two years ago. It adjoins the Ramapo Apartments, at the southeast corner of Fort Washington avenue and 172d street. It is valued at \$80,000, and contains apartments arranged in three, four and five rooms. The house is fully tenanted, and shows an annual rent roll of about \$9,000. The purchasing company recently bought the leasehold at 156 West 72d street from Frederick Brown. The three adjoining houses in West 172d street, erected by the Loring Company, were bought last year by William C. Fargo, son of the late president of the Wells Fargo Express Company, who gave in exchange nine dwellings at 303 to 319 West 139th street.

Builder Buys on Heights.

Joseph Schwartz, of the S. B. Building Corporation, bought from the Mose Goodman Corporation, Mose Goodman, president, the five-story apartment house on plot 57.6 x 100 feet, at the southeast corner of St. Nicholas avenue and 192d street. The building is one of three erected on land purchased in March, 1916, from the Henry Morgenthau Company, and was held at \$100,000. In part payment Mr. Schwartz gave the four-story building, 24.11 x 80 feet, at the southeast corner of Second avenue and 114th street. M. I. Strunsky & Company were the brokers.

Buys for Improvement.

The New Era Homes Corporation, of 189 Montague street, Brooklyn, purchased from the Wheatland Realty Corporation, forty lots in East 4th street, East 5th street, Avenues O and P, on which it will erect immediately, in connection with other properties

RODIN STUDIOS, Inc., Owners, Seventh Avenue, at 57th Street



Cass Gilbert, Architect; **Wells Construction Co.,** General Contractor; **Van Wagoner-Linn Construction Co.,** Electrical Contractor.



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General Offices:
130 East 15th Street
Stuyvesant 4980



Branch Offices:
89th Street at B'way
B'way at 146th St.

now owned by this corporation, twenty detached houses and bungalows of a modern type on the California style. The company already has ten houses in course of construction.

Leasehold in Exchange.

The Reliant Leasing Company, Michael Retzker, president, bought from Frederick Brown the leasehold property at 156 West 72d street, a four-

story remodeled house, occupying a plot 20 x 102.2. The existing lease has about twenty years to run. In exchange the buyer gave 110 to 116 East 127th street, four three-story dwellings, on plot 80.6 x 99.11 x irregular.

Resale on Washington Heights.

The Queen Mab Company resold to the H. & M. Building Company the two five-and-one-half-story apartment houses at 561 and 565 West 189th street, on a plot 125 x 100. The selling company recently acquired the property from the A. & K. Construction Company, which built them, and the two similar properties abutting, at 562 and 566 West 190th street. Nehring Brothers were the brokers.

Loft Sold and Resold.

Emma G. Badgeley sold to the Land Map Realty Company, Max N. Natanson, president, the twelve-story loft building at 6 and 8 West 18th street, on a plot 52 x 92. The buying company immediately resold it for cash to an investor. The property was held at \$300,000. Francis G. Robert was the broker in both transactions.

Baron Astor Sells in Bronx.

Baron William Waldorf Astor sold through John A. Steinmetz, a strip of land ranging in width from 38 to 45 feet, extending from the north side of Tremont avenue, a distance of about 1,500 feet to Bronx River avenue. The strip is just west of Rosedale avenue, where nearly all the frontage corresponding in length with the strip has been developed with buildings that cover short lots averaging from 50 to 54 feet each in depth. The land comprises a portion of an old farm line dividing the Mace and Astor estates, the latter still having approximately 100 acres in this section.

Five Bronx Apartment Sold.

Bernard London bought the block front on the north side of Longwood avenue between Southern Boulevard and Fox street, from the Fortis Realty Company. The property comprises five five-story apartment houses, the corner building containing stores. The plot measures 210x110 feet, and is known as 801 Southern Boulevard, 1015 to 1023 Longwood avenue, and 600 Fox street. The buildings contain accommodations for one hundred families and are fully tenanted. They were erected by the selling interests about ten years ago, and have been held at \$275,000. There is a station of the Lexington avenue subway at the Southern Boulevard corner. Louis Wetzler was the broker. Elkus, Gleason & Proskauer, as attorneys, represented the sellers, and Samuel H. Golding the buyer.

Large Deal in the Bronx.

George F. Johnson acquired title from the Afton Hanover Corporation to the plot of thirty-three blocks in the Hunts Point section of the Bronx, and the Terminal District on the Sound, where many hundred thousands of dollars have been spent in the past few years by the Billings-Brady-Johnson Syndicate, in laying the foundation for a great industrial center. The document was dated November 1. Since that date Mr. Johnson has had all his real property placed in trust for his benefit for the remainder of his life.

Bronx Flat Again Resold.

The five-story flat at 1182 West Farms road, southeast corner of Longfellow avenue, has been resold by the Markstone Realty Company, to a Mr. Alshoe. The house has a frontage of 125 feet on West Farms road, and 146 feet on Longfellow avenue. This marks the fifth sale of the property during the past eight months.

Sale at Rumson, N. J.

Charles L. Riker, as the tenant, purchased the properties of Charles B. Alexander and the late Colonel John J. McCook, on Ward avenue, Rumson, N. J., through William H. Hintleman.

Window Shades

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Our name and the identification number appear on every shade sold by us.

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101 PARK AVENUE

(40th Street)

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So says a client of ours rated as one of the largest and most progressive Real Estate firms in the city.

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THE ELECTRIC METER CORPORATION

55 Liberty Street, New York

The Alexander Estate comprises about five acres, and has a frontage of 310 feet on the Shrewsbury River, and a depth of 800 feet. The property is situated about 300 feet north of Kumson road, and adjoins the summer home of Mrs. J. C. Neeser on the south. The residence contains seven master bedrooms and six maids' bedrooms, five baths, reception hall, library, dining room, etc. There is a large stable on the premises, with accommodation of twelve horses and eight motor cars. The property was held at \$50,000. The McCook property, adjoining the Alexander property on the north, has a frontage on Ward avenue of 180 feet, and a river frontage of 225 feet, with a depth of 800 feet. Adjoining is the property recently acquired by J. Frederick Talcott. The grounds comprise about four acres of lawn, vegetable and flower gardens. The residence contains ten master bedrooms, six maids' bedrooms, six bathrooms, reception hall, library, parlor, etc. An immense living room, apart from the house, with an entrance to the piazza, is a special feature. There is a large stable-garage on the premises, which will accommodate ten horses and six motor cars. The property was held at \$45,000. Mr. Riker has occupied the Alexander property for the past four years, and the McCook property has been rented to Frank Morse Smith for a similar period.

Manhattan.

South—of 59th Street.

FRONT ST.—Firm of Leonard J. Carpenter sold for Henry M. Baker the 4-sty building at 100 Front st, and for James M. Montgomery the 4-sty building at 102 Front st.

HOWARD ST.—Wm. A. White & Sons resold to a client of Frederick Zittel & Sons the 5-sty building at 54 Howard st, at the corner of Mercer st. The building was recently leased to one tenant and is now sold on an investment basis.

17TH ST.—M. Rosenbaum resold for Lowenfeld & Prager the tenement house on lot 25x92, at 432 West 17th st, between 9th and 10th avs, to Louis Tekulsky, owner of adjoining property at 428 and 430, who now controls 75 ft. frontage. The sellers acquired the property at 432 recently in a trade for the southeast corner of 7th av and 142d st.

24TH ST.—William H. Archibald sold a 3-sty dwelling, on lot 21.6x98.9, at 355 West 24th st.

38TH ST.—J. Arthur Fischer sold for the heirs of the Sarah Schmittberger estate the 5-sty apartment house, with store, at 327 West 38th st, on lot 25x98.9.

56TH ST.—William B. May & Co. sold for Mrs. William F. Sheehan the 4-sty dwelling at 16 East 56th st, on lot 22.6x100.5, between 5th and Madison avs. The property had been held at about \$100,000.

WEST BROADWAY.—Adriatic Realty Co. resold to Victor and Louis Casazza the 5-sty loft building on lot 25x100, at 501 West Broadway.

North—of 59th Street.

76TH ST.—Pease & Elliman sold for Mrs. Louise Harris to the K. L. Realty Co. the 4-sty dwelling on lot 23x102.2 at 39 West 76th st, near Columbus av.

119TH ST.—Cruikshank Co. and Matthew F. Mulvihill sold for James H. Cruikshank to Elizabeth Pickerman the 4-sty single flat house at 133 East 119th st, between Park and Lexington avs, on plot 18.9x100.

126TH ST.—Harry Sugarman sold for Louis Freeman two dwellings, on plot 32x99.11, at 207 and 209 East 126th st, between 2d and 3d avs.

136TH ST.—Smith & Mitchell sold for Fannie Simonsfeld to the Harlem Congregational Church the dwelling on lot 16.8x99.11 at 250 West 136th st.

166TH ST.—Therese Schmeidler sold to Zachary Heller the 5-sty apartment house, on plot 50x76.6, at 457 West 166th st, between Edgecombe and Amsterdam avs.

1ST AV.—Richard Dickson and J. G. Breunich sold for John C. Heintz and Jacob Siegel the 4-sty tenement house, with stores, on a lot 25x74, at 2360 1st av, at the northeast corner of 121st st.

Bronx.

LORILLARD PL.—G. Soraci sold for George Gifford the 4-sty dwelling at 2360 Lorillard pl to N. Darrisienzo.

144TH ST.—J. Clarence Davies sold for the Mott Haven Co. the lot, 25x100, in the north side of 144th st, 345 ft. west of Morris av.

184TH ST.—Kurz & Uren, Inc., sold for Aaron Schechter the 5-sty new law apartment house at 505 East 184th st, at the northeast corner of Bassford av, having 5 families on a floor, on lot 55x100.

BOSTON RD.—Ray Shogan resold to H. Adelman, the 6-sty apartment house on plot 26.5x130, at 1451 Boston rd.

FOREST AV.—August Boecher sold to the Monmouth Holding Co. the 5-sty flat house, on plot 36x100, at 859 Forest av.

TINTON AV.—John F. Fetzer sold for the estate of Fitzmorris a plot, 32x270, on the west side of Tinton av, running through to Forest av, between 163d and 165th sts. The buyer is to erect a garage.

WEBSTER AV.—John A. Steinmetz sold for the estate of Peter Leckler to D. Petcuillo the dwellings, on plot 100x24.4x irreg., at 1711 to 1717 Webster av.

WHITLOCK AV.—Cahn & Cahn sold for the Bond & Mortgage Guarantee Co. to Jacob Andron and Harris Funk, a 2-fam. house, on lot 25x135, at 952 Whitlock av.

3D AV.—Kurz & Uren, Inc., sold for John H. Henshaw two 5-sty tenement houses, each on lot 25x100, at 3704 and 3706 3d av. The building at 3704 will be renovated and occupied as a storage warehouse.

Brooklyn.

DECATUR ST.—H. Elliott Esterbrook sold the dwelling at 101 Decatur st.

FULTON ST.—The Long Island Safe Deposit building at 35 Fulton st, has been sold. The price reported is about \$7,300.

POWELL ST.—J. Rothenberg sold the loft building, on plot 100x100, at 229 to 235 Powell st for the Don Don Realty Co.

WEST 11TH ST.—John F. Churlo sold the premises at 1723 West 11th st and 1794 West 11th st, in the Kings Highway section, adjacent to the new Sea Beach subway.

37TH ST.—A. J. Murphy sold for Hollender Estate to R. Corrado a cottage, on plot 35x85, at 1221 37th st.

45TH ST, ETC.—A. J. Murphy sold for Martin J. McNamara a cottage, on plot 25x100, at 1231 45th st, to Henry Berger; also for the Ellis Assets Corp. to Josephine Marino a dwelling, on plot 30x100, at 1160 44th st; also for the Bond & Mortgage Guarantee Co. to Samuel Berger a dwelling, on plot 40x100, at 1431 45th st; also for John B. Downing to Chiara L. Manfred a dwelling, on lot 20x100, at 1146 44th st, and for Celia Furer to John Gallarini a dwelling, on lot 25x100, at 1230 45th st.

47TH ST.—I. Salzberg sold for S. Topolinsky to J. H. Connelly a plot, 60x100, in the south side of 47th st, 100 ft. west of 15th av.

48TH ST.—I. Salzberg sold for M. Umans to M. Gerber the 1-fam. cottage on plot 40x100, at 1521 48th st, 180 ft. east of 15th av.

55TH ST.—Frank A. Seaver & Co. sold the 4-sty flat house at 170 55th st for Henry Ray.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage attached, at 2116 66th st, in the Mapleton district, to Samuel Davidson.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling at 2107 66th st, in the Mapleton district, to David Stoloff.

76TH ST, ETC.—Henry Mally, Jr., sold for Arthur D. Constant the dwelling at 469 76th st to a client, and for Mrs. Catherine Marra the dwelling at 572 77th st.

EASTERN PARKWAY.—H. Elliott Esterbrook sold for Palmer Lime & Cement Co. the apartment house at 800 Eastern Pkway.

ST. NICHOLAS AV.—R. A. Schlesing sold for P. Muller the 4-fam. house at 12 St. Nicholas av to Annie McCosker.

6TH AV.—Tutino & Cerny sold for David Cohen and Elias G. Van Herpen to James V. Gurge the Sixth Av. Garage, with business, at 5616 and 5618 6th av, Bay Ridge.

Queens.

BELLE HARBOR.—H. Richter and Roman-Callman Co. resold to William Meruk & Son 65 lots on Pelham and Orienta avs, formerly owned by Union Title and Mortgage Co. (M. J. Mulqueen). The lots were given in part payment for 241 to 245 West 37th st.

BELLE HARBOR.—E. A. Heaney sold to the P. J. Building Co. a plot 107x251 ft., on the east side of Beach 128th st, 440 ft. north of Cronston av.

BELLE HARBOR.—H. Schaaf sold to R. Bennett a dwelling, on plot 60x100, on the west side of Dover av, 612 ft. south of Washington av.

BELLE HARBOR.—Lewis H. May Co. sold for Phyllis Rapellje the property on the west side of Suffolk av, with a modern dwelling, to Sophia Bernard, who gave in part payment a plot on the east side of West End av, Rockaway Park, and a plot on the west side of Park av, Belle Harbor. The same brokers resold the Park av plot to Leo Kirschner.

CORONA.—Ring-Gibson Co. sold to H. D. Bultman a plot, 229x232, at the southeast corner of Depot la and South Railroad av, 76x260 at the southeast corner of White pl and South Railroad av, 120x234 at the southwest corner of White pl and South Railroad av and 93x140 at the southeast corner of South Railroad av and Junction av.

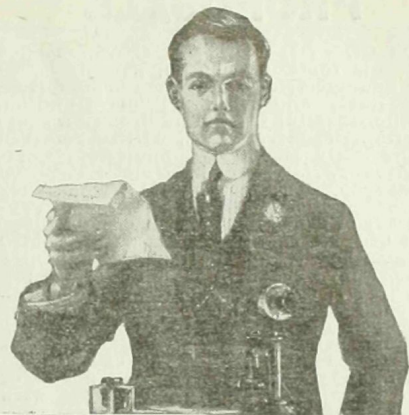
CORONA.—Long Island Railroad Co. sold to W. MacAllister 2.4 acres of the Grinnell property, 25 ft. east of Flushing and North Shore Railroad property.

CORONA.—M. E. Schloo sold to W. H. Canner a plot, 76x100, in the south side of Nichols st, 102 ft. west of Alburts av.

CORONA.—Stuart Hirschman sold to the FordBrad Realty Corp., for development, 10 acres at the southwest corner of Jackson and Junction avs, and extensive holdings on the south side of Jackson av, adjacent to the Denton property, and on the north side, adjacent to the Rosbach property.

EDGEMERE.—Roman-Callman Co., in conjunction with A. E. and D. A. Karelsen, resold for the 37th St Realty Co. the hotel at the southeast corner of Fulton and Hudson av, to Sarah and Benjamin Shapiro. This property was one of the pieces given by Michael J. Mulqueen in exchange for 241 to 245 West 37th st and has been resold at a price close to \$40,000. The new owners have been lessees of the hotel property.

ELMHURST.—Samuel Gallucci sold to the Sheers Amusement Enterprises, Inc., a plot 60x119 on the north side of Corona av, 95 ft. east of Hampton st. It will be used for an airdrome.



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The biggest bugaboo in the advertising business is circulation. We have too many figures to juggle so we can befuddle the advertiser.

We talk too much about quantity when we should quality, which in many instances is most essential.

Give me space in a publication that reaches the class of people I want to reach, with the least possible waste, and I will make use of that space in a manner that will make the investment profitable even at three times the present rate, regardless of what that rate is now.

It is not a matter of rate today, it is a matter of good copy and the elimination of waste circulation. We must make more and better use of mediums with class circulation.

What better mediums can you find for your message if you want to reach the men in any particular line than the trade press whose entire purpose and efforts are directed in the interests of the trades they represent?

The Advertising Man

(No. 5 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, 2494, 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.

NOTICE TO CONTRACTORS: Sealed proposals for Remodelling Present Laundry for Meat Storage and Refrigeration Purposes, and for Laundry Equipment, New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. William G. Barrett, President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 o'clock a. m., on Friday, December 14, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of contract and in accordance with the terms of Specifications Nos. 2863 and 2901. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, 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 proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: November 27, 1917.

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LONG ISLAND CITY.—M. T. Brockway sold to the Motor Starter Corp. a plot on the southeast side of Jackson av, 511 ft. north of Skillman pl, for a factory site.

LONG ISLAND CITY.—J. F. Becker sold to the W. Ulmer Brewing Co. a store and dwelling, on plot 72x94, at the northeast corner of Borden and Vernon avs.

LONG ISLAND CITY.—Astoria Homestead Co. sold to the Swedish Evangelical Lutheran Salem Church a plot, 70.93/4 ft. frontage, on the northwest side of 8th av, 514 ft. 7 in. southwest of Flushing av.

LONG ISLAND CITY.—United Assets Corp. sold to C. K. Fauver a plot, 91x100, on the Queensboro bridge plaza, at the west corner of South Jane and Radde sts.

LONG ISLAND CITY.—The Matthews Building Co. sold to W. F. Bohn a plot 76x100 in the southeast side of Grace st, 100 ft. southwest of Grand av.

MORRIS PARK.—L. E. Preston sold to A. W. Richter the dwelling, on lot 40x92, on the east side of Jefferson av, 132 ft. south of Atlantic av.

NEWTOWN.—Bebell Realty Construction and Builders Supply Co., Inc., sold to L. Kramer a plot, 113x140, on the northwest side of Rene pl, 60 ft. northeast of Grandview av.

RICHMOND HILL.—H. R. Williams & Son sold for Mary G. Winham a cottage, on plot 50x100, at 449 Bedford av to William de Min.

RIDGEWOOD.—Queens United Investors, Inc., sold to H. H. Bultman a plot, 167x100, at the southwest corner of Woodbine and Double-day sts.

ROCKAWAY PARK.—Lewis H. May Co. sold for Belle Lichterman the property on the east side of West End av, with a 2 1/2-sty building, to Bridget McNamee, who gave in part payment a plot on the east side of Oxford av, Belle Harbor.

ROCKAWAY.—E. R. Fegan sold for Frank Meaney to William C. Persina the Normandie Hotel, in Beach 85th st and the cottage at 24 Beach 80th st to Vernon V. Cutts.

WHITESTONE.—Baptist Home for the Aged sold to J. McMullen a plot, 91x325, in the south side of 8th st, 100 ft. west of Hurd av.

Richmond.

GRANT CITY.—Cornelius G. Kolff sold for Miss A. B. Hutton two lots on Hamilton av, Grant Ter.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold for Robert Mackellar to Cassara Salvatore an acre plot on Bradley av.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold for Carl F. Grieshaber a plot, 37 1/2 x 100, in the east side of Columbia st and Richmond ter, to Jacob Reitman, who will improve it with a store and dwelling.

Out of Town.

BAYSHORE, L. I.—Terry & Brewster sold for Charles L. Lawrence plot No. 9, 2 acres with 206 ft. frontage in O' Co' Nee to John Fuller, the sale including a dwelling and garage to be erected.

SEAFORD, L. I.—William Garnett Payne sold for the estate of Benjamin Stearns 11 acres with dwelling to J. R. Bartlett.

BELLEVILLE, N. J.—John W. Depue sold the dwelling at 150 Union av to Malcolm Dickerson.

JERSEY CITY, N. J.—National Corp. sold to Andrew Brunton the house, on plot 42x145, at 712 Ocean av.

MONTCLAIR, N. J.—Frank Hughes-Taylor Co. sold for Mrs. W. Patton to Ernest Walter the residence property, 54x200, at 263 Midland av.

NEWARK, N. J.—Louis Schlessinger sold for the estate of Aaron Lloyd a plot, 25x112, at 289 Frelinghuysen av to Otto M. Eckardt.

BELLPORT.—C. L. Ferlinghetti, of the Guarantee Realty Co., sold for R. P. Manly two lots at Bayshore and Fireplace avs.

MAMARONECK, N. Y.—Fish & Marvin, through their Pelham office, sold to F. J. Dupignac a number of lots adjoining his estate at Orienta Point. This property is part of the Clafin estate which was sold recently by the same brokers.

MANHASSET, N. Y.—L'Ecluse Washburn & Co., Inc., sold to C. H. Schultheis, Inc., 14 acres on the North Hempstead turnpike for August T. Millang. This property will be used with 52 acres owned by the purchaser, adjoining the Elderfield Reservation, in a development in acreage plots.

NEW ROCHELLE, N. Y.—James D. McCann sold for Frank W. Vincent his dwelling and garage and about 2 acres at Lake Forest Park to Rudolph Schreiber, a silk manufacturer.

SCARSDALE, N. Y.—Fish & Marvin sold for the Zealand Realty Co. to John Carstensen, vice-president of the New York Central Railroad, more than 2 acres, with residence, adjoining the Carstensen estate. The property was recently sold by J. Nelson Shreve to the Zealand Realty Co. through the same brokers.

YONKERS, N. Y.—Robert E. Farley Organization sold to H. K. Peterson a plot on Myrtle av, Nepperhan Heights, to enlarge his present holdings.

YONKERS, N. Y.—Paul H. McGolrick sold for Daniel H. Jackson to William C. Peck five 2-fam. houses, on a plot 125x100, at 138 to 146 Vineyard av.

YONKERS.—Kurz & Uren, Inc., sold for E. Loewenthal & Son two lots, 356 and 357, in the Murray Hill Estate, in the west side of Leroy pl, 125 ft. south of Monroe st, each lot 25x100.

YONKERS.—M. A. Broderick sold for Daniel Slers to Mrs. Mary Beshara 101 Webster av, at Walnut st, a house containing a store.

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RECENT LEASES.

New Uptown Club Leases.

The Uptown Club of New York, a newly organized men's lunch club, of which James W. Gerard, formerly ambassador to Germany, will be the president, has rented the ninth and tenth floors and the roof of the Winfield Building, at the northeast corner of Fifth avenue and 40th street, large space in which will be occupied by the F. W. Woolworth Company. The club will take possession about March 1. The lease to the club was made through Pease & Elliman and Edward J. Hogan. The officers of the Uptown Club are James W. Gerard, president; George McAneny, first vice-president; Harris A. Dunn, treasurer, and Julian M. Gerard, secretary. The governors are James W. Gerard, George McAneny, Harris A. Dunn, Julian M. Gerard, Lawrence B. Elliman, John H. Towne, Michael Dreicer, Jesse I. Straus, Robert Grier Cooke, Louis Wiley, Ezra H. Fitch, Ancell H. Ball, E. Dimon Bird, Samuel W. Reyburn, J. Howes Burton, Roland Knoedler, William Ziegler, Jr.; J. W. Harriman, Frank Presbrey, Thomas Hastings, Goldwin Starrett, Albert B. Ashforth, Michael Friedsam, Louis Stewart, Frank A. Munsey and Patrick F. Murphy. The Site Committee consists of Lawrence B. Elliman, chairman; Michael Dreicer, Louis Wiley and J. Howes Burton; the Finance Committee of Harris A. Dunn, Jesse I. Straus, Ezra H. Fitch and John H. Towne, and the Membership Committee of Julian M. Gerard, Robert Grier Cooke and Ezra H. Fitch. The club as soon as the Winfield Building is finished will lay out its space as large dining rooms, dressing rooms and shower baths. Every convenience of the modern club will feature the home of the new organization.

Hotel Lorraine in Deal.

Application has been made to the Supreme Court for permission to lease the twelve-story Hotel Lorraine at the southeast corner of Fifth avenue and 45th street, for twenty-one years, at a yearly rental of about \$115,000. At the office of the United States Mortgage and Trust Company, trustee of the Matthew Byrne Estate, owner of the property, it was said that the closing of the transaction rested with the action of the courts. The Lorraine occupies the plot fronting 75.5 feet on Fifth avenue by 150 feet in 45th street, and has been under lease for a long period to Howe & Orvis.

Lease in Commodore Hotel.

Pease & Elliman and Herbert Hecht & Company leased to the Louis K. Liggett Company, the corner store, 35 x 45 feet, in the Commodore Hotel, at the northwest corner of Lexington avenue and 42d street, for a term of years, at a rental aggregating about \$500,000. The lease is of interest, inasmuch as it is the fifth store that the Liggett-Riker-Hegeman Syndicate has established in 42d street, between Third avenue and Broadway, a stretch of but four blocks.

\$126,000 Lease in 43d Street.

Charles F. Noyes Company leased for Mrs. Marie MacLean to Drake's Restaurant the building 120 West 43rd street for twenty-one years at a rental of about \$6,000 per annum. The property is vacant at present and will be immediately altered and be used by Drake's Restaurant for their business in conjunction with the building adjoining, 118 West 43rd street, and the building 119 West 42nd street, recently leased through the same brokers. The total plottage now under lease for twenty-one years is in excess of 6,700 square feet.

New York Central Leases Block.

George Bockhaus, Inc., leased from the New York Central Railroad Company, for ten years, the southeast corner of Southern Boulevard and 144th street, having a frontage of 340 feet on the Boulevard, and extending to a point opposite St. Mary's street. The property

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has a depth of 160 feet, and is partly covered with frame buildings. A garage will be erected on the plot 50 x 160 feet at the 144th street corner, by the lessee, who will also remodel other buildings on the site.

Linen Concerns Renew Leases.

Charles F. Noyes Co. renewed the lease of the five upper floors at 24 and 26 White street, and 25 Walker street, for Abram M. Clonney to S. M. Schwab, Jr., & Co., tenants in the building for many years. Schwab & Co. have also leased, through Daniel Birdsall & Co., the five upper floors at 20 and 22 White street, adjoining. The firm now occupies about 45,000 square feet of floor space in the two buildings, which will be connected. The Noyes Company also extended the lease covering the store and basement at 24 and 26 White street with John McCann & Co., and the store at 28 White street adjoining. Berman & Harris have extended their lease at 25 Walker street. The total aggregate rentals covered by these transactions involve about \$100,000.

Old Car Barn in Lease.

The abandoned car barn property at 711 to 717 East 11th street, between Avenue C and Drydock street, has been leased for twenty-one years, at a reported aggregate rental of \$75,000 by the New York Railways Company, to the Sanitary Wet Wash Laundry Company. The structure will be improved at a cost of about \$40,000. The thirteen lots opposite extending through to Tenth street, owned by the railroad company, are also expected to be leased shortly for manufacturing purposes.

Bank for Park Avenue.

Douglas Robinson, Charles S. Brown Company leased to the Corn Exchange Bank, space on the ground floor of the new home of the Racquet and Tennis Club, now being erected on the west side of Park avenue, from 52d to 53d streets. The space involved measures 31 x 71 feet, at the 53d street corner. Corresponding space in the basement was leased to the bank for safe deposit vaults.

Storage Concern Leases.

Joseph P. Day leased for the New York City Milling Co. to the Seaboard Warehouse Corporation a warehouse located at the foot of 48th street and the East River, containing about 60,000 square feet of floor space. The property has a frontage of 102 feet on the East River, improved with a bulkhead. On the plot, which measures 203 x 100 feet, is a six-story fireproof brick and concrete building and a three-story brick building, 30 x 100 feet. The warehouse is equipped with a large enclosed elevator. The property is within the free lighterage district and within a short distance from the Lehigh Valley Railroad freight station at 45th street,

Lower Broadway Lease.

Charles F. Noyes Company leased at No. 42 Broadway building, about 15,000 square feet of space to Federal Export Corporation; also about 9,000 square feet of space to Cosmopolitan Shipping Co., and a portion of a floor to the Anglo Oriental Shipping Co. The leases are for ten years and the aggregate rental is approximately \$500,000. This building extends from Broadway to New street, and is close to the New York Stock Exchange and in the heart of the shipping and exporting district on Broadway.

Manhattan.

AMES & CO. rented the store at 130 West 34th st to Phillip Suchar; a loft at 102 West 29th st to M. Mehlman, and three floors at 124 West 29th st to Franklin Hawley Janes, architect.

ALBERT B. ASHFORTH, INC., has leased space at 135 West 3d st to the Tapley Specialty Co.; the 2d floor at 22 East 80th st to Isadore Kuchlik; space at 167 Madison av, at the southeast corner of 33d st, to F. F. Ralchner and Osgood Sayen; and in conjunction with H. F. Keller the store at 1178 Broadway, at the northeast corner of 28th st.

BASTINE & CO., as agents, have leased the 4th floor rear at 15 West 26th st to Morris

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Roth; the 3d floor at 34 East 12th st to Ladzin & Weinberg; the 9th floor at 31 West 21st st to Samuel Landau; the 7th floor at 91 5th av to J. Huchberger & Co.; the 11th floor rear at 15 West 26th st to Freedman & Glotzer; the 3d floor at 78 5th av to Maidoff & Siegel; the 3d floor at 19 West 24th st to David Chessen; and the 4th floor at 31 West 21st st to the La Rose Waist Co.

B'NAI B'RITH INDEPENDENT ORDER leased for 5 years, with renewal privileges, to the Straight Edge Distributing Corp. the 2-sty frame and 4-sty brick buildings at 106 Lawrence st, extending through to 101 Manhattan st, 25x102 ft., which it will remodel into a garage. The leasing corporation holds 100, 102 and 104 under lease, and recently added 98, which it plans to reimprove with a modern 4-sty baking plant.

GEORGE A. BOWMAN leased for the estate of Peter De Lacy the store floor and basement at 43 West 29th st to Herzig & Herzig, Inc.

HENRY BRADY leased for the Mutual Life Insurance Co. space at 344 6th av to J. Dart Co.; also the store and basement at 432 Canal st to T. C. Maxfield Co., Inc.

HENRY BRADY leased for the Church of the Holy Apostles the 3-sty dwelling at 365 West 27th st to a Mrs. Mason.

MISS HENRIETTA J. BRUNO leased apartments at 255 West 84th st to Walter A. Hirsch and Isaac Stern; at 309 West 9th st to Lansay Whitestone; at 46 West 83d st to Dr. A. C. Laundauer; at 536 West 111th st to A. Baum; at 230 West 79th st to R. Samuel; at 65 Central Park West to S. Heller, and at 150 West 87th st to J. Sapinsky.

CROSS & BROWN CO., Douglas L. Elliman & Co., Inc., and Bastine & Co. leased the 10th floor at 709 5th av to Herbert Brenon, and the 12th floor and roof of same building to First National Exchange.

J. CLARENCE DAVIES leased for the estate of Conrad Wickhiller the store at 2910 3d av, north of Westchester av; also for Mrs. Theresa Elderd a 3-sty loft building at 291 East 134th st for 5 years.

JAMES A. DOWD leased the 4-sty building at 34 West 51st st, between 5th and 6th avs, and the 5-sty building at 138 West 49th st, between 6th and 7th avs.

MRS. H. DINGLEMAN rented furnished apartments as follows: at 308 West 94th st to Mrs. M. S. McFall; at 400 West End av to B. M. Eyre; at 575 West End av to C. Calticuli; at 139 East 30th st to Mrs. Putnam Brinley; at 166 West 72d st to Miss M. Kargere; at 615 West 150th st to Howard Elliott; at 885 West End av to C. E. Davis; at 203 West 78th st to C. H. Rice; at 872 West End av to P. H. Griffing and at 300 West 100th st to Mrs. M. Congdon.

DUROSS CO. leased for the estate of J. W. Dimick to Mrs. Mary A. G. Batchelder the 5-sty bachelor apartment house at 240 West 72d st, between Broadway and West End av.

DUROSS CO. leased for the Rhineland Real Estate Co. the 4-sty building at 63 7th av, adjoining the northeast corner of 14th st, to Patrick Lynch; also for Mary F. Walsh the 4-sty dwelling at the intersection of 7th av, Waverly pl and Charles st, to the Junior League Club for 4 years.

L. W. ELBERSON leased apartments at 72 East 55th st to Mrs. Roberto; at 30 West 54th st to Victor Mertz; at 11 West 16th st to Phyllis Prince; at 1730 Broadway to Michael Penha and Kathrine Murphy; at 60 West 39th st to Mrs. L. Baxter; at 12 West 46th st to Mildred Redford; at 329 West 57th st to Elizabeth Tyler; at 55 East 56th st to Percy Anderson; at 34 West 37th st to Marcel Vallee and at 57 West 57th st to Charles Maigne.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Alfred Wagstaff, Jr., her residence at 4 East 65th st to Moses Taylor.

DOUGLAS L. ELLIMAN & CO. have leased the dwelling at 121 East 79th st, on lot 20x 102.2, for Mrs. Allen Tucker, furnished, for the season to Arthur A. Fowler; also leased for Ingalls Kimball a triplex apartment at 506 Madison av, furnished, for the season to Henry L. Cammann; also an apartment at 125 East 57th st to Courlandt D. Moss; also 48 West 59th st to Mrs. Reginald Ronalds; and 40 East 83d st to Lyman Bartlett.

DOUGLAS L. ELLIMAN & CO., INC. leased for James Anderson Hawes and F. T. Barry the ground floor at 50 West 55th st to Ferdinando N. Belisario, dealer in antiques and works of art; also a duplex apartment at 270 Park av to Marselis C. Parsons; also at 1067 5th av an apartment of 12 rooms and 4 baths to Mrs. Richard Hyde; also at 340 Park av for Capt. Ogden L. Mills, furnished, for the winter season to Mrs. Frank B. Keech, whose residence at 12 East 52d st was recently rented by them to James A. Blair, of Blair & Co.; also a furnished apartment at 771 Madison av for Mrs. John J. Mason to Miss Edith Austin.

HORACE S. ELY & CO. rented the 5-sty building at 488 to 492 Broadway, at the northeast corner of Broome st, containing about 50,000 sq. ft., for a long term to the Princely Mills.

FROMAN & TAUBERT leased for Mrs. M. W. Stillwell the 4-sty dwelling at 153 East 83d st, and for Mr. Roth the 3-sty dwelling at 152 East 82d st, and the remodeled store at 1260 Lexington av, at the corner of 85th st.

E. M. GOODMAN leased to the Kayanea Waist & Dress Co. 12,500 sq. ft. of space at 20 West 33d st for showrooms and salesrooms.

GOODWIN & GOODWIN, in conjunction with Goodale, Perry & Dwight, rented for Wm. J. Dunn to The Friends of Zion for 5 years, the 4-sty dwelling at 226 Lenox av.

HEIL & STERN leased at 12 West 31st st the 8th floor to H. Wolfenson; also at 12 West 31st st the top floor to Aero Costume Co.; also at 312 and 314 7th av the 8th floor to Globe Button Works.

HEIL & STERN leased at 29 to 33 West 30th st the 3d floor to Miller Bros. and the 12th floor

to M. Altman & Co.; also at 38 to 44 East 30th st the 5th floor to Bauman-Bash.

M. & L. HESS, INC. leased the east store and basement at 34 to 38 West 27th st to the New American Button Works, tenant being represented by Samuel Geller; also the 6th floor at 151 to 155 West 30th st to the Greeley Waist Co., the tenant being represented by M. E. Goodman.

M. & L. HESS, INC. leased the 11th floor at 53 to 57 West 23d st, running through to and including 34 West 24th st, containing 15,000 sq. ft., to Alexander & Co., Inc., manufacturer of shirts; also the store and basement at 110 West 17th st to P. Lorrillard Co.; also the 3d floor at 26 West 20th st to M. & W. Drusin.

M. & L. HESS, INC. leased for the estate of Philip Lewisohn the 12th floor at 243 to 247 West 17th st to the Western Union Telegraph Co.; also the 6th floor at 24 and 26 West 25th st to Herman Baehr, furrier, and the 5th floor at 75 and 77 Grand st to S. Mossbacher.

HENRY HOF leased the store at 526 1st av to the Acme Hill Supply Co. the store at 167 East 37th st to A. Pambulo; also a loft at 567 3d av to M. Hirsch, boot maker.

HENRY HOF leased the 4-sty stable at 120 East 32d st, for George H. Shaffer to A. H. Wolf.

HUBERTH & HUBERTH rented in the Clarendon, at the south corner of Riverside dr and 86th st, apartments to P. J. Maloney, Jacob Friedman and S. S. Delano. This is the sixth consecutive year that the Clarendon has been 100 per cent. occupied.

WILLIAM B. MAY & CO. leased for Elizabeth Struthers Rives to Benjamin H. Baker the 4-sty dwelling at 59 East 73d st, adjoining the northwest corner of Park av.

SAMUEL M. MARTIN leased for Margaretta Card the 4-sty American basement dwelling at 282 West 70th st to Ernest J. Clarke.

PAYSON McL. MERRILL CO., INC. and Herbert Hecht & Co. leased to Alfred D. Tiefenthal the west half of the street floor in the Rodin Studios, at 200 West 5th st, at the corner of 7th av, for a tea room.

MOORE, SCHUTTE & CO. rented for Schindler & Liebler, agents, the 3-sty dwelling at 461 West 147th st to Hermann Cruger.

CHARLES F. NOYES CO. leased at 42 Broadway offices to the United Battery Corporation, and space on the 19th floor of the same building to Chauncey H. Crocker; also in the Masonic Building, 6th av and 23d st, to Frank Schneider, and at 61 Beekman st, space to Proujansky & Greenberg.

THOMAS J. O'REILLY sub-leased for the Bobbs-Merrill Co. to the Rational System Institute space in the Cameron Building at 185 Madison av.

PEASE & ELLIMAN rented, furnished, for Louis Du Pont Irving his residence, a 4-sty house, at 63 East 78th st, between Madison and Park avs, to S. Harold Freeman; and leased to James F. Dowd the 16 ft., 5-sty American basement dwelling at 316 West 78th st, between West End av and Riverside dr; also let, furnished, for Franklin B. Lord his 19-ft., 5-sty American basement dwelling at 15 East 76th st, between 5th and 6th avs, to Mrs. Francis Burton Harrison, to whom the same brokers recently leased a furnished apartment at 375 Park av; also subleased for the American Educational Press to Joseph W. Keyes a loft, 35x100 ft., at 225 and 227 West 36th st; also leased for the Coast Construction Co. an apartment at 302 West 87th st to Mrs. L. M. Locke; and for the Brixton Holding Corp. an apartment at 120 West 70th st to Mrs. G. Mygatt.

PEASE & ELLIMAN leased the following apartments: 144 West 57th st to Mrs. Mary H. Hord; at 21 East 57th st to Jane Moore; at 125 East 72d st to John A. Mowinckel; at 130 West 57th st to Louis Aston Knight; at 850 Park av to Mrs. J. J. Alexandre; at 12 East 87th st to George C. Boldt, Jr.; at 244 Lexington av to Hilaire Soosmith.

F. & G. PFLOMM leased for Charles E. Johnson to Manges Bros. for the retail furniture business the 1st and 2d lofts at 670 6th av, at the southeast corner of 39th st.

L. J. PHILLIPS & CO. leased for Anna M. Dunne to James Butler, Inc., the store at 92 Greenwich av.

GEO. R. READ & CO. leased the following space: Constable Building, 111 5th av to Zurn & Co.; Johnston Building, 1170 Broadway, to Boris Mishell; Pullman Building, 17 Madison av, to Standard Silk Ribbon Co.; 3 East 17th st to National Thread Co.

REAL ESTATE MANAGEMENT CO. rented dwellings at 250 West 99th st to Julia Roth; at

166 West 97th st to Christian Smith; at 305 West 112th st to Hortensia Escalona and at 122 West 97th st to William J. Bell.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and the Incas Realty Co. sub-leased for Abercrombie & Fitch the two upper floors in their new building at the northwest corner of Madison av and 45th st to the Air Nitrates Corp. for offices and draughting rooms in connection with Government work.

M. ROSENTHAL CO. leased the 5th floor at 115 and 117 East 23d st to L. Lewitt.

GEORGE W. SASSE leased the dwelling house at 212 West 112th st.

NEWELL B. TILTON sub-leased the Henry D. Livingston residence, an American basement house, at 63 East 82d st, to Charles F. Rand.

CHARLES B. VAN VALEN, INC. leased offices at 103 William st to Fleischman & Sulzbacher, marine insurance brokers.

E. K. VAN WINKLE leased the following furnished apartments: at 27 West 67th st, for Geo. H. Clements to Samuel F. Pryor; at 514 West 114th st, for Mrs. C. Gillies to Wm. Marshall; at 7 West 92d st, for Mrs. A. W. Gifford to Dr. T. A. Northcott; at 44 West 77th st, for G. E. Purvis to John J. Burton; at 601 West 168th st, for Mrs. Cornelia H. Ellsworth

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to Mary B. Cleveland; at 2 West 83d st, for Miss Emily Pike to Frank F. Hazard, this apartment rented in conjunction with D. L. Elliman & Co.; also leased the following unfurnished apartments: at 370 Central Park West, for Miss Lehing to Mrs. B. D. Carroll, this apartment was rented in conjunction with Slawson & Hobbs; also at 57 West 75th st, for Ringland F. Kilpatrick to Cornelius E. Byrne.

CHARLES B. WALKER leased for the estate of J. B. Cornell the store floor at 103 Walker st to Edward Frank; for the estate of John R. Graham a loft at 300 Canal st to Cessar & Cortes; for A. Ostreicher a loft at the northwest corner of Lafayette and Canal sts to Prosper Brozen; and for M. A. McAdam space at 147 Spring st to the Supreme Printing Ink Co.

WM. A. WHITE & SONS leased to the Henry A. Kessel Co., steamship supplies, the 5-sty and basement building at 35 Pearl st, running through to 24 Bridge st. The new rental represents an increase of 25 per cent. over the previous annual return.

WHITE-GOODMAN leased office space at 470 to 478 4th av to Jacques Kirsch; and in conjunction with Cross & Brown the 8th floor at 78 to 100 5th av to Cohen, Roth & Stiffson, for a long term.

WM. H. WHITING & CO. leased the 1st loft at 113 Nassau st to Golden & Sugarman; a floor at 45 East 34th st to Oberwalder Bros.; the 2d floor at 7 to 11 Spruce st to the Lawrence Leather Co.; and in conjunction with H. S. Ely & Co. the top loft at 157 to 167 Maiden la to England, Klein & Levy.

Bronx.

IRVING L. GOLDBERG, INC., leased store space at 953 Southern boulevard to D. A. Schulte, Inc., for 8 years.

Brooklyn.

BULKLEY & HORTON Co. leased the following dwellings in Brooklyn during the past two weeks: 679 St. Marks av to Floyd E. Woolsey; at 221 Macon st to Edward Mahar; at 118 72d st to Wm. Reimann; at 7805 Ridge boulevard to Mrs. P. Francis; at 269 82d st to Mrs. H. Newman; at 266 83d st to Mrs. Anna Hunt; at 356 Clinton av to W. J. Harahan; and 237 Washington av to H. J. Klappert.

H. ELLIOTT ESTERBROOK leased dwellings at 3 Agate ct. and 10 Alice ct, Brooklyn.

E. J. HOLLAHAN leased the store corner at 7102 71st st to Public View Baking Co; also 7007 3d av to the Renken Dairy Co; and the store at the northeast corner of 3d and Ovingtons avs to Modern Ideal Specialty Shop.

PEASE & ELLIMAN leased for Rees & Rees, cleaners and dyers, a store at 206 Duffield st to Hammond White Manufacturing Co.

RICHARD PLUM leased for the A. & S. Construction Co., Inc., to D. A. Schulte, Inc., for ten years the corner store and basement at the junction of Flatbush and Nostrand avs. This is the terminus of the Interborough Nostrand subway, and is part of a block of stores and apartments erected by the A. & S. Construction Co., Inc.

REAL ESTATE NOTES.

BASTINE & CO. have been appointed agents for the loft building at 236 to 244 Eldridge st.

DUFF & BROWN CO. have been appointed agents of 1956 to 1968 Amsterdam av and 501 to 505 West 157th st.

SLAWSON & HOBBS have been appointed agents for the Chatsworth, a 12-sty apartment house, at 344 West 72d st.

WM. A. WHITE & SONS have been appointed agents by the Guaranty Trust Co. for 1503 Park av and 849 Manida st.

COURTLANDT PALMER was the buyer of the dwelling at 64 West 12th st, recently sold by Martin C. Stokes and others.

SLAWSON & HOBBS have been appointed agents for the Chesterfield Apartments, at 260 Riverside dr, at the corner of 98th st.

NEHRING BROTHERS have been appointed agents of the Nagle Arms at 59 and 61 Nagle av, and 2385 Grand Concourse and Blvd.

J. C. KLINCK has removed his office from 391 Fulton st, Brooklyn, to 60 Wall st, Manhattan, care of the Metropolitan Trust Co.

WM. A. WHITE & SONS have been made agents for the 25-sty building at 43 Exchange pl, known as the Wall Street Exchange Building.

FRANK J. MONTAGUE, of Montague & Thompson, real estate, 136 Broadway, Brooklyn, has enlisted in the Aviation section of the army.

GEORGE A. BOWMAN has been appointed agent for 595 and 597 and 622 10th av and 501 and 501 1/2 West 43d st for the estate of Diedrick Knickmann.

MINNIE L. SHERWOOD was the buyer of the Parkway, a 6-sty elevator apartment house at Cathedral parkway and Manhattan av, sold last week by the United States Savings Bank.

JOSEPH J. FRIEDMAN, who was for some years connected with the Home Trust Co., has become associated with the office of Frank H. Tyler, real estate, at 1183 Fulton st, Brooklyn.

FRANK A. MUNSEY in buying the Stewart Building, at Broadway and Chambers st, obtained from the trustees of the Henry Hilton estate a mortgage for \$1,500,000 for 10 years at 4 per cent.

CHARLES F. NOYES CO. has been appointed by Max Marx exclusive managing agent for the 12-sty loft building at 625 Broadway, extending through to Mercer st, and covering a plot 34x200.

CITY MORTGAGE CO. has advanced to the 143 East Thirty-ninth Street Co. a building loan of \$262,500 for the erection of a 15-sty hotel, on plot 70.10x98.9, at 141 to 147 East 39th st, 190 ft. west of 3d av.

PANAMA HOLDING CORP. formed recently by Edgar H. Napolis, Charles J. Norton and Lizzie F. Henderson, was the buyer of the two tenement houses at 3704 and 3706 3d av, near 170th st, sold by Kurz & Uren for John H. Henshaw.

L. A. ADAMS was the buyer of the dwelling, garage and 14 lots in Eastern Blvd, Arrow pl and Willow av, the Bronx, sold recently by Samuel Cowen Agency for the Newport Holding Co., which took in trade the apartment house at 829 Jackson av.

M. & L. HESS & CO., Inc., have been appointed by the Fourteenth St. Realty Co., agents of the 9-sty. building at 56 West 14th st, through to 55 to 61 West 13th st, having a frontage on 14th st of 25 ft. and on 13th st of 100 ft., with a depth of 206.6. This building was formerly occupied as part of the R. H. Macy & Co. department store.

BOARD OF DIRECTORS OF THE CHAMBER OF COMMERCE OF QUEENS, at its last meeting, decided, on account of war conditions, not to hold its seventh annual dinner this year and to in this way conserve food, time and efforts. In lieu of holding the dinner, it was determined to raise a fund from those who would have attended the dinner and donate the sum raised to a wartime activity to be decided upon.

WALTER LOCKITT, a vice-president and director of the American District Telegraph Co. and a well-known real estate dealer, associated with Charles W. Seitz at 350 Fulton st, Brooklyn, died at Babylon, L. I., last Monday. Mr. Lockitt, who was 50 years old, lived at 199 Carlton av, Brooklyn. About two years ago he was severely injured by being trampled on by horses after he had fallen to the pavement at 46th st and Broadway.

GEORGE NELSON BUCHANAN, who for nearly 25 years was superintendent of the Hall of Records Building in Brooklyn, and who previous to that time was well known as a builder, died on Wednesday of last week in his apartments in the Hall of Records Building. Mr. Buchanan was in his 58th year. He was a native of Brooklyn and in his youth took an active interest in Republican politics in the 26th Ward. Mayor Schieren appointed him to his position in the Hall of Records.

WILLIAM A. WHITE & SONS report that during November they placed loans aggregating \$1,280,000, including two 5th av loans, one for \$600,000 on the premises at 471 and 473 5th av, improved with two 5-sty business structures, on plot 52.5x98.4, and 4 to 6 East 48th st, two 4 and 5-sty dwellings, on plot 41.8x104.11, forming an L around the southeast corner of 5th av and 41st st. The other loan was \$170,000 on the premises at 550 5th av, 25x100, improved with an 8-sty building and leased to L. P. Hollender & Co.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value.

Mortgages.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Dec. 1 to 7), 1916 (Dec. 2 to 8), and 1916 (Jan. 1 to Dec. 8). Rows include New Buildings, Cost, Alterations, and Total No.

BRONX. Conveyances.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., No. with consideration, Consideration, and Total No.

Mortgages.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include New Buildings, Cost, Alterations, and Total No.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 (Nov. 28 to Dec. 5), 1916 (Nov. 29 to Dec. 6), and 1916 (Jan. 1 to Dec. 6). Rows include Total No., No. with consideration, Consideration, and Total No.

Mortgages.

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

Building Permits.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include New Buildings, Cost, Alterations, and Total No.

QUEENS. Building Permits.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include New Buildings, Cost, Alterations, and Total No.

RICHMOND. Building Permits.

Table with 3 columns: 1917 (Nov. 30 to Dec. 6), 1916 (Dec. 1 to 7), and 1916 (Jan. 1 to Dec. 7). Rows include New Buildings, Cost, Alterations, and Total No.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

UPWARD of one billion dollars is the amount asked of Congress for military construction during the coming year. The gigantic amount of structural work involved by an expenditure of this magnitude is required for facilities to properly handle the greatly enlarged military establishment that the United States will henceforth support, and for additional plant and structures that are absolutely essential to winning the present conflict. The appropriation bill, as presented to Congress, contains provision for almost every conceivable type of building and character of construction that an efficient military and naval organization now demands. The work will be scattered over the entire nation, but with the Coastal States naturally obtaining the major portion of the total. The program involves the erection of hundreds of new buildings for hospitals, barracks, storehouses, etc., the establishment of additional fortifications and army posts; the improvement of existing forts, training stations, and bases, and in general is of such a character that will for years to come assure this nation of its place in the front rank of military efficiency. Unquestionably these funds will be forthcoming and the projected work, or at least a large percentage of it will be started at an early date after the appropriations are granted. This country is now fully alive to the requirements of a first-class military power and from this time forth we will undoubtedly all witness a far greater activity in military and naval preparedness, for the protection and preservation of the nation, than was formerly thought possible by even the most radical militarist.

During the past week the new national program completely overshadow-

Common Brick.—The market for Hudson River common brick has experienced rather a quiet week, with the demand light and inquiries scarce. Prices are firm, however, and no movement is expected. There has been a fair volume of arrivals, but, owing to the present stagnant building situation, the market is not clearing itself and there is quite a reserve accumulating about the Metropolitan district. Dealers who have recently expressed a feeling that conditions were on the verge of improvement have now come to the conclusion that they can expect but slight activity in the market until next spring, when conditions should improve radically. The Raritan situation is extremely quiet, with little brick being made, on account of the scarcity of labor, and the high cost and difficulty of obtaining fuel and other essentials. The low price that Raritan brick recently brought has resulted in determining the manufacturers to cease loading their commodity until an advance in price warrants. At present there are no Raritan brick being loaded. Manufacturers will hold off for an advance in price, for at the existing level no profit is possible. The price of \$8.75 per thousand is the lowest figure that the Raritan interests will be able to load their brick, and until this figure is obtainable no business will be accepted.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, December 7, 1917. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 26; sales, 24. Distribution: Manhattan, 5; Brooklyn, 8; New Jersey points, 4; Flushing, 1; Astoria, 2; outside, 4.

Face Brick.—The face brick situation is spasmodic, with an interval of good business immediately followed by a period of slack business and depressing conditions. There have been a number of large and important structural pro-

jects, requiring a considerable amount of face brick, recently awarded, and leading dealers had high hopes that a general resumption of building activity was at hand, but at present the situation is clouded by transportation difficulties, shortage of labor and lack of building.

Structural Steel.—In the market for fabricated material substantially the only activity is that emanating from Governmental sources for shapes required in military construction. There is a considerable volume of new business in sight, although the tonnage commitments of the past week were not up to the recent average. At the current session of Congress appropriations will be asked for a tremendous expansion of the military establishment requiring the erection of numerous structures to house the enlarged activities. This work will involve the expenditure of millions of dollars for construction and many of the projected buildings will require fabricated steel in varying amounts. The total tonnage, however, will be immense and the steel industry will be taxed to capacity to provide for these requirements. Private construction has almost been submerged by the volume of Federal construction now active and owing to the general conditions affecting building of a private nature no increased activity along this line is expected for some time. It may be well into the coming spring before this character of construction is revived and then the renewal of activities is entirely dependent upon lower material prices, adequate labor and solved transportation problems. About ninety per cent. of the steel structural plants, bridge steel plants, and those supplying material for shipbuilding were represented at the meeting held in Pittsburgh, Tuesday, November 27, when an organization known as the Steel Fabricators of the

United States was formed for the purpose of cooperating with the Government during the period of the war. A committee was formed to keep the Federal authorities posted on the material that is available. At this writing there has been no change in the quotations for fabricated material. Mill shipments are quoted at 3.195c. New York.

Lumber.—The market for lumber products continues active along practically all lines and in supplying the demand for war construction the movement is especially marked. While the demand for building purposes is largely for material to be used in military work, there is a fair volume of business being registered for general building construction. This, however, is not up to the amount that has been predicted and it is now thought that there will not be a great impetus to the market for private construction until next spring. Even then, the condition will be entirely based upon the military developments of the coming months, for it is now conceded that winning the war is the uppermost thought in the minds of this nation and all other affairs will of necessity be subservient to it. While at present lumber prices are steady and without a great tendency toward further advances, there is no promise as to the length of time this condition will maintain, for the Government requirements of 1918 will be especially heavy, and with the depleted condition of stocks there is likely to be a scarcity of all kinds and grades of lumber, with prices considerably higher as a consequence.

Window Glass.—The market for both plate and window glass is uncertain and manufacturing difficulties are growing daily. There is considerable doubt as to the attitude of the Government in regard to supplies of raw materials and the transportation of the finished product, as glass has been classified among the non-essential industries. Glass manufacturers are holding off the projected blast until these matters are definitely decided upon, and from all accounts it would appear as though many of the plants will not be fired this season, but will remain idle until the manufacturing conditions are greatly improved and the special urgency for essential military commodities has passed. While there has been a fair demand for glass, the broken sizes and depleted stocks has created considerable difficulty in filling orders. The market is settling down, however, and but slight new demand is anticipated. Glass prices are unchanged at this writing, but there is no promise as to how long the existing schedule will remain in effect. There is a likelihood of an early revision in prices, without warning.

Cast Iron Pipe.—The market for cast iron pipe is very quiet, with practically no orders or inquiries. The condition is expected to maintain until the result of the conference between the manufacturers of pipe and the Government officials in regard to the price of this commodity is announced. It is daily expected that an agreement will be reached, and then better business conditions can be looked for. While the action on prices is pending the quotations on cast iron pipe are nominal at \$56.50 for 6 in., 8 in. and heavier, and at \$59.50 for 4 in.

Tin.—The market for this metal is substantially inactive, although during the week it was announced that the tin in warehouses, commandeered by the Government last week, has been released except that appropriated for Federal requirements. This metal is again in the hands of the original owners, subject to distribution as determined by the American Iron & Steel Institute. Tin quotations are nominal at 80c. New York.

CURRENT WHOLESALE PRICES.

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

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

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

North River common.....\$7.75@ \$8.25

Raritan common.....@ 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..... 36.00@ —

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

Domestic Portland, Spot.....\$2.12@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

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

Trap rock, 1½ in. (nominal)...\$1.00@ —

Trap rock, ¾ in. (nominal)... 1.20@ —

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16..... .40@ —

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

Exterior—

4x12x12 in., per 1,000.....\$87.50

6x12x12 in., per 1,000.....122.50

8x12x12 in., per 1,000.....148.75

10x12x12 in., per 1,000.....175.00

12x12x12 in., per 1,000.....218.75

Interior—

3x12x12 in., per 1,000.....\$66.00

4x12x12 in., per 1,000..... 74.25

6x12x12 in., per 1,000..... 99.00

8x12x12 in., per 1,000.....132.00

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

Eastern common.....\$1.90@ —

Eastern finishing..... 2.10@ —

Hydrated common (per ton)...12.00@ —

Hydrated finishing (per ton)...15.43@ —

LINSEED OIL—

City Brands, oiled, 5 bbl. lots..\$1.25@ —

Less than 5 bbls..... 1.26@ —

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

1½ in. (nominal).....\$1.10@ —

¾ in.No quotation

Paving gravel (nominal)...\$1.25@ —

P. S. C. gravel.....@ \$1.25

Paving stone..... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):

8 to 12 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..... 38.00@ —

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

Drv 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:

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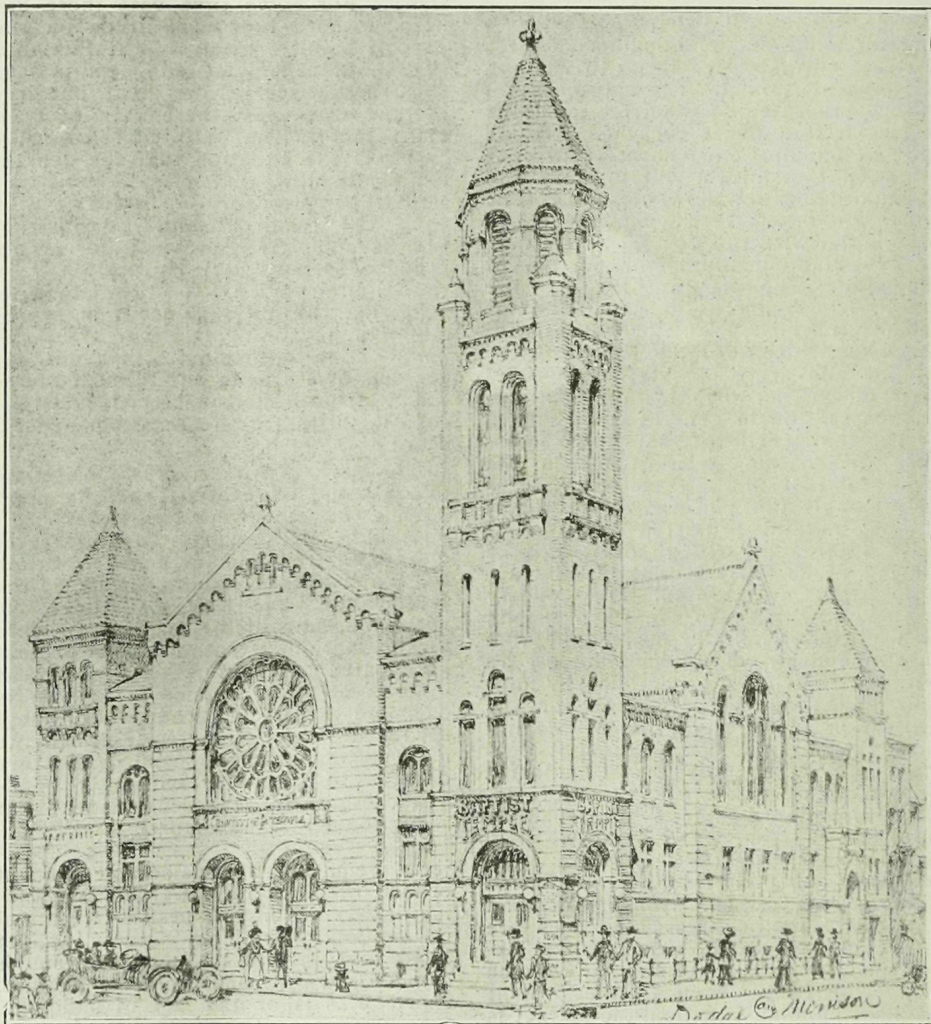
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REBUILDING THE BAPTIST TEMPLE

Brooklyn Edifice, Destroyed by Fire, To Be Replaced at a Cost of Approximately \$100,000

SUBSTANTIAL progress has been made in the work of rebuilding the Baptist Temple, at the southwest corner of Third avenue and Schermerhorn street, Brooklyn, almost totally destroyed by fire last March. This structure for a number of years had been considered one of the most popular and notable of that large group of religious edifices that gave to Brooklyn its sobriquet of "City of Churches." The reconstruction is proceeding ac-

composition material and carpets will be used under the pews. The auditorium, with the gallery, will provide seating accommodations for a total of two thousand worshipers, approximately the same number as the original structure accommodated. To the rear of the altar will be located a large council chamber. The choir loft will have seating arrangements for a choir of one hundred and fifty voices. This feature is to be considerably larger than in the original building.



H. J. Brown & Son, Inc., Builders.

Dodge & Morrison, Architects.

RECONSTRUCTED BAPTIST TEMPLE IN BROOKLYN.

ording to plans and specifications prepared by Dodge & Morrison, architects, 82 Wall street, Manhattan. Henry J. Brown & Son, Inc., 1534 Fulton street, have charge of the work, under a general contract, and the operation will represent upon completion the expenditure of approximately \$100,000. Although in general the new plans follow the lines of the destroyed building, certain modifications and improvements have been included that will heighten the architectural effect and furthermore make possible greater efficiency in handling the large congregations that habitually attend services in this church.

The old structure had six entrances, but the new plans provide for eight, which will make entrance and egress considerably easier and assist in distributing the congregation after services are ended. The main entrance has been maintained on the Third avenue side, but the seven steps to the door in the old building have been eliminated. The door is now at the level of the sidewalk. This treatment provides an additional three feet of sidewalk space. At each side of the main entrance are short flights of stairs leading to the mezzanine floor and the main auditorium. A second flight leads to the gallery.

All floors, including the lobby and the aisles, have been laid with a cork

A new electrically operated pipe organ, with three chambers, one on each side of the council room and the third installed in the tower, will be one of the important adjuncts to the musical services. The organ will cost in the neighborhood of \$25,000. One of the important changes in the planning of this edifice is the increasing of the heights of the walls and towers. The side walls have been raised ten feet and the main tower increased forty feet, thus bringing its top approximately one hundred and twenty feet above the level of the curb. The new roof is supported by large steel trusses that make possible the elimination of the unsightly and obstructive interior columns that interfered so much in the old church. The basement has been replanned and will now include shower baths and gymnasium, and social rooms and kitchen for the use of the various church societies.

Plan Hotel at Manhattan Beach.

Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans and specifications for a three-story brick hotel, 100 x 120 feet, at Manhattan Beach, to cost approximately \$125,000. This operation will contain at least forty-five rooms, in addition to the usual hotel features. The name of the owner and further details will be available for a later issue.

SPRINKLER RULE.

AT a public meeting held last Thursday by the Board of Standards and Appeals, the following rule affecting sprinklered buildings was adopted:

Rule 31. Sprinklered Buildings, Sources of Water Supply: In the enforcement of the provisions of §83-a, Labor Law, with respect to fire alarm signal systems and fire drills, automatic sprinkler systems shall be deemed to have two adequate sources of water supply within the meaning of said section, if the system is a two source system as defined in the Rules of the Board of Standards and Appeals for Fire Extinguishing Appliances, or when the system is equipped with and supplied by either a gravity tank or a pressure tank and a fire department connection.

Plans for Large Industrial Plant.

Harris & Richards, architects and engineers, Drexel Building, Philadelphia, Pa., are preparing preliminary sketches for an industrial plant to cost between \$2,000,000 and \$3,000,000, and to be located on the Kearney Meadows, N. J. This plant will house the activities of the Niles-Bement-Pond Company, manufacturers of machinery, 111 Broadway, Manhattan. The work will involve the erection of a number of one and two-story brick and steel structures of various sizes and types. Further details will be announced in a later issue.

New Jersey Apartment Project.

Nathan Welitoff, 76 Montgomery street, Jersey City, N. J., is preparing plans for a five-story brick and stone apartment, 109 x 166 feet, at 620 to 628 Bergen avenue, Jersey City. The owner is the National Corporation of New Jersey, P. & I. Gershonowitz, builders, 20 Eastern Parkway, Jersey City. This structure will provide living accommodations for a total of sixty families, and will cost approximately \$260,000. Owner will build and will be ready to take estimates on materials and sub-contracts about January 1, 1918.

Workmen's Houses at Newburgh, N. Y.

The Newburgh Shipbuilding Corporation, 31 Nassau street, Manhattan, contemplates the erection of approximately 1,000 dwellings for workmen engaged at their plant at Newburgh, N. Y. At the present writing no definite details of this project have been decided upon.

PERSONAL AND TRADE NOTES.

C. Van Valkenburgh, architect, has recently moved his offices from 320 Fifth avenue to 137 East 66th street.

Walter McQuade, architect, some time ago closed his office at 101 Park avenue and is now flying "Somewhere in France."

Seventh Ave. Contracting Co., Inc., has announced that S. Citron, formerly in the estimating department, is no longer in its employ.

Carroll E. Welch, architect, Main street, Huntington, L. I., desires samples and catalogues from manufacturers and dealers in building materials and supplies.

Albert O. True, sanitary engineer, New York State Department of Architecture, has received a captain's commission in the Engineer Officers' Reserve Corps.

Coin Device & Signal Co., Inc., has recently moved its offices from 1269 Broadway to enlarged quarters in the Printing Crafts Building, 461-479 Eighth avenue, corner 34th street.

Oscar P. Laubscher, formerly with George B. Post & Sons, New York, and D. H. Burnham & Co., Chicago, is now with the Federal Bridge and Structural Co., Waukesha, Wis., and engaged at Savannah, Ga.

New Jersey Chapter of the American Institute of Architects has organized for the year 1917-18 by the election of the following officers and directors: president, Gilbert C. Higby; first vice-president, Stockton B. Colt; second vice-president, Harry T. Stephens; treasurer, John F. Capen; secretary, Hugh Roberts; directors, George W. Von Arx, Cornelius V. R. Bogert, Jordan Green, William A. Tilton, William P. O'Rourke, Clement W. Fairweather, William H. Wolfe, James O. Betelle and J. T. Tubby, Jr.

Honorary Membership in The American Society of Mechanical Engineers was conferred Tuesday evening upon Major-General George W. Goethals,

whose name will hereafter take its place in the records of the Society with those of Edison, Eiffel, Carnegie and Brashear. In conferring this honor upon Major-General Goethals, the Society recognized his signal achievements as an engineer and as a leader of engineers in work too well known to need description.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Jarrett-Chambers Co., 30 East 42d st, Manhattan, has the general contract for a concrete and timber ship bldg (Ways No. 2), 130x625, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$310,000.

VARIOUS LOCATIONS.—U. S. Government, Navy Dept., F. R. Harris, Chief of

Mounting Costs Accentuate Edison Economy

In these days of mounting costs even the most efficient of private generating plants cannot compete with the service of the Central Station

A case in point is the American Brass and Copper Company which has just abandoned the generating equipment in its eleven story manufacturing plant on Lafayette Street

The generators were modern in design and in first class order. The problem of deterioration had not yet presented itself. It was purely a matter of cost, and the rising expense of this plant led to an engineering investigation which showed conclusively that Central Station Service would mean a saving of money

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Bureau of Yards and Docks, Washington, D. C., owner, contemplates erecting concrete and steel fuel depots from privately prepared plans. Cost, \$750,000.

VARIOUS LOCATIONS.—U. S. Government, Brigadier General W. C. Crozier, Ordnance Dept., State, War and Navy Bldg, General I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting 1-sty hollow tile frame, concrete and steel terminal facilities from privately prepared plans. Cost, \$29,000,000.

VARIOUS ARSENALS AND DEPOTS.—U. S. Government, Brigadier General W. C. Crozier, Ordnance Dept., State, War and Navy Bldg, Washington, D. C.; commandants at various arsenals, and General I. W. Littell, Quartermaster Dept., 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting storage facilities from privately prepared plans. Congress has been asked for appropriations. Cost, \$37,000,000.

VARIOUS LOCATIONS.—U. S. Government, Brigadier General W. C. Crozier, Ordnance Dept., State, War and Navy Bldg, Washington, D. C.; commandants at various arsenals, and General I. W. Littell, Quartermaster Dept., 15th and M sts, N. W., Washington, D. C., owner, contemplates making repairs and improvements to arsenals at various locations from privately prepared plans. Congress has been asked for appropriations. Cost, \$3,500,000.

ARCADIA, FLA.—J. G. White Engineering Corp., 43 Exchange pl, Manhattan, has the general contract for the erection of a (2d) station, to consist of barracks, shelters, mess halls, power house (about 80 bldgs) for the U. S. Government, Hon. Newton Baker, Secy of War; General H. O. Squier, Signal Corps, U. S. A., State War and Navy Bldg, Washington, D. C., owner, from plans by Albert Kahn, Detroit, Mich., architect. Cost, \$800,000.

ARCADIA, FLA.—J. G. White Engineering Corp., 43 Exchange pl, Manhattan, has the general contract for the erection of a (1st) station, to consist of about 80 bldgs, containing barracks, shelters, mess halls and power house for the U. S. Government, Hon. Newton Baker, Secy of War; General H. O. Squier, Signal Corps, U. S. A., State War and Navy Bldg, Washington, D. C., owner, from plans by Albert Kahn, Detroit, Mich., architect. Cost, \$800,000.

WEST POINT, N. Y.—U. S. Government, Commandant and Quartermaster General, on premises, owner, is taking bids on the general contract, to close 12 m., December 12, for a 2-sty brick and stone laundry bldg, at the Military Academy, from privately prepared plans. Cost, \$75,000.

SHAWNEE, OKLAHOMA.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., January 7, for a 1-sty brick and stone post office bldg, for the U. S. Government, Treasury Dept., Hon. W. G. McAdoo, secy, Washington, D. C., owner. Cost, \$104,000.

OTISVILLE, N. Y.—U. S. Government, General I. W. Littell, Quartermaster Dept., Adams Bldg, Washington, D. C., and Quartermaster, Manhattan, John M. Carson, Depot Quartermaster, owner, has had plans completed privately for a 1-sty frame tuberculosis hospital (units). Cost, \$500,000.

NEAR MONTGOMERY, ALA.—J. H. Alexander, Memphis, Tenn., has the general contract for a station, to consist of about 80 bldgs, containing barracks, shelters, mess halls, power house, etc., for the U. S. Government, Hon. Newton Baker, Secy of War; General E. O. Squier, Signal Corps, U. S. A., State War and Navy Bldg, Washington, D. C., owner, from plans by Albert Kahn, 58-60 Lafayette av, Detroit, Mich., architect. Cost, \$800,000.

LONOKE, ARK.—Stewart McGee Construction Co., Little Rock, Arkansas, has the general contract for a 1 and 2-sty frame aviation station for the U. S. Government, Hon. Newton Baker, Secy of War; General E. O. Squier, Chief Signal Corps, U. S. A., State War and Navy Bldg, Washington, D. C., owner, from plans by Albert Kahn, 58-60 Lafayette av, Detroit, Mich., architect. Cost, \$750,000.

WEST POINT, N. Y.—U. S. Government, Commandant and Construction Quartermaster, on premises, owner, contemplates erecting cadets' barracks and quarters at the Military Academy from privately prepared plans. Congress has been asked for an appropriation. Cost, \$444,000.

WEST POINT, N. Y.—U. S. Government, Commandant and Construction Quartermaster, on premises, owner, contemplates erecting an addition to the Military Academy from privately prepared plans. Congress has been asked for an appropriation. Cost, \$40,000.

WEST POINT, N. Y.—U. S. Government, Commandant, on premises, owner, contemplates erecting buildings at the Military Academy from privately prepared plans. Congress has been asked for an appropriation. Cost, \$3,000,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—John E. Dietz, owner, c/o Harris & Vaughan, 569 5th av, owner, contemplates altering the brick store and loft bldg, at 1629 Broadway for the Regal Shoe Co., Harry S. Campbell, N. Y. Mgr, 1369 Broadway, lessee. No architect has been selected. Cost, \$30,000.

BROOKLYN, N. Y.—Zion Hospital, 2140 Cropsey av, Bath Beach, L. I., Leo D. Greenfield, pres., contemplates erecting a hospital at Borough Park, in 45th st, near 17th av, for which no architect has been retained.

BUFFALO, N. Y.—Brunner Laundry Co., Robert E. Dernberger, secy, in charge, 263 Pearl st, Buffalo, N. Y., contemplates erecting a new laundry bldg. No architect or site has been selected and details will be available later.

BATH, N. Y.—Board of Supervisors of Steuben County, Dr. Eugene E. Webster, Woodhull, N. Y., chairman, and Frank Havens, Court House, Bath, N. Y., clerk, contemplates either remodeling the county jail or erecting a new bldg, probably 2 stys, to contain about 20 cells. No architect or site has been selected.

FULTON, N. Y.—D. B. Page, Oswego, N. Y., owner, contemplates erecting a summer residence, probably frame, 2½-stys, on Battle Island. No architect has been selected. Cost, \$7,000.

EAST AURORA, N. Y.—C. F. Wolff, East Aurora, contemplates building a residence. No architect has been retained and details will be available later.

COBLESKILL, N. Y.—The Village of Cobleskill, Cobleskill, contemplates building a municipal lighting plant, for which no engineer has been selected. It is indefinite when project will go ahead.

HERKIMER, N. Y.—Bethel Lodge, I. O. O. F., Dr. E. G. Kern and Arthur Lanning, committee in charge, Herkimer, contemplates either erecting a new lodge bldg, or purchasing a dwelling and remodeling same for lodge purposes. No architect has been selected, and details will be available later. Cost, \$8,000.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—Linwood Co., 93 North Munn av, East Orange, owner, is taking bids on the general contract for a 4-sty brick and stone apartment, 52x90, at the northwest cor of Munn av and William st, from plans by E. V. Warren, 31 Clinton st, Newark, architect. Cost, \$50,000.

DWELLINGS.

SHREWSBURY, N. J.—George W. Conable and William E. Austin, associate architects, 46 West 24th st, Manhattan, are taking new bids on the general contract for a 2½-sty frame dwelling, 88x42, on Meadows Brook Farm, for H. C. Hal-lenbeck, Shrewsbury, N. J., owner. Cost, \$90,000.

HARTSDALE, N. Y.—Eugene Lang, 177 5th av, Manhattan, architect, is taking bids on the general contract, to close December 11, for a 2-sty frame dwelling, 55 x25, for Dr. Coolidge, owner.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Thomas Paulson & Son, 97 2d av, owners, are taking bids on the general contract for an addition to the 2-sty brick foundry, 35x59, at 97 2d av, from privately prepared plans.

EAST ORANGE, N. J.—Alfred Walters, 45 Clinton st, Newark, architect, is taking bids on the general contract for a 2½-sty frame and shingle dwelling, 24x33, at 63 Rhode Island av, for Bernard J. O'Rourke, 85 Rhode Island av, East Orange, N. J., owner. Cost, \$5,500.

MUNICIPAL.

MANHATTAN.—The City of New York, Borough of Manhattan, Marcus M. Marks, pres, room 2032, Municipal Bldg, owner, is taking bids on the general contract, to close 2 p. m., December 12, for alterations to receiving basin and construction of inlets in 38th, 44th and 45th sts, from 5th to 7th avs.

BROOKLYN, N. Y.—State Hospital Commission, E. S. Elwood, secy, Capitol, Al-

bany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., December 19, for the construction of a new chronic bldg and dining room bldg, at the Brooklyn State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, from \$150,000 to \$200,000.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Board of Education of Syracuse, George H. Fairchild, pres., Syracuse, N. Y., owner, is taking bids on the general contract, to close 1.30 p. m., December 24, for rebuilding the 2 and 3-sty brick and steel Porter School, to contain 24 classrooms and auditorium, at 512 Emerson av, from plans by Gordon Wright, Union Bldg, Syracuse, architect. H. C. Allen, City Hall, Syracuse, is the City Engineer. Cost, \$320,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Henry Holder, 242 Franklin av, Brooklyn, architect, is taking bids on the general contract for a 1-sty brick public garage, 50x95, at the northeast cor of Flatbush av extension and Tillary st. Cost, \$15,000.

BROOKLYN, N. Y.—George Heller, 368 Broadway, Brooklyn, owner, is taking bids on the general contract for a 1-sty brick private garage, 18x34, on Division av, near Keap st, from plans by Henry J. Nurick, 892 Broadway, Brooklyn, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, architect, is taking bids on the general contract for a 1-sty brick auto salesroom and garage, 48x84, on Bloomfield av, for Frederick Sadler, 613 Bloomfield av, Bloomfield, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

DWELLINGS.

56TH ST.—Henry Otis Chapman, 334 5th av, is preparing sketches for alterations to the 4-sty brick dwelling and store, 50x60, at 7-9 West 56th st. Owner's name will be announced later. Details are undecided.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, completed plans for alterations to the 4-sty brick dwelling, 45x100, at 874 5th av, for Louis T. Haggin, 441 Madison av and 15 Broad st, owner. Cost, \$20,000.

AVENUE B.—J. M. Felson, 1133 Broadway, completed plans for alterations and addition to the 4-sty brick dwelling and stores, 40x64, at 87-9 Avenue B, for Wildfeuer Bros., on premises, owners. The general contract has been awarded to Jacob Schlesinger, Inc., 1269 Broadway. Cost, \$5,000.

HALLS AND CLUBS.

137TH ST.—John J. Petit, 103 Park av, is preparing sketches for a 6-sty brick and stone Y. W. C. A. bldg, 100x150 (colored branch), in the north side of 137th st, 100 ft east of 7th av, for the Y. W. C. A. (Colored Branch), Mrs. James S. Cushman, pres., 600 Lexington av, owner.

135TH ST.—John F. Jackson, 1328 Broadway, has plans in progress for a 6-sty brick and stone Y. M. C. A. bldg (Colored), at 179 West 135th st, for the Y. M. C. A., Board of City Directors, 215 West 23d st, owner. Cost, \$100,000.

STABLES AND GARAGES.

25th ST.—J. A. Hamilton, 32 Broadway, completed plans for a 3-sty brick garage at 138-142 East 25th st for the Ess Eff Realty Co., owner.

STORES, OFFICES AND LOFTS.

BROADWAY.—Plans are being prepared for alterations to the 2-sty brick store at 3550 Broadway for Charles D. Donahue, 291 Lenox av, owner, and George Horn, lessee. Architect's name will be announced later. Cost, \$10,000.

PINE ST.—J. A. Hamilton, 32 Broadway, completed plans for a terra cotta blocks and stucco pent house, at the southwest cor of Pine and Nassau sts, for the Hanover National Bank, William Woodward, pres., on premises, owner. Architect is ready for bids on the general contract.

17th ST.—Thomas Bruce Boyd, Inc., 286 5th av, architect and engineer, will draw plans for remodeling the 6-sty brick and stone loft bldg, 75x92, at 114-3 West 17th st, for John A. Stewart, 45 Wall st, owner, and the Nathan Warren Corp., 11 West Broadway, lessee. Cost, \$15,000.

CANAL ST.—George F. Pelham, 30 East 42d st, has plans in progress for an addition to the 1-sty brick loft bldg, 34x75, at 133-5 Canal st, for Jacob J. Schmulker, on premises, owner.

THEATRES.

CLINTON ST.—Lorenz F. J. Welher, 271 West 125th st, completed plans for a 1½-

sty brick theatre, 50x141, at 80-2 Clinton st, and 97-103 Attorney st, for Blinderman & Cohan Amusement Co., 132 Delancey st, owner. Cost, \$50,000.

Bronx.

DWELLINGS.

McGRAW AV.—Anton Pirner, 2069 Westchester av, completed plans for a 1-sty frame dwelling, 24x45, on the south side of McGraw av, 119 ft west of Unionport rd, for Charles Koterba, 2110 Starling av, owner, in charge. Cost, \$4,500.

ELLSWORTH AV.—Anton Pirner, 2069 Westchester av, completed plans for a 2½-sty frame dwelling, 21x45, on the east side of Ellsworth av, 175 ft north of Fairmount av, for Paul Relling, 1881 Holland av, owner, in charge. Cost, \$4,500.

STABLES AND GARAGES.

PARK AV.—Erich Foundner, 112 Wright st, Stapleton, S. I., completed plans for a 2-sty brick garage, 76x126, on the west side of Park av, 201 ft north of 179th st, for Fred Plueger, 366 East 142d st, owner, in charge.

SOUTHERN BLVD.—William Tilden Koch, 3131 Hull av, will draw plans for a

garage, probably 2-stys, 50x160, on Southern Blvd, 50 ft from 144th st, for the New York Central & Hudson River Railroad Co., Alfred H. Smith, pres., Grand Central Terminal, owner, and George Brockhaus, Inc., 1837 Park av, lessee.

BROOK AV.—O. Reissmann, 147 4th av, completed plans for a 1-sty brick extension, 50x52, to the 2-sty brick and frame garage on the east side of Brook av, 186 ft south of 168th st, for Henry Speckmann, 1212 Brook av, owner. Cost, \$12,000.

WEBSTER AV.—Charles Schaefer, Jr., 529 Courtlandt st, completed plans for a 2-sty brick garage, 97x208, on the east side of Webster av, 109 ft north of 166th st, for the Sussman Holding Corp., 448 East 167th st, owner and builder. Owner is taking bids on all subs. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

SOUTH 3D ST.—Gross & Kleinberger, Bible House, Manhattan, have plans in progress for interior alterations to the two 4-sty brick tenements at the southwest cor of South 3d st and Driggs av for Mrs. Rosa Bocker, 168 3d st, owner and builder.

FACTS FOR YOU TO REMEMBER

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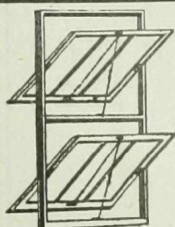
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EAST 25TH ST.—Cohn Bros., 361 Stone av, have plans in progress for two 4-sty brick apartments, 50x90, at the southwest cor of East 25th st and Cortelyou rd, for the Safe Construction Co., 125 Bristol st, owner and builder. Total cost, \$75,000.

OVINGTON AV.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 4-sty brick and stone apartment house, 40x85, on the northeast side of Ovington av, 20 ft north of West 14th av. Owner's name withheld. Cost, \$35,000.

DWELLINGS.

85TH ST.—Frederick W. Eisenla, 571 77th st, Brooklyn, completed plans for six 2-sty brick dwellings, 17x47, in the south side of 85th st, 89 ft west of 5th av, for Simon Abels, 44 Court st, owner and builder. Total cost, \$17,000.

99TH ST.—Thomas Bennett, 7826 5th av, completed plans for eight 2-sty brick dwellings, 19x56 ft each, in the north side of 99th st, 135 ft east of 3d av, and on the south side of Marine av, 149 ft north of 4th av, for Christian Doenecke & Co., 216 Washington av, Brooklyn, owner and builder. Total cost, \$32,000.

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

82D ST.—Frederick W. Eisenla, 571 77th st, completed plans for eleven 2-sty brick dwellings, 20x69, in the north side of 82d st, 93 ft east of 4th av, for Henry J. Wolf, 871 71st st, owner and builder. Total cost, \$66,000.

EAST 21ST ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 22x40, in the east side of East 21st st, 100 ft south of Ave K, for Louis E. Paulson, 1147 Lincoln rd, owner and builder. Cost, \$6,000.

LOTT AV.—Morris Rothstein, 197 Snediker av, completed plans for two 2-sty brick dwellings, 20x55, at the northeast cor of Lott av and Sackman st, for Barnett Cesban, 311 Lott av, and Louis Reichelson, 333 Glenmore av, owners and builders. Cost, \$5,000 each.

AUTUMN AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for four 2-sty brick and stucco dwellings, 20x59, on the west side of Autumn av, north of Atlantic av, for Eierman Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$20,000.

HEMLOCK ST.—Charles Infanger & Son, 2634 Atlantic av, completed plans for four 2-sty brick and stucco dwelling, 20x59, in the east side of Hemlock st, north of Atlantic av, for Eierman Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$20,000.

5TH AV.—J. C. Wandell & Co., 8525 4th av, Brooklyn, completed plans for two 2-sty frame dwellings, 18x37, on the west side of 5th av, 276 ft and 306 ft north of Av R, for John S. Dahl, 819 Montgomery st, owner and builder. Cost, \$9,000.

47th ST.—H. A. Weinstein, 165 Remsen st, has plans in progress for a 2½-sty frame and stucco dwelling, 24x43, and a hollow tile and cement blocks garage, including billiard room, in the north side of 47th st, 100 ft east of 16th av. Owner's name will be announced later. Cost, \$12,000.

SACKMAN ST.—Morris Rothstein, 197 Snediker av, completed plans for thirteen 2-sty brick dwellings, 18x54 ft each, in the east side of Sackman st, 240 and 100 ft north of Lott av, for Taborisky Bros., 588 Powell st, owners and builders. Total cost, \$58,500.

78th ST.—Charles A. Olsen, 1201 75th st, completed plans for two 2-sty dwellings, 16x38, in the south side of 78th st, 100 ft west of 15th av, for Hilda Nelson, 6911 19th av, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

53D ST.—Walter Pfaendler, foot of 53d st, Brooklyn, completed plans for a 6-sty brick and steel mfg plant, 200x380, at 53d st and the water front, for E. W. Bliss Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner.

ATLANTIC AV.—William Higginson, 21 Park Row, Manhattan, has plans in progress for a reinforced concrete factory at Atlantic av and Gold st, for the National Lead Co., 111 Broadway, Manhattan, owner.

44TH ST.—Frederick H. Levy, on premises, owner, has had plans completed privately for an extension to the 4-sty factory bldg, in the south side of 44th st, 100 ft east of 2d av. Fred J. Ashfield, 350 Fulton st, Brooklyn, has the general contract. Cost, \$4,000.

GRAND ST.—Sass & Springsteen, 32 Union sq, Manhattan, have plans in progress for alterations to the 5-sty brick

mfg plant, 100x100, at 738-750 Grand st, for the Mutual Braid Co., 20 West 22d st, Manhattan, owner. Cost, \$10,000.

WEST ST.—William Higginson, 21 Park Row, Manhattan, completed plans for an extension to the brick and stone warehouse, at the southwest cor of West and Noble sts, for the American Mfg. Co., on premises, owner. F. J. Ashfield, 350 Fulton st, Brooklyn, has been awarded the general contract. Cost, \$40,000.

INGRAHAM ST.—Louis A. Abramson, 220 5th av, Manhattan, is revising plans for a 1-sty brick varnish factory, at the northwest cor of Ingraham st and Varick av, for the Continental Varnish Co., 317 New Jersey Railroad av, Newark, owner. Cost, \$25,000.

SOUTH 57TH ST.—William Higginson, 13 Park Row, Manhattan, has plans in progress for a 2-sty brick factory, 130x350, in South 57th st, for Kenyon Co., 754 Pacific st, owner.

33D ST.—Norman Hubbard, Jr., Co., 80 Maiden la, Manhattan, owner, contemplates making fire repairs to the 4-sty brick factory at 151 33d st. Architect's name will be announced later. Cost, \$20,000.

HALLS AND CLUBS.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 1-sty brick chauffeur's club room bldg, 30x40, on the west side of Bedford pl, 167 ft north of Atlantic av, for the H. & T. Corp., owner. The general contract has been awarded to the Lero Contracting Co., Graham av, Brooklyn. Cost, \$5,000.

STABLES AND GARAGES.

NOSTRAND AV.—David F. Edgerly, 378 7th av, Brooklyn, owner, has had plans completed privately for a 1-sty brick garage, 107x101, on the west side of Nostrand av, 12 ft south of Montgomery st. Cost, \$30,000.

PROSPECT AV.—Cantor & Dorfman, 373 Fulton st, Brooklyn, completed plans for a 2-sty brick garage, 121x97, at the northeast cor of Prospect and 8th avs, for Walter Kraslow, 188 Montague st, owner. The general contract has been awarded to the Kraslow Construction Co., 188 Montague st. Cost, \$80,000.

SCHENECTADY AV.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 1-sty brick garage, 50x100, on the east side of Schenectady av, 105 ft south of Bergen st, for Bertha Stein, 756 Flushing av, owner. Cost, \$25,000.

SNEDIKER AV.—H. A. Weinstein, 165 Remsen st, completed plans for a 1-sty brick garage, 114x100, on the east side of Snediker av, 106 ft south of Atlantic av, for Harry Rubin, 317 Bedford av, owner, in charge. Cost, \$30,000.

9TH ST.—Raphael Caporale, 1929 63d st, completed plans for a 1-sty brick garage, 50x72, in the south side of 9th st, 125 ft east of 3d av, for George Caraszo, 426 3d av, Brooklyn, owner. Cost, \$7,000.

OCEAN AV.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 1-sty brick public garage, 121x152, on the west side of Ocean av, 100 ft south of Av H, for the Pohl-Abbott Construction Co., 1 Montague st, owner and builder. Cost, \$85,000.

GOLD ST.—John Burk, 319 Baltic st, has plans in progress for a 1-sty brick private garage, 20x50, at the southwest cor of Gold st and Prospect pl, for James McMullen, 174 Prospect pl, Brooklyn, owner. Cost, \$2,500.

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.

COOPER ST.—H. J. Nurick, 892 Broadway, Brooklyn, completed plans for a 2-sty brick garage and dwelling, 20x45, in the east side of Cooper st, 200 ft south of Evergreen av, for Mrs. Laura J. Geunell, 485 Chauncey st, owner. Jacob Sachs, 807 Park av, Brooklyn, has the general contract. Cost, \$5,000.

3D ST.—D. A. Lucas, 98 3d st, completed plans for an extension to the brick and frame garage, in the south side of 3d st, 20 ft west of Bond st, for Frank Walsh, 56 3d st, owner. Cost, \$5,000.

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, owner and builder. Cost, \$20,000.

BEDFORD AV.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick garage, 52x100, on the west side of Bedford av, 80 ft north of Myrtle av, for Charles Weiner, 874 Bedford av, owner, in charge. Cost, \$11,000.

BARTLETT ST.—A. Farber, 1746 Pitkin av, completed plans for a 1-sty brick garage, 93x45, at the northeast cor of Bartlett st and Flushing av, for Irene Levine, 1517 Eastern Parkway, owner. Cost, \$4,000.

PEARL ST.—N. M. Porter, 121 Duane st, Manhattan, completed plans for a 3-sty brick garage, shop and residence, 29x75, in the east side of Pearl st, 75 ft south of Concord st, for the R. & W. Realty Co., 121 Duane st, Manhattan, owner and builder. Cost, \$18,000.

MANHATTAN AV.—Christopher Bauer, Jr., 801 Manhattan av, Brooklyn, completed plans for a 1-sty brick garage, 25x100, on the west side of Manhattan av, 45 ft south of Conselyea st, for Maria R. Pendegar, 323 Manhattan av, owner. Project is now before the Board of Appeals. Cost, \$7,500.

STORES, OFFICES AND LOFTS.

WILLOUGHBY ST.—W. A. Parfitt, 26 Court st, completed plans for extension and interior alterations to the 4-sty office bldg, in the north side of Willoughby st, 68 ft east of Adams st, for John P. Shea, 88 1st pl, Bklyn, owner. Cost, \$6,000.

FLATBUSH AV.—Charles Werner, 316 Flatbush av, completed plans for a 1-sty brick store, 27x79, on the east side of Flatbush av, 67 ft north of Sterling pl, for H. Bowers, 906 Union st, owner. Cost, \$3,000.

BEDFORD AV.—Henry J. Nurick, 892 Broadway, Blyn, has plans in progress for a 2-sty brick and stone office and show room bldg, 75x85, at Bedford, Rogers and St. Mark's av's. Owner's name withheld. Cost, \$40,000.

Queens.

DWELLINGS.

JAMAICA SOUTH, L. I.—Maximilian Jaeger, Jr., 18 Jefferson av, Maspeth, L. I., completed plans for a 1-sty frame dwelling and store, 24x36, in the west side of Apple st, 60 ft north of Tangerine st, for A. Hegeman, Rockaway Turnpike Plaza, L. I., owner in charge. Cost, \$2,500.

EDGEMERE, L. I.—Charles Meyer, Edgemere, owner, has had plans completed privately for two 2-sty frame dwellings, 22x40, at the northeast cor of Mermaid av and Beach 47th st. Cost, \$4,000 each.

LITTLE NECK, L. I.—Frederick Johnson, 46 Prospect av, Flushing, L. I., completed plans for a 2½-sty frame and siding dwelling, 24x32, on Brow Vale Drive, at junction of Rugby pl, for Charles E. Butler, 71 Hanover st, Elmhurst, L. I., owner. Cost, \$4,500.

RICHMOND HILL, L. I.—Richmond Hill Securities Co., 73 Dennington av, Woodhaven, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 16x39, on the west side of Waterbury av, 80 ft north of Emerson st. Cost, \$4,000.

ROCKAWAY BEACH, L. I.—John J. Colton, Rockaway Beach, owner, has had plans completed privately for a 2-sty frame dwelling, 17x38, in the west side of Beach 109th st, 60 ft south of the Boulevard. Cost, \$3,000.

WHITESTONE, L. I.—Frederick McAvoy, Queens Court Bldg., L. I. City, completed plans for a 2½-sty frame dwelling, 36x47, in the north side of 29th st, 180 ft east of 16th av, for Jessie A. Donahue, 46 15th st, Whitestone, owner. Cost, \$7,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, 49 Fulton av, Middle Village, completed plans for two 2-sty brick dwellings, 20x50, in the north side of Wayne st, 100 ft west of Morton av, for Joseph Murlander, 45 Hinman st, Middle Village, owner and builder. Cost, \$6,000.

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RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for five 2-sty frame dwellings, 16x38, on the west side of Diamond av, 863 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Cost, \$15,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, 49 Fulton av, Middle Village, completed plans for a 2-sty brick dwelling, 20x50, in the west side of Hinman st, 100 ft south of Market st, for Celia Olch, 75 Hinman st, Middle Village, owner. Cost, \$3,500.

FAR ROCKAWAY, L. I.—Louis K. Liggett Co., 340 West 4th st, Manhattan, owner, has had plans completed privately for interior alterations to the dwelling and store at 289 Central av. Cost, \$2,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 24x40, at the northeast cor of Higbie and Bennett avs, for J. Brown, Higbie av, Springfield, owner, in charge. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Albert F. Thielman, 45 East 42d st, Manhattan, 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., Proctor st and L. I. R. R., Glendale, L. I., and 246 St Nicholas av, Manhattan, owner. Cost, \$60,000.

LONG ISLAND CITY.—Frederick Korffman, 409 9th av, L. I. City, completed plans for alteration and addition to the 2-sty brick ice plant and garage, 125x200, on the west side of 9th av, 115 ft north of Pierce av, through to the east side of 8th av, 115 ft north of Pierce av, for the First Ward Ice Co., 9th av, north of Pierce av, L. I. City, owner. Cost, \$35,000.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—W. E. Sandifer, 558 Boulevard, Rockaway Beach, L. I., completed plans for a 1-sty brick garage, 122x92, at the southeast cor of Cornaga av and Beach 19th st, for Keenan & Colton, Washington av, Rockaway Park, L. I., owner and builder. Cost, \$8,000.

MISCELLANEOUS.

COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, completed plans for an extension to the boat house, 65x100, at the northeast cor of 1st av and 3d st, for the College Point Boat House, on premises, owner. Cost, \$6,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—H. F. Bontorf, 233 Jersey st, New Brighton, S. I., owner, has had plans completed privately for two 2-sty frame dwellings, 21x43, on the west side of Bismarck av, 100 ft south of Crescent av. Cost, \$5,500.

ST. GEORGE, S. I.—Cantor & Dorfman, 371 Fulton st, Brooklyn, completed plans for seven 2-sty brick dwellings and stores, 18x55 and 22x92, at the northwest cor of Richmond av and Grove st, for Max Helman, 1223 46th st, Brooklyn, owner and builder. Cost, \$42,000.

STABLES AND GARAGES.

WEST NEW BRIGHTON, S. I.—Richmond Light & Railroad Co., St. George Terminal, West New Brighton, owner, has had plans completed privately for a 1-sty brick garage, 40x85, on Richmond terrace, northeast cor Bard av. Cost, \$7,000.

Nassau.

DWELLINGS.

PLANDOME ESTATE, L. I.—Clarence Brazier, 1133 Broadway, Manhattan, architect, is taking bids on the general contracts and subs, to close December 11, for a 2½-sty hollow tile and stucco dwelling and garage, 42x70, for August Jensen, owner. Cost, \$15,000.

THEATRES.

FREEPORT, L. I.—C. Howard Crane, 2323 Dime Bank bldg, Detroit, Michigan, and C. E. Kern, 55 East av, Freeport, L. I., associate architects, completed plans for a theatre bldg, 50 ft high, 119x80, and a store and apartment bldg, 2½-stys, 117x50, on the north side of Merrick rd, for Frank Tinney, Long Beach av, Freeport, owner. Owner is taking bids on the general contract. Cost, \$75,000.

Suffolk.

DWELLINGS.

BAYSHORE, L. I.—Chester A. Patterson, 15 East 40th st, Manhattan, completed plans for a 2½-sty shingle dwelling for John Fuller, 50 Church st, Manhattan, owner. The general contract has been awarded to Charles L. Lawrence, 116 West 39th st, Manhattan.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—F. Albert Hunt, 52 Vanderbilt av, Manhattan, owner, is having plans prepared privately for a 2½-sty brick and stucco dwelling, 30x50, on Walworth av, at Greenacres. Cost, \$10,000.

SCARSDALE, N. Y.—Albert Joseph Bodker, 62 West 45th st, Manhattan, completed plans for a 2½-sty stone and wood dwelling and garage, 50x150, for W. A. Brainard, Produce Exchange, Manhattan, and Scarsdale, N. Y., owner. The Miller Reed Co., 103 Park av, Manhattan, has the general contract. Cost, \$100,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for a 4-sty brick and stone apartment house, 98x85, at the cor of Park av and Vernon Terrace, for Hauptman, Nalshuff & Romm, 105 Peshine av, Newark, owners and builders. Cost, \$70,000.

CHURCHES.

BERGENFIELD, N. J.—Stephenson & Wheeler, 2 West 45th st, Manhattan, have plans in progress for extension and alterations to the 1-sty wood and stucco chapel, for all Saints Episcopal Church, Bergenfield, owner. Cost, \$10,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame and shingle dwelling, 22x43, and extension, 9x13, at Oxford and Grove sts, for A. Zettersten, 209 North Fullerton av, Montclair, owner and builder.

SOUTH ORANGE, N. J.—W. Frank Bowler, 44 Harrison pl, East Orange, has plans in progress for a 2½-sty frame and siding dwelling, 30x36, at Montrose av and Valley rd, for Frederick Pring, 138 Irving av, South Orange, owner and builder.

PATERSON, N. J.—William P. Gary, 75 Lincoln av, Totowa, N. J., owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 30x41, at 342 East 33d st. Cost, \$6,000.

HOBOKUS, N. J.—Wilsey Realty Co., Wilsey Bldg, Ridgewood, N. J., owner, contemplates erecting two 2½-sty frame dwellings, 26x32, from privately prepared plans. Cost, \$6,000 each.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg, Newark, completed plans for a 2½-sty frame and shingle dwelling, 28x26, with an extension, at 54 Lyons av, for D. Gustave Strecker, 58 Cypress st, Newark, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans nearing completion for a 1-sty brick storage shed, 20x100, at Jefferson and Clifton sts, for Jacob W. Katz, 320 Jefferson st, Newark, owner. Cost, \$4,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Bldg, Jersey City, has plans in progress for a brick and terra cotta warehouse, 1-sty, 100x190; 2-stys, 40x100, at 532-540 Montgomery st, for the Jersey City Co-Operative Bakers' Assn, Fred. Frasch, 123 Harrison st, Hoboken, N. J., owner. Cost, \$40,000.

JERSEY CITY, N. J.—American Sugar Refining Co., on premises, and 117 Wall st, Manhattan, owner, is having plans prepared privately for alterations and extension to the power house, at 153 Washington st. Cost, \$10,000.

WEST NEW YORK, N. J.—William Mayer and Edward Manahan, 711 Bergenline av, West New York, have plans in progress for addition to the silk mill at 596 12th st, for Shiller & Hermann Silk Co., 598 12th st, West New York, owner. Cost, \$4,000.

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SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savoye st, West Hoboken, N. J., have plans in progress for a 2-sty brick and terra cotta public school (No. 3), 130x140, to contain 14 classrooms, for the Board of Education of the Township of North Bergen, Owen Smith, pres., Town Hall, North Bergen, N. J., owner. Cost, \$60,000.

UNION HILL, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, has plans in progress for a 3-sty brick public school (No. 2), 105x192, to contain 28 classrooms and auditorium, on Hudson av, bet. 1st and 2d sts, for the Town of Union, N. J., Board of Education, High School Bldg, Union Hill, N. J., owner. J. Byers Holbrook, 52 Vanderbilt av, Manhattan, has been selected consulting engineer. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for two 1-sty brick stores, 27x45, over all, at 134 Hamburg pl, for Gross & Gross, 800 Broad st, Newark, owners. Cost, \$5,000.

GRANTWOOD, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, have plans in progress for six 1-sty stores, 40x100, at the southeast cor of Columbia av and the Public Service Right of Way, for D. Klein, owner. Cost, \$10,000.

PATERSON, N. J.—Elliott R. Coe, 317 Romaine Bldg, Paterson, has plans in progress for eleven 2-sty brick and terra cotta stores and a loft bldg, 50x200, at the southeast cor of Broadway and Paterson st, for William Pierce, 244 Marshall st, Paterson, owner. Cost, \$30,000.

MISCELLANEOUS.

ELIZABETH, N. J.—Hill & Ferguson, 100 William st, Manhattan, completed plans for a filter plant for the Elizabethtown Water Co., 63 Broad st, Elizabeth, owner. Includes a 1-sty concrete pump house, 36 x73.

Other Cities.

DWELLINGS.

GREENWICH, CONN.—J. L. Duge, 7 Ridge st, Greenwich, Conn., has purchased property and contemplates the erection of a dwelling on the Nathaniel Witherell Estate. Details will be available later. Cost, \$20,000.

GREENWICH, CONN.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and shingle dwelling, 28x30, in Weaver st, for Joseph W. Simons, Westchester av, Portchester, N. Y., owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—W. S. Brickell Co., 683 Ellicott Sq Bldg, Buffalo, N. Y., is preparing sketches for a 2 and 1-sty reinforced concrete plant, to consist of three bldgs, 40x100 ft each. Owner's name and exact location will be announced later.

HOSPITALS AND ASYLUMS.

SALISBURY CENTRE, N. Y.—Preliminary plans have been approved for the erection of a 2 and 3-sty frame tuberculosis hospital, for the Board of Supervisors of Herkimer County, Albert Pullman, chairman, Court House, Herkimer, N. Y., owner, from plans by R. E. Sluyter, First National Bank Bldg, Herkimer, and PEMBER & Campaigne, 24 James st, Albany, N. Y., associate architects. Consists of three buildings, to contain beds for 65 patients, administration bldg, incipient ward, infirmary and power plant. Cost, \$85,000.

MUNICIPAL.

OLEAN, N. Y.—Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, has plans in progress for a State Armory on old site, for the New York State Armory Commission, Colonel F. W. Ward, Secy, 158 State st, Albany, N. Y., owner. Cost, \$100,000.

SCHOOLS AND COLLEGES.

HOBART, N. Y.—Rasmussen & Wayland, 1133 Broadway, will draw plans for a brick high school, probably 2 stys, to contain about 8 classrooms, for the Board of Education of Hobart, F. M. Lyon, pres., Hobart, N. Y., owner. Cost, from \$35,000 to \$45,000.

PORT DICKINSON, N. Y.—Jewel & Umbrecht, Press Bldg, Binghamton, N. Y., have plans in progress for a 2-sty brick high school, 79x85 irreg, to contain 8 classrooms, in Chenango st, opp. Phelps st, for the Port Dickinson & Ogden School Districts, Earl Beckwith, Fenton, N. Y., trustee, owner.

MISCELLANEOUS.

COXSACKIE, N. Y.—An appropriation has been granted for the erection of a filtration plant and dam for the Village of

Coxsackie, Coxsackie, N. Y., owner, from plans by Morrell Vrooman, West Main st, Gloversville, N. Y., engineer. Cost, \$37,000.

OLEAN, N. Y.—E. H. Atwood, c/o Vacuum Oil Co., Olean, engineer, completed plans for a 1-sty filtration plant, 30x70, for the City of Olean, Board of Water Supply, William Sheehan, Comr., City Hall, Olean, owner. Plans for this project are now before the State Board of Health. Cost, \$75,000.

EAST VIEW, N. Y.—Madison Copper Co., Calcium, N. Y., engineer, completed plans for a 1-sty brick ice house, 48x82, in the Town of Mt. Pleasant, for Westchester County, Building Committee, Robert Brewster, chairman, Court House, 166 Main st, White Plains, N. Y., owner.

ELMIRA, N. Y.—Thurber H. Brown, City Hall, Elmira, City Engineer, will draw plans for a garbage disposal plant, for the Board of Health, Mayor C. F. Hoffman, Elmira, N. Y., owner. Details undecided. Cost \$20,000.

ELMIRA, N. Y.—Henry D. Whitfield, 160 5th av, Manhattan, is preparing plans for a 2 sty brick and stone library bldg, 80x50, at the southeast cor of Lake and East Church sts, for the Steele Memorial Library, Boyd McDowe, secy, cor East Market and Lake sts, Elmira, owner, and the Carnegie Foundation Co., 576 5th av, Manhattan, donor. Cost \$100,000.

ROME, N. Y.—T. H. Williams, Shubert Theatre Bldg, Utica, completed preliminary plans for a 2-sty prison farm dormitory, 115x32, at the County Prison Farm, for the Oneida County Board of Supervisors, J. S. Allwood, R. F. D. No. 7, Rome, N. Y., owner. Will contain offices, mess room, kitchen and dormitories for forty-two persons. Cost, \$15,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Regwald Construction Co., 1476 Broadway, has the general contract and desires bids on all subs, Mr. Greenwald, at site, in charge, for the alteration of the 4-sty brick dwelling, 25x60, at 327 West 57th st, into a bachelors'

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

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

REFERENCES

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

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

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

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

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

Hedden-Pearson-Starrett Corporation

apartment house, for Henry Moeller, owner, c/o George R. Read & Co., 30 Nassau st, from plans by R. G. Feiner, 505 5th av, architect. Cost, \$8,500.

DWELLINGS.

BRONXVILLE, N. Y.—J. Bajusz, Front st, Bronxville, has the general contract for a 2-sty frame and stucco dwelling and garage, 172 ft on Elm rd, for Harry Leslie Walker, 19 West 44th st, Manhattan, owner, from privately prepared plans.

KEW GARDENS, L. I.—M. Williams, Ozone Park, L. I., has the general contract for a 2½-sty wood dwelling and garage, 28x38, in the north side of Pembroke pl, 435 ft east of Hastin st, for William P. Stempel, 115 Nassau st, Manhattan, owner, from plans by George E. Crane, 615 Stoothoff st, Richmond Hill, L. I., architect. Cost, \$10,000.

ELIZABETH, N. J.—David Weinstein, 657 South Park st, Elizabeth, has the general contract for a 2½-sty frame dwelling, 20x34, at 437 Fern pl, for Stanley Moskal, 41 Geneva st, Elizabeth, owner, from plans by Michael B. Silberstein, 123 Springfield av, Newark, architect. Cost, \$4,000.

NEW ROCHELLE, N. Y.—Embury & Morris Co., 103 Park av, Manhattan, has the general contract for a 2½-sty frame dwelling, 44x55, at Wykagyl Park, for Sidney R. Mainrunn, 321 West 78th st, Manhattan, owner, from plans by Smith & Ross, 15 East 40th st, Manhattan, architects.

HARTSDALE, N. Y.—Frank Goble, 1 East 42d st, Manhattan, has the general contract for a 2½-sty brick dwelling, 44x27, and a 2-sty garage, 22x22, in the Murray Hill section, for D. Branch Warwick, Seymour pl, White Plains, N. Y., owner, from plans by Alfred Busselle, 132 Madison av, Manhattan, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Silberman, Schampain Co., 104 West 42d st, Manhattan, has the general contract for a 3-sty brick factory, 100x125, at the northeast cor of Driggs av and North 11th st, for Louis Leavitt, 454 Driggs av, from plans by William A. Giesen, architect. Cost, \$70,000.

BROOKLYN, N. Y.—John H. Deeves & Bros., 103 Park av, Manhattan, have the general contract for a 1-sty brick storage bldg, 117x100, at the northeast cor of Sanford st and Flushing av, for the Anabol Mfg Co., 100 William st, Manhattan, and 44-48 Nostrand av, Brooklyn, owner, from plans by Harry S. Minnerly, architect. Cost, \$10,000.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, has the general contract for the erection of a 4-sty reinforced concrete factory bldg, with a frontage of 135 ft in Front st and 112 ft in Jay st, for the National Lead Co., Brooklyn, N. Y., owner, from plans by William Higginson, architect. Building will be "L" shaped, and work will go ahead at once.

LONG ISLAND CITY.—Frank J. Wall, 241 Flushing av, Astoria, L. I., has the general contract for a 1-sty brick extension to the rear of factory at 59-63 Mills st, for the Astoria Properties Co., 63 Mills st, L. I. City, owner, and the Himoff Machine Co., 45 Mills st, L. I. City, lessee, from plans by M. Joseph Harrison, World Bldg, Manhattan, architect. Cost, \$20,000.

YONKERS, N. Y.—H. Wales Lines Co., 134 State st, Meriden, Conn., has the general contract for a 1-sty brick machine shop, 141x42, for the Max Ams Machine

Co., 372 Greenwich st, Manhattan, owner, from plans by Charles E. Miller, 111 Nassau st, Manhattan, architect. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—A. L. Mordecai & Son, 30 East 42d st, have the general contract for the alteration of the 7-sty brick apartment house, 35x110, at Livingston pl and East 17th st, into a hospital and nurses' home, for the Beth Israel Hospital, 10 Cherry st, Manhattan, owner, from plans by Louis Allen Abramson, 220 5th av, architect. Cost, \$35,000.

HOTELS.

MANHATTAN.—Hinkle Iron Works, 534 West 56th st, has been awarded the steel contract for the 15-sty brick, stone and terra cotta hotel, 133x100, at 141-153 West 73d st, for the Hamilton Hotel Corp., c/o Edgar Ellinger, 30 Church st, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$400,000.

STABLES AND GARAGES.

ELIZABETH, N. J.—Emil Matzner, 101 Baldwin st, Newark, has the general contract for a 1-sty brick and stone trim 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, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Nicholas H. Trapp & Son, 17 Thames st, have the general contract for the erection of a pent house on present 25-sty bank and office bldg, 61x140, at 37-43 Wall st, for the Equitable Trust Co., 37 Wall st, owner, from privately prepared plans. Cost, \$5,000.

MANHATTAN.—Schulman & Son, 171 Bowery, have the general contract for alterations to the 6-sty brick and iron store and office bldg at 36 East 14th st, northwest cor of University pl, for Lee Jamonier, 225 Broadway, owner, from plans by A. L. Libman, 112 West 46th st, architect. Cost, \$15,000.

MANHATTAN.—H. P. Wright Co., 25 West 42d st, has the general contract for alterations to the office and salesroom bldg at 6-10 Vesey st, for the Astor Estate, 23 West 26th st, owner, and the Exchange Buffet Corp., 52 William st, lessee, and the L. C. Smith Typewriter Co., 311 Broadway, sub-lessee, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$15,000.

BROOKLYN, N. Y.—J. C. Lawrence, 143 West 16th st, Manhattan, has the general contract for alterations and extension to the 3-sty store bldg on the west side of Broadway, 30 ft north of Thornton st, for Elizabeth Bauer, 268 Van Brunt st, Brooklyn, owner, and the W. L. Douglas Shoe Co., 1352 Broadway, Manhattan, lessee, from plans by George M. Pollard, 345 5th av, Manhattan, architect. Cost, \$2,000.

MISCELLANEOUS.

PRINCETON, N. J.—Matthews Construction Co., Alexander st, Princeton, N. J., has the general contract for a frame cow barn for George A. Armour, 33 Stockton st, Princeton, owner, from plans by H. T. Lindenberg, 2 West 47th st, Manhattan, architect. Cost, \$5,000.

HARRISON, N. J.—Schaedel & Bro. Co., 118 Bruce st, Newark, has the general contract for a 1-sty frame and novelty siding fertilizer bldg, 164x200, at Harrison av and the Meadows, for Swift & Co., H. M. Stevens, purchasing agent, 154 9th st, Jersey City, owner, from privately prepared plans. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics of interest along with a social program which will be appropriate to the occasion and the times.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition of architecture, sculpture, decorative and landscape design in the Fine Arts Building, 215 West 57th st, from February 3 to February 23, inclusive. This is practically the most important showing of architectural and allied arts made in this country, and it invariably attracts wide attention and calls out a large attendance of architects, draughtsmen, builders and persons having building projects in mind. The league always has various competitions in hand which serve to stimulate interest. Owing to the fact that the past year has been a dull one in the building line an effort will be made to give to the coming exhibition an unusual merit with the idea of creating a renewed interest in building work.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

*A—Interior Alarm System; DL—Locked Doors; El—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; F—Fire; FD—Fire Drill; 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; B & 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 provided an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Dec. 1.

MANHATTAN ORDERS SERVED.

- Bowery, 9—Henry S Burke.....TD
- Bleecker st, 91—Morrell Bros.....FA-GE
- Bleecker st, 115—Feinman & Bergman.....Rec-El
- Bleecker st, 115—Chas M Smith.....Rec-El
- Bleecker st, 115—London Star Leather Goods Co.....GE-Rec
- Bleecker st, 136—Joseph Cardinal.....GE
- Broadway, 894-900—A Cohen & Son.....GE
- Broadway, 894-900—Est Robt Golet 9 W 17, FP(R)-ExS
- Broadway, 1162—Samuel Meyer.....Rec-FA
- Broadway, 1162—Chas H Winter.....Rec-FA
- Broadway, 1162—Joseph Daly.....FA
- Broome st, 431—Progressive Embroidery Wks, Rec-FA
- Broome st, 431—Benj Quint.....FA
- Broome st, 431—Art Novelty Frame Co.....Rec-GE
- Broome st, 431—John Fink.....GE
- Broome st, 431—Robert Seller.....GE
- Broome st, 484-90—Ellen W Duryea, 80 Madison av.....Stp(R)
- Canal st, 202-4—Abraham Boulo.....El-Rec
- Canal st, 202-4—Morris Kasinowitz.....Rec
- Cherry st, 363-5—Samuel Bernstein, 128 Spring, WSS(R)-ExS-Ex(R)

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

Cooper st, 16-26—Browning, King & Co.
 Cooper sq.EXS
 Dey st, 87—Chas W Graham, 120 Bway....FA
 12 st, 40 E—Herman Hohns, 444 W 162,
 ExS-FP(R)-FE
 14 st, 1 E—Ralph Full Dress Suit Mfg Co,
 Rec-El
 14 st, 1 E—Benj Brown.....Rec
 14 st, 1 E—Herson & Esinberg.....Rec
 14 st, 1 E—Madame Bessie Kasowesk.....Rec
 14 st, 23 E—Demarest Est.....FD-A
 18 st, 123 E—A J Appel & Son.....GE
 18 st, 123 E—Leon Greenberg.....GE
 23 st, 210 E—Greene Printing Co. D&R-Rec-El
 23 st, 210 E—Samuel Riegler, 210 E 23.....Rub
 23 st, 210 E—Imperial Engraving Co. Rec-El-FA
 44 st, 19 E—Riverbrook Realty Co, c Wm H
 Barnum, prem, 111 Bway.....Stp(R)
 124 st, 179-81 E—Manuel Mallinson.....TD-A
 Houston st, 76 E—Geo J Kenny, 80 E Hous-
 ton.....EXS-St(R)-FE
 11 av, 390—Hoebet Mfg Co.....FA
 11 av, 390—N Y American Wood Turning Co,
 Rec-FA-DC
 5 av, 256—Allie S Freed.....O-FA
 5 av, 302—Paramount Mfg Co.....FA
 5 av, 302—Geo H Holden.....Rec
 Grand st, 69—Isaac B Diamond.....Rec-El
 Grand st, 69—Herman Feinberg, Rec-GE-FP(R)
 Greene st, 156—Morris Geschwind.....FA-Rec
 Greene st, 156—Jacob Goldberg.....Rec
 Ludlow st, 159—Morris Volkowitz.....GE-Rec
 Greene st, 209—Thos Shortland, 110 Wall....EXS
 Lenox av, 126-8—Samuel Fuden.....Rec-FA
 Lispenard st, 8—Lerner & Blau.....Rec
 Lispenard st, 8—Morris Volkowitz.....El
 Madison av, 346—Riverbrook Realty Co, c Wm
 H Barnum, pres, 111 Bway.....ExS
 Park Row, 229-31—Cominer & Brown.....O-Rec
 Prince st, 116—John Petollino.....Rec-D&R
 Prince st, 116—David Meyeroff.....Rec
 Prince st, 116—Benj Schneeweiss.....Rec-DC
 7 av, 269—Berger & Berlat.....FP(R)
 7 av, 269—Abraham Wolf.....Rec-D&R
 6 av, 223-P DeBellis & Co.....Rec-FA-GE-DC
 6 av, 348—Seamans Bank for Savings, 76 Wall,
 FE-St(R)-Ex(R)
 6 av, 478—David Weitzner.....El-Ex(R)-O
 6 av, 510-12—Louise Appell, 353 W 29,
 Ex(R)-FP
 6 av, 683—Ridabock & Co.....Rec-GE-FA-FP(R)
 Reade st, 6—Manhattan Co.....FP(R)
 7 av, 281—Madison Sq Mortgage Co, c Wil-
 bur C Goodale, 34 Pine.....FE(R)
 3 av, 2240—I Blyn & Son, 609 8 av.....TD
 Forsyth st, 116-8—Forsyth Holding Co, c M
 Fine, 87 Nassau.....Ex(R)-ExS
 Washington st, 389—William Herron & Co,
 Ex(R)-FE(R)
 Washington st, 349-55—Est John Castree, 105
 Hudson.....WSS(R)
 West Broadway, 487—Aaron Hurwitz.....FA
 Houston st, 32 W—Morris Mariamoff.....Rec
 Houston st, 32 W—Louis Skolnick.....Rec-FA
 Willett st, 85-7—Est John G Wendel, 175
 Bway.....DC
 Wooster st, 200—Est Fred Saltzieder, c Chas
 R Bauerdorf, 111 Bway.....GE
 3 st, 4 W—Drimmer Dress Co.....O-Rec-FA
 3 st, 23 W—Est Anna E Tucker, c Fredk J
 Lancaster, 40 W 58,
 St(R)-FE(R)-Ex(R)-ExS-WSS(R)
 4 st, 46 W—Max Taigman, 241 Wooster,
 ExS-FE-Ex(R)
 18 st, 19-23 W—Geo Stugard, 4 and Walnut,
 Cincinnati, Ohio, Stp(R)-ExS-Ex(R)-FP-St(R)
 19 st, 51 W—John Stewart, 54 E 53,
 ExS-FE(R)-St(R)
 20 st, 164 W—Theodore Poulou.....FA-Rec
 20 st, 164 W—James Papachriston.....Rec-FA
 20 st, 164 W—Harry Liakos.....Rec-FA
 21 st, 34 W—Louis Sachs, 38 W 21,
 ExS-Ex(R)-FE(R)-St(R)
 22 st, 229 W—Benj Rabykoff.....FE(R)
 23 st, 204 W—Edward Moonison.....FA
 24 st, 55 W—Mrs Nancy Bette.....Rec
 24 st, 55 W—Ludwig Goldsmith.....Rec
 24 st, 55 W—Jacob Aronson.....Rec
 25 st, 57 W—Astor Est, 23 W 26, ExS-St(R)-FP
 25 st, 152-6 W—Riga Realty Co,
 D&R-O-ExS-Stp(R)
 26 st, 130 W—Shultz-Burg Co.....O-Rec-El
 26 st, 130 W—A & D Molinar.....O-Rec-D&R
 26 st, 104 W—Harry Dolnick.....Rec
 27 st, 240 W—Henry F Mins & Co.....FA-GE
 28 st, 38 W—Abraham Bros.....Rec
 28 st, 38 W—Lazarus Bros.....GE
 28 st, 53 W—Circle Pleating Co. O-Rub-Rec-GE
 28 st, 53 W—Garment Button Co.....O-Rec
 28 st, 53 W—Samuel Picarsky.....O-Rec
 28 st, 53 W—Star Button Wks.....O
 28 st, 53 W—Henry J Schwartz, 600 West End
 av.....ExS-St(R)-FP-FE(R)
 29 st, 8 W—Herman J Goldman.....Rec
 29 st, 12 W—Est Nathan Mav, c Clara, 174 W
 79.....FP-St(R)-ExS-Ex(R)
 29 st, 15 W—Louisa L Kane, 23 W 47,
 ExS-Ex(R)-FE(R)
 29 st, 32 W—Weitzner & Wagner.....Rec
 29 st, 42 W—N Y Fur Supply Co.....Rec
 29 st, 42 W—Phoenix Press.....Rec-FA
 29 st, 42 W—Miller & Levande.....Rec
 29 st, 42 W—M Scheinfeld & Co.....Rec
 29 st, 42 W—Jacob Hacker.....Rec-FA
 29 st, 45 W—Berger & Hershkowitz.....Rec-FA
 29 st, 45 W—Geo Schupper.....Rec
 29 st, 45-7 W—Est Nellie M Noe, c Patrick J
 Sweeney, 233 Union, Bklyn,
 ExS-Ex(R)-FE(R)-St(R)-FE
 29 st, 252-8—N Y Life Ins Co, 346 Bway,
 ExS-FP(R)-St(R)
 30 st, 510-2 W—Hess Bros, 500 W 30,
 Ex(R)-ExS
 31 st, 20 W—Katherin C Butler, 1290 Pacific,
 Bklyn.....GE-ExS-FE(R)
 31 st, 39-41 W—Amer R E Co, c Judge W C
 Noyes, 32 Nassau.....Stp(R)-ExS-FP(R)
 31 st, 108 W—Pauline H Drew, c Geo F, 436
 W 18.....St(R)-FE(R)-ExS-Ex(R)
 31 st, 113-7 W—Chas Wersba.....El
 31 st, 252 W—Alrose Realty Co, 103 Park Row,
 ExS-Ex(R)-FP-St(R)-FE(R)
 34 st, 126 W—Est Mary C Tappin, c Chas L
 Babylon, L I.....FE(R)-FP
 34 st, 256 W—Louis Pincus, 200 W 54,
 GE-Ex(R)-ExS-FE(R)-St(R)
 36 st, 20-6 W—Lintner Corp, 109 E 21.....A
 37 st, 36-8 W—Ball Realty Co, 374 5 av,
 ExS-Ex(R)-Stp(R)-FP(R)
 38 st, 36 W—Sigmund Hirschberg.....Rec

38 st, 36 W—Abe Gastman.....Rec
 38 st, 38 W—Style Hat Frame Co.....Ex(R)-Rec
 38 st, 58 W—Geo A Helme,
 DC-ExS-Ex(R)-O-FE-St(R)
 38 st, 502 W—Est Rose Hyman, 783 Madison
 av.....WSS(R)
 40 st, 345-9 W—Lloyds Film Storage Corp. D&R
 40 st, 345-9 W—Ridley Candy Co,
 Rec-FP(R)-El-FA
 42 st, 131 W—Muenzen Specialty Co.....FA-Rec
 42 st, 131 W—French, Shriner & Urner.....FA(R)
 43 st, 472 W—Charles Strong Est, 40 Wall,
 FE(R)-ExS-Ex(R)-St(R)
 44 st, 161 W—Abraham J Rosenberg.....FA-GE
 57 st, 614-20 W—Haynes Auto Co.....Ex(R)
 120 st, 84 W—Robert Schneider.....GE-FP(R)
 120 st, 84 W—Morris Grand.....Rec-FA
 120 st, 84 W—A Berland Dress Co.....Rec-FA
 120 st, 84 W—Benj Knipper.....GE-Rec-FA
 178 st, 602 W—Nicholas Botsasos.....DC
 Barclay st, 54—Loft, Inc, c Geo W Loft 400
 Broome.....FE(R)-FP
 Baxter st, 146—Geo Logatheti.....GE-FA
 Broadway, 575-5—William W Astor, 21 W 26,
 ExS-FP(R)
 Broadway, 746-50—Hyman Hurwitz.....El
 Broadway, 746-50—Gluckman & Kailson,
 El-Ex(R)
 Broadway, 746-50—Levine Bros.....El
 Broadway, 746-50—Kriegar Frankel Co,
 Ex-Rec-El
 Broadway, 821-3—Mary H E Register, Doves
 Mill rd, Ardmore, Pa.....ExS-FP(R)-Ex(R)
 Broadway, 1491—Taisy.....GE
 Broome st, 407—Waterman Press.....Rec-GE-El
 Broome st, 407—J & P B Meyers.....GE
 Broome st, 407—Ideal Art & Glass Co.....Rec
 Canal st, 206-12—Frank Kress.....Rec
 Canal st, 206-12—Harris Scharfstein.....El-Rec
 Canal st, 206-12—Harry Rosenblum.....GE
 Canal st, 206-12—Abraham Saliges.....O
 Canal st, 206-12—Est John R Graham, 174
 Centre.....ExS-O
 Catharine st, 34—William Hart.....Rec-GE-FA
 Centre st, 214—Chas Reissman.....Rec-GE
 Centre st, 247-9—Consol Gas Co, 130 E 15.....GE
 Centre st, 247-9—William H Flaven.....GE
 Centre st, 247-9—Edward Langert.....GE
 Centre st, 247-9—William Rubin.....GE
 Centre st, 247-9—Solomon Kovner.....GE
 Centre st, 247-9—Chelsea Electro Plating Co, GE
 Centre st, 247-9—Philip Levine.....GE
 Centre st, 247-9—Simon Ackerson.....Rec-GE
 Centre st, 247-9—Emanuel Gravina.....El
 Crosby st, 128-30—Adams Land & Bldg Co, 61
 Bway.....FP(R)
 Crosby st, 41—Est F M Peyser, c James B
 Walker, 299 Bway.....Ex(R)-Spr(R)
 Crosby st, 41—Wilkinson & Bros Co. D&R-Rec-El
 8 st, 66 E—Sailors Snug Harbor, 61 Bway....EXS
 9 st, 735 E (rear)—Shechter & Lesenick. O-Rec
 9 st, 735 E—Stern Bros.....GE-Rec-O
 11 st, 31 E—Consol Gas Co, 130 E 15.....GE
 11 st, 31 E—Est Emanuel Solari, c Mrs Jos-
 eph, Santa Barbara, Cal.....ExS-FE(R)-FP
 11 st, 63 E—Solomon Winter.....GE
 11 st, 63 E—N Y Packing Box Co.....Rec-El
 12 st, 6 E—Chas Bonnett, 265 Webster av,
 New Rochelle, N Y,
 ExS-Ex(R)-Ex-St(R)-FE(R)-FD
 14 st, 18 E—Geo Brunssen & Co.....O
 14 st, 40 E—John I Downey, 410 W 34,
 ExS-Ex(R)-St(R)-FP
 14 st, 46 E—Fredk Gilbert, c Parsons, Closson
 & McIlvaine, 52 William.....ExS-O-FP-St(R)

BRONX ORDERS SERVED.
 137 st and Walnut av, nec—Central Union Gas
 Co, 529 Courtlandt av.....GE
 137 st and Walnut av, nec—De Lavergne Ma-
 chine Co.....O-Ex(R)-ExS-FE-GE-Rec
 Westchester av, 809—Owner.....FA
 Park av, 3168—Herman H Ehlers.....WSS(R)
 3 av, 3637—Louis Grumer.....Rub

BROOKLYN ORDERS SERVED.
 Atlantic av, 689—George C Payne.....Rub
 Bedford av, 1476—Firestone Tire & Rubber Co,
 Rub
 Sterling pl, 1-13—William Lane, Inc.....WSS(R)
 Washington st, 79—Robert Gair Co, 50 Wash-
 ington.....WSS(R)
 Adams st, 230—Herman Chemical Co,
 Ex-FE(R)-O-ExS-FP(R)-Rub-Rec
 Adams st, 230—Bklyn Union Gas Co, 176 Rem-
 sen.....GE
 Adelphi st, 28-30 (rear)—Mrs Anna Mullen,
 St(R)-O-Ex(R)-FP(R)-ExS
 Adelphi st, 28-30 (rear)—Samuel Mindlin,
 Rec-DC
 Belmont av, 171-5—Liberal Trading Co,
 FP(R)-Ex(R)
 Belmont av, 171-5—Bklyn Slipper Co.....Ex-O
 Court st, 324—Margaret M Quinn.....DC
 Debevoise st, 39—Atlantic Shoe Co.....FP(R)
 Division av, 217—William Neehan.....DC
 Dumont st, 276-86—Harry Yarbiss & Son,
 Rec-Fx-O
 Dumont st, 276-86—F B & O Mfg Co.....Ex-O
 Dumont st, 276-86—Cohen & Kaish.....DC-Ex-O
 East New York av, 1596-1606—Mass & Zim-
 mer.....Rec-O
 East New York av, 1596-1606—Benj Mussdorf, FA
 East New York av, 1596-1606—Hyman Fen-
 ishel.....FA
 East New York av, 1596-1606—David Baron,
 FP(R)Rec
 East New York av, 1596-1606—Manius Mid-
 demann.....Rec
 East New York av, 1596-1606—Jacob Bern-
 stein.....Rec
 East New York av, 1596-1606—Weintraub &
 Bogash.....Rec
 East New York av, 1596-160—Halper & Birn-
 baum.....Rec
 East New York av, 1596-1606—Samuel Krisel,
 Rec
 East 7 st, 565—Abraham VanPelt.....DC
 53 st and 1 av—E W Bliss & Co,
 FE(R)-FP(R)-Ex
 Flatbush av, 60—N Y Floor Covering Co.....FA
 Flatbush av, 60—Burns Bros, 41 Flatbush av, FA
 Flushing av, 921—Samuel Cushman.....FP(R)
 Gates av, 785—Mrs Lena S Cole.....DC
 Halsey st, 91—James Gascoine Est, 3337 Ful-
 ton.....DC
 Hamilton av, 417-9—Edward M Walsh,
 St(R)-FE(R)-ExS-FP(R)-Ex(R)
 Harrison pl, 87-9—Quinto, Cohen & Levin...GE

Hope st, 11-7—James Cavanagh Corp, 147
 Roebling.....WSS(R)-FP(R)
 Hope st, 11-7—Bklyn Union Gas Co, 176 Rem-
 sen.....GE
 Hope st, 11-7—Goldman Bros.....Rub
 Hope st, 11-7—Hove Press.....Rub-Ex
 Hope st, 11-7—Petrol Suluvan & Co., Ex-GE-Rec
 Hope st, 11-7—Jacob Schwartz.....Rec-GE
 Hope st, 11-7—Simon Ashkinose.....Rec
 Hope st, 11-7—Hyman Bros.....Rec-GE
 Kent av, 821—J David & Co.....Rec-FA-DC
 Metropolitan av, 573—Sobel & Gelb.....Rec
 Metropolitan av, 573—B & S Co.....Rec
 19 av, 8302-4—Peter & Nellie Rinelli...FA-Rec
 19 av, 8780-2—Geo Hannah.....FA
 North 1 st, 62 (rear)—Arthur Graham.....DC
 Pacific st, 752-4—Kenyon & Co,
 ExS-Ex-Rec-FP(R)
 Pitkin av, 1880-4—Joseph Tinkelman.....Rec
 Pitkin av, 1880-4—Ethel Kleinstein, FA-DC-Rec
 Pitkin av, 1880-4—Benj Burnstein.....Rec
 Pitkin av, 1880-4—Benj Gold.....Rec
 Pitkin av, 1880-4—Harry Cohen.....Rec
 Pitkin av, 1880-4—William Parness.....Rec
 Pitkin av, 1880-4—Rotwein & Burnstein...Rec
 Rock st, 11-13—Louis Breines.....FP(R)
 St Marks av, 1620—Mutual Cabinet Co,
 Rec-FP-Rub
 St Marks av, 1620—Hyman Kirschenbaum...FD
 Stone av, 610—Harry Brown...St-FE(R)-ExS
 20 st, 275—Louis Weinstein.....Rec
 20 st, 275—Simon J Harding.....FP-Ex(R)
 Walton st, 49-51—Samuel Schulman.....FA
 Washington av, 62—Bklyn Union Gas Co, 176
 Remsen.....GE
 Watkins st, 118-28—David Rotwein.....Rec
 Watkins st, 118-28—Abraham Rabinowitz, Rec-FA
 Watkins st, 118-28—Scheinman & Puler, GE-Rec
 West st, 59-73—American Mfg Co., ExS-Spr(R)
 York st, 60—Miller & Doing.....FP-Rec
 Adams st, 230—Herman Chemical Co., WSS(R)
 Osborn st, 139—Marion Mybler.....WSS(R)
 Sackman st, 503-7—Harry Silverstone.....FP
 Willoughby av, 436-44—Steinberg & Tapman
 Co.....WSS(R)-FA
 Johnson st, 309-11—Chas M Strohbeck.....FP
 Kent av, 317-23—American Sugar Ref Co, 51
 S 2.....Stp-Stp(R)-WSS(R)
 Blake av, 379-83—Peviss Bros., WSS(R)-FP(R)
 Bond st, 11-21—J S Bailey & Co.....Tel-Rec
 Myrtle av, 35—Roehr Pub Co.....WSS(R)
 Irving st, 54-64—Hills Bros & Co,
 FP(R)-WSS(R)
 Myrtle av, 1415-7—William A Tuttle.....FA

QUEENS ORDERS SERVED.

Pearson st, Degnon Termi (L I C)—Anabelle
 Av Factory Corp, 68 Hunters Point av.....Rec
 13 st, 412—Truan Rubber Co,
 St(R)-FE(R)-FP(R)

RICHMOND ORDERS SERVED.


Bay st, 404 (Tompkinsville)—Casper A
 Scheiper.....DC

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