

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, DECEMBER 22, 1917

DISCRIMINATIONS AGAINST REAL ESTATE

Realty Must Be Made a "Quick Asset" and Laws Amended to Encourage Investors—General Use of Torrens Law Would Help

By FREDERICK C. ZOBEL

THE great obstacle to the marketing of real estate is the fact that it is a "slow asset." It cannot be quickly converted into cash, and therefore the investor must be prepared to leave his money tied up for a considerable length of time because the transfer of real property is a slow and expensive affair.

This is due to the fact that the ownership must be established beyond a doubt on account of the existing laws giving certain rights and interests in real property to persons who, by virtue of these rights, might attack the validity of a transfer at any time, but who really, by all the rules of common sense and the laws of business, should have no such rights whatever. The title to property being thus uncertain no careful investor will buy real estate today without a policy of insurance guaranteeing the title.

We must not overlook the fact that any such claim recorded against real estate practically makes that piece of property unmarketable until such claim has been decided by the courts. The owner can neither sell, mortgage, nor improve his property while the litigation is pending, which may be many years, and if finally the courts decide in his favor the owner still loses, because he has to bear the cost of litigation, and because the property has not brought him adequate revenues owing to the fact that he could not with safety make a proper improvement. Also, for many occupancies, tenants would not even lease for a long term a property encumbered by *lis pendens*.

The right of dower is one of the claims which often affects a title. By virtue of this right a woman who was or claims to have been the lawful wife of the grantor at the time of the transfer may at any time bring an action to set aside a sale and enforce her right of dower. This right of dower may be perfectly proper where the real estate is a homestead, for it must be admitted that the industry and savings of the wife go into the homestead, and her consent to the deed of transfer is therefore necessary; but in the case of properties which constitute the business of the husband which merely yield him revenues and which are not occupied by him as a home, such right of dower is not justified and adds to the difficulties of establishing a clear title. Money invested in real estate which is not occupied by the owner, but which real estate is held by him solely for letting purposes or for business purposes, should be the property of the title holder only, and no person should be permitted to claim any interest therein unless such interest is clearly stated of record.

A shoe manufacturer can dispose of his stock of goods or the machinery in his building and nobody would ask him to produce evidence of his ownership, or require a policy insuring the title; but the building within which these goods are contained and produced cannot be sold by him without the consent of his wife, and nobody would buy it without a careful search and title insurance. Yet the factory itself is as

much a part of the man's business as his machinery and stock of goods, and just what right or interest the wife has in such a piece of real estate is very obscure.

It is not only the wife or alleged wife who may attack the validity of the property, but where a man dies intestate his children may present their claims at some future time. Also a deed given by a referee in a foreclosure proceeding does not guarantee the title, and may be attacked by persons claiming an interest in the property on the ground that they were not made parties to the foreclosure or were not of legal age.

Too Many Difficulties.

The fact is that the titles to real estate are surrounded by too many difficulties that should be wiped out by proper legislation. These difficulties do not only come up in the sale, but also in the mortgaging of property. Every mortgagee requires title insurance before he will lend money. All this, of course, is good business for the title insurance companies, who prospered so that their accumulated surplus enabled them to become lenders on mortgages. The fees charged by the title companies for searches and insurance are fair. They are also fat. Every time a title is transferred or a mortgage renewed it means fees to the title companies and expense and delay to the owner.

I do not wish to be at all understood as begrudging the prosperity of the title companies, nor as being unappreciative of the efficient and valuable service rendered the real estate interests by insuring titles and thus making possible the buying and selling of real estate. I am attacking the foolish laws that make it necessary to have title insurance, with its attendant expense and delay. Why should title to real estate be so difficult to ascertain or establish?

The Situation Today.

Summed up the situation as it is today is simply this: The title to no piece of property can with certainty be said to be correct, else why title insurance?

The Torrens System of Title Registration should be encouraged and its working perfected so as to make the searching of titles as simple and rapid as possible. This would have the effect of making deeds and mortgages liquid assets convertible into cash without delay.

Recently an acquaintance, "Mr. A." of New York, passed through Seattle, Washington, where he owned some real estate. Washington has the Torrens System. He dropped in to see his agent, and during the course of conversation the agent offered him a piece of land which Mr. A. thought was very cheap. "But," said Mr. A., "I have no money." The agent advised borrowing \$30,000 on the other property. Mr. A. said, "Impossible; it would detain me too long. I have to leave tomorrow morning." "It won't take long," said the agent. "Just step around to the bank with me." Mr. A. smiled incredulously, but went to the bank. A clerk was sent to the register, and in

half an hour returned with the searches of both properties. The placing of mortgage and purchase of new property, the drawing and recording of papers was all done in less than twenty-four hours, and at insignificant expense. Think of the time and expense such transactions involve.

Quite a good many years ago I went to a bank and asked for a loan of \$2,000. I offered as security a second mortgage on a piece of property, which since the placing of this second mortgage had been improved by a five-story apartment house. There was a building loan mortgage of about \$30,000 behind my second mortgage of \$2,000. I was told that the bank could only accept the mortgage after a little examination and that I had better see the bank's attorney and arrange that detail with him. The fees for the search and the discount would have come to nearly 15 per cent., and I would have had to wait until a proper title examination had been made. I declined with thanks.

Banks do not consider real estate and mortgages good security. The State Banking Department and Insurance Department do not consider real estate a desirable asset or security for a bank to hold, and for years have urged banks and insurance companies to get rid of their real estate holdings and reduce the amounts of their mortgages. Now just think of that! Let the significance of this fact sink in: The State that draws almost its entire revenue from real estate tells the banks that real estate is undesirable! Are the State politicians tipping off their banker and insurance friends because they are planning to bleed real estate white? Every force follows the line of least resistance and real estate has been attacked relentlessly because the real estate interests are not properly organized to defend their rights. They are the weakest because they are the smallest in number, and numbers count on election day.

As a rule banks will not discount the notes of real estate owners, the latter not being rated by Dun's or Bradstreet's, as they are not considered business men. Business men are only those who carry a stock of goods. Yet these very banks, so chary about loans on real estate, will discount the notes of a saloon-keeper no matter how many empty bottles are on his shelves. Dun's and Bradstreet give him a rating.

All this discrimination against real estate in spite of the fact that every statesman and economist will tell you that the ownership of the soil is the one thing that enables a man to live up to the highest standards physically, mentally and morally! The best citizen is the man who is anchored to mother earth. He is steady; he does not rove; he has demonstrated his qualities of industry and thrift; he is the most valuable asset of the country. Evil days, indeed, are ahead in a country where there is a majority of unlanded rent payers, whose interests are not fixed by any real estate investments. Such people drift and shift from one location to another as fancy

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COMMISSION TO SOLVE STREET CONGESTION

Work Already Started and Data Should be Valuable
to New Administration if it Continues the Work

BY a resolution adopted June 29, 1917, the Board of Estimate authorized the creation of a Traffic Commission to consider: (1) traffic regulation and other means of increasing the capacity of existing streets; (2) means of separating grades at important intersections, elevated roadways for through traffic, two-level streets, street widenings and new streets; (3) a complete system of auto and trucking thoroughfares for the five boroughs with special reference to the linking up of the boroughs and to the linking up of the city as a whole with neighboring centers in Nassau and Westchester Counties and in New Jersey.

This action was taken upon the report of the Committee on the City Plan upon petitions for the appointment of a Traffic Commission received by the Board from the Fifth Avenue Association, 42d Street Association, the City Club of New York, the Murray Hill Association, the Wholesale Dry Goods Center Association of New York, the Broadway Association, the Merchants' Association, the Advisory Council of Real Estate Interests, the Citizens' Union, the Van Owners' Association of Greater New York, Transportation Committee of the New York Furniture Warehousemen's Association, the Chamber of Commerce of the State of New York, the Central Mercantile Association and the Real Estate Board of New York. The resolution for the creation of the Commission is in full as follows:

"Be it resolved by the Board of Estimate and Apportionment of the City of New York:

"There shall be a Traffic Commission consisting of not more than twenty-one members appointed by the Chairman of this Board, which Commission shall include the Chief Engineer of the Board of Estimate and Apportionment and at least one official in each Borough President's office designated by the Borough President, and one official of the office of the President of the Board of Aldermen. The members of the Commission shall serve without pay unless already in the employ of the city. The Commission shall investigate the entire traffic situation and shall develop and report comprehensive plans to meet present and future traffic requirements. The Commission shall consider: (1) Traffic regulations and other means of increasing the capacity of existing streets; (2) means of separating grades at important intersections, elevated roadways for through traffic, two-level streets, street widenings and new streets; (3) a complete system of auto and trucking thoroughfares for the five boroughs with special reference to the linking up of the boroughs and to the linking up of the city as a whole with neighboring centers in Nassau and Westchester counties and in New Jersey. The Committee on the City Plan and the Bureau of Public Improvements of this Board, the Highway and Topographic Bureaus of the several boroughs, and the Department of Police, Street Cleaning, Docks and Ferries, Parks, Fire, Plant and Structures, and Water Supply. Gas and Electricity are requested to advise with the Commission and to give it all possible assistance in carrying out its work. The Secretary of the Committee on the City Plan shall be the executive secretary of the Commission. The Commission may cooperate with the authorities or other representatives of neighboring communities in the study of common traffic problems or needs. The Commission may appoint committees of its own membership or of citizens serving without pay to investigate and report to it upon specific problems. The Commission may report to this Board upon specific matters from time to time. It shall, however, give its chief attention to the development of comprehensive plans and shall complete and report the same to this Board as soon as practicable."

The creation of the proposed Commission involved no new positions and no additional appropriations. The staff of the Committee on the City Plan was to be placed at the service of the Commission and the Consultant to the Committee, the Chief Engineer of the Board and the various Borough Engineers were to make the necessary investigations and reports. The appointment of the members of the Commission was, however, delayed until it became apparent that it was too late in the present administration to start a project of this mag-

nitude and the entire matter was dropped.

Traffic congestion is undoubtedly one of the most serious problems confronting the city. Street accidents are increasing, and the transfer of goods and passengers is subject to costly delays. If the city is to retain its pre-eminence as a place in which to live and do business, street traffic must be speeded up and the streets made safe for the people who use them. The increase in shipments and other business in the city and Port of New York incident to the war makes existing traffic delays all the more intolerable. The traffic regulations of the Police Department have to a certain extent mitigated the evils of traffic congestion, but all agree that more comprehensive plans involving the cooperation of many city and borough departments and the hearty support of property owners and the general public will be necessary in order to achieve the desired results.

Following the adoption of the resolution by the Board of Estimate authoriz-

ing the Traffic Commission, the staff of the Committee on the City Plan, in cooperation with the Chief Engineer of the Board, proceeded to collect data and study various traffic problems with a view to facilitating the work of the Commission when appointed. This work will doubtless be of great value, if the incoming administration decides to take up the traffic problem. In the meantime some of this traffic data collected and the services of the members of the staff of the Committee have been requisitioned by the Council of National Defense with the approval of the Board of Estimate to aid in improving street traffic facilities in and about the Port of New York. The seriousness of the street traffic situation, the necessity of promptly clearing the docks and terminals of freight consigned to this city, and the necessity of relieving the railroads by substituting motor truck haulage for all short hauls, make it clear that the street traffic problem is one of the big problems demanding immediate attention.

BUILDING ZONE AMENDMENTS SINCE PASSAGE OF NEW LAW

DURING the past year a considerable portion of the time of the Committee on the City Plan has been given to the consideration of proposed amendments to the Zone plan. The Districting Commission realized that the plan submitted would have to be changed and supplemented from time to time. In its final report the Commission says:

"The districting plan submitted has been evolved after a careful study of existing conditions and tendencies and a careful estimate of probable future needs and requirements both of the city as a whole and of each particular section. There is no thought, however, that the plan now proposed can be complete and final for all time. There are doubtless errors and omissions that will be brought out only by actual operation. Moreover, it is recognized that any plan of city building must be modified and supplemented with the growth of the city and the changes in social and economic conditions due to the progress of invention and discovery.

"The future amendment and development of the districting plan will doubtless entail some added work for the Board of Estimate. It should be carried on as part of the general work of comprehensive planning that the Board's Committee on the City Plan has in hand. It is important for the permanent success of the districting plan that all detailed amendments should be correlated with a comprehensive plan of city growth and development."

Since the adoption of the Building Zone Resolution 126 petitions have been received by the Board of Estimate for the amendment of the zone maps. Of these 126 proposed changes, forty have been adopted by the Board and sixty-eight have either been denied, withdrawn or filed without action. Eighteen are still pending. The changes made have affected only about one eight-hundredth part of the total area included in the Zone plan.

Of the forty Zone changes adopted, twenty-one were for the purpose of changing small areas to the unrestricted classification. The proposed improvements calling for the changes were in many cases public garages. The necessity for Zone changes to permit the erection of public garages has been lessened by the adoption on September 21, 1917, of a general amendment to the Building Zone Resolution granting to the Board of Appeals discretion to permit the erection of a garage in either a residence district or a business district, provided the petitioner files the consents of the owners of 80 per cent. of the

frontage deemed by the Board of Appeals to be immediately affected by the erection of the proposed garage.

Other changes to the unrestricted classification were occasioned by the desire to carry on light manufacturing within a business district. It has been suggested that this situation might be met by granting discretion to the Board of Appeals as in the case of public garages. The objection to this is that it tends to substitute the judgment of a board on individual applications for the general Zone Plan, the purpose of which was to treat alike all owners within a particular district. It would probably be better to create a new class of district that would include business, garages and light manufacturing, but would exclude all industries of a nuisance type. This would make it possible to provide for garages or light manufacturing without placing an area in the unrestricted district and thus opening it to all kinds of nuisance uses.

Of the forty Zone changes adopted, six were for the purpose of increasing the restrictions originally imposed. Four were for the purpose of changing areas included as business districts to residence districts. Two changes were for the purpose of including detached house sections within the "E" area districts. It seems probable that as property owners see more and more clearly the advantages to be derived by the application of appropriate restrictions, there will be an increase in the number of requests for Zone changes involving more restrictive regulations.

There are doubtless various sections that might be further safeguarded by reducing the size of the areas allotted for business or industrial use. There are many private residence sections that could be safeguarded against the coming of apartment houses of an inappropriate and harmful type by the application of "D" or "E" area restrictions.

Map for Bronx River Project.

The Commissioners of the Sinking Fund at a meeting held on Thursday, at the City Hall, unanimously approved the city map change relative to the proposed new plan layout for the improvement of the waterfront in the vicinity of the Bronx River, from its mouth to East 177th street (West Farms), as made and adopted by the Commissioner of Docks on November 15, and transmitted for approval at that meeting.

The approval of the plan came after a public hearing, in which representatives of the Traffic and Waterways Bureau of the Bronx Board of Trade appeared.

TICKET SALES SHOW GROWTH AND IMPORTANCE OF CENTRAL MERCANTILE DISTRICT

INTERESTING figures have been compiled relative to the tremendous passenger traffic on subway and elevated lines which feed the Central Mercantile District. The figures indicate that Broadway and 14th street is one of the busiest traffic points in the city, the daily average of ticket sales on these lines being 83,725, or at the rate of about 30,000,000 a year. These figures may be equaled by the Charing Cross Station, London, which is the intersection of about twenty railroads. These latter statistics are not available at the present time.

Since the opening of the new Broadway line, at 14th street, running south, operated by the New York Municipal Railway Company, the joint daily ticket sales on this line and the present Fourth avenue subway exceed the Grand Central station sales by 3,500,000 and Brooklyn Bridge by 5,500,000.

The ticket sales on the new Broadway subway line, at 14th street, recently supplied by the New York Municipal Railway Company, since September 4 have averaged about 37,500 a day, which is upwards of 1,250,000 a month or about 14,000,000 a year. This approximate annual ticket sale on this line, added to the existing Fourth avenue subway ticket sale at 14th street, which for the current year ending July 1 was more than 15,700,000, will make a total sale at 14th street and Broadway of about 30,000,000 a year.

Fourteen times as many passengers travel to and from the Central Mercantile District, bounded by Canal, 34th streets, Fourth avenue and the Hudson River, as from all the subway and elevated stations in the city, when the difference in area between the section and the greater city is taken into account.

The average number of rapid transit passengers an acre for the Central Mercantile District is 82,543; the average for the city (Manhattan, Bronx, Brooklyn and Queens) is 4,759 an acre. The district covers 958 acres, while the four boroughs aggregate 160,446 acres.

The sale of tickets on the subway and elevated lines for the year ending October 31, and for ten months on the New Jersey Hudson tubes, ending the same date, 79,076,504 passengers entered and left the Central Mercantile District, which is more than 216,000 a day.

The Central Mercantile Association has compiled these statistics from the Public Service Commission's recent report on the station ticket sales of the Interborough Rapid Transit Company for the year ending June 30, 1917, and from special figures received from the New York Municipal Railway Company and the Hudson and Manhattan Railway Company.

The subway traffic has increased 42,688,874 for the city in the year, of which increase the Central Mercantile District claims 2,821,523 passengers, or one in every twelve. The elevated traffic for the city increased 37,133,297, and of this number 5,327,587 were added to those going to and from stations in the district. One out of every six new passengers on "L" lines were gained by the central area.

The Ninth avenue elevated showed an increase of about 49 per cent. in traffic in the district, carrying 2,601,143 more passengers than in 1916.

Of the Central Mercantile District's increases on the subway and "L" lines 41 per cent. gain was at 14th street, 48 per cent. at 23d street, and 11 per cent. at 18th street. An interesting fact is that on the elevated and subway lines,

the total increase of passengers is almost evenly divided between the East and West Side stations, the West Side leading by only 4,823.

Speaking of the present and future rapid transit facilities, President Clarkson Cowl of the Central Mercantile Association said:

"Remarkable as the statistics from the Public Service Commission's report are as indicating the vast volume of passenger traffic, those who have been familiar with the section's growth and facilities are not at all astonished by these most recent figures.

"The concerns doing business in the district and those who are improving their real estate holdings with lofts and apartments, have long been aware of such facts as these: Four out of every five people daily entering New York, by subway alone, reach lower Manhattan through or near the Central Mercantile District; also 120,000 from Brooklyn and 90,000 from New Jersey. The section contains 125,000 industrial workers in 5,675 plants, 30 per cent. of all Manhattan's employees and 28 per cent. of Manhattan's plants.

"Then again every railroad, but one, entering New York City, has freight terminals in the district, and one-half of Manhattan's dock revenues come from the docks in the section. Yet these docks occupy only one-tenth of the Borough's water front."

President Cowl referred to the fact that all subways planned and operating are arranged to give direct express service and a five-cent fare from the section to all Metropolitan New York. It is the only district, he added, offering seven rapid transit lines with six express stops, a crosstown subway to Brooklyn and East New York and a tunnel to New Jersey, to the far-seeing business man or investor whose eye is on the door of opportunity.

Mr. Cowl then referred to the appended tables, which are the basis for the above striking facts:

Total yearly ticket sales on "L" and subway lines (and for ten months, ending October 31, 1917, on Hudson Tube) in the Central Mercantile District:

2d Ave.	4,898,471
3d Ave.	12,131,074
6th Ave.	9,206,957
9th Ave.	15,061,518
	41,298,050
Subway	32,512,013
Hudson Tube	5,265,541
Grand Total	79,076,504

1917 Increase on "L" and Subway Lines in Central Mercantile District.

"L" Lines.	
2d Ave.	666,460
3d Ave.	1,229,247
6th Ave.	830,737
9th Ave.	2,601,143
	5,327,587
(Over 14% of total increase on "L" lines)	
Subway	2,821,523
(About 8% of total increase on subway)	
Total	8,149,110
(Over 11% of total increase)	

1917 Increase.			
Elevated:	14th St.	18th St.	23d St.
2d Ave.	412,635	63,906	188,919
3d Ave.	127,262	141,533	960,452
6th Ave.	343,232	131,556	375,919
9th Ave.	511,342	.....	558,451
	1,395,471	336,995	2,063,771
Subway	1,305,464	352,174	1,163,885
	2,700,935*	689,169†	3,227,656‡

*40.81% of total increase in Central Mercantile District.
 †10.40% of total increase in Central Mercantile District.
 ‡48.75% of total increase in Central Mercantile District.

Following is report of ticket sales given by the Hudson Tube Company for ten months ending October 31, 1917, at the following named stations in the Central Mercantile District:

Christopher St.	759,871
9th St.	812,369
14th St.	1,423,088
19th St.	886,788
23d St.	1,380,425
Total	5,265,541

ACTIVE ORGANIZATION.

Activities of the Brooklyn Board of Brokers.

THE activities of the Brooklyn Board of Real Estate Brokers, of which William P. Rae is president, will include, during the coming year, many subjects of interest to property owners. The Board has found the plan of inviting associate members into the organization of great benefit to the active members because of the cooperation of both groups, resulting in a better understanding of the general purposes of the Board. The influence of the realty organization in this borough is broadening, and the announcement that the coming term is to be marked by a movement to increase the number of associate members, as well as the active ones, is an indication of the intention of the Board to extend its prestige beyond the realms of realty brokerage. With this end in view Mr. Rae has appointed an energetic group of committeemen. The chairman of each committee has been selected with a view of special qualifications for the duties he is to perform.

The recent annual election resulted in the election, for a second term, of Mr. Rae. In his address of acceptance he laid particular emphasis on the responsibilities of the Board and its opportunities in this borough. He expressed the hope of making the year 1918 the most productive period in the history of the Board.

The consensus of opinion among real estate brokers in the Board is that the coming year will show a marked improvement in the real estate market over the past twelve months. This optimistic view is also shared by real estate brokers not in the Board, and it is based on the argument that the extensive new subway system being provided for this borough is creating a demand for dwellings and apartments to accommodate the many families attracted to Brooklyn by rea-

son of the adequate transit facilities.

The chairmen of the various committees of the Board are as follows: Admissions, DeHart Bergen; Legislation and Taxation, William R. Burling; Arbitration, William J. T. Lynch, who is also vice-president of the Board; Publicity, George H. Gray; Transportation, Howard C. Pyle; Auditing, C. B. Smith; Building Heights and Zoning, Joseph M. May; City Budget and Municipal Affairs, John R. Ryon; Tenement House, A. J. Waldron; Ways and Means, George E. Lovett; Executive, James B. Fisher, who is also treasurer of the Board; Nominating, William G. Morrissey.

One of the victories of this year in the interest of property owners, in which the Board played a prominent part, was the passage of the Lawson Three-Family House bill, for the success of which Arthur J. Waldron worked incessantly. While the measure is not all the brokers expect of the movement toward helping to redeem the many old-fashioned three-story and basement dwellings, and creating new and better conditions in our city life, an effort will be made during the year of 1918 to improve the law by certain modifications, which will be announced later on.

William B. Greenman, who also worked industriously for the bill, recently expressed the opinion that the effect of the passage of the measure was not all that he expected of it, and commented on the few houses that had been altered under the provision—only eight in this borough. "The bill," Mr. Greenman remarked, "does not go nearly far enough in removing in this type of building unnecessary requirements of the Tenement House Law, thus still making the cost of alterations prohibitive." Of course the material market and the labor situation had their ill effects on the situation, but even with the high cost of supplies remaining at their present schedule, more changes should have taken place here considering the great advantages of the measure as contemplated by those who fathered the reform.

LEGAL NOTES AFFECTING REALTY

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

Construction of Contract.

THE owners of a tract of land made a contract with a land company by which the latter agreed to subdivide, improve and sell the land at its own expense, at not less than a fixed minimum price per acre, for which it was to receive a share of the proceeds. Sales were to be made by the company in its own name, and the owners were not to be responsible for its contracts to make improvements, nor were they to receive any benefit from the enhanced price obtained by reason of these contracts. The Circuit Court of Appeals, Ninth Circuit, in a suit for rescission of the contract for fraud, *Hart v. Adair*, 244 Fed. 897, holds that the contract did not make the company the agent of the owners for the sale of the land, nor render them liable for fraudulent misrepresentations made by the company to purchasers.

Purchase Under Incumbrances.

If a vendee purchases property with an incumbrance upon it, which is open and visible, he does so subject to the right of the incumbrancer to the peaceable and unmolested enjoyment so far as he is concerned. In other words, whatever rights the vendor may have possessed as against the one who constructed the incumbrance, the vendee obtains none by his purchase. So the Kentucky Court of Appeals holds, *Carrollton Telephone Exch. Co. v. Spicer*, 197 S. W. 827, that where a vendee purchased property over which a telephone line had been constructed under a parol license from his vendor, and the telephone line was open and visible, he purchased subject to the right of the telephone company to maintain such line. Of course, that would not bar the vendee from the right to proceed for damages for any authorized act on the part of the owner of the incumbrance committed after the purchase.

Suppression of Deed.

As an abstract proposition of law the contention that a grantor having parted with his title by a good and sufficient deed duly delivered cannot, of his own accord and without the consent of the party in interest, destroy or suppress his deed and thereby reinvest himself with the title so conveyed, nor can he, without such consent, convey title to another who takes such second deed with knowledge of the first is unquestionably sound. The rule is strictly one of law and will be enforced in all law actions where the facts bring them within its scope, but where an unrecorded deed is by the parties surrendered or cancelled by mutual consent with the idea of reinvesting the grantor with the title he has conveyed, equity will give effect to such transaction, so far as to declare such grantor the equitable owner and estop the original grantee from asserting any title under the surrendered deed.—*Hays v. Dean*, Iowa Supreme Court, 164 N. W. 770.

Marketable Title—Encroachments.

Action was brought by a vendee against the vendor in contract for purchase and sale of real property for the recovery of down payment and expenses of examination of title. Defendant counterclaimed for specific performance. The property was described in the contract as:

"Beginning at the corner formed by the intersection of the northerly side of 120th street with the easterly side of Madison avenue, which point is distant four hundred feet westerly from the westerly side of Park avenue."

It appeared that prior to 1872 property on the avenue block in which the premises are situated was bounded on the west by New avenue, which carried the westerly line of the block 405 feet west of Park avenue, and that in the year referred to the Legislature

(chapter 220, § 2) undertook to extend the easterly line of Madison avenue, as it existed above and below, through the four blocks between 120th and 124th streets. This would have widened New avenue by 5 feet and changed it to Madison avenue, and confined the westerly line of the avenue lots to a distance of 400 feet west of Park avenue. Though no condemnation proceedings were taken, the block was built upon in conformity with the new line proposed as Madison avenue, and, at least since 1881, conveyances were made with reference to the proposed line, which was made definite by describing it as 400 feet west of Park avenue. The contract describing the property as on the corner of Madison avenue, 400 feet west of Park avenue, being the physical line of Madison avenue at that point adopted by owners of property in the block, the open, visible, actual corner was referred to, not any street or corner existing on a map or other paper, and the fact that the easterly line of New avenue as laid out was 5 feet west of the line actually adopted did not, it was held, under the circumstances, make defendant's title unmarketable. There was no fraud on the part of the defendant in describing the property which warranted the reformation of the contract as prayed for.

Nor did the conceded encroachments require the rejection of the title. In *Acme Realty Co. v. Schinasi*, 154 App. Div. 397, 139 N. Y. Supp. 266, affirmed 215 N. Y. 495, 109 N. E. 577, L. R. A. 1916A, 1176, it was held that bay windows of masonry extending from the basement to the top of a seven-story building, and forming an integral part of the street front, which projected one

DISCRIMINATIONS.

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or temporary interests dictate. This is at the bottom of what we call the "restlessness of the masses." How could they be otherwise than "restless" having no ballast, no anchor to the ground?

This brings to my mind the thought that the expression to own real estate is quite meaningless, for, on the contrary, it is the real estate that owns the man. Ownership implies not only complete possession, but absolute power to control, remove, alter or destroy a thing, and real estate is about the only thing in the world that cannot be so treated. It is the one thing that controls us, limits the sphere of our activity and restrains us when an attack of "wanderlust" seizes us. The man who owns real estate thinks twice before he acts. He does not readily violate the law because the consequences to him are more serious.

Now when this steady, reliable citizen wants to borrow money on his real estate the State charges him one-half of one per cent. for the privilege, for in spite of the fact that the law says the lender must pay the mortgage tax, I do not know of a single instance where the borrower has not paid it. The State does not collect a tax when a dealer or manufacturer borrows money on a promissory note, yet a bond on real estate is nothing but a promise to pay. This is just another instance of unfair discrimination against real estate dealers as compared with the ordinary business man.

Every unfair discrimination against real estate should be removed and every restriction that hampers its quick disposal or conversion wiped off the statute books.

Only by a change in the laws which will give the landlord the status of a business man can we hope to eradicate the foolish antagonism to the land owner and destroy the notion that is in the mind of the public that the land owner is the traditional enemy of society.

foot beyond the building line, were such encroachments as rendered the title unmarketable. But the building in that case was erected in 1901, so that there the vendor could not have the benefit of the statute (Laws 1899, c. 645), providing that:

"If the front or other exterior wall of any building now standing in said county [New York] shall extend not more than ten inches upon any street, avenue or public place, such wall shall not be removable, unless an action or proceeding shall be instituted by or in behalf of the City of New York within the period of one year from the passage of this act, for the removal of said wall. * * * And if a structure, part of a building now standing in said county, known as a bay window or oriel window, shall extend not more than twelve inches upon any street, avenue or public place, said structure shall not be removable unless" an action or proceeding shall be instituted by the city for the removal of the structure within a year from the passage of the act.

In the present case the wall of the building, erected in 1881, encroaches 4½ inches and the chimneys 8½ inches in 120th street, and within the terms of the statute they are permissible.

The survey also showed encroachments by show windows, stoops, areas, and steps in excess of those permitted by ordinance, and by sills and lintels up to 4 inches, and cornices to the extent of 2 feet 4 inches. As to these encroachments, however, it was found, as was stated by the court respecting similar encroachments in the *Acme Realty Co.* case, that they may be easily removed or restricted within proper limits without seriously affecting the building, and therefore did not render the title unmarketable.

The complaint was dismissed and specific performance decreed for defendant, with costs.—*Celestial Realty Co. v. Childs*, Supreme Court, Special Term, New York County, 166 N. Y. Supp. 921.

Renewal of Lease.

A lease for ten years provided that if, at its expiration, the lessee should desire to re-lease the premises for an additional ten years, it should have the first privilege of re-leasing at a rental and upon the terms therein contained. In an action of ejectment the Pennsylvania Supreme Court held, *Stetler v. North Branch Transit Co.*, 101 Atl. 980, that the lessee had an absolute right to renew the lease for another term, irrespective of the wishes of the lessor. The court considered that, while the term "first privilege" was not well expressed, the use of the word "first" should not change the significance of the option. It quoted from *Kaufmann v. Ligett*, 209 Pa. 89, as follows: "As a general rule, in construing provisions of a lease relating to renewals, where there is any uncertainty, the tenant is favored, and not the landlord, because the latter having the power of stipulating in his own favor, has neglected to do so, also upon the principle that every man's grant is to be taken most strongly against himself."

Duties of Agent.

If an agent has exhausted all efforts to buy property on terms fixed by the principal and has failed, he may relinquish his agency by express and unequivocal acts, but he must first return to his principal the money received by him; and, before he can acquire such property for himself, by purchasing with his own funds, it must appear that there was no sharp practice or unfairness on his part, and that he has acted in good faith toward the principal. And if one who has agreed to purchase property or interests in property for another and who has received the money for such purpose acquires in his own name the interest which he agreed to purchase for the other, a trust will be declared in favor of the person who furnished the money to make the purchase and for whom the agent agreed to make the purchase. *Rees v. Egan*, Oklahoma Supreme Court, 166 Pac. 1038.

HIGHBRIDGE PIERS MENACE TO NAVIGATION

Bronx Board of Trade Contends That Increased Shipping Due to Barge Canal Will Increase Danger

WITH work progressing rapidly on the Bronx Barge Canal Terminal, at 138th Street and the Harlem River, and the prospects bright that a great fleet of barges will soon commence carrying cargoes between the Bronx and the up-State sections which the Barge Canal will tap, it seems that naturally the public interest now demands, more than ever before, consideration of the improved navigability of the Harlem River, especially between the Hudson River (Spuyten Duyvil), and the Barge Canal Terminal, and the immediate development of that important waterway to meet future conditions.

While the various drawbridges that cross the Harlem at intervals in some measure tend to obstruct traffic, the most serious obstructions are met with at the Johnson Iron Works (at Spuyten Duyvil) and at Highbridge.

Navigation Difficult.

At the Johnson Iron Works, a half mile from the Hudson River, the Harlem River makes a double reverse curve. The currents in this vicinity during both ebb and flood tides are strong, making navigation for single boats difficult, and for boats bound in different directions almost impossible. The amount of traffic at this point even at the present time, however, is large, about 7,300 vessels a year passing there, an average of about twenty a day.

The contemplated improvement of the Harlem River includes the elimination of these conditions by the straightening of the channel at the iron works, and negotiations are now under way with Isaac G. Johnson and Company for the purchase of the necessary right-of-way. Both sides are at the present time working on the question of the compensation involved.

At Highbridge, however, it is not a question of money, but of the absolutely necessary alteration, for the commercial development of the local waterway, of a bridge structure that has acquired some historic interest.

Among the opponents of the scheme, though, the fact seems to have been lost sight of that Highbridge is but an elevated part of the old aqueduct system, created primarily to carry water conduits across the Harlem River valley to the Highbridge Reservoir. It is not, and never has been, in the usual sense of the word, a bridge.

Public service was, therefore, the cause of its erection. May not public service now be properly the cause of its alteration? The conduits it carries are no longer indispensable parts of our water supply system. No alteration, therefore, can affect them.

Strong Currents Encountered.

With regard to the present navigability of the Harlem River at this point, the most important point to be taken into consideration is the fact that the horizontal clearance between the bridge piers of Highbridge is but forty-four feet. The depth of water beneath the bridge is thirteen feet, except between two piers on the westerly side of the channel, where it is fifteen feet. It is with difficulty that collisions with the piers are averted when the tide is running, as there is a very strong current generated by them.

The barges using the Harlem River at the present time are of about 300 tons capacity. The new Barge Canal vessels are to be of 2,000 to 2,500 tons capacity.

These new vessels will in many cases be thirty to forty feet or more in width. Obviously, with a canal barge forty feet wide attempting passage between the piers of the bridge, there will be a safety gap of but four feet. If conditions are not altered, therefore, it will be practically impossible for such barges to negotiate the passage safely.

The only solution of the difficulty is

the removal of one, and possibly two, or three, of the piers, and making the necessarily accompanying structural changes.

The Bronx Board of Trade has for many years been agitating this proposition, and has consistently urged the various municipal, State and Federal departments affected to give consideration to a plan for relief.

As a result the Committee on Port and Terminal Facilities of the Board of Estimate now has the matter in hand, and early action by that Committee is now being urged by the Board of Trade and by all those interested in the development of the waterway.

Commissioner Raymond A. C. Smith, of the Department of Docks and Ferries, on behalf of the City of New York, was approached on the subject of Highbridge's alteration early in the year by the Bronx Board of Trade, and promised his aid in getting this much-needed improvement under way, and stated that his department would do all in its power to further the project.

As a result of his interest in the matter, on June 13, Army Engineers, Chief Engineer Nelson P. Lewis, of the Board of Estimate and Apportionment, Consulting Engineer J. W. F. Bennett, of the Bronx, and the Engineers of the Departments of Water Supply, Gas and Electricity, and Docks and Ferries, and Captain Fry held an informal conference, at which was discussed the matter of the removal of the piers from Highbridge. A report based on that conference is now being drawn up by Chief Engineer Lewis.

Serious River Blockade.

Commenting on the proposition, and perhaps giving an inkling of what the report will suggest, Commissioner Smith says:—

"A serious blockade of the Harlem River occurs at Highbridge. All of us are keenly alive to the artistic beauty of this structure and adverse to doing anything which will destroy its symmetry. At the same time it is unfortunately the case that at least one of the arch supports greatly interferes with navigation.

"It seems that ultimately this must be removed unless some other means can be worked out for reducing the current and widening the stream at this point.

"It does not seem too much to expect of our engineers and architects to ask them to devise some plan which can provide for the removal of the present bridge pier and the substitution of another means of support which will be satisfactory from a structural and artistic standpoint."

For the State of New York, State Engineer Frank M. Williams gives his views as follows:—

"A considerable portion of the Barge Canal shipments are expected to find their destination or their origin on the East River, or streams tributary thereto. It is highly important that the approaches to the East River be made reasonably safe to permit of this Barge Canal navigation.

"While it is possible that barges might with care navigate with safety the present passage under Highbridge during short periods of slack water at changes of tide, it is certain that this will not be possible when the tide is running.

"Any delay or danger to which navigation will as a result be subjected will certainly be reflected in increased canal rates or in suspension of service past this point, by all but small boats, for considerable periods of the twenty-four hour day.

"The current, I am informed, is at this location approximately six miles per hour. Considering the clear width of span between the piers it is my opinion that this current must be materially reduced in order not to interfere with navigation passing beneath this structure.

"It may be argued that the Barge Canal locks are only 45 feet wide. This is true, but the approach to these locks is made under slack water conditions. In my opinion, in order to provide suitable conditions on the Harlem River for the class of barges which we expect will use the completed Barge Canal, there must be provided at Highbridge either an increased width of channel or such construction undertaken that will materially reduce the velocity of the current."

Maurice Williams, in charge of the mechanical equipment of the Barge Canal Terminal for the State Engineer, discussing the matter, concurs in these views. He says, in part:—

"The removal of one or more piers of Highbridge from the channel of the Harlem River is a matter of greatest importance to Barge Canal traffic in that river.

Traffic Interference.

"Without such an improvement of the bridge it is so difficult and dangerous for the maximum canal barge to pass through either of the arches at nearly all stages of tide, that I do not look for such a barge even to undertake it.

"More than that, a fleet of barges in tow formation would hardly attempt the passage except at brief intervals of slack water.

"A fleet in block formation, which will be a usual form for canal barges, could not hope to pass the bridge at any stage of tide.

"It is not too much to say that about the only canal barges which could make the passage will be small and medium-sized boats propelled by their own power.

"To restrict in this way the use of the Harlem River at Highbridge to a small portion of Barge Canal tonnage, and to oblige most of the barges to pass the Battery en route to or from the 138th street terminal and others in the vicinity, can have only one effect—the discouragement of the use of these terminals and therefore of the canal itself to that extent."

Congressman Murray Hulbert, of the Bronx-Harlem District, is another who is working with incessant zeal to have the contemplated improvement to the waterway made as soon as possible. He says, in part:—

"I imagine a good many people have grown weary of hearing me talk about the Harlem River.

"The project for its improvement was adopted in 1878, modified in 1879, 1886 and 1893, and enlarged in 1913, and, as thus modified and enlarged, provides for a channel with a minimum depth of fifteen feet.

Advocates Pier Removal.

"I have frequently pointed out the necessity for removing at least one of the piers supporting this historic structure, which now creates such an eddy that boats of the character regularly employed on the Harlem River can safely negotiate the passage through the narrow arches only when handled by the most skilled navigators.

"To deepen the river at this point to fifteen feet would necessarily destroy the foundation of one or more piers, depending upon the width of the channel determined upon—hence the necessity for reaching an early decision as to whether the improvement of the river shall be concluded for commercial purposes, or suspended, in compliance with the desires of those who put this structure's historic value above the necessity for accommodating the great commerce of the Port of New York.

"In 1915 the Harlem River carried a commerce of more than 15,000,000 tons, having a value of more than a billion and a half dollars; in other words, a tonnage equal to but four times greater in value than that of the Port of Baltimore." (Continued on page 808.)

TO DISSOLVE ESTATE AFTER 60 YEARS

Executors of Martin Grossman Will Partition Manhattan and Bronx Holdings

ANOTHER old estate having valuable holdings on the Lower East Side, as well as property in the Bronx, valued at nearly a half a million dollars and all free and clear of mortgage indebtedness, is scheduled to be sold at public auction early in January. George J. and Gustav Grossman, executors of the Martin Grossman Estate, announced yesterday that they would sell at public auction the entire realty holdings of the estate at the Vesey Street Auction Room. M. Morganthau, Jr., Company will conduct this sale for the executors.

The career of Martin Grossman, of which the last chapter will be written at the Real Estate Auction Room on January 8, reads like an Alger romance. In 1849, Martin Grossman started business in New Orleans with two dollars in his pocket. He was an expert cabinet maker and drifted from New Orleans to Chicago, then north to St. Paul, then on to Sagamore, and finally decided that New York City offered the best opportunity for the development of his business ability. From these humble beginnings, the foundation of his fortune was laid. In 1858, he had saved sufficient to acquire a home at 82 Clinton street. Soon after he purchased the adjoining properties in the same block, both on Clinton street and in the rear on Attorney street, on a portion of which he, afterwards, built his main factory. He would probably have improved the whole of this property with a substantial structure, but for the fact that he could not purchase 84 Clinton street during his lifetime, and could not therefore consolidate the whole frontage in Clinton street, as he desired.

In 1882, he acquired 193 Canal street as a salesroom and eight years later bought the adjoining property at 191 Canal street to take care of his increased business. In 1883, he acquired the old Liederkrantz Hall at 31 to 35 East 4th street as an investment. At that time this was the most important amusement district and this property has been used for recreational purposes ever since, and is now occupied by a modern moving picture concern. With the march of time and changed conditions, due especially to the building of the Williamsburgh Bridge within a block of his Clinton and Attorney streets holdings, this property too has yielded to the pressure from amusement enterprises, and the portion which was formerly used as Martin Grossman's old factory building on Clinton street has now been turned into a theatre and is leased to Messrs. Blinderman & Cohen, who have recently spent over \$5,000 on this structure. The abiding faith of Martin Grossman in real estate, as an investment, was emphasized by his will, which required his executors to continue the ownership of all of his holdings as long as his widow lived and authorized them thereafter to divide the estate free and clear of all encumbrances among his children. Although it is now more than nineteen years since he died, there is not one penny of charge against any of the properties and all of his children have enjoyed a comfortable income therefrom. Two of his sons retired from business in comfortable circumstances. His only daughter moved to Toledo, Ohio. George J. Grossman is the only member of the family who has inherited his father's knack in real estate. He was, for some years, president of the United States Title Guaranty Company, of Brooklyn, and has since served the State as an Assembler.

The properties which will be sold present an unusual variety of holdings, including moving picture theatres, business buildings, dwellings and apartment houses. They are located both in Manhattan and the Bronx.

The properties to be sold include 191 and 193 Canal street, two five-story business buildings located fifty feet west of Mott street. These two buildings will be sold together as one parcel. They

are assessed by the city at \$60,000. The second parcel consists of several properties running through from Clinton street to Attorney street, just south of Rivington street, and known as 97 to 103 Attorney street. Clinton street leads directly to the Williamsburgh bridge approach, which is in Delancey street at the south end of this block. The plot, having a frontage of 50 feet in Clinton street and 80 feet in Attorney street and a depth of 200 feet, is improved with old dwellings, a moving picture theatre and lodge rooms, etc. This property is assessed by the city at \$125,000, of which the ground alone is valued at nearly \$100,000.

The third parcel is located in the same block, but further south, and is known as 86 and 88 Clinton street. It consists of a plot 50x100, half of which is improved with a five-story brick stable and the other half with a five-story brick flat. This property is assessed by the city at \$68,000.

The fourth parcel is at 31 to 35 East 4th street, and is located 140 feet west of the Bowery. It is a four-story brick theatre with two-story rear building, to which there is an entrance through an alley from the Bowery on plot about 75 feet front by 130 feet deep. This property is assessed by the city at \$85,000, of which the ground alone is assessed at \$70,000. This is suitable for reimprovement with garage or business building.

The Bronx properties consist of 3762 and 3764 Park avenue, two three-story, frame, two-family houses located at the east side of Park avenue south of East 171st street, on lot 20x145 feet. These houses are assessed by the city at \$12,500. Finally, the sixth parcel is 2157 Crotona avenue, a four-story apartment house on lot 30x225x39x231, located between 181st and 182d streets. This property is assessed by the city at \$19,500, and rents for about \$3,000. It was recently acquired by the estate for investment.

HIGHBRIDGE PIERS.

(Continued from page 807.)

more, and nearly seven times the tonnage and four times the value of the commerce of the Port of Savannah, Ga.

"When the State Barge Canal shall have been completed and put into operation the increase in commerce upon the Harlem River will be inconceivable, unless we see fit to handicap the development of the channel for its necessary accommodation in the interests of art.

"The 1917 Rivers and Harbors Bill contains a provision drafted by myself for a resurvey of the entire Harlem River with a view to securing the substitution of a modern, up-to-date plan of improvement for the antiquated one approved by Congress thirty-eight years ago, with its subsequent patchwork amendments, which is wholly inadequate to meet progressive present day requirements."

Borough President Douglas Mathewson, of the Bronx, has also given careful consideration to the matter, and declares himself in sympathy. He says:—

"The State is committed to the Barge Canal improvement in all its various phases. So much of the commerce to be carried over the great waterway as can be made tributary to the Bronx should have every facility furnished. The State is proceeding with the physical building of the terminal at 188th street on the Bronx shore of the Harlem River. It is to be regretted that more progress has not been made in removing the bend at Spuyten Duyvil, in the Ship Canal. This improvement must take place sooner or later. The sooner it takes place, the better it will be for the commerce of the Harlem River and of the west side of the Bronx.

"The impediment to navigation in the Harlem River presented by the Highbridge piers requires immediate thought. The tide rushing between these piers has

always been a hindrance to navigation. Since the river has been more and more bulkheaded in, and since the opening of the Ship Canal at Spuyten Duyvil, this hindrance has become more and more marked. The question of what is to be done is receiving present attention.

"On June 13 a conference upon the subject of the piers was held at the office of Major Adams of the United States Engineer's office, at which there were present, beside Major Adams and Assistant Engineer Rostock of his office, Commissioner Smith and Chief Engineer Staniford of the Dock Department, Commander Fry and Deputy Chief Engineer Brush of the Department of Water Supply, Gas and Electricity, Chief Engineer Lewis of the Board of Estimate and Apportionment, and Consulting Engineer Bennett of the Bronx.

"At this conference the Dock Commissioner emphasized the need of the removal of the obstruction in the tide way, and expressed the opinion that the only effective result obtainable would be through the removal of at least two of the piers of the bridge. It appeared that the officials of the Department of Water Supply, Gas and Electricity felt that Highbridge no longer served any actual need in the water supply.

"The belief was expressed by Deputy Chief Engineer Brush that the old Croton Aqueduct, which this bridge was erected to carry across the river, could be either temporarily discontinued during the reconstruction of the bridge, or that the city's water supply would not be jeopardized if the bridge were entirely removed.

"Commander Fry, Consulting Engineer of the Department of Water Supply, Gas and Electricity, favored the removal of two rather than three of the piers, apparently basing his views on the necessities of commerce, rather than from the standpoint of the Department of Water Supply. Chief Engineer Lewis submitted a sketch of an elevation of the bridge with two of the piers removed, leaving a clear span at tide level of 218 feet.

"Dock Commissioner Smith thought that a clear span of that width would be ample to meet the needs of navigation, although expressing the belief that the arch shown might be made somewhat flatter than indicated in the sketch, in order that the head-room near the piers on each side might be increased. Major Adams, however, appeared to concur in the opinion of Commander Fry, that three of the piers should be removed, rather than two.

"There can be but little doubt that the reason for maintaining Highbridge in its present condition is what might be termed sentimental and financial, rather than practical. It has long been looked upon as a splendid piece of architecture; and one of the city's finest pieces of public work. It would grieve many to see it removed. Yet it may well be argued that, not being essential to the water supply of the city, it might as well be removed as permitted to stand, altered in a way that would leave it an ungraceful and by no means beautiful structure.

"Either to remodel it and eliminate two or three of the piers, or to entirely take it down, will mean the incurring of a considerable cost by the taxpayers of the city. If, as is argued by some of the authorities—and there seems to be much ground for the contention—it is a present menace to the navigation of today, then something should be done at once to remedy the situation."

Hearing on Proposed Legislation.

At a recent hearing before the Public Service Commission, in reference to proposed legislation to be submitted to the next Legislature by the commission, Commissioner Travis H. Whitney submitted a draft of a bill which would make legally possible the purchase of street railroad lines by the city. The rapid transit act, under which the Dual System is being constructed, provides that the commission may with the approval of the Board of Estimate purchase rapid transit lines constructed or in course of construction.

BUILDING MANAGEMENT

MANAGERS TAKE STEPS TO CONSERVE COAL— FIFTH AVENUE SIGN ORDINANCE IMPORTANT

IN order to conserve coal, building managers are using every means in their power to prevent wastage, and at the same time giving tenants as good service as possible under the conditions. Many apartment houses and office buildings have but little coal in their bunkers and are living from hand to mouth.

Raymond P. Roberts, secretary of the New York Building Managers' Association, in a bulletin sent to its members, said: "Heat is being shut down in apartment houses as early as ten o'clock. This applies to the East as well as West Side. Laundry dryers are not being used except in unusually bad weather, and the steam jets for boiling clothes are being replaced by gas stoves and boilers.

"If all the members of the association interested in apartment house management will put the same rules into force the effort to save fuel will have an immediate and far-reaching effect, and tenants will be less inclined to complain of the curtailed service.

"The conditions in the coal market have not improved materially. The 40,000 tons reported as coming from New Jersey did not relieve the situation. It is proposed to do away with all street lighting, with the exception of such light as is absolutely necessary for pedestrians and to preserve the Police and Fire Departments. The question of closing office buildings on Sundays and holidays after a certain hour is being considered seriously by the association.

"Practically all lines of business see a shortage of labor, particularly those corporations doing war order business. It is estimated that there is a shortage of 23,000 people in this line alone.

"Members of the association are interested in the ordinance prohibiting all signs extending over sidewalks from any part of structures located on Fifth avenue, between Washington Square and 110th street. The only exception made in the proposed ordinance is unilluminated signs, which may project one foot over the building line."

Two meetings were recently held before the Department of Labor and Industry of the State of New York of the manufacturers of elevator gate interlocks for the purpose of consideration of a set of revised rules for those elevators which come under the jurisdiction of the Department of Labor and Industry. In as much as the subject of interlocks was to be a possible requirement of the rules, it was thought advisable to invite several manufacturers of interlocking devices so that they could express their views. Mr. Eipper, Deputy Commissioner of the Department of Labor and Industry, acted as chairman.

The warning of the Equipment Committee of the association several months ago to buy elevator rope seems to be coming true, as those engaged in the elevator repair business are borrowing ropes from those who may have equipped themselves with an adequate stock. The price today is slightly above the list, as against about 40 per cent. discount at the time of the warning. Boiler tubes are becoming scarce, and the price has consequently increased.

The association is still discussing the question of the employment of Chinese labor, not necessarily coolies, but rather the more skilled labor, such as farm hands, etc. Many of the railroad presidents and large employers of labor favor the proposition. Against the proposition, however, is ex-President Theodore Roosevelt, whose arguments will doubtlessly carry considerable weight.

There seems to be some sentiment in the association toward a general shutting down of service on Sundays and holidays in office and loft buildings, the argument being that semi-closing does not affect any considerable saving, as it is necessary to heat the entire building, even if only partly occupied.

Loft leases, as a rule, become operative on February 1, and tenants who occupy this class of building as a rule are in the manufacturing business. Some members contend that the mid-

winter being the dull season it would be convenient for tenants to move, while others hold to the opposite viewpoint.

It is customary for office building leases to expire May 1, and the Leasing Committee of the association feels that a change should be made whereby some of them would expire on February 1. It is felt that the property owner would be benefited, and the conduct of the office of the managing agents would be simplified because the work would be more evenly distributed.

SELF-RENEWING LEASE.

Suggestions Made Which Should Help the Renting Agent.

ONE of the greatest problems of the rental business is the renewal of leases, according to R. P. McDavid, of Birmingham, Ala., in a recent issue of the National Real Estate Journal. A large part of the rental agent's time is taken up with conferences with the tenant over the signing of the new lease. Oftentimes she or he waits until the practical expiration of the old lease before signing the new, and all this time "shopping" from one rental office to another in an effort to find the house of her dreams. In many cases this practice robs the agent of any profit he may have in his rental business.

In an effort to minimize this practice, the realtors of Birmingham, Ala., recently inserted the following clause in their printed leases, it being adopted by every rental office in the city. (The dates are filled in for illustration):

"For and during the term of one year, to wit: from the 1st day of October, 1917, to the 30th day of September, 1918, and from year to year thereafter, provided, however, that either the lessor or the lessee may terminate this lease on the 30th day of September, 1917, or on the 30th day of September of any year thereafter, by either party giving to the other party at least sixty days' written notice (before the 30th day of July of the year in which it is desired to terminate the lease) of intention to terminate, and such notice may be given by the lessor to the lessee by mailing notice addressed to the lessee at the leased premises, and may be given by the lessee to the lessor by the lessee mailing notice to..... Agents, Birmingham, Alabama."

The practical operation of the clause is like this: Ninety days before the expiration of the lease, in this case July 1, the agent, as a matter of policy, will give notice by registered mail to landlord and tenant, that unless one of them gives notice before July 30 of his intention to cancel the lease at the expiration of the rental year, September 30th, the lease will automatically renew itself for another year.

In case either party gives notice, the agent will then know accurately that he has the property in question on his active list to negotiate a new lease, and will advertise it by placard or otherwise. The tenant will hesitate considerably before giving notice of cancellation as a bluff, for he has then burned his bridges behind him, and the landlord will not be under moral obligation to give the old tenant the preference on the renewal.

The manager of every office building in Birmingham has adopted this clause in his leases and says it will be of greatest assistance in cutting down the renewal evil.

These rental agents have also printed on the back of all leases the following Approval of Owner, which not only ratifies the action of the agent, but insures the agent that the property will not be taken away from him and his commission forfeited, even where the property

is sold and the lease transferred to the new owner. This is especially valuable on long-time leases:

"Approval of Owner.

"The property described on the reverse side of this lease is owned by the undersigned, who hereby ratifies and approves the execution of this lease by..... Agent, and in consideration of the securing of said tenant, the undersigned agrees for himself, his successor and assigns, that the said.....shall have, during the term of this lease, the right to collect all rents due thereunder and retain thereof a commission of five (5%) per cent.

.....
"Owner."

In only a very few instances have the agents reported any trouble in getting leases signed on account of these clauses. Another reform which the Birmingham agents have undertaken during the past six months, is one to break up "moving day," which has always been on October 1. Formerly if a man rented a house in February, the agent would make it terminate September 30, in order to have a uniform rental year beginning October 1. Under the new practice the lease would be made to expire January 31, in the year following. All leases are made to expire on the last day of the month. By this means, the agents hope gradually to get their expirations distributed throughout the year, so as to equalize work, and not have it pile up so heavily in the summer months, preceding the old October 1 rental season. The rental agents of Birmingham have developed more team work in their specialty during the past six months than during any other period of Birmingham's real estate history.

Remedy for Dusty Floors.

If a floor becomes dusty after it has been laid, how can this be remedied? Of course, it can be taken up and done over, which is very expensive and unnecessary. If the surface is given a coating or two of boiled linseed oil, this will almost invariably make it dustless. There are cases of floors so dusty that if one had the patience, with a stiff corn broom (not bristle), it would seem almost possible to sweep the whole floor away; and yet they were absolutely cured from dusting, for an indefinite period by the use of boiled oil.

When common linseed oil is boiled, a thickening material put into it makes it dry much quicker than raw oil. It then forms on the surface, or in the top one-eighth or one-sixteenth inch of the concrete. The writer does not know the chemical reaction, but supposes the oil is somewhat saponified by the alkalis. The oil gives a greasy gloss to the surface, which stands wear until the cement can take care of itself. It probably causes the dust-forming portions of the surface to wear away much more slowly, so that the dust is not noticed. The writer knows of an extremely dusty floor so treated which after twelve years is still in excellent condition.—L. C. Wason.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President
J. W. FRANK, Secretary & Treasurer
S. A. PAXSON, Business Manager
A. K. MACK, Editor

119 West 40th Street, New York
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been des-
ignated 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 ful-
filling all requirements of the law.

The United States Shipping Board has let contracts for 884 ships aggregating 4,724,400 tons.

The Interborough Rapid Transit Company reports that during the past year its lines carried about 42,500,000 more passengers than during the previous year. This seems a good argument for the hurrying up of the new subway systems.

To perfect and coordinate the working of the various Liberty Loan organizations throughout the country for the period of the war, a conference was held in Washington on December 10, of representatives of Liberty Loan committees from all over the country. The Woman's Liberty Loan organizations were included. Secretary McAdoo has announced that another loan will not be issued until some time after February 1, but it is believed essential that educational work in preparation of future loans be kept up and the people of the country thoroughly informed of and impressed with the merit of Government securities, the individual advantages of thrift and economy, and the financial needs of the United States in this war against Germany.

A Great Opportunity.

The governing of New York City is a problem of the first magnitude. Taxpayers rail at the enormous budgets which they are annually asked to provide. They are given to blaming on the laws what they cannot blame on local executive or administrative officials. To some extent in each case they are justified in their protests; but mere protest without practical suggestions for remedy will neither reduce budgets and taxes nor amend unreasonable laws.

Real estate owners are confronted with the necessity of helping themselves and are also provided with the opportunity of doing both themselves and the city a service by offering intelligent recommendations for city economy and practical suggestions for remedial legislation. It is an open secret that the new city administration will welcome cooperation in its unenviable task of laying down a program of economy in municipal government; nor is there any reason to believe that the law-making body at Albany will oppose legislation that will help the city to work out its financial and taxation problems.

Real estate in New York City, valued approximately at \$8,000,000,000, pays in taxes nearly all of the city's bill and a liberal portion of the State's bill. The inequalities and burdens growing out of unwise local administration and impractical laws are perhaps better known by those who represent organized real estate ownership and kindred lines than by any other of our citizen bodies. The opportunity for obtaining relief is here, and the responsibility for making a concerted effort to secure it plainly rests upon them.

City-Owned Real Estate.

In a letter sent this week to Mayor-Elect John F. Hylan, Comptroller Prendergast reviews the financial position of the city today and, incidentally, its financial condition at the time when the present administration went into office.

One of the points brought out by the Comptroller was that the city could obtain additional borrowing capacity were it to dispose of some of its real estate, not used for public purposes for which it was designed. The classifications are as follows:

a. Parcels purchased for general purposes, now vacant. The total cost of these is \$5,508,049.28. Of this \$5,062,714.33 was purchased prior to 1910 and \$445,334.95 since 1910.

b. Parcels purchased for general purposes, now rented. The approximate cost of these is \$2,000,000. Of this \$1,700,000 was purchased prior to 1910 and \$300,000 since 1910.

c. The New York County Court House site, the cost of which, without interest, is \$11,679,648.58; and

d. Real estate purchased for rapid transit purposes. Of this there is subject to resale probably about \$6,000,000.

The proceeds of the sale of real estate bought for general purposes must go into a special fund and be used for no other purpose than the purchase of real estate.

The New York County Court House site must be used for court house purposes unless the Legislature decides otherwise; so that nothing may be done with that property without legislative action.

The proceeds of the sale of property bought for rapid transit purposes must be used for these same purposes.

There are millions of dollars of taxpayers' money tied up in practically unused properties. The Record and Guide has maintained for several years that means should be devised whereby unnecessary holdings could be liquidated by the city. Were this accomplished at least two results would be obtained:

First, That the city would be in a position to make needed improvements with the money obtained through these

sales, and incidentally be relieved from the cost of upkeep, and second, the purchasers would improve the holdings, thereby adding to the tax roll.

Legislation would, of course, be necessary in order to accomplish this result, but this is the time when all available monies should be accumulated from outside sources, so that the taxpayer would not be burdened unnecessarily.

Summing Up the Year.

With 1917 drawing rapidly to a close, conjecture is heard on all sides as to the building prospects for the coming year. During the twelve months just passed there have been many moments of doubt and difficulty for the majority of concerns in the industrial and commercial lines. From these deterrent factors it has seemed as though the building trades and its allied interests were among the chief sufferers. The building industry and the supply manufacturers that are dependent upon it, are conceded to be always among the first to experience the pinch of hard times. Economic disturbances, no matter how slight, are magnified to the trades. Response to bettered conditions is slow and the industry is usually the last to recover from the effects of a depression.

During the past year the building industry has felt the effects of the uncertainty prior to the entrance of this nation into the war and more so from the hesitancy on the part of prospective builders to proceed with contemplated operations on account of our participation in the conflict. The bulk of the construction that has proceeded was an absolute requirement made necessary for the preparation for military activities. Private construction has slowed down to a negligible amount and although from time to time there has been a promise of improved conditions, it seems as though some new factor entered into the situation to postpone matters just as the future commenced to look brighter. Many and diversified were the influences that entered into the building situation during the past year and the majority of them exerted a depressing, if not disheartening, effect.

Up to the present time the building trades, although suffering severely, have successfully weathered the many storms of adversity. Upon numerous occasions the outlook for the future was dark; obscured by depressing circumstances and conditions, but each time there followed a rift in the clouds of despondency that brought renewed hope to the industry.

During the past twelve months the building trades as a unit of industry have learned many things. In past years the various branches worked independently of each other and there was a decided lack of cohesion and harmony that proved to be a costly method of procedure when difficulties arose. With the vicissitudes of the past months there has come a growing necessity for a closer cooperation between all factors connected with the building industry. This cooperation is being brought about after considerable thought and diligent work on the part of the representatives of many of the leading branches of the industry and it has created a feeling of responsibility toward each other that should redound to the ultimate benefit of the building fraternity and insure for the future a sounder business policy and closer harmony for one of the leading national industries.

Building operations will unquestionably be resumed. The revival of activity cannot depend entirely upon the duration or outcome of the present war. There are altogether too many factors close at hand that will influence a resumption of structural activity in all parts of the country. It only requires a greater measure of confidence and hope on the part of the building fraternity and a willingness to wait for the time when conditions will resume the normal of past years.

As representing one of the leading

national industries let us not close this year bemoaning the difficulties experienced in the past. Rather we should look forward to the coming year with a confidence born of the new spirit of cooperation toward a future that undoubtedly contains much for all of the branches of the building industry.

Service Through Cooperation.

Property owners will come to realize more and more the importance of a rule recently adopted by the Board of Standards and Appeals relating to sprinkler systems as affecting the installation of interior fire alarm signal systems. This rule permits the acceptance of the street siamese connection as an accepted source of water supply for sprinkler systems, the other necessary sources being either a gravity tank or a pressure tank. The effect is to relieve a number of structures now having a single sprinkler tank from the necessity of installing interior fire alarm signal systems.

Section 83-a of the Labor Law requires the installation of fire alarm signal systems in buildings over two stories in height and exempts certain buildings under prescribed conditions of sprinkler protection and occupancy. Such exempted buildings must be equipped with an automatic sprinkler system, having two adequate sources of water supply and approved by the public authorities having jurisdiction. As long as the street siamese connection was not recognized as an approved source owners were required to install a fire alarm signal system, unless their buildings had two approved sprinkler tanks on the roof.

As the law was written, buildings equipped with an adequate and approved sprinkler system satisfactory to the insurance interests and to the Fire Department were not relieved from the provisions of the Labor Law requiring the installation of interior fire alarm signal systems, because the law did not differentiate between one-source and two-source sprinkler systems.

Aside from its practical value the adoption of the rule is an example of the sort of intelligent cooperation between city officials and representatives of property which might, with advantage to all concerned, be more generally exercised than is actually the case. In this particular instance property owners are indebted both to the Real Estate Board of New York, which recently provided the solution after two years of ineffectual effort to secure this result, and to the Board of Standards and Appeals, which saw in the rule now accepted a sane and practical solution of a troublesome problem.

Conserving Coal.

Editor of the RECORD AND GUIDE:

Governor Whitman recently made public some suggestions for saving coal without interfering with the progress of industries, and those applying to steam or hot water boilers should be printed and framed and hung in a prominent place where the engineer or janitor, or whoever else it may be who attends to the heating in office buildings and apartment houses, cannot help but see it. And, then, owners or building managers and superintendents, or agents, should make it their business to watch and see whether those suggestions are carried out.

Much more coal is used and much less heat given by carelessness in tending furnaces and boilers than if that duty were attended to with the precision it deserves. All too often coal is thrown on when it is not needed and the shaking of the ashes is a masterly demonstration of getting something done without really doing it.

Attention to draughts and dampers and discrimination in feeding and shaking will accomplish much in coal saving and at the same time provide better heat. It is often the man who handles the coal rather than the lack or quality of the coal which is responsible for unsatisfactory heating. C. L. W.

The Building Situation.

Editor of the RECORD AND GUIDE:

The Record and Guide has recently given considerable publicity to the movement for the alleviation of building stagnation and while some important measures have undoubtedly been formulated toward the relief of the situation, the condition still exists and is likely to exist at least for the period of the war.

The prime difficulty of the speculative and investment builder today is obtaining the necessary funds for the consummation of his project. Next he is face to face with the question of obtaining prompt delivery of materials and supplies. This does not mean exclusively structural steel, although that commodity is in a worse position today than any other building essential. All, however, from common brick to finished hardware are subject to delays in delivery that discourage the builder who otherwise would be in a position to start a contemplated improvement. The labor situation is the third item requiring adjustment before building times can again become propitious for the speculative or investment operator.

The high cost of materials, although they are undoubtedly excessive, has not been the prime factor in hampering a more abundant building activity. The above factors are in the main responsible for the present stagnation and until there is a decided improvement along all of these lines, and not until then will it be possible for building interests to proceed. The movement so recently started is undoubtedly an excellent thing. The building trades are looking upon it as a last resort and if it fails there will not be much of an opportunity for the speculative builder until the war is over and conditions in all lines are again normal.

SPECULATIVE BUILDER.

Organizing Building.

Editor of the RECORD AND GUIDE:

The formation of a permanent organization for the advancement of the building industry, for the general welfare of New York City, as published in the last issue of the Record and Guide, must commend itself to the several interests concerned, not only because of its purpose, but because just some such action is particularly needed at this time when the value of coordination has come to be so generally recognized.

Surely the building interests would be neglectful of their own interests if, while so many other lines of endeavor are being coordinated with evident success, they failed to take similar action in their own behalf. They would be unmindful of their own present and future and, more than that, they would be failing to do their share toward the general welfare. That a national organization is looked for is one of the appealing features of the movement. May it be broad in its scope, thorough in application and altruistic as well as practical. Then it cannot fail to succeed. F. E.

Unheated Cars.

Editor of the RECORD AND GUIDE:

The Brooklyn Rapid Transit Company has asked the Public Service Commission to allow them to run their cars this coming winter without heat. The excuse given is that the company desires to save coal.

Undoubtedly, were the company allowed to run unheated cars, it would save a certain amount of coal, but how about the health and comfort of the public? Are not conditions in Brooklyn, so far as the transportation lines, bad enough without adding to the burden of the public by making them travel in unheated cars?

The suggestion is so harmful that it is not to be conceived that the Public Service Commission will consider it for a minute. The wonder of it is that the company would have the assurance to make such a suggestion. The taxpayers of Greater New York have expended

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. 290.—A mortgagee has been paid in full and has given a satisfaction piece, surrendering the mortgage and bond. While the mortgage was recorded it has not been cancelled of record and the documents (including the bond) have been "lost, strayed or stolen." The mortgagee makes no claim; he admits he has been paid, but declines to go to the trouble of giving a new satisfaction piece. What course should the owner of the property take in a case like this. L. E.

Answer No. 290.—Section 322 of the Real Property Law provides a method for discharging of record mortgages which have been lost or destroyed covering property embraced within the various counties which form the City of New York.

Question No. 291.—Can the seller of a parcel of realty compel a purchaser who fails to place his deed on record, to have it recorded? What can he do so that official records will show he is no longer the owner? L. E.

Answer No. 291.—It is not compulsory upon a grantee to record his deed. It is an exceedingly wise precaution for him to take and one every prudent business man would take. In the event of his selling or mortgaging the property his grantee or mortgagee will doubtless insist upon the deed being recorded.

millions of dollars in the effort to obtain better transit accommodations, and were the request of the railroad granted drastic measures should be taken by every organization and individual who has the welfare of the community at heart. These sort of suggestions from public utility corporations should be squelched promptly so that future requests along unreasonable lines would not be forthcoming.

BROOKLYNITE.

Writ Dismissed.

The Supreme Court of the United States has dismissed the writ of error obtained by the New York and Queens Gas Company and affirmed the unanimous decision of the New York Court of Appeals, upholding an order of the Public Service Commission, directing the gas company to make needed additions to existing facilities by the extension of its mains. The decision of the highest court in the understanding of the Commission's counsel, definitely and finally establishes the power of the Public Service Commissions in this State, to require public service corporations to make needed additions to existing facilities. It was said that the decision would have an important effect in strengthening the Commission's power to deal with questions of better service and the obtaining of the facilities necessary for such service. In the so-called Douglaston case, the Commission ordered an extension of the gas company's mains from their present termini in Flushing, so as to serve adjacent portions of the same ward in the communities known as Douglaston, Douglaston Manor and Little Neck, all in the Borough of Queens, at an estimated cost of about \$60,000. The Commission in reaching its decision held that although the net return upon the cost of the extension would for some years be less than three per cent., yet the extension proposed was reasonable and should be built, because of the rapid growth of the community which it was proposed to serve.

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REAL ESTATE NEWS OF THE WEEK

Operators Play an Important Part in Brokerage Reports—Business Well Distributed

WHILE the market during the past week was not spectacular in any way, nevertheless a larger number of deals, present conditions considered, were closed. Operators figured largely in the reported transactions, and several exchanges were consummated.

As has been customary for the past few years, the last weeks in December have shown more activity than the preceding ones, and this year is no exception.

Considering the inability to obtain mortgage loans, either for building purposes or new ventures, the sales market appears in a good light. There is but little likelihood that the money condition will change appreciably for some time to come unless action is taken by the Federal authorities. This is too remote to be seriously considered at the present time.

In ordinary times a goodly percentage of deals are made for those who wish to have structures erected either for their own occupancy or for investment. The tightness of the money market precludes the possibility of putting these deals through, and for

this reason brokers, as a rule, feel less hopeful of the realty market next year.

Among the foreclosure sales which will be held after the first of the year is the one involving Alwyn Court, at the southeast corner of Seventh avenue and 58th street. The sale is to be held to satisfy a judgment of \$647,300, with interest, obtained by the Fidelity Trust Company as trustee in behalf of the bond holders.

The sales market in the outlying sections of the city has shown considerable quickening, which is in a measure due to the scarcity of housing facilities in Greater New York. Prices are well maintained in those districts within easy access of the lines of transportation.

Among the leases reported was one affecting the large plot in East 119th street, which was rented, by a coal concern, to the Standard Oil Company of New York. The lessees propose to improve the site with a garage. In the Williamsbridge section a new motion picture theatre was leased from the plans, and in the Sixth avenue section, south of 23d street, 300,000 square feet were subleased in one of the old department store buildings.

PROTESTS AGAINST ABOLITION OF PNEUMATIC MAIL TUBE SERVICE

THE Pneumatic Mail Tube Service of the City of New York is again threatened with disruption. Once more Postmaster General Burleson, in his annual report, just submitted to Congress, demands the abolition of the Pneumatic Mail Tube Service in New York City, Boston, Philadelphia, St. Louis and Chicago. He has already taken steps, by purchasing more than 100 new auto trucks for service in New York, and has also acted in the other cities affected.

The Bronx Board of Trade has decided once more to undertake an energetic campaign to bring before Congress the true aspects of the pneumatic tube situation, and to obtain such action by legislation, at Washington, as may be necessary to ensure more rapid delivery of first-class matter to and from the Bronx.

The first step in this campaign was taken on Wednesday evening, December 19, when the Board of Directors of the Bronx Board of Trade unanimously adopted the following resolutions, copies of which have been forwarded to the members of the House of Representatives from New York City and New York State, as well as the New York members of the Senate and other city, county, state and national officers interested:

"Whereas, The Postmaster General in his report, just submitted for the fiscal year ending June 30, 1917, states that no estimate has been submitted for funds for the continuation of the Pneumatic Mail Tube Service, although directed by Congress to extend existing contracts to June 30, 1918, and although the joint Committee of Senate and House appointed to investigate and report on the value of the service has not yet completed its work, and

"Whereas, The same conditions exist today as were outlined last year by representatives of this Board before the Senate and House Committees on Post Office and Post Roads, and as a matter of fact are daily becoming worse in our city so far as the use of surface transportation is concerned,

"Therefore Be It Resolved, That the Bronx Board of Trade does most earnestly protest against the discontinuance of the mail tube service until such a system as the Postmaster General admits is necessary shall be established, namely, 'a means of underground transportation which will transport all the mail in

an expeditious manner and at reasonable cost.'

"It is the opinion of all who are intimately acquainted with New York City, its congested streets and its traffic problems, that the abolition of any underground traffic and consequent increase of surface traffic would be a disaster.

"We, therefore, urge upon our representatives in Congress to stand firmly for the right, as they have in the past, and enact such legislation as shall protect our present valuable tube service and compel its extension to the 770,000 people of the Bronx."

OPPOSES RESTRICTION.

Real Estate Board Disapproves of Amendment to Zone Law.

AT a meeting of the Board of Governors of the Real Estate Board of New York held last week, the proposal to limit the height of buildings on Fifth avenue from 60th to 99th streets to 100 feet instead of 150 feet as now provided by the Building Zone Resolution was given serious consideration after previous consideration by a special committee, and was opposed.

A subcommittee of the Board of Governors consisting of Leo S. Bing, Robert E. Dowling and Mark Rafalsky was appointed to prepare the statement in opposition, and the Board's attitude was represented by Robert E. Dowling before the Board of Estimate at the hearing on Friday, December 14. These objections were stated as follows:

1.—It does not seem that the prevention of building of apartment houses will increase the value of the property in question; in fact, the contrary seems to be the case, as there is no sale at present for Fifth avenue property for other purposes.

2.—The erection of apartment houses on Fifth avenue will not decrease the enjoyment of the avenue for the use of the general public on account of obstruction of light and air, as has been urged.

3.—The erection of apartment houses on Fifth avenue will not destroy the beauty of that avenue, in view of the fact that property immediately adjoining Fifth avenue has no restrictions prohibiting the erection of apartment houses, and the view from the avenue of the sides of apartment houses erected in proximity to the avenue would be

much worse than the view of the facades of apartment houses erected on the avenue.

4.—The proposed limitation is opposed by some of the Fifth avenue owners.

5.—Even if the proposed limitation were enacted, it will be no positive prohibition of the building of apartment houses on large plots, as it would still be profitable to build them, using a set back after the 100-foot limitation had been reached.

6.—The Building Zone Resolution was enacted into law after careful consideration. Frequent changes, especially changes of importance, unless absolutely necessary and certain to produce the desired results, should not be made.

The matter came up for consideration yesterday at the meeting of the Board of Estimate, but action was deferred until January 11, when it will be reviewed by the new Board.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 34, as against 20 last week and 23 a year ago.

The number of sales south of 59th street was 14, as compared with 8 last week and 12 a year ago.

The sales north of 59th street aggregate 20, as compared with 12 last week and 11 a year ago.

From the Bronx 23 sales at private contract were reported, as against 17 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 821 of this issue.

Hon. James W. Gerard Sells.

One of the most important realty transactions recorded in the Queens County Clerk's office during the past week was the conveyance by former United States Ambassador to Germany, James W. Gerard, to Little Bay Improvement Corporation, of which William L. Burton, a New Orleans cypress lumber merchant, is at the head, of a tract in the town of Flushing on the sound, a short distance west of the Willets Point fortification and east of Whitestone, containing 6.56 acres. The tract has a frontage of 1,737 feet on the south side of the Willets Point road, which is a fine improved highway protected for a distance of several hundred feet where it touches the waterfront by a substantial seawall from the action of the sea. The conveyance includes also a strip containing 1.03 acres with a frontage of 604 feet on the northwest side of the Willets Point road and 735 feet on the sound; also a strip of 1-3 of an acre with a frontage of 335 feet on the north side of the Willets Point road and 332½ feet on the Sound. Mr. Burton is going to build a house on the property next spring and may build other dwellings for personal friends. The property formerly belonged to the Sisters of St. Joseph, being the location of Sacred Heart Seminary. It was sold by them at \$4,000 an acre. The buyer gave a mortgage to Mr. Gerard, who subsequently had to take the property at foreclosure sale. It is reported that Mr. Burton paid between \$80,000 and \$90,000 for the tract.

Knowlton Court in Exchange.

Knowlton Court, a seven-story apartment house at 3810 Broadway, southeast corner of 159th street, was sold by the Owners' Syndicate Company, Maximilian Morganthau, president, and Samuel E. Jacob, treasurer, to the Longdale Realty Corporation. The building occupies a plot 100x125 and was held at \$360,000. It contains stores. As part payment was given 1003 to 1007 Simpson street, two five-story apartment houses, each on a plot 41x105 feet; also 1017 Simpson street, a five-story apartment house with stores, on plot 42x104xirregu-

lar; also six lots at the corner of Bronxdale and Mathews avenues; also ten lots on Muliner avenue, between Lydig avenue and the Bronx and Pelham Parkways; also two lots on Rhinelander avenue, between Fowler and Bogert avenues, and one lot at the corner of Fowler and Neill avenues. These lots are in the Mount Morris Park section, and with the Simpson street houses, figured in the trade at \$175,000. Byrne & Baumann, Henry Brinkmann and Norman Denzer were the brokers. The Broadway block front from 158th to 159th streets, was improved by the Flury Construction Company, from whom the Owners' Syndicate purchased the southeast corner of 159th street in March, 1908.

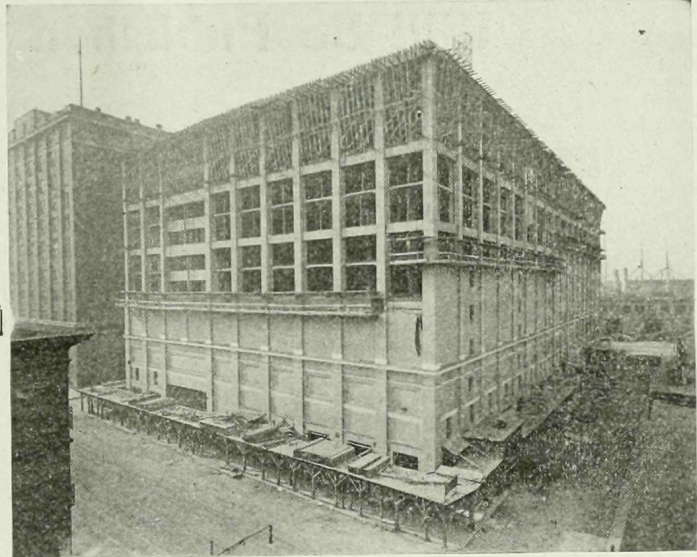
Operator Resells Flat.

Frederick Brown resold to Frederick Eisele, the southeast corner of Hoe avenue and 165th street, two five-story

apartments on a plot 110x100 feet, held at \$140,000. Mr. Brown takes in part payment the three-story dwelling, 161 Primrose avenue, Mt. Vernon, with a frontage of 129 feet.

Casualty Company Buys.

Cammann, Voorhees & Floyd and Charles B. Van Valen, Inc., sold to the Maryland Casualty Company the six-story building, 103 and 105 William street, adjoining the corner of John street, on lot 43 x 76 x 37, assessed at \$195,000. The consideration was all cash. When existing leases expire and alterations have been made the purchaser will occupy. This company has recently purchased other property in Baltimore. Recent improvements in this neighborhood for insurance interests have been the erection of the new buildings at the northeast corner of William and John streets, northwest corner of William and Maiden Lane,



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THE EVENING MAIL'S

Annual Real Estate Corporation Supplement and Annual Real Estate Review

Will Be Published in January

THE Review will appear on Saturday, January 12th, and will contain signed articles by prominent real estate men covering the year just closing as well as forecasts for 1918.

The 1917 Real Estate Corporation Supplement will appear a week later, and will contain about 100 pages, printed on coated paper with a durable cover.

The publication is well-known, not only in New York City, but throughout the country. It contains a complete list of Realty Corporations doing business in Manhattan and Bronx Boroughs, with their officers, capital stock and Manhattan holdings; information that is nowhere else obtainable.

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Advertising of high-class real estate firms will be accepted for these editions. Advertisements printed in the Review of Jan. 12th, will be reprinted in the

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For further information, phone Worth 3200, Real Estate Adv. Dept. Our solicitor will be pleased to call if you so desire.

THE EVENING MAIL

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and 130 to 134 William street. The purchasing company, in addition to their casualty and other lines, have just formed the Maryland Assurance Corporation to handle accident, health and life insurance. This is the fifth cash sale made by Cammann, Voorhees & Floyd since October 1 to purchasers for occupancy.

Deal in Maiden Lane.

Charles F. Noyes Company sold 129 Maiden lane, through to Fletcher street, and 131 Maiden lane, two loft buildings covering a plot of about 3,000 square feet, with frontages of 40 feet on Maiden lane and 20 feet in Fletcher street. The property is located 20 feet north of Water street. The buildings are leased on a year-to-year basis, and it is believed that the property may be improved at some future date. The parcel is valued at \$65,000. Stoddard & Mark, attorneys, represented the buyer. The balance of the block front in Water street, from Maiden lane to Fletcher street, is owned by Archibald Maclay. Directly opposite the Maclay property is the block square recently acquired by the New Jersey Zinc Company.

Operator in Another Deal.

Frederick Brown, who has been active in the market of late, sold to the A. R. T. Holding Company, 645 Academy street, a five-story twenty-family tenement, on a plot 50x100, adjoining the corner of Vermilyea avenue, in the Dyckman section. The property was held at \$70,000. In exchange the buyer gave the vacant plot, 100x100, at the southeast corner of Adrian avenue and 227th street, Marble Hill. The Academy street property, together with the corner, 631, and the two adjoining houses at 54 and 64 Vermilyea avenue, were recently acquired by Mr. Brown from the builders, Marva Realty Corporation, Max Raymond, president. The corner house was sold recently to a Mrs. Hastings. Frank Volz negotiated the deal.

Bronx Houses Sold to Operator.

Frederick Brown bought from the estate of William L. Loew, the five-story apartment house, arranged for twenty-five families, with seven stores, at 939 Dawson street, on a plot 72x100, at the northwest corner of 163d street. The property was held at \$100,000 and was sold through W. J. Duston & Son. Mr. Brown also bought the dwelling, 1327 Clinton avenue, on lot 20 x 100, and gave in exchange the plot 81x100, at the southwest corner of Elm and Cedar streets, Yonkers.

Sale in Insurance District.

Howard Hunter William, vice-president of the Union Paper Company, sold to the Maryland Casualty Company, 103 and 105 William street, a six-story commercial building, occupying a plot 43 x 76 x 37, adjoining the corner of John street. It is assessed by the city for taxation purposes at \$195,000. When the existing leases expire extensive alterations will be made to meet with the requirements of the purchasing company, which will occupy the property. Cammann, Voorhees & Floyd and Charles B. Van Valen, Inc., were the brokers.

Brewer Buys on West Side.

Conrad Stein, brewer, bought from the George Backer Construction Company, George Backer and Arnstein & Levy, the nine-story apartment house, completed about three years ago, at 317 West 89th street, between West End avenue and Riverside drive, on a plot 80x100.8. Derschuch & Company and N. A. Berwin & Company were the brokers. The 89th street property was valued at \$425,000. The building was erected for about \$200,000, from plans by Wallis & Goodwillie. It is reported that the rent roll approximates \$45,000 a year. In part payment, Mr. Stein gave his former home, 24 West 76th street, 25x100.2, between Central Park West and Columbus avenue, and also his summer residence at Shippan Point, Stamford, Conn. This latter property consists of a large

dwelling, a garage and a wharf, on two and one-half acres of land overlooking the Sound. It was completed by Mr. Stein for \$68,525. The entire deal is said to have represented about \$650,000.

Speculators Buy in the Bronx.

Morgenstern Brothers Syndicate purchased two large apartment houses at 2105 to 2111 Clinton avenue, northwest corner of 180th street, five-story structures, on a plot 135x107 feet. The rent roll is reported to be \$23,500. The properties are mortgaged for \$132,000. The sale was made by A. Blumenthal for the Avrutine Construction Company. Adelstein & Avrutine.

W. A. Harriman Buys.

W. Averill Harriman purchased the Percy Chubb place and Dunderberg Lodge, the estate of Mrs. H. R. Green, including the Twin Lakes. The properties are about three-quarters of a mile from the Central Valley, West Point State road, and adjoin the State Park.

Trustees Sell Building.

Central Trust Company and George F. Johnson, Jr., as trustees, sold to Daniel H. Jackson the seven-story building at 97 Crosby street, on a lot, 25.1x68 feet. The building is leased to one tenant, at a reported annual rental of \$4,200.

Sale on University Avenue.

Nason Realty Company, Max N. Natanson, president, bought from the B. F. Construction Company, Charles Flaum, president, 1601 and 1605 Univer-

sity avenue, two five-story, new-law apartment houses recently completed, occupying a plot 190 x 100 feet. The houses are arranged to accommodate seventy-five families, with suites of three, four and five rooms. The annual rental is reported at \$38,000. In part payment the Nason Company gave the four-story dwelling at 10 West 84th street, on a lot 21 x 100, near Central Park West, held at \$30,000. The transaction involved about \$300,000, and was negotiated by William S. Baker and Henry J. Kantrowitz. The Nason Company now controls the four houses comprising the westerly block front from 174th to 175th street. Mr. Flaum erected the buildings in one operation from designs by Charles B. Meyers, architect. He acquired the site in the early part of the year from the Lees Tract Corporation, which advanced building loans aggregating \$253,000.

Grocer Buys Warehouse.

James Butler, grocer, purchased the six-story structure at the southeast corner of Washington and Laight streets, from the Ragus Tea & Coffee Company, which has occupied the building for some time as a warehouse. The buyer has a large warehouse at the southwest corner of Washington and Hubert streets. This latter warehouse is five and ten stories high. The property just bought by Mr. Butler includes 401 to 411 Washington street, and 71 to 75 Laight street. The Washington street frontage is 125 feet, and the Laight street frontage is 80 feet. It is understood that the asking price was \$350,000.

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"Littlist" Corner Sold.

Charles F. Noyes Company sold for Henry G. Trevor, 52 Fulton street, the southeast corner of Cliff street, a three-story building on lot about 11 x 28. It is one of the smallest downtown corners, and cost the seller \$32,000. It is assessed by the city at \$19,000. The building is leased on a nominal basis to monthly tenants, and it is expected that the site will be improved with a new building that will be occupied by one firm. Stoddard & Mark represented the buyers.

Bronx-Manhattan Exchange.

I. M. Strunsky sold for Bernard London, 209 and 211 Harrison avenue, the recently completed five-story apartment house on plot, 75x100, containing thirty apartments and fully rented, at an aggregate of about \$12,000. The buyers are Bogel & Schultz, builders. They gave in part payment the four-story dwelling, 47 West 68th street, on lot 25x100. The amount reported to be involved in the exchange was \$120,000. The Harrison avenue house is one of two structures purchased by Mr. London several months ago, both of which he has now resold.

Savings Bank Sells Apartment.

Edward N. Crosby & Co. sold for the United States Savings Bank the Parkway, a six-story elevator apartment house, on plot 72.11 x 100, at the southeast corner of Cathedral Parkway and Manhattan avenue. The bank recently took the property in foreclosure, and held it at \$150,000.

Whitlock Avenue Corner Sold.

The Downtown Realty Company represented by Geo. R. Read & Company, sold to the Rosen-Craus Company, Julius M. Rosenman, and Bernard Crausman the plot 100x142x100x134 at the northwest corner of Whitlock avenue and Tiffany street. The buyers will improve the site with a one-story garage having a capacity for 150 cars. The buyers were represented by A. Blumenthal.

Manhattan-Bronx Exchange.

Henry Morgenthau Company sold to Isaac Weil, a five-story apartment house at 1323 to 1331 Wilkins avenue, on a plot 116 x 89 x irregular, located south of the junction of Wilkins and Intervale avenues. The building is arranged with five apartments on a floor and contains five stores. In part payment Mr. Weil gave 224 and 228 East 99th street, two six-story new-law houses, on a plot 75 x 100. Joseph Ostroff, who negotiated the exchange, reports the transaction to have involved \$170,000.

Manhattan.

South—of 59th Street.

DELANCEY ST.—Charles F. Noyes Co. sold 244 Delancey st, a tenement, 25x75, between Willett and Sheriff sts, to Isidore Shapiro. The parcel was sold in a recent exchange for \$30,000.

FULTON ST.—Henry Allen bought 119 Fulton st to 50 Ann st, two 5-sty buildings, 25x 120, between William and Nassau st, held at \$90,000, through Alexander J. Roux & Co.

GOLD ST.—Cammann, Voorhees & Floyd sold the 5-sty building at 93 Gold st, on lot 25x 103, to Marcus, Forscher & Co., leather dealers, the present tenants. The property was sold by the same brokers two years ago to the present seller and leased to the purchasers.

WASHINGTON ST.—Douglas Robinson, Charles S. Brown Co. sold to James Butler, grocer, a 6-sty warehouse at the southeast corner of Washington and Lighthouse sts, 125x80, for about \$250,000, from the Ragus, Tea and Coffee Co., its occupant.

32D ST.—William B. May & Co. sold for Harry J. Luce the 5-sty store and loft building 37 West 32d st, 25x98.9, between Broadway and 5th av, which he obtained 4 years ago through a trade.

49TH ST.—James H. Cruikshank resold, through Harry Sugarman and T. Ortman, to Isaac Abram the two 5-sty tenements at 526 and 528 West 49th st, on plot 53x100, which he bought from Jesse M. Folsom.

49TH ST.—Keller Mechanical Engraving Co. of Brooklyn, bought from the Eled Land Corporation 108 to 114 West 49th st, three dwellings, 85.4x100.5, adjoining the Hotel Maryland, between 6th and 7th avs. No improvement of the property is contemplated by the new owner.

BROADWAY.—Warren & Skillin and Knapp & Wasson Co. sold for Butterly & Green plot 50x100 on the west side of Broadway, 145 ft.

south of 190th st. The property is situated diagonally opposite the tunnel street extending over from Broadway to the 191st st subway station at St. Nicholas av. The same brokers report the sale for the Lawrence Park Realty Co. of the two 3-sty private residences at 283 and 319 Decatur st, Brooklyn, each on lot 18x 100.

North—of 59th Street.

74TH ST.—Folsom Bros. resold for Elizabeth O'Reilly a 4-sty dwelling, on lot 16.8x102.2, at 236 East 74th st to Charles and Katie Klenke.

79TH ST.—Walter S. Ross & Co. sold for Amelia Tubner plot 80x100 in the north side of 79th st, 100 ft. east of 10th av, to a Bay Ridge builder, who will improve with four 1-family semi-detached houses, with garages.

94TH ST.—James H. Cruikshank resold to Isaac Abram the two 5-sty double tenements at 526 and 528 West 94th st, between 10th and 11th avs, on plot 53x100. T. Ortman and H. Sugarman were the brokers.

95TH ST.—Miss M. Merritt, represented by John P. Finneran, sold the 5-sty flat at 70 West 95th st, on lot 20x100, adjoining the southeast corner of Columbus av. The new owner gave in exchange 2868 Valentine, a 2-sty, 2-fam. house, 25x100, near 198th st; also a plot with a frontage of 126 ft. in 65th st, between 7th & 8th avs, Brooklyn, and a dwelling in Asbury Park, N. J., located at 1025 1st av. The 95th st house was acquired by the seller last year from the Kennard estate.

95TH ST.—The West Side Community House, now occupying the 3-sty dwelling at 128 West 95th st, purchased that property from Gordon J. Newman for \$10,500, subject to a mortgage of \$7,000. The house is assessed at \$14,000.

113TH ST.—Oothout Realty Co. sold the apartment, 50x113.2, 530 West 113th st, between Amsterdam av and Broadway, to Edward J. O'Gorman.

113TH ST.—James H. Cruikshank sold to Bedros G. Terzian dwelling 246 West 113th st, 16x100, between 7th and 8th avs, through I. Friedman.

115TH ST.—Ennis & Sinnott resold the flat, 25x100, 76 East 115th st, near Madison av, which they bought about 10 days ago through Bernard Smyth & Sons.

118TH ST.—John R. Davidson and Charles F. Learnard sold for the Westbrook Realty Co. the 7-sty elevator apartment house, on plot 50x 100 at 353 and 355 West 118th st to Miss Jane Lowndes, who gave in part payment her residence at Monmouth Beach, N. J.

119TH ST.—Ennis & Sinnott bought from Edward and Auguste Roesler, as trustees, 132 East 119th st, a 5-sty flat with store, on lot 20x100, between Park and Lexington av. The property was taken in part payment for the two flats at 64 and 66 West 88th st, reported sold recently. The deal was negotiated by the J. Romaine Brown Co.

132D ST.—J. Edgar Leaycraft & Co. sold to St. Aloysius R. C. Church, for Charles T. Moeler estate, 223 West 132d st, adjoining parish house.

138TH ST.—Frederick Brown sold to John Martin 523 West 138th st, a 5-sty apartment, 50x100, between Amsterdam av and Hamilton pl, and took in exchange 70 to 74 Lorimer st, Brooklyn, three 2-fam. houses, 60x100.

160TH ST.—Samuel Kronsky resold, through Edward J. Thompson, 424 West 160th st, a 3-sty dwelling, on lot 18x100. The seller acquired the property at the Knapp estate auction sale last November.

172D ST.—Loring Construction Co. sold through Frederic H. Allen, of Frederick Zittel & Sons, 642 West 172d st, a 5-sty apartment, 65.4x100, valued at \$85,000, to Benjamin Florsheim, a client of Lester H. Goodkind, who gave in exchange the vacant plot, 50x75, at the southeast corner of Wales av and 149th st, held at \$15,000. The Loring Co. recently disposed of the apartment at 650 West 172d st to the Reliant Leasing Co.

BROADWAY.—Lawrence Park Realty Co. purchased from Butterly & Green the plot 50x 100, on the west side of Broadway, 145 ft. south of 190th st. The property is diagonally opposite the tunnel street extending from Broadway to the 191st st subway station at St. Nicholas av. In part payment the buyer gave the two 3-sty dwellings at 283 and 319 Decatur st, Brooklyn, each on a lot 18x100. The Knapp & Wasson Co. and Warren & Skillin were the brokers in the transaction.

Bronx.

JENNINGS ST.—Cahn & Pittman sold to Arthur Costello 831 Jennings st, a dwelling, 16.8x100.

185TH ST.—Rubin & Lefkowitz sold for Lowenfeld & Prager two 5-sty new-law flat houses, each on plot 40x130, at 771 to 775 East 185th st, 120 ft. west of Southern Boulevard.

198TH ST.—M. Morgenthau, Jr., Co., sold for the Guaranty Trust Co. and Nathan Dalsimer and Philip T. Dalsimer, executors of the estate of Zettie Dalsimer, the vacant parcel in the south side of East 198th st, adjoining the southwest corner of Creston av and 198th st, about 25x106.8x102.4, to William Hanselman, of Montclair, N. J., owner of the adjoining corner parcel, who now owns the plot 50 ft. front in 198th st, 99.7 ft. on Creston av, with a rear line of 106.8 ft., located one block from the Grand Boulevard and Concourse, and one block from the Jerome av subway. This is an all cash transaction, the property being sold free and clear of mortgage. Rudolph Popper and E. Tanenbaum were associated as brokers.

BEAUMONT AV.—Edward E. Miers bought from Anna Venezia 2339 Beaumont av, a 4-sty flat, on lot 25x100, near 189th st.

BRYANT AV.—Cahn & Cahn sold to Dora Brubel 1447 Bryant av.

EDGEWATER RD.—Samuel Cowen sold for Hunts Point Realty Co. to Burns Bros., coal dealers, a plot, 100x100, at the northwest corner of Edgewater rd and Seneca av. The property is in an unrestricted zone and the buyers will improve it in connection with their business.

HARRISON AV.—B. London sold to Vogel & Schultz 2109 Harrison av, a tenement, 75x100, held at \$95,000, and took in exchange 47 East 68th st, a dwelling, 25x100.5, between Central Park West and Columbus av, held at \$35,000.

HONEYWELL AV.—Ernest W. Bielfeld bought the dwelling 2061 Honeywell av from J. Y. Michels, who took in exchange lot 190 Longfellow av and two lots on Ludlow av, near White Plains av.

LIND AV.—MinSmith Realty Co. sold to Catharine E. Rapport property, 60x200, on the west side of Lind av, 200 ft. north of 165th st, through to Sedgwick av.

LONGFELLOW AV.—Henry Gidinsky bought from Saily Finkelstein 1153 Longfellow av, a flat, 25x100.

SEDGWICK AV.—Meusnuth Realty Co. sold to Catherine E. Rapport 202x61.2x200x60 ft. on the west side of Lind av, to Sedgwick av, 200 ft. north of 165th st.

SOUTHERN BLVD.—Alexander Selkin and David Mintz sold for the Henry Morgenthau Co. the two 5-sty apartment houses at 887 and 291 Southern blvd, each on plot 74x105, containing 54 apartments and 10 stores. They were held at \$85,000 each. The purchaser, the Benenson Realty Co., gave in part payment the block front on the south side of 165th st, between Clay and Teller avs, measuring 127x250. This was held at \$45,000.

ST. ANNS AV.—Eugene J. Busher sold for the Kingsley Construction Co., the 5-sty flat, with stores, at 645 St. Anns av, near Westchester av, to Martin Klett, who gave the plot, 40x103, at the northeast corner of Blackrock and Pugsley avs.

WILKINS AV.—Henry Morgenthau Co. sold to Isaac Weil the apartment, containing stores, 1323 to 1331 Wilkins av, 116x89xirreg., just south of the junction of Wilkins and Intervale avs, and took in part payment 224 and 228 East 99th st, two new law houses, 75x100, between 2d and 3d avs. The exchange represented about \$170,000 and was negotiated by Joseph Ostroff.

Brooklyn.

BOERUM ST.—Joseph P. Day sold for the Rebecca S. Blumenthal estate 179 and 181 Boerum st and 142 and 150 Humboldt st, a northeast corner, 50x100. On the plot are a 4-sty building and a 2-sty brick structure used for business. The property has stores on the street level and lofts upstairs. The purchaser, Henry Buitenheim, is a Brooklyn wholesaler. It was offered at auction on Tuesday at Mr. Day's special sale and was purchased by one of the Blumenthal heirs for \$21,500.

CHAUNCEY ST.—Frank J. Magerle sold for Elizabeth Frisse to Bernardo Giarraputo the flat house at 245 Chauncey st.

CLINTON ST.—Through James L. Brumley, William H. Todd, president of Todd Shipyards Corporation, of New York, brought the Pullon shippard, at the foot of Clinton st, adjoining a barge canal terminal, for \$210,000 cash.

DECATUR ST.—Warren & Skillin and the Knap & Wasson Co. sold for the Laurence Park Realty Co. two dwellings, 283 and 319 Decatur st, each 18x100.

10TH AV.—Realty Trust sold the 1-fam. dwelling at 8023 7th av to Christian Bricksen.

16TH ST.—Calders Real Estate Co. sold to a client for occupancy 583 16th st, one of the new model 1-family houses built by the Wm. M. Calder Co.

17TH AV.—Sidoti Bros. sold to James Benson of Dutchess county, New York, for Vinnie S. Krug, the two 2-fam. brick houses at 8101 and 8109 17th av, Bath Beach.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. dwelling 2110 66th st to Abraham Goldberg.

79TH ST.—Walter S. Ross and C. C. Gretzinger sold for Aurelia Gubner the plot, 80x100, in the north side of 79th st, 160 ft. east of 10th av, to a Bay Ridge builder, who will improve with four 1-fam. semi-detached houses, with garages.

BATH BEACH.—James Benson bought from Mrs. Vinnie S. Krug the 2-fam. houses 8101 and 8109 17th av, Bath Beach, through Sidoti Bros.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 3-fam. brick flat 364 Bay Ridge av for the Roseland Co. to an investor.

MANHATTAN BEACH.—Arthur Noyes Whitney, formerly with Manhattan Beach Estates, and Henry R. Bailey, sold the thirty-six lots at Manhattan Beach to an investor, who will erect on them dwellings for the spring market.

NOSTRAND AV.—Charles Buermann & Co. sold for A. & S. Goldinger to Herman Steyer and I. Rambler a 3-sty building, on lot 23x50, at 215 Nostrand av.

PUTNAM AV.—Paul Stern, Inc., sold to A. Schultz the 3-family house 2428 Putnam av.

RIDGEWOOD.—Bauer & Stier sold to Joseph Stallone an irregular plot at Ridgewood, 111 ft. 10% ins. east of Madison st, extending, all the way 20 ft. in width, from the north side of Myrtle av to the southeast side of Madison st, subject to two mortgages aggregating \$14,200.

5TH AV.—Tutino & Cenry sold for Christopher F. Rosch the 4-sty apartments at 4820 5th av.

7TH AV.—Bernard P. Smith sold for J. B. Wood a tenement house, with stores, at 2308 7th av to Carrie Ablowitz, who leased it through Worden A. Smith to Lillian H. Dean.

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Queens.

ARVERNE.—L. S. Begley sold to J. Johnston a dwelling, on plot 40x100, on the east side of Clarence av, 400 ft. north of Morris av.

BELLE HARBOR.—J. E. Lindsay sold to the Manboro Realty Corporation a plot, 100x120 ft., on the west side of Brighton av, 72 ft. south of Washington av, and a plot 60x100 ft. on the east side of Henley av, 120 ft. south of Bayside dr, Belle Harbor.

DOUGLASTON.—The City of New York purchased from the executors of the Van Vliet estate a plot, 225x374 ft., on the west side of Main av, 750 ft. south of Cedar st, Douglaston, for \$22,000. The land is to be held for a school site.

DOUGLASTON.—F. Kemmet sold to E. M. Farrington a plot of 5.7 acres on the Van Vliet estate at Douglaston.

FAR ROCKAWAY.—G. Norton sold to D. R. Daly 60x100 ft. at the southeast corner of Deerfield rd and Beach 27th st.

FOREST HILLS.—W. L. Harris purchased the dwelling at 80 Slocum Crescent, Forest Hills Gardens, from the Sage Foundation Co. at a price reported to be \$30,000.

FLUSHING L. I.—Sanford Avenue Construction Co. sold to E. B. Thompson the dwelling and plot, 50x107, on the north side of Sanford av, 50 ft. east of Central av.

HOLLIS.—S. Finkelberg sold to H. Finkelstein 100x125 ft. on the west side of De Bevoise av, 100 ft. north of Maple st.

HOLLIS.—Hollis-Bellaire Real Estate Co. sold to Metropolitan Trust Co. a plot 225x100 ft., on the west side of Fairmount av, 327 ft. south of Hillside av; and a plot, 105x126 ft., on the west side of Parkview av, 82 ft. north of Prospect av.

JAMAICA.—Eastern District Savings Bank sold to H. J. Barlow the dwelling, on plot 50x100 ft., on the west side of Bedford av, 311 ft. south of Jamaica av.

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

JAMAICA.—Private Dwelling Corporation purchased from the Grosjean Tract Realty Co. several parcels in Jamaica for building purposes.

JAMAICA.—W. Meruk sold to J. Lennin 120x100 ft. on the east side of Ackroyd av, 240 ft. south of Van Siclen st.

JAMAICA, L. I.—A. Miller sold to V. E. Seal the dwelling and plot, 30x100, in the west side of Vine st, 160 ft. south of Central av.

KEW.—Kew Gardens Corporation sold to H. J. Arnold a dwelling, 60x100, in the south side of Pembroke pl, 460 ft. east of Austin st.

LONG ISLAND CITY.—Mary E. Jones of Cold Spring Harbor sold to St. John's Long Island City Hospital a plot adjoining the hospital with a frontage of 25 ft. on the south side of Nott av, 190 ft. east of Ely av.

MORRIS PARK.—C. Kalkhof sold to A. P. Andersen the southwest corner of Johnson av and Broadway, and purchased from J. S. Andersen 40x132 ft. in the north side of Jamaica av, 321 ft. west of Willard av.

NEWTOWN.—W. Bordfeld sold to F. Seller the dwelling at the southwest corner of Emerson and Queens avs.

RICHMOND HILL.—Tilles & Loshen purchased 4 dwellings at the northwest corner of 89th av and 120th st, Richmond Hill.

WHITESTONE.—F. F. De Rahm, referee, sold to J. Seeman the southeast corner of 8th av and 11th st, 100x200, and the northeast corner of Kissam av and Broadway, 50x150.

Richmond.
JEWETT AV.—Samuel Ginsberg bought from Max Bache plot 56x103xirreg at the northwest corner of Jewett av and Bache pl, Port Richmond.

RECENT LEASES.

Building Material Exchange to Move.
 The Building Material Exchange, Elliott Smith, president, and William C. Morton, treasurer, leased space on the second floor at 30 East 42d street, for a term of two years and four months from January 1, 1918. The Exchange has been located for the past five years in the Woolworth Building, and the move uptown was made for the convenience of its members, so that they might be in the heart of the activities of the building trade. The lease was taken from the Madison Avenue-42d Street Corporation, George F. Johnson, president. Cross & Brown were the brokers. Mr. Smith, in speaking of the move, said yesterday: "The Exchange has been considering the advisability of moving uptown for some time past, but until now we have not been able to obtain a suitable location. In choosing the Grand Central zone, I feel that the Exchange has made a step in the right direction. All parts of the city are easily accessible through the existing subway, surface and elevated railroad lines, and so soon as the new ones are opened, additional accommodations will be afforded. The Exchange proposes to enlarge its membership, and when this is done, additional space will be acquired."

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Theatre for Attorney Street.

Blinderman & Cohen Amusement Co. leased, with an option to purchase, 97 to 103 Attorney street, through to 80 and 82 Clinton street, from the Martin Grossman estate. The property is located a few hundred feet north of the Williamsburgh Bridge. The lease is for twenty-one years. Plans for a theatre have been prepared, the cost having been placed at \$50,000. In Attorney street, in which the plot fronts 80 feet, are four three-story buildings, and in Clinton street, in which the plot fronts 53 feet, are two five-story tenement houses. The plot has a depth of 200 feet. The estate has been the owner of the property for more than half a century.

Standard Oil Company Leases.

Burns Brothers, coal dealers, leased 523 to 533 East 119th street, from the Standard Oil Company of New York for improvement with a garage. Plans for the improvement have been made by Charles A. Ellis, architect, who estimates the cost at \$26,000. The improvement will cover a site 150 x 100.11, part of the land recently purchased by the company, which owns and occupies an abutting frontage in 120th street. The company owns the frontage along the East River, between 119th and 120th streets.

More Business for 57th Street.

Harry Collins, Inc., costumes, leased for ten years, the one-time residence of Fritz Achelis, at 9 East 57th street, a four-story house having a frontage of 28 feet, between Fifth and Madison avenues. The building will be remodeled for occupancy by the lessee, who takes possession next February. The lease, which dates from January 1, stipulates an annual rental of \$11,259, and taxes for the first part of the term, and \$13,250 for the second part. Tucker, Speyers & Company and Wm. A. White & Sons were the brokers.

Sixth Avenue Sub-Lease.

M. and L. Hess, Inc., sub-leased for Montgomery Ward & Company to the Lazarus Raincoat Company the second, third and fourth floors at the northwest corner of Sixth avenue and 19th street, containing about 30,000 square feet of space in the building formerly occupied by Simpson-Crawford Company as a department store. The lessee is consolidating its three plants, the main one of which is now located at 782 Broadway. The lease is interesting in connection with the northward trend of clothing manufacturers, of which a number have recently located in the immediate vicinity. The lease is for a term of years at an aggregate rental of about \$75,000. Montgomery Ward & Company recently secured the entire building under lease from the Astor Estate, and will occupy the remaining upper part of the building. This lease not only completes the renting of the entire building, but practically all available space in the former department store section of Sixth avenue.

Leases Aggregate \$100,000.

Heil & Stern leased at 71 Fifth avenue, southeast corner of Fifteenth street, the tenth floor to S. Golde & Sons; the fourth floor to Ritter Brothers, and the fifth floor to Hurwitz, Witkand & Company. These leases are all for five years at rentals aggregating about \$100,000.

Furniture Concern Rents.

Cross & Brown Company and Frederick Fox & Company leased to Rishel Brothers, furniture dealers, the fourth and fifth floors at 11 East 36th street, held at \$12,000 a year. The lessees have occupied their quarters in East 21st street for more than fifteen years.

J. K. Tener Rents Apartment.

J. K. Tener, president of the National League of Professional Baseball Clubs, and formerly governor of Pennsylvania, leased a suite in the Severn Apartments, 170 West 73d street, at the southeast

corner of Amsterdam avenue, from January 1. The property is owned by the Morewood Realty Holding Company, Herbert DuPuy, president.

Manhattan.

AMES & CO. rented a store at 44 East 34th st to Julia Kaplan; a loft at 520 6th av to Antonias, and a store at 577 Fulton st, Brooklyn, to Pappas & Karras.

BASTINE & CO. leased apartments at 839 West End av to Mrs. C. Calm and Edward J. Levy; the building is now entirely rented; also leased the 3d floor rear at 15 West 26th st to Rosenberg Bros. & Brown; rooms 602 and 603 at 15 West 26th st to Morris Stanger; the 5th floor at 27 East 10th st to Estroff & Shapiro; the 7th floor at 45 West 27th st to Lew L. Gluck; the 2d floor at 45 West 27th st to H. D. Fertel; room 1104 at 112 East 19th st to Francis M. Hartley; room 703 at 112 East 19th st to the Institution Supply Co.; and room 1004 at 112 East 19th st to Doctor D. Petillo.

BASTINE & CO. leased the 6th floor 28 and 30 Waverly pl to R. F. Agrest and F. A. Guerrieri; also 6th floor 78 5th av to Samuel Gabriel Sons & Co.; 6th floor 27 East 10th st to S. Richman & Co.; also room 705 112 East 19th st to The Pure Drug Chemical Co.; also 5th floor 42 West 15th st to Koen Bros.; also 6th floor 42 West 15th st to Lewis & Teitel; and 11th floor 19 West 24th st to Safron & Kreeger.

BLAND MERCANTILE AND REALTY CO. leased space at 32 Union sq to Braude Brothers, handkerchiefs; Bryan Marsh Works, electric lamps; Charles B. Blum, toys; Union Pencil Co.; Samuel A. Patterson, buttons; William L. Croker, exporter; George Hamilton, jewelry; Royal Corset Cover Co.; Henry W. Hamburger, jewelry; Sigmund Gold, exporter, and Rockwell Studio, arcraft.

BRETT & GOODE CO. leased the 5th floor in 129 to 135 Lafayette st, corner of Howard st, to Gazlay Bros., Inc., for a term of years; also to the Needleman Press the 3d floor in 47 Ann st for the Broadway-John Street Corporation.

CAMMANN, VOORHEES & FLOYD leased the building 86 Front st to Roy L. Brower Co., Inc., for a term of years at an increased rental of 25 per cent.; also the store and basement 83 John st to H. Weiss & Co., located for the past 17 years at 18 Cliff st, for five years, at an increased rental of 33 1/3 per cent.

CROSS & BROWN CO. leased space at 9 East 59th st to Yan Matulko; at 50 East 42d st to W. C. Tucker; at 527 5th av to A. N. Waring, and at 18 West 31st st to S. Scharles & Co., and third floor at 318 West 48th st to Adams-Williams Manufacturing Corporation.

CROSS & BROWN CO. leased the 12th floor at 16 West 39th st, also 229 West 28th st to S. Weil; space at 11 Broadway to B. T. Babbitt; space at 29 West 61st st to Anthony T. Boland and the 3d floor in same building to M. Donnelly; also upper part of 305 Madison av to National League for Women's Service; space at 9 East 59th st to Charles Lester; at 1790 Broadway to So Luminum Manufacturing Co.; at 30 East 42d st to Liberty Mutual Co., Inc.; space at 527 5th av to W. W. Hodkinson; at 516 5th av to De Luxe Pictures, Inc.; at 98 5th av

to Charles W. Sauer, Jr.; to Ollino and A. Monteverde and to Harry L. Rogers; at 19 West 44th st to Military Training Camps Association.

CUSHMAN & WAKEFIELD leased offices at 50 East 42d st to Frank L. Fisher Co., the Mate Products Corp. and the Foreign Exchange Co.

DUFF & CONGER leased apartments at 48 East 61st st to George L. Lucas, Miss. M. Eloise Williams, Mrs. A. S. Anable, Miss M. A. Boyle and Irving S. Stroock.

DUROSS CO. leased the store at 27 Greenwich av to George Cunningham, Photo Studio Company; the two upper floors of 62 Greenwich av to Michael O'Neil; also 361 West 20th st for Mrs. Sabina Martin to Albert VanSpeckelsen; and the store and basement at 342 West 14th st for Farrar's Home Made Fruits, Inc., to the Atlantic Hotel Supply Co.

DOUGLAS L. ELLIMAN & CO. leased 107 East 73d st, a 5-sty American basement dwelling, on lot 21x102.2, for Mrs. Harold B. Clark, of Washington, D. C., furnished, for the winter season, to W. Bourke Cockran.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 270 Park av to William Dewey Loucks; an apartment at 565 Park av, furnished, for the winter season to Mrs. L. F. Day; also at 114 East 84th st, furnished, for the winter season to Judge Martin T. Manton.

HORACE S. ELY & CO. rented 1st loft at 579 Broadway to Meyer-Lowenstein.

HORACE S. ELY & CO. leased 6-sty building, 214 Fulton st, for the Hudson and Manhattan Railroad Co. to Wolins & Bull for a term of years. Extensive alterations are to be made to the building. The same brokers also rented the 1st loft in 579 Broadway, through to Mercer st, to Meyer-Lowenstein.

HORACE S. ELY & CO. rented store, basement and sub-basement at 362 Broadway, at the southeast corner of Franklin st, to Enlow Co., stationers.

HORACE S. ELY & CO. leased the 6-sty and basement building at 214 Fulton st for the Hudson and Manhattan Railroad Co. to Wolins & Bull for a term of years.

HORACE S. ELY & Co. leased 138 Jane st, a 5-sty warehouse, between Greenwich and Washington sts, to the Standard Express and Trucking Co.

J. ARTHUR FISCHER leased to the Oakdale Contracting Co. the store at 203 West 41st st.

M. FORMAN & CO. leased 20,000 sq. ft. at 118 West 26th st to Brimberg & Margulies, Hirschfeld Cloak Co. and Sam S. Greengold; also lofts at 135 West 29th st to Noah Levy, at 160 West 29th st to Grund & Speyer, at 11 West 32d st to the Smolian Costume Co., and at 36 West 25th st to the Lee Hexter Co.

M. FORMAN leased at 136 to 140 West 21st st 10th floor to Brambir, Shore & Co.; at 111 West 28th st 4th floor to the Treo Dress Co., and at 450 and 452 6th av 4th floor to Stein & Finkel.

FROMAN & TAUBERT leased for Mrs. Katzenmayer the 3-sty dwelling at 1370 Lexington av; also for estate of S. Orbach the store at 1631 Av A, at the corner of 86th st.

GOODALE, PERRY & DWIGHT, INC., leased the top floor at 115 and 117 East 24th st to E. J. Abric; the store at 80 Madison av to S. Josephson & Sons; the Broadway front of the Victoria Building to Kirby, Block &

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By Resolution of the Board of Trustees, A Semi-Annual Dividend of Five Per Cent., and an Extra Dividend of Two Per Cent., is payable on January 2, 1918, to stockholders of record at the close of business, 3 P. M., December 24th, 1917.

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Fischer; the 4th floor at 159 and 161 West 24th st to S. Berger and the Automobile Mechanics Corp.

GOODWIN & GOODWIN rented for the Realty Improvement Co. to S. Rudner the 2d floor loft at 262 Lenox av.

HEIL & STREN leased at 3 and 5 East 28th st the 5th floor to Henry George & Rosenbaum Co.; at 11 and 13 West 32d st the 6th floor to the Plaza Garment Co.; and at 312 and 314 7th av the 9th floor to I. Goldfarb & Son.

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

HEIL & STERN leased at 31 to 37 West 27th st, the 2d floor to Frederick Kronish; at 135 and 137 West 27th st, the 11th floor to Sidney Moses, and at 110 and 112 West 27th st, the 5th floor to Stessel & Seiler.

M. & L. HESS, INC., leased the 7th floor at 151 and 153 West 19th st to Sherwin & Hahn, and the 12th floor in the same building to the Emporium Dress Co., the latter tenant being represented by M. Rosenthal & Co.

M. & L. HESS, INC., leased at 422 4th av space on the 12th floor to B. Bangser, silks, and on the 13th floor to Edward J. Cadigan.

M. & L. HESS, INC., subleased for Montgomery Ward & Co. to the Lazarus Raincoat Co. the 2d, 3d and 4th floors at the northwest corner of 6th av and 19th st containing about 30,000 sq. ft. of space, in the building formerly occupied by Simpson Crawford Co. The lessee is consolidating its three plants, the main one of which is now located at 782 Broadway. The lease is interesting in connection with the northward trend of clothing manufacturers, of which a number have recently located in the immediate vicinity. The lease is for a term of years at an aggregate rental of about \$5,000.

HENRY HOF leased the 4-sty dwelling at 341 East 50th st for Harriet B. Lowenstein to Paul and Anna Aus Dem Bruch.

HOUGHTON CO. leased the dwelling 30 West 92d st to Annie F. Ericson.

HOUGHTON COMPANY leased for Frederick J. Whitten the 3-sty Queen Ann dwelling 253 West 74th st to Tracey Buddington.

HOUGHTON COMPANY leased for the Bond and Mortgage Co. the 4-sty dwelling at 57 West 74th st to Mattie E. Quonce.

PHILIP JESELESON leased in building 2141 3d av, the 2d floor to Philip Pezzella and the 4th floor to B. Schubert & Co.

JOHN J. KAVANAGH leased apartments in the Kings Court, at 1190 Madison av, to Mrs. N. Converse; also an apartment in the Lauriston, 1239 Madison av, to Peter Kane, and a studio in 1000 Madison av for Ritz Realty Corp.

JULES MAYER leased to Liberty Lunch Co. ground floor and part of basement at 23 West 45th st for ten years for \$55,000 total rent.

PAYSON McL. MERRILL CO. leased at 200 West 57th st, at the corner of 7th av, an apartment to Helen D. Jenkins and a furnished suite to Charles C. Bauer; also with Pease & Elliman a triplex apartment at 925 Park av to John R. Miglietta; also leased lofts at 39 East 20th st to Sampson & Sherman and with Heil & Stern to Kappell & Feinstein.

HENRI MOLLAT, restaurateur, renewed his lease of the two 4-sty buildings, 428x100, at 112 and 114 West 49th st, between 6th and 7th avs, for ten years from Jan. 1, 1918, at \$7,000 a year. The Eled Land Co. is the owner of the property.

MOORE & WYCKOFF leased the ground floor store at 37 East 60th st to Miss Lucy A. Throop, interior decorator, and the store at 693 Madison av to Mrs. A. Perrin.

GEORGE NEIMAN rented to Frank C. Talmadge, of the banking house of Henry C. Talmadge & Co., an apartment at 103 East 84th st.

CHARLES F. NOYES CO. and Horace S. Ely & Co. leased the Maiden la wing of the 3d floor of the Fahys Building, 52 and 54 Maiden la, through to Liberty st to Employers' Liability Assurance Corporation (Ltd.), Edward L. Dwight, president, for 11 years. The lessees hold under lease and occupy considerable space in the adjoining 12-sty building at 56 Maiden la.

CHARLES F. NOYES CO. leased the store at 165 William st to C. W. Kalb Electric Co.; also floors at 106 Lafayette st to Gummed Products Co. and at 213 Pearl st to Peterson Cipher Code Corporation.

CHARLES F. NOYES CO. leased the 4th loft of 20 Fulton st, corner of Front st, for a term of years to Joseph Robidoux & Co.; also the 2d loft of 543 Broadway for Windham Realization Co. to the Milbury Atlantic Mfg. Co., and subleased the 2d floor of 28 White st for F. M. Lupton, publisher, to W. L. Henderson Ink Co., the tenant being represented by Cross & Brown.

THOMAS J. O'REILLY leased in 5 East 16th st 5,000 ft. of space to the National Petticoat Manufacturing Co. and 5,000 sq. ft. to the Crown Raincoat Co., the latter represented by Spear & Co., both leases for a term of years.

PEASE & ELLIMAN leased apartments at 112 East 17th st to Mrs. C. M. Van Patten; at 144 West 57th st to Miss Doris Canfield; at 21 West 58th st, the new building, to Mrs. R. W. White; also the last apartment in the new building at 112 East 74th st to Warren E. Dennis, who recently sold his house at 110 East 57th st.

PEASE & ELLIMAN rented, furnished, for Mrs. C. H. Mills her 4-sty dwelling, 30 ft. wide, at 166 East 74th st to Alfred T. Laurel; also renewed loft leases at 4 and 6 West 37th st held by the Marten Co. and by Mrs. C. E. Goldberg; also rented for the Stillwell Co. an apartment at 77 West 85th st to Mrs. Henry T. Grant.

PEASE & ELLIMAN leased store at 155 and 157 East 32d st to Aimone Manufacturing Co. for a furniture showroom, and renewed leases of lofts at 4 and 6 West 37th st to the Marten Co. and Mrs. C. E. Goldberg.

PEASE & ELLIMAN leased for Mrs. M. E. Seeley her residence the 4-sty 25-ft. dwelling at 25 East 39th st to C. Herbert Halcomb.

PEPE & BROTHER leased the 3-sty building 68 Perry st, between West 4th and Bleecker sts, to Ralph Albertson.

MARK RAFALSKY & CO. leased the 2d and 3d lofts at 906 to 910 Broadway, northeast corner of 20th st, containing 32,000 sq. ft., to Elms & Sellon, dealers in upholsterer's fabrics, for a term of years, at an aggregated rental of \$110,000; also at 160 5th av, northeast corner of 21st st, the 5th floor to J. F. Lenigan Co.; also at 11 and 13 West 32d st the 8th floor to George Miller; also at 140 to 144 West 22d st the 6th floor to the Lawrence Dress Co.

GEO. R. READ & CO. leased for the Charles F. Noyes Co., agent, the store and basement at 14 Platt st to Laidlaw, Kelley & Co., chemicals; also for the Fairfield Realty Co. the 5th floor in the building 64 to 68 Fulton st, corner Ryders alley, to S. Bruner.

GEO. R. READ & CO. leased offices in the Havemeyer Building to the Swiss Products Co., and ground floor space in 49 Front st to the Pan-American Trading Co.

RICE & HILL, INC., leased to James M. Shoemaker & Co., carpets, the 5th floor at 16 West 39th st; also the east store in the Lenox Hotel; 149 West 44th st to Mrs. H. Friedman and Mrs. T. Former; also the west store at 154 West 45th st to the Tanrak Specialty Shop, Inc., and a floor at 154 West 45th st to Benjamin Pinard.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented for Miss Sadie Williams to Joel J. Walker her apartment at 131 East 66th st, furnished, for the rest of the season; also for Captain Jeremiah Beall his apartment at 15 West 55th st to Raymond F. Almirall; and for Harry I. Caesar to Bradish G. Johnson his apartment at 156 East 79th st.

M. ROSENTHAL CO. leased a floor at 25 West 26th st to L. & M. Zeigenthal.

M. ROSENTHAL CO. leased for Rosoff Lunch Co. store and basement at 450 6th av to Paris Boot Plack Parlor; for M. & L. Hess, agents, 7th floor at 12 and 14 West 32d st to Regen's Ladies Garment Co.; for M. & L. Hess, agents, 5th floor at 115 and 117 East 23d st to L. Lewitt; for Gross Engel Co. 6th floor at 115 and 117 West 27th st to the Well Fit Manufacturing Co.; for Graf Bros. 119 and 125 West 24th st the entire 11th floor to Alberts Manufacturing Co. for a term of five years. M. Rosenthal Co. was interested in the recent lease of the 7th, 8th and 9th floors at 119 and 125 West 24th st to Rosenheim Bros.

THE M. ROSENTHAL CO. leased to La Grand Costume Co. the 1st floor in 15 West 24th st.

M. ROSENTHAL CO. leased to Gold Brand Waist Co. the 14th floor of 36 and 38 West 25th st.

M. ROSENTHAL CO. leased a loft at 12 West 21st st to Sunshine Knitting Mills.

M. ROSENTHAL CO. leased a floor at 115 West 31st st to Wallman & Wishkoff.

CHARLES S. SARGENT, JR., rented the residence of Bainbridge Colby, 49 East 66th st, for the winter. Dwelling at 166 East 74th st has also been rented, furnished, to Alfred F. Faurel for the season.

E. deFOREST SIMMONS & RUSSELL H. HOADLEY report the rental for a term of years of 10 West 58th st for Alice A. Sterns.

SPEAR & CO. leased for the 133 West 21st St Realty Corporation the 7th loft in 133-141 West 21st st to J. T. Asch & Sons and the 3d loft to H. Fineman & Son; also for Louise C. O'Reilly the 1st loft at 43 to 47 West 16th st to E. B. Kirsheedt Aphon Co. and a loft to S. Kornberg & Son; with Brett & Goode the 3d loft in 311 to 319 6th av to Cohen, Endel & Co.; for the Elada Realty Co. the 7th floor in 40 to 46 West 20th st to A. Bauman; with Stephen H. Tyng, Jr., & Co. the store and basement at 24 and 26 East 17th st to A. de Comeau Co.

LUDWIG C. TRAUBE leased private houses 63 East 90th st and 1523 Madison av.

UNITED STATES GOVERNMENT will pay \$59,000 a year for 10 years to Emma Mann for the garage property at 327 to 329 West 37th st, running through to 310 to 326 West 38th st, to be used by the Post Office Department. The structure contains 66,188 sq. ft. of floor area and 2,000 sq. ft. of vault space.

CHARLES B. VAN VALEN, INC., leased offices at 95 William st to William P. Doremus, Burgin & Co., and W. L. Pettibone & Co.; also the store at 82 New Chambers st to P. C. Langton, and a store at 446 West 19th st to Gustavino Ernesbo.

WM. A. WHITE & SONS leased space at 21 Maiden la to the Illinois Watch Case Co. and the Radium Illuminating Co.; also show rooms and offices at 335 to 339 5th av to E. J. Bass, Inc.

WM. A. WHITE & SONS leased apartments at 71 Washington pl to Mrs. Evangeline Brewster Dennis and Mrs. Harriet M. McKinley; and at 44 West 10th st to Mrs. L. G. Punnett.

WM. A. WHITE & SONS leased the second loft at 217 Pearl st to Hugh T. Gallagher; the 1st loft at 179 Greene st to Isaac T. Cohen; and at 78 Greene st the 3d loft to Silverstein & Goldstein.

WHITE-GOODMAN leased, in conjunction with Bastine & Co., the 11th loft at 31 and 33 West 21st st to Weinstein & Berger; also, with S. B. Rigby, top floor at 31 East 21st st to Cohen & Levine, and at 101 Prince st the 5th floor to Silverstein & Schultz.

WHITE-GOODMAN leased to Nat Berler 532 Willis av, at 3d av and 149th st, the 2d floor.

WHITE-GOODMAN leased to American Jewelry Co. (Max Barish & Brother), for nearly 20 years tenants of a building at Church and Walker sts, the store, basement and sub-basement 677 Broadway, part of Broadway Central Hotel.

REAL ESTATE NOTES.

CECELIA COHEN is the buyer of 111 West 131st st.

MARTUX CORPORATION is the buyer of 540 East 119th st.

REBAGO CORPORATION is the buyer of 411 and 413 East 56th st.

LUDWIG C. TRAUBE has been appointed agent of 1792 1st av, 215 and 217 East 100th st and 1660 3d av.

CARL J. STEIN is the buyer of 317 West 89th st, through Derschuch & Co. and N. A. Berwin & Co., Inc.

MAUDE E. SCOFIELD is the buyer of 5 West 75th st for her home, through Slawson & Hobbs. The property will be altered.

DOUGLAS L. ELLIMAN & CO. have been appointed as managing agents of the 12-sty apartment house at 471 Park av.

MARITIME WAREHOUSE CORP., of 1 Broadway, is the lessee of the old Quintard Iron Works, at the foot of East 10th st.

REBECCA FEUERSTEIN is the buyer of the dwelling 79 West 119th st, reported sold by the Lawyers' Mortgage Co. through Harry Sugarman.

CROSS & BROWN CO. has been appointed agent of the Abercrombie & Fitch Building, the new 12-sty building, 100x100, northwest corner of Madison av and 45th st.

GEORGE F. MAHNKEN & CO. placed a \$22,000 mortgage on the building 17 West 115th st, and were appointed agents of 550 7th av and 922 Myrtle av, Brooklyn.

THOMAS J. O'REILLY has been appointed agent, by Mrs. Valentine Guinprecht, of the 5-sty apartment house at 149 Manhattan av, at the northwest corner of 107th st.

AMES & CO. have been appointed agents of 25 and 27 West 56th st, which are being extensively altered into stores and apartments from plans prepared by Adolf E. Nast, architect.

ANNA LYNCH, who recently acquired title to the 4-sty dwelling at 764 St. Nicholas av, 19.11x125, opposite 148th st, from M. J. Dowd, transferred the property to the Franciscan Poor Clare Nuns.

LLOYD N. WORTH and WILLIAM S. BAKER secured for Stern & Saalberg Co., candy manufacturers, a loan of \$75,000, at 5 per cent. on the new building, constructed for their occupancy, at 420 and 422 West 45th st.

HENRY ROTH subordinated a mortgage of \$15,000 given to him by the Meade Construction Co. to four builders, mortgages to four different parties, on four lots and buildings, with an aggregate frontage of 95 ft. on the south side of Central av, Glendale and 100 ft. in the west side of Meade st.

BENJAMIN FLORSHEIM purchased from the Loring Construction Co. 642 West 172d st, a 5-sty apartment, on a plot 65x95, held at \$85,000. In part payment the buyer gave a vacant plot, 50x75, at the southwest corner of 149th st and Wales av. Lusten H. Goodkind represented the buyer and Frederick Zittel & Sons the seller.

M. & L. HESS, INC., have been appointed agents of the 7-sty building, 109 and 111 West 24th st, which will be vacated by the Boyertown Burial & Casket Co. on or before January 15, to occupy the building recently purchased by them on the southwest corner of 8th av and 43d st.

QUINLAN & LELAND placed \$88,000 on 2 new buildings at Hoe av, southeast corner of 174th st, recently completed by the Strong Construction Co., Inc.; also \$25,000 on premises 227 Columbus av; also \$20,000 on premises 502 West 141st st; \$15,000 on vacant plot in south side of 96th st, 150 ft. east of 5th av, and \$23,000 on 150 Lenox av.

THERE was recorded on Tuesday a lease to the Underwood Typewriter Co. of the 12-sty building at the southeast corner of Vesey and Greenwich sts, from A. M. Napier Co. The lessees will pay an aggregate rental of \$1,017,500 for the property. The lease, for 21 years, is from March 1, 1917, at an annual rental of \$48,500.

MARGARET HOLDING CO. bought from Hattie Kennedy 28 West 32d st, between Broadway and 5th av, a 4-sty building, with an extension, on lot 22.6x98.9. The buyer secured a mortgage of \$40,000 for three years, at 5 1/2 per cent., from Arnold Rothstein. The Margaret Corporation was formed last month with A. H. Mittleman, Margaret Tobin and Anna Hyman as directors. It is capitalized at \$5,000.

AN INVESTING CLIENT of John P. Fineran purchased from Miss M. Merritt 70 West 95th st, a 5-sty tenement adjoining the southeast corner of Columbus av. The new owner gave in exchange 2868 Valentine av, a 2-sty 2-fam. house, 25x100, near 198th st; also a plot with a frontage of 126 ft. in 65th st, between 7th and 8th avs, Brooklyn, and a dwelling in Asbury Park, N. J., located at 1025 1st av.

JAMES H. PARIS of Washington, D. C., and A. Eugene Kirby of this city, who leased some months ago from the 33 East 48th St Co., headed by George Backer, the 14-sty apartment hotel known as the Hotel Chatham, will pay an aggregate rental for the property of \$2,625,000. The new hotel occupies the entire block front on the west side of Vanderbilt av from 48th to 49th sts, and has been taken for 21 years, from October 1, 1917, at \$125,000.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	116	155
Assessed Value	\$5,129,100	\$12,416,800
No. with consideration	25	24
Consideration	\$535,475	\$577,800
Assessed Value	\$658,300	\$652,000
Jan 1 to Dec. 20 Jan 1 to Dec. 21		
Total No.	7,205	7,054
Assessed Value	\$489,607,199	\$400,071,782
No. with consideration	999	1,003
Consideration	\$42,291,699	\$41,054,262
Assessed Value	\$48,872,250	\$45,140,506

Mortgages.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	51	69
Amount	\$2,018,350	\$1,652,546
To Banks & Ins. Cos.	15	18
Amount	\$1,196,100	\$741,000
No. at 6%	22	25
Amount	\$697,350	\$370,146
No. at 5 1/2%	5	1
Amount	\$153,000	\$65,000
No. at 5%	14	18
Amount	\$537,000	\$822,000
No. at 4 1/2%	1	2
Amount	.....	\$78,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	1	.....
Amount	\$1,000	.....
Interest not given	9	2
Amount	\$630,000	\$78,000
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
Total No.	3,148	3,434
Amount	\$119,909,110	\$102,018,454
To Banks & Ins. Cos.	619	783
Amount	\$65,359,440	\$45,737,809

Mortgage Extensions.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	21	61
Amount	\$546,250	\$5,394,250
To Banks & Ins. Cos.	6	36
Amount	\$226,000	\$5,113,000
Jan 1 to Dec. 20 Jan 1 to Dec. 21		
Total No.	1,742	1,722
Amount	\$118,922,375	\$100,639,162
To Banks & Ins. Cos.	848	1,002
Amount	\$92,179,000	\$75,965,800

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Building Permits.

	1917 Dec. 15 to 21	1916 Dec. 15 to 22
New Buildings	2	6
Cost	\$35,000	\$174,300
Alterations	\$167,175	\$184,360
Jan. 1 to Dec. 21 Jan. 1 to Dec. 22		
New Buildings	363	569
Cost	\$29,035,200	\$107,563,145
Alterations	\$13,025,230	\$18,576,266

BRONX. Conveyances.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	70	110
No. with consideration	13	14
Consideration	\$66,800	\$105,969
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
Total No.	5,636	5,482
No. with consideration	974	777
Consideration	\$7,416,794	\$6,367,824

Mortgages.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	28	44
Amount	\$142,240	\$393,827
To Banks & Ins. Cos.	.....	13
Amount	.....	\$168,407
No. at 6%	17	14
Amount	\$48,650	\$54,833
No. at 5 1/2%	4	.....
Amount	\$67,500	.....
No. at 5%	.....	11
Amount	.....	\$160,750
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	2	.....
Amount	\$2,090	\$3,197
Interest not given	5	18
Amount	\$24,000	\$175,047
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
Total No.	2,664	3,068
Amount	\$16,473,263	\$28,490,780
To Banks & Ins. Cos.	169	279
Amount	\$2,606,115	\$5,563,284

Mortgage Extensions.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
Total No.	5	16
Amount	\$213,000	\$327,000
To Banks & Ins. Cos.	1	6
Amount	\$70,000	\$97,000
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
Total No.	583	716
Amount	\$11,757,738	\$14,728,319
To Banks & Ins. Cos.	195	220
Amount	\$4,081,500	\$6,556,114

Building Permits.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
New Buildings	6	3
Cost	\$147,900	\$26,000
Alterations	\$12,800	\$10,300
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
New Buildings	600	633
Cost	\$8,481,675	\$16,504,380
Alterations	\$1,182,575	\$1,332,982

BROOKLYN. Conveyances.

	1917 Dec. 13 to 19	1916 Dec. 14 to 20
Total No.	334	424
No. with consideration	32	40
Consideration	\$402,160	\$209,200
Jan. 1 to Dec. 19 Jan. 1 to Dec. 20		
Total No.	21,767	21,834
No. with consideration	1,816	1,974
Consideration	\$17,842,407	\$14,342,753

Mortgages.

	1917 Dec. 13 to 19	1916 Dec. 14 to 20
Total No.	170	358
Amount	\$685,369	\$1,455,219
To Banks & Ins. Cos.	22	69
Amount	\$135,950	\$317,750
No. at 6%	93	202
Amount	\$309,119	\$581,318
No. at 5 1/2%	41	68
Amount	\$240,900	\$394,000
No. at 5%	14	51
Amount	\$40,850	\$318,360
Unusual rates	1	1
Amount	\$2,000	\$1,000
Interest not given	21	36
Amount	\$92,500	\$160,541
Jan. 1 to Dec. 19 Jan 1 to Dec. 20		
Total No.	13,460	16,952
Amount	\$55,695,382	\$72,252,29
To Banks & Ins. Cos.	2,320	3,936
Amount	\$18,299,656	\$28,546,546

Building Permits.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
New Buildings	42	63
Cost	\$219,000	\$377,125
Alterations	\$540,976	\$57,352
Jan. 1 to Dec. 20 Jan. 1 to Dec. 21		
New Buildings	2,844	4,025
Cost	\$25,608,315	\$41,283,179
Alterations	\$5,211,283	\$5,353,177

QUEENS. Building Permits.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
New Buildings	28	51
Cost	\$158,920	\$204,085
Alterations	\$18,172	\$14,225
Jan 1 to Dec. 20 Jan. 1 to Dec. 21		
New Buildings	3,380	5,125
Cost	\$11,065,969	\$19,223,148
Alterations	\$1,574,828	\$1,962,183

RICHMOND. Building Permits.

	1917 Dec. 14 to 20	1916 Dec. 15 to 21
New Buildings	3	11
Cost	\$6,050	\$14,810
Alterations	75	\$3,440
Jan. 1 to Dec. 20 Jan 1 to Dec. 21		
New Buildings	605	803
Cost	\$1,888,422	\$1,676,365
Alterations	\$297,272	\$257,175

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CONTINUATION of bad weather conditions during the past week operated in subduing what little building progress was noticeable, and the close proximity of the holiday season has further influenced the situation. Although there have been announcements of some new work during the period, the volume is considerably less than for past weeks and that fact is taken as an indication that there will be but slight activity until next spring. One of the outstanding features of the past few days was the growing number of substantial alteration projects for which plans have been prepared and also the evidence that a movement is under way toward the construction of new apartment houses in various sections of Greater New York. The speculative interests seem to have come to a realization that their duty in assisting in relieving the existing housing difficulties is plain, and many are perfecting their plans for an early start on contemplated improvements notwithstanding the numerous deterrents to structural progress.

Reports from various parts of the country indicate a general slowing down of large building operations. A growing volume of small work, however, will almost maintain the average of past weeks. In the Northern and Western part of New York State there were a large number of industrial plants planned and there was a prospect that they would shortly be started. Some, however, have been held over until next spring, and others will be in abeyance indefinitely. Suburban work is looming up in a gratifying manner, and, from the present outlook, this branch of construction will experience busy times during the coming year. Plans have been prepared by Metropolitan architects for some large and costly private residences, to be

erected in suburban towns and outlying rural districts, and there is a mass of small house work accumulating.

A most promising phase of the building situation is the amount of work to be undertaken by the State and county authorities during the coming year. Plans have been prepared for the construction of new roads, bridges, culverts, sewers, and similar work, and the total volume will be large enough to materially influence the contracting interests of the State. Some of the leading manufacturers and dealers in the material and contractors' supply lines are making plans for handling the business that will emanate from this source.

The Government building program remains as the most important factor in the current building situation. This applies not only to the local field or the Metropolitan district, but is general in all parts of the country. Many of the leading building contracting concerns are devoting almost their entire facilities toward the accomplishment of the Federal ambition to complete this work at the earliest possible moment and co-operating with them are the most prominent manufacturers of materials, supplies and equipment.

Plans are rapidly being matured for alleviating the distress caused by the lack of housing facilities at many of the large manufacturing centers and particularly that existing as a result of the largely increased forces employed in the factories and plants making munitions for the Government. The Chamber of Commerce of Elizabeth, N. J., is among the latest organizations to make provision for the augmented population in manufacturing cities and through its committee has appointed Murphy & Dana, architects of Manhattan, to prepare a general layout of the plot that will be utilized in providing for these workmen and their families.

Common Brick.—The demand for Hudson River common brick has been light during the past week. The generally slack building situation has been aggravated by the severe storms that made outside building almost impossible. Although the thaw of the last two days has relieved the conditions to a certain extent, there is still great difficulty in delivering brick throughout the city. The snow-congested streets require additional teams to each truck, or the delivery of short loads. Brick are steadily arriving from up-river points and there is quite a reserve piling up at the North River docks. Prices are holding firmly at the \$7.75 to \$8.25 level and no fluctuation is anticipated at this time. The Raritan situation is very quiet and business practically at a standstill. The Raritan River is frozen solid and there is no prospect of being able to deliver brick into the local market even were the manufacturers willing to load their product at the current prices, which they are not.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, December 21, 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, 11; sales, 8. Distribution: Manhattan, 1; Brooklyn, 2; New Jersey points, 5.

Reinforcing Bars.—By the agreement between the manufacturers and the Government the price for steel bars is now definitely set at \$2.90 per hundred pounds, mill base. This price is subject to revision after January 1, 1918. There is a considerable volume of business in this line by virtue of the growing popularity of reinforced concrete as a medium of construction for practically all types of buildings. There is a large demand current for the prosecution of the new Federal contracts, many of which call for reinforced concrete.

Structural Steel.—The recent severe storms have greatly hampered the production of iron and steel products, as it delayed deliveries of coal and coke to a degree that caused some plants to shut down temporarily. On account of the manifold difficulties experienced by the steel manufacturers the output of the plants has been considerably curtailed. At the same time the demands from Federal sources are growing daily more imperative, and this type of business has practically absorbed the entire output of the mills for some time. There is but a very slight demand for fabricated material for private building work, and if there was, the prospects of supplying the demand would be indefinite by virtue of the priority rights of the Government. According to the records of the Bridge Builders and Structural Society it is shown that during the month of November 77 per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. Quotations for mill shipments of fabricated material are unchanged.

Lumber.—There has been no material change in the lumber situation in the Metropolitan district during the past week. Orders for supplies for Federal construction are the predominating feature of the demand, and there is a fair volume of business from manufacturing consumers. The situation as applied to demand for general building construction is very quiet, and the outlook from this quarter indicates a continued dearth of new structural projects for the next few months. Many architects and engineers who have had plans for new building operations on their boards are now inclined to hold these jobs in abeyance until next spring. There is a growing feeling that by that time many of the present deterrents to speedy

and profitable construction will be eliminated and conditions generally nearer the normal. The transportation situation is bothering the lumber interests to a considerable extent, and as a consequence of the bad traffic conditions the stocks on hand in the local yards are depleted. Prices are firm and no recession from the existing levels is anticipated.

Window Glass.—Manufacturers of plate and window glass are greatly disturbed over the problem of fuel and raw materials and are anxiously waiting word from the Governmental authorities upon this important subject. Until this problem is definitely settled so that producers are able to proceed with some assurance that their operations will not suddenly be interrupted, there is no prospect of starting the fires in the plants. Up to the present writing none of the important manufacturers have started their blast and there is no prediction possible as to when operations can be commenced. Stocks in the hands of the jobbers are extremely low and sizes broken, and under the circumstances it is perhaps well that the demand is light, for if building operations should materially increase there would be considerable hardship in accumulating a sufficient supply of glass to complete the structures. Prices are at this writing unchanged, but subject to revision without notice.

Portland Cement.—Business for the manufacturers of Portland cement has been considerably slowed down on account of the bad weather conditions that have now maintained for more than a week. The storms and congested conditions of the city streets have effectually stopped what little building work was underway and this has interfered greatly with the delivery of materials and the placing of orders for additional supplies. There is much hope for the coming year as the cement manufacturers are now perfecting their plans for handling the volume of business that is confidently expected. Although the prospects for a large amount of new construction on Manhattan Island are not of the best, the increased volume of suburban building and the state and country road, culvert and bridge construction is expected to more than make up for the lack of local activity. Prices are unchanged.

Granite.—The granite produced in the United States during 1916 was valued at \$17,418,582, or 22 per cent. of the value of the entire stone output, according to reports recently made for the Government. This was a decrease of 3 per cent. as compared with the figures for 1915, and the lowest production recorded since 1904. Quarrymen generally reported adverse producing conditions, due to the use of cheap material, high wages, scarcity of labor, intolerable transportation facilities, excessive cost of fuel and explosives, and strikes.

Wire Products.—The market is active and with considerable new demand for both wire and wire nails. Some manufacturers report that they have already taken about all of the business they can safely accommodate for the present and temporarily are out of the market as sellers. Prices are firm at the Federal control figure of \$3.50 base, per keg, for wire nails in cargo lots and \$3.35 per hundred pounds for bright basic wire.

Builders' Hardware.—The market is fairly active, and the future prospects are good. Prices are generally firm with but comparatively few recent changes. There is slight prospect of a downward revision in the prices of any of the hardware lines on account of the high cost of raw materials and the adverse labor conditions that still maintain.

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..... 35.00@
- 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.....133.00

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. alongside dock N. Y., wholesale):

- 1½ in. (nominal).....\$1.60@ \$1.75
- 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@

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Block, 2 in. (solid), per sq. ft....\$0.08

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Boards, ¾ in. x 8 ft......12½

Boards, ¾ in. x 8 ft......15½

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Double strength, A quality..... 80%+10%

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NEW MAGISTRATE'S COURT BUILDING

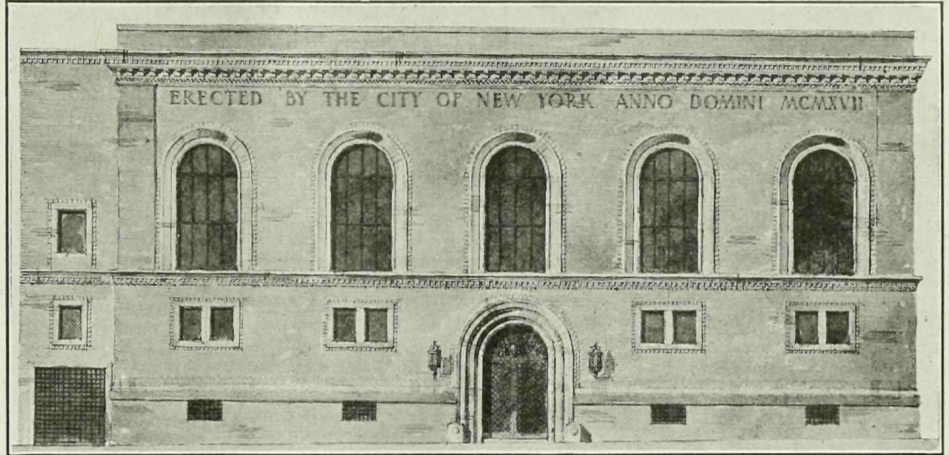
Plans Recently Approved By Municipal Art Commission—Improvement To Cost \$150,000

ALTHOUGH private building construction has slowed down to the minimum on account of the numerous deterrents to structural progress there is a fairly large volume of public and semi-public work for which plans have been prepared that will have a tendency to relieve the tense building situation. Various departments of the Municipal Government have perfected plans for increasing the scope of their activities and this will involve the erection of new structures and the remodeling of existing ones.

The Municipal Art Commission has

East 2d street, where it will occupy a plot approximately 50 x 100 feet. The plans call for a structure two stories in height, of fireproof construction throughout and equipped with all modern facilities and conveniences. The facades have been designed in the style of the Italian Renaissance and will be constructed of face brick and marble.

The basement provides for a large boiler room, general and coal storage space. The first floor provides the main entrance from Second avenue through a large lobby. This lobby gives access to the main corridor from which open



Alfred Hopkins, Architect.

PROPOSED MAGISTRATE'S COURT ON SECOND AVENUE.

recently approved the plans for the new Magistrate's Court and Detention Prison as prepared by Alfred Hopkins, architect, 101 Park avenue. This structure will be an imposing one costing approximately \$150,000 and will greatly enhance the neighborhood in which it is to be built. Specifications and working drawings have been finished and it is expected that the city will shortly call for estimates upon a general contract for its construction.

This building will be located at the southeast corner of Second avenue and

the reception room for prisoners, complaint room and public toilets. A group of six cells is located on the first floor. The space on the first floor mezzanine is devoted to the Judge's chamber, matron's room, toilets for women, offices and group of nine cells. The greater part of the second floor space is utilized by the court room. This floor also includes a commodious lobby, offices for the court clerk and finger print records and a room for the reception of prisoners prior to their appearance in the court.

New Paint Company Formed.

The purchase of the Glidden Varnish Company of Cleveland, Ohio, and its subsidiary the Glidden Varnish Company, Ltd., of Toronto, Canada, by the newly-formed corporation, known as the Glidden Company, marks an important step in the annals of the paint and varnish trade of this country. The purchasing company is a newly-formed corporation headed by Adrian D. Joyce, who was until recently Director and General Manager of Sales and Distributions of the Sherwin-Williams Company. The new corporation is capitalized at \$2,500,000, fully paid in.

Associated with Mr. Joyce are O. A. Hasse, formerly manager of paint and varnish sales for the Sherwin-Williams Company, and R. H. Horsburgh, comptroller of the same company. They will assume the positions of vice-president and secretary-treasurer, respectively, in the new corporation. All three have resigned their connections with the Sherwin-Williams Company, and it is stated that the new company is not in any way connected with other paint and varnish interests.

Members of the Glidden family, including S. A. Glidden, heretofore president of the company, will retire from the new corporation, but the balance of the organization will remain intact, and will be enlarged as necessity demands.

The present Glidden plant, which occupies nearly seventeen acres, is a model of completeness of equipment and modern arrangement. With present extension plans completed, the company will rank among the largest varnish plants in the country.

During nearly fifty years of business life, the Glidden Varnish Company has built up an enviable volume of sales to industrial concerns in every field. Many of the largest makers of automobiles, trucks, aeroplanes, furniture and pianos depend upon the Glidden Service for their finishers. Railroad and steamship companies are among the largest Glidden customers, and many large Government contracts will be executed by the new company.

New Garage Will Supply Demand.

According to the Duross Company, the broker instrumental in arranging for the construction of the garage to be erected at the northeast corner of Washington and West 12th streets, the improvement will fill a long felt want. This improvement has been brought about by the demand for housing for commercial vehicles in the midtown section of the city. The property was sold to the Duval Company by the Duross Company twelve years ago. At that time it was the intention of the owner to improve the site, which measures 90 x 120 feet, with a commercial building for its own occupancy, but changes in conditions affected the needs of the company to such an extent that several buildings were necessary in other parts of the city. Consequently it was necessary to find a use to put the land to which would yield an adequate increase in the cost of the land. The old three and four-story private houses had outlived their usefulness. As agent of the property, the Duross Company had plans prepared for a commercial garage which when shown to prospec-

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tive tenants brought forth satisfactory offers from responsible applicants, which decided the owners to spend the necessary money to erect the building. This goes to prove the adaptability of Manhattan real estate. It is expected that actual construction will commence April 1, 1918.

Government Awards Contracts.

John Trageser Steam Copper Works, with factory and offices at 447 to 457 West 26th street, New York, has been awarded contracts by the United States Government for a large number of their portable hospital baths and also for their Ralston water still. The company has been shipping them in large quantities to France and the Philippines, as well as to the various hospital bases in this country. The portable bath is compact and light in weight, and therefore easy to transport. The Ralston water still is in use in the Government hospitals, laboratories and is also used for the distillery of water for the army automobile service. One of its great advantages lies in its small size, as it occupies no more space than the average water kettle, being only 14 $\frac{1}{4}$ inches high and 9 $\frac{1}{4}$ inches in diameter.

Projected Yonkers, N. Y., Plant.

Plans are being prepared privately for a large manufacturing plant to be located at 789 Warburton avenue, Yonkers, N. Y. The new structure will house the activities of the Associated Pharmacists, Inc., W. B. Cheatham, president, 93 Nassau street, Manhattan, owner. The proposed building will be constructed of reinforced concrete, two stories in height, with ground dimensions of approximately 200 x 375 feet. The cost is estimated to be in the neighborhood of \$400,000. According to the present schedule this operation will be ready for estimates on general contract about March 1, 1918. J. S. Joselyn will be in charge for the owners.

Quick Action Reported.

George A. Fuller Company has been awarded the contract for the addition to the manufacturing plant of the Morgan Engineering Company at Alliance, Ohio. The estimated cost of the addition is \$1,000,000. The contract was signed on December 9, and construction began on the following day, December 10. This illustrates in a way the advantages to be obtained from a building concern of the size and experience of this company, who have built many of the most important buildings in all parts of the United States and Canada.

PERSONAL AND TRADE NOTES.

Charles A. Olsen, architect, formerly located at 1649 69th street, has moved to 1201 75th street, Brooklyn.

N. S. Blatch, Inc., general contractor, has moved his offices from 597 Fifth avenue to 50 East 42d street.

John Hauser, architect, has recently moved his offices from 360 West 125th street to 118 Manhattan street.

I. W. Weiss, architect, has recently moved his office from 91 Wayne street, Brooklyn, to 3 Hinman street, Middle Village, L. I.

Frank H. Smith, second vice-president and sales manager of the Lawrence Portland Cement Company, has been appointed Commissioner of Banks and Insurance of the State of New Jersey.

Henry W. Hodge, former Public Service Commissioner of the First District of the State of New York, now serving with General Pershing, has been promoted to the rank of lieutenant colonel.

Dr. Thomas G. Darlington, former Health Commissioner of New York City, has been retained by the American International Shipbuilding Corporation to have direction of the sanitation at Hog Island, near Philadelphia.

The Portland Cement Association has recently opened a district office in the Metropolitan Bank Building, Minneapolis, Minn. This office will direct the work of the Association in Iowa, Minnesota, North and South Dakota.

Rulef Van Brunt, for many years a well-known architect and builder of Brooklyn, and one of the oldest members of the Society of Old Brooklynites, died at his residence, 166 Herkimer street, Sunday, December 16. He was ninety-three years old.

W. K. Moran & Company, 405 Lexington avenue, have obtained the contract for the installation of the heating and power equipment in the new packing house for E. Greenebaum Company, located at 320 East 103d street. This contract includes boilers, heaters, pumps, tanks, and complete system of radiation.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the superstructure, to close January 7, of the power plant at the Naval Hospital, from plans by the American Institute of Architects, C. Grant LaFarge, chairman of com., 101 Park av, Manhattan. The following contracts have been awarded: J. F. Musselman, 101 Park av, Manhattan, electrical engineer; W. Nygren, 101 Park av, heating and plumbing engineer; E. E. Seelye, 101 Park av, structural engineer, and contractor for foundations is the Whitney Co., 101 Park av. Cost, \$100,000.

OWEGO, N. Y.—James A. Wetmore, acting supervising architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., January 4, for a 1-sty brick and stone post-office bldg in Lake st, near Front st, for the U. S. Government, Hon. W. G. McAdoo, Secy, Treasury Dept., Washington, D. C., owner. Cost, \$75,000.

GREENHAVEN, N. Y.—Camp Whitman has been offered by the State to the Federal Government for mobilization purposes, but has not been accepted as yet. The Legislature has not made the necessary appropriation and project will be under the jurisdiction of the State Adjutant General, Louis W. Stotesbury, 158 State st, Albany, N. Y.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Maryland Casualty Co., 100 William st, owner, contemplates making alterations to the 6-sty brick and stone office bldg, 43x76x37, at 103 and 105 William st, for which no architect has been selected.

ANDOVER, N. Y.—Village of Andover, Harry Craig, County Supt. of Highways, Canaseraga, N. Y., owner, contemplates erecting a municipal lighting plant, for which no architect has been retained. Project is indefinite.

BATAVIA, N. Y.—Frank W. Langworthy, Batavia, N. Y., owner, contemplates erecting a 3-sty brick business block, 30x80, in Main st, on the site of bldg recently destroyed by fire. No architect has been selected.

ROCHESTER, N. Y.—Eastern Monolithic Casket Co., 96 South Park av, Buffalo, N. Y., owner, contemplates erecting a brick factory (concrete caskets), for which no architect has been selected.

LOCKPORT, N. Y.—Niagara County National Bank, J. T. Symes, cashier, on premises, owner, contemplates making alterations and addition to the brick and stone bank, at 50 Main st. Owners have recently purchased bldg adjoining present property, and intend remodeling both old and new site for bank. No architect has been selected.

NEWARK.—Abraham Gennet, 105 Peshine av, Newark, owner, contemplates erecting a 4-sty brick apartment house at 446-450 Belmont av, for which no architect has been retained. Cost, \$40,000.

YONKERS, N. Y.—Radford Realty Co., 214 Jessamine av, Yonkers, owner, contemplates erecting a 4-sty brick and stone apartment house, 83x100, at the northeast cor of Riverdale av and St. Andrews pl, for which no architect has been selected.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, architect, is taking bids on the general contract for two 4-sty brick flats, 43x78 ft each, at 233-9 South st, for Harry Horton, 188 Pacific st, Newark, owner. Total cost, \$40,000.

MANHATTAN.—V. Hugo Koehler, 2 Columbus Circle, architect, is taking bids on the general contract, to close December 28, for alterations to the 4-sty brick apartment house, 25x70, at the southeast cor of Waverly pl and 6th st, for Samuel A. Goldschmidt, on premises, owner. Cost, \$10,000.

DWELLINGS.

BROOKLYN, N. Y.—W. Weissenberger, 32 Union sq, Manhattan, architect, is taking bids on the general contract for remodeling the 2½-sty frame dwelling at Bay Ridge Shore rd, bet. 97th and 98th sts, for William F. Kenny Co., 841 Broadway, Manhattan, owner. Includes new 1-sty terra cotta blocks and stucco garage. Residences will be entirely restuccoed. Cost, \$10,000.

SCARSDALE, N. Y.—Eugene Lang, 477 5th av, Manhattan, architect, is taking new bids on the general contract for a 2-sty frame dwelling, 55x25, at Greenacres, Scarsdale, N. Y., for Dr. Coolidge, owner.

MT. VERNON, N. Y.—E. P. Karl, Mt. Vernon, owner, is ready for bids on separate contracts for a 2½-sty frame and stucco dwelling, 34x28, on Vernon av, bet. Grand View and 4th sts, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$8,500.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Wortmann & Braun, 114 East 28th st, architect, is taking bids on separate contracts for an addition to the 2-sty brick and steel warehouse, 100x100, at 112 West 107th st, for the Chelsea Storage Warehouse, 426 West 26th st, owner. Consists of a 7-sty addition. Cost, \$70,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—City of New York (Kings County Hospital), Dept. of Public Charities, Municipal Bldg, John A. Kingsbury, Comr., owner, is taking bids on the general contract, to close 10.30 a. m., December 31, for a 4-sty addition to the 4-sty brick and stone nurses' home at Clarkson st and Albany av, from plans by Frank J. Helmle, 190 Montague st, Bklyn, architect. Cost, \$75,000.

MUNICIPAL.

GREY COURT, N. Y.—City of New York, Dept. of Correction, B. G. Lewis, Comr., Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 12 m., December 27, for a 4-sty brick administration, dormitory and storage bldg, 300x400 and 200x40, from plans by C. B. Meyers, 1 Union sq, Manhattan, architect. Complete specifications may be seen upon application at the F. W. Dodge Co., 119 West 40th st, Manhattan.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—Township of Linden, Board of Education, John J. Vanderwall, chairman, Wood av, Linden, owner, is taking bids on the general contract, to close 8 p. m., December 26, for erecting School No. 1, on Wood av, from plans by J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., architects.

LINDEN, N. J.—Board of Education, Frederick McGillvray, pres., Linden, owner, is taking bids on the general contract, to close 8 p. m., December 26, for two 2-sty brick additions, one 37x60, the other 37x89, to contain 8 rooms, to Public School No. 2, on Wood av, from plans by J. N. Pierson & Son, Raritan Bldg, Perth Amboy, N. J., architects. Cost, \$50,000.

STABLES AND GARAGES.

BRONX.—Burns Bros., 50 Church st, Manhattan, owners, are taking bids on the general contract for a 1-sty brick garage, 50x100, at the northwest cor of Edgewater rd and Seneca av, from privately prepared plans.

BAYSHORE, L. I.—Edward Necarsulmer, 507 5th av, Manhattan, architect, is taking bids on the general contract, to close Dec. 24, for an addition to the 1-sty frame garage, 56x72, for Jacob Oppenheim, Bayshore, owner. Cost, \$10,000.

MISCELLANEOUS.

MANHATTAN.—State of New York, Dept. of Public Works, W. W. Wotherspoon, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m., January 8, for a 1-sty steel and corrugated iron pier shed, 50x50, south of Pier No. 6, East River, from plans by Frank M. Williams, 352 State st, Albany, engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
ST. NICHOLAS AV.—A. L. Kehoe, 1 Beekman st, has plans in progress for the alteration of the 3-sty brick dwelling, 18x100, at 400 St Nicholas av, into studio apartments, for A. H. Levy, 25 Ft. Washington av, owner and builder. Cost, \$3,000.

14TH ST.—George Keister, 56 West 45th st, has plans in progress for the alteration of the 5-sty brick and stone loft bldg, 50x103, at 58-60 West 14th st, for R. Smith & Co., 52 West 14th st, owner.

PEARL ST.—John H. Knubel, 305 West 43d st, completed plans for extension to the brick tenement and store at 239 Pearl st, for Campello Corp., 92 William st, owner. Cost, \$5,000.

GREENWICH ST.—Charles Stegmayer, 168 East 91st st, is revising plans for alterations to the 1 and 5-sty brick apart-

ment and store, 27x108, in Greenwich st, southeast cor Christopher st, for the Peter Doelger Brewing Co., 407 East 55th st, owner. Cost, \$10,000.

116TH ST.—A. E. Nast, 546 5th av, has plans in progress for an addition to the 2-sty brick apartment house at 328 East 116th st, for Isabel Comforti, 244 Field pl, owner. Consists of erecting a rear extension, 25x30. Cost, \$3,000.

56TH ST.—A. E. Nast, 546 5th av, has plans in progress for the alteration of the 5-sty brick dwelling, 50x60, at 25-27 West 56th st, into bachelor apartments and stores, for M. C. D. Borden, owner, and Jesse T. Meeker, 1170 Broadway, lessee. Cost, \$6,000.

50TH ST.—A. E. Nast, 546 5th av, will draw sketches for alterations to the 4-sty brick apartments and store, 25x100, at 5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Cost, \$10,000.

BANKS.

BROADWAY.—Deutsch & Polis Co., 50 Church st, has plans nearing completion for the alteration of the 8-sty brick, stone and steel bank and store bldg at 192

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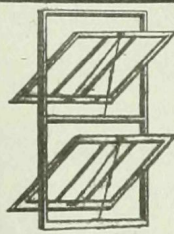
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Broadway, northeast cor of Broadway and John st, for the Chatham & Phoenix National Bank, 192 Broadway, owner, and the No. 1 John St. Corp., 206 Broadway, lessee, and A. Schulte, Inc., 386 Broadway, sub-lessee. Cost, \$25,000.

PINE ST.—John 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, on premises, owner. Cost, \$10,000.

DWELLINGS.

34TH ST.—Herbert J. Krapp, 116 East 16th st, completed plans for alterations and extension to the 5-sty brick dwelling, 21x55, at 117 West 34th st, for Dr. Allen Fitch, Hotel Netherlands, 59th st and 5th av, owner. Cost, \$8,000.

49TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the brick dwelling at 21 East 49th st. Consists of erecting a pent house. Cost, \$2,000.

94TH ST.—Slawson & Hobbs, 162 West 72d st, completed plans for alterations to the 5-sty brick dwellings, 16x64, at 256-8 West 94th st, for William R. Peters, 55 Liberty st, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Mrs. McAlpin, owner, is having plans prepared privately for alterations to the 8 and 6-sty brick warehouse, 150x100, at the northwest cor of Hudson and Laight sts. The general contract has been awarded to Hugh Getty, Inc., 359 West 26th st.

107TH ST.—Wortmann & Braun, 114 East 28th st, completed plans for a 7-sty addition to the 2-sty brick and steel warehouse, to be used for storage of automobiles and fixtures, at 112 West 107th st, for the Chelsea Storage Warehouse, 426 West 26th st, owner. Cost, \$70,000.

DUANE ST.—Townsend, Steinle & Haskell, 1328 Broadway, has plans in progress for alterations to the 7-sty brick warehouse, 100x100, at the cor of Duane and Hudson sts, for Wood & Selick, 36 Hudson st, owner.

SCHOOLS AND COLLEGES.

75TH ST.—C. B. J. Snyder, 500 Park av, completed plans for alterations to the 4-sty brick Public School No. 70, 125x32, at 213 East 75th st, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$18,000.

STABLES AND GARAGES.

THOMPSON ST.—Louis A. Sheinart, 194 Bowery, completed plans for a 1-sty brick garage, 64x75, at 238-240 Thompson st, for the Elena Realty Co., 226 Lafayette st, owner and builder. Cost, \$7,000.

BROADWAY.—William T. McCarthy, 16 Court st, Brooklyn, completed plans for alterations to the 2-sty brick garage, 150x117, at 4352 Broadway, for the Arthur Garage, Inc., on premises, owner, in charge. Cost, \$15,000.

58TH ST.—Landsman & Bartos, Bowery Bank Bldg., completed plans for alterations to the 4-sty brick garage, 50x100, at 13-15 East 58th st, for the Downtown Realty Co., 30 Nassau st, owner, and the Plaza Garage, 485 Park av, lessee. Consists of changing stables into garages and making floors and ceiling fireproof. Cost, \$15,000.

WEST BROADWAY.—J. Odell White-nack, 231 West 18th st, completed plans for alterations to the 5-sty brick public garage, 59x162, at 356-360 West Broadway, for Leo and Fred Dour, 365 Canal st, owners. Consists of new brick walls, etc. Cost, \$25,000.

55TH ST.—Harvey J. Lexler, 661 West End av, completed plans for a 1-sty brick garage, 100x100, at 508-16 West 55th st, for Arthur W. Corse, 20 Vesey st, owner and builder. Cost, \$10,000.

64TH ST.—Hunt & Hunt, 28 East 21st st, have plans nearing completion for a 5-sty brick and granite garage, 100x100, at 337-343 East 64th st, for the Co-Operative Bldg Const. Co., 7 East 42d st, owner. William J. Taylor, 7 East 42d st, has the general contract. Cost, \$6,500.

120TH ST.—W. H. Birkmire's Sons, 1135 Broadway, completed plans for alterations to the 4-sty brick garage, 55x89, at 207-9 West 120th st, for Dr. Robert J. Armstrong, 114 West 118th st, owner. Consists of converting stable into a fireproof garage. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

17TH ST.—Thomas Bruce Boyd, Inc., 286 5th av, architect and engineer, has plans in progress for remodeling the 6-sty brick and stone loft bldg, 75x92, at 114-118 West 17th st, for John A. Stewart, 45 Wall st, owner, and the Northam Warren Corp., 11 West Broadway, lessee. Cost, \$15,000.

LEXINGTON AV.—Oscar Lowinson, 366 5th av, has plans nearing completion for alterations to the 1-sty store, 31x100, at the southeast cor of Lexington av and 80th st, for P. Jaffe, 79th st and Lexington av, owner. Cost, \$12,000.

38TH ST.—Charles E. Birge, 29 West 34th st, has plans in progress for a 5-sty brick and stone store, restaurant and office bldg, 25x90, at 20 West 38th st, for Julia A. Ferguson, owner, and Schrafft's, Inc., 62 West 23d st, lessee. Cost, \$100,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

GRAND BLVD.—Gronenberg & Leuchtag, 303 5th av, completed plans for a 1-sty brick garage, 26x116, on 3d av, 22 ft south of 170th st, for the Roseff Realty Co., 115 West 110th st, owner and builder. Cost, \$5,000.

WHITLOCK AV.—Rosen-Craus Co., 852 East 172d st, has purchased property at the northwest cor of Whitlock av and Tiffany st, and contemplates erecting a 1-sty brick public garage, 100x12x100x134. Architect's name will be announced later.

STABLES AND GARAGES.

WALKER AV.—De Rose & Cavalieri, 509 Willis av, completed plans for a 1-sty brick garage, 99x160, on the south side of Walker av, 51 ft east of Lyvere st, for the Nesta Construction Co., 655 East 189th st, owner and builder. Cost, \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS

SHEFFIELD AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 4-sty brick and stone apartment, 66x56, in the north side of Sheffield av, 20 ft north of Livonia av, for the Sheffield Building Co., 141 Pennsylvania av, owner and builder. Cost, \$40,000.

EAST 8TH ST.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 4-sty brick and stone apartment, 60x90, at the southwest cor of East 8th st and Av C, for the East 12th St. Building Co., 98 Bristol st, owner and builder. Cost, \$40,000.

DWELLINGS.

VINCENT AV.—Cantor & Dorfman, 371 Fulton st, have plans in progress for five 2-sty frame dwellings, 28x58, at the northeast cor of Vincent av and Bay 26th st, for Jessie Galloway, 100 Bay 26th st, owner. Cost, \$10,000 each.

BELMONT AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for extension to the 2-sty brick dwelling and store, 25x100, at the southeast cor of Belmont and Van Sinderen avs for the Luis Abramson Contracting Co., 1311 East New York av, owner and builder. Cost, \$8,000.

NELSON ST.—John Burke, 319 Baltic st, completed plans for an extension to the 2-sty dwellings and garage in the south side of Nelson st, 100 ft west of Court st, for Joseph Brencale, 38 Union st, owner, in charge. Cost, \$3,000.

WEST 7TH ST.—Charles Olsen, 1649 69th st, has plans in progress for four 2½-sty frame and stucco dwelling and garages, 16x38, at the northeast cor of West 7th st and Av S, for the Roth-Morgan Co., 1430 77th st, owner and builder. Cost, \$3,500 each.

GLENWOOD RD.—Brook & Rosenberg, 215 Montague st, have plans in progress for a 2-sty brick dwelling, 20x52, at the northeast cor of Glenwood rd and East 88th st, for Tony Battagalino, School and East 88th sts, owner. Cost, \$6,000.

77TH ST.—F. W. Eisenla, 571 77th st, completed plans for twelve 2-sty brick dwellings, 17x46, in the north side of 77th st, 100 ft east of 6th av, for Harry Pinover, 16 Court st, owner and builder. Cost, \$54,000.

WEST 35TH ST.—Joseph J. Galizla, 2845 West 23d st, Brooklyn, completed plans for a 2-sty brick dwelling, 21x60, in the west side of West 35th st, 100 ft north of Mermaid av, for Mary Merican, 2870 West 35th st, Brooklyn, owner, in charge. Cost, \$8,000.

WEST 33D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 2-sty brick dwelling, 20x60, in the east side of 33d st, 160 ft north of Mermaid av, for Joseph M. Boumberg, 125 Bleecker st, Manhattan, owner and builder. Cost, \$6,000.

68TH ST.—F. W. Eisenla, 571 77th st, completed plans for five 2-sty brick dwellings, 20x56, in the north side of 68th st, 93 ft east of 6th av, for Ovington Builders, Inc., 501 68th st, Bklyn, owners and builders. Cost, \$30,000.

68TH ST.—F. W. Eisenla, 571 77th st, will draw plans for five 2-sty brick and stone dwellings, 20x60, and garages, 18x

18, in 68th st, 93 ft east of 6th av, for Samuel Polstein, 6755 5th av, Brooklyn, owner and builder. Cost, \$7,000 each.

WEST 27TH ST.—George H. Suess, 2968 West 29th st, completed plans for four 2-sty brick dwellings, 20x55, in the east side of West 27th st, 120 ft north of Mermaid av, for Frederick Martini, 2822 West 28th st, Brooklyn, owner. Cost, \$7,200 each.

COLUMBIA HEIGHTS.—Slee & Bryson, 154 Montague st, will draw plans for alterations to the 5-sty brownstone dwelling at 210 Columbia Heights, for L. E. Sutton, owner. Cost, \$13,000.

FACTORIES AND WAREHOUSES.

BAYARD ST.—Sommerfeld & Steckler, 31 Union sq, Manhattan, completed plans for a 1-sty extension to the factory in the south side of Bayard st, 224 ft east of Union av, for William Salmon, southwest cor of Bayard and Lorimer sts, owner. Cost, \$5,000.

SEDGWICK ST.—Buchman & Kahn, 30 East 42d st, Manhattan, have plans in progress for a 6-sty reinforced concrete storage bldg at 39 Sedgwick st, for Lehn & Fink, 120 William st, Manhattan, owners.

ATLANTIC AV.—Albert Ullrich, 373 Fulton st, completed plans for alterations to the 4-sty brick factory and store, 25x100, at the northeast cor of Atlantic av and Herman st, for the Johans Steamship Provisions Co., Produce Exchange, Manhattan, owner. Cost, \$6,000.

PITKIN AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for addition and extension to the 2-sty brick factory, 50x100, at the northwest cor of Pitkin and Williams avs, for Samuel Brouner, on premises, owner and builder. Includes 2-sty addition. Cost, \$15,000.

NORTH 12TH ST.—Genevieve A. Moran, 189 Patchen av, Brooklyn, owner, has had plans completed privately for a 2-sty brick factory, 100x100, in the east side of North 12th st, 150 ft east of Berry st. W. & J. Moran, Inc., 189 Patchen av, have the general contract. Cost, \$20,000.

VAN SICKLEN AV.—Charles Infanger, 2634 Atlantic av, completed plans for an extension to the 3-sty factory and dwelling at the southwest cor of Van Sicklen and Liberty avs, for Israel Levine, 2940 Fulton st, owner, in charge. Cost, \$2,500.

GRAND ST.—Sass & Springsteen, 32 Union sq, Manhattan, has plans nearing completion for alterations to the 5-sty brick manufacturing plant, 100x100, at 738-750 Grand st, for the Mutual Braid Co., 20 West 22d st, Manhattan, owner. Cost, \$10,000.

WEST 12TH ST.—Genevieve A. Moran, 189 Patchen av, owner, has had plans completed privately for a 2-sty brick factory, 100x100, in the south side of West 12th st, 150 ft east of Berry st. The general contract has been awarded to W. & J. Moran, Inc., 189 Patchen av, Bklyn. Cost, \$20,000.

HALLS AND CLUBS.

BEDFORD PL.—Shampan & Shampan, 772 Broadway, Brooklyn, are revising plans for a 1-sty brick chauffeur's club room, 30x40, on the west side of Bedford pl, 167 ft north of Atlantic av, for the H. & T. Corp., owner. Lero Contracting Co., Graham av, has the general contract. Cost, \$6,500.

HOSPITALS AND ASYLUMS.

HART ST.—Henry J. Nurick, 892 Broadway, Brooklyn, is revising plans for a 5-sty brick hospital, 90x100, at the southwest cor of Hart st and Stuyvesant av, for Beth Moses Hospital, owner.

STABLES AND GARAGES.

LINCOLN PL.—Laspia & Salvati, 529 Grand st, Manhattan, completed plans for two 1-sty brick garages, 20x67, in the north side of Lincoln pl, 250 and 290 ft east of Rogers av, for James O'Connell, 529 West 147th st, owner. Cost, \$5,000.

ROGERS AV.—William Parker, 25 McDonough st, completed plans for a 1-sty brick public garage, 55x100, on the east side of Rogers av, 125 ft south of Sterling pl, for Cornelius A. Haggerty, 683 Park pl, owner, in charge. Cost, \$12,000.

TROY AV.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 116x138, at the northeast cor of Troy av and Carroll st for Hyman Aaron, 1205 Eastern Parkway, owner. Cost, \$6,000.

CYPRESS AV.—Cohn Brothers, 331 Stone av, completed plans for a 1-sty brick garage, 116x138, at the northeast cor of Cypress av and Himrod st, for Hyman Aaron, 1204 Eastern Parkway, owner. Cost, \$6,000.

IRVING AV.—John Burke, 319 Baltic st, completed plans for an extension to the 4-sty garage and factory at the southwest cor of Irving av and Eldert st, for the Brass Goods Mfg. Co., 533 Union st, Brooklyn, owner. Cost, \$10,000.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and store, 77x130, on the north side of DeKalb av, 53 ft west of Bushwick av, for Thomas A. Clark Co., 122 Livingston st, owner and builder. Cost, \$35,000.

CARLTON ST.—Lorenz F. J. Weiher, 271 West 125th st, Manhattan, completed plans for alterations to the 2-sty brick stable, 37x100, in the west side of Carlton av, 252 ft north of Myrtle av, for Mrs. Elizabeth Benn, 416 East 7th st, owner. Leon Katz 271 West 125th st, Manhattan, has the general contract. Cost, \$5,000.

BUSH ST.—Thomas Bennett, 7825 5th av, completed plans for a 1-sty brick garage, 40x100, at the northwest cor of Bush and Smith sts, for David Samorell, 453 Bush st, owner, in charge. Cost, \$5,000.

EAGLE ST.—Henry Kalbert, 217 Monitor st, completed plans for two 1-sty brick garages, 50x20 and 16x30, in the south side of Eagle st, 125 ft west of Manhattan av, for Charles Wegel, on premises, owner, in charge. Total cost, \$5,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—H. A. Weinstein, 165 Remsen st, has plans in progress for two 3-sty brick and frame stores, dwellings and garage, 18x55, to cost \$7,500 each. Owner's name and exact location will be announced later.

BELMONT AV.—E. M. Adelson, 1775 Pitkin av, completed plans for a 2-sty brick laundry and dyeing and cleaning establishment, 25x82, at the southeast cor of Belmont and Van Sinderen avs, for Benjamin Merlio, 1630 Park pl, owner. Cost, \$8,000.

COLUMBIA ST.—Thomas Bennett, 7825 5th av, Brooklyn, completed plans for a 1-sty brick shop, 30x100, in the east side of Columbia st, 25 ft south of Bush st, for Charles Banks, 32 South st, owner, in charge. Cost, \$4,500.

VAN DYKE ST.—Slee & Bryson, 154 Montague st, have plans in progress for rebuilding the 2-sty frame refinery, 100x

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Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

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

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

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

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100, at 98-104 Van Dyke st, for the Knowles-Bradley Co., 88 Wall st, Manhattan, owner. Cost, \$4,000.

Queens.

APARTMENTS, FLATS & TENEMENTS. QUEENS COUNTY.—H. A. Weinstein, 165 Remsen st, has plans in progress for eight 3-sty frame and brick tenements, 18x55, to cost \$6,000 each. Owner's name and exact location will be announced later.

DWELLINGS.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Brooklyn, completed plans for a 2-sty frame dwelling, 16x36, on the north side of Lathrop av, 260 ft east of Flushing av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$3,000.

COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, L. I., completed plans for two 2-sty frame dwellings, 20x36, in the west side of 13th st, 125 ft south of Av D, for Caroline Reiher, 504 East 55th st, Manhattan, owner, in charge. Cost, \$7,000.

CORONA, L. I.—C. L. Varrone, Corona, completed plans for a 2½-sty brick dwelling, 20x51, in the south side of Edson st, 150 ft east of Tieman av, for the Justice Construction Co., 35 West Jackson av, Corona, owner and builder. Cost, \$4,000.

WINFIELD, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for an addition to the 2-sty brick dwelling, 14x17, for Joseph Krueger, 35 Henry st, Winfield, owner and builder. Cost, \$2,000.

MASPETH, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 2-sty frame and shingle dwelling, 20x46, on Wodell pl, for Michael Alysiewski, Woodell pl, Maspeth, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

FLUSHING, L. I.—Commercial Research Co., Jackson av, L. I. City, owner, contemplates erecting an addition to the plant on Myrtle av, for which plans will be prepared by their own engineers. Details are undecided. Cost, \$15,000.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, has plans in progress for an addition to the 1-sty brick factory, 35x75, on the east side of Hamilton av, 125 ft north of Graham av, for Willard F. Meyers Co., on premises, owner and builder. Cost, \$7,000.

COLLEGE POINT, L. I.—Alexander Macintosh, 55 Bible House, Manhattan, completed plans for alterations to the brick factory for the American Hard Rubber Co., 11 Mercer st, Manhattan, and College Point, L. I., owner. Cost, \$5,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick garage, 30x50, in the south side of Prospect st, 70 ft east of Wilbur av, for Frank Hipp, on premises, owner, in charge. Cost, \$4,500.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—William V. Cogan, 111 Franklin av, New Brighton, owner, has had plans completed privately for two 2-sty frame dwellings, 20x42, on the south side of Filler av, 100 ft west of Stebbins pl. Cost, \$8,500.

FACTORIES AND WAREHOUSES.

PORT IVORY, S. I.—Sketches are being prepared privately for five factory bldgs on the north side of Richmond Terrace for the Proctor & Gamble Mfg. Co., Mr. Anderson in charge, Ivorydale, Cincinnati, O., and on premises, owner. Ferro Concrete Construction Co., Richmond and Harriet sts, Cincinnati, O., has the general contract.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has about completed plans for a 2½-sty hollow tile, brick and stone trim dwelling, 32x110, with wing 24x60, for L. H. Shearman, owner. Paul R. Smith, 89 State st, Boston, Mass., is the landscape architect. Cost, \$60,000.

HOSPITALS AND ASYLUMS.

MASSAPEQUA, L. I.—The Supervisor of Nassau County, Hiram R. Smith, chairman, Court House, Massapequa, L. I., contemplates the erection of a 1-sty tuberculosis hospital. Details are undecided and Tooker & Marsh, 101 Park av, Manhattan, architects, have been invited to prepare tentative sketches for same. Cost, \$30,000.

SCHOOLS AND COLLEGES.

ROSLYN, L. I.—Town of Roslyn, Board of Education, Dr. J. H. Bogart, pres., Roslyn, contemplates the erection of a school. Details are undecided. Cost, \$120,000.

THEATRES.

HEMPSTEAD, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, has plans in progress for a brick vaudeville and moving picture theatre, to seat 1,800, in Front st, for the Patrick Casey Agency, 1499 Broadway, Manhattan, owner. Cost, \$50,000.

Suffolk.

DWELLINGS.

SHINNECOCK, L. I.—Grosvenor Atterbury, 20 West 43d st, Manhattan, has preliminary plans in progress for a dwelling, probably hollow tile, for Mrs. Albert H. Ely, 47 West 56th st, Manhattan, owner.

BAYSHORE, L. I.—S. S. Calafatia, 221 Main st, New Rochelle, has plans in progress for a 2-sty brick, frame and shingle dwelling, 45x68, at Brightwaters, Bayshore, L. I. Owner's name will be announced later.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—Mrs. A. H. Taylor, Baltimore, Md., owner, has had plans completed privately for remodeling the 2½-sty frame dwelling, 35x40, on 30nd View av, Charles H. Williams, Bush av, Portchester, N. Y., has the general contract. Cost, \$4,000.

PORTCHESTER, N. Y.—W. S. Wetmore, Liberty sq, Portchester, completed plans for a 3-sty brick dwelling and store at William av and North Main st for R. Cook, owner.

HARTSDALE, N. Y.—Forman & Light, 40 Cedar st, Manhattan, have plans in progress for a 2½-sty frame and shingle dwelling, 27x70, for C. H. Peckworth, 529 Hudson st, Hartsdale, owner and builder. Cost, \$12,000.

SCARSDALE, N. Y.—F. H. Nahigian, 122 Wabash av, Chicago, Ill., has purchased property on Cooper rd and contemplates the erection of a large dwelling and garage. Details will be available later.

LARCHMONT, N. Y.—Mrs. Alexander Morrison, Lorraine st, Mamaroneck, N. Y., has purchased property at Larchmont Gardens, Larchmont, N. Y., and contemplates the erection of two dwellings. Details will be available later.

YONKERS, N. Y.—Howard L. Hallock, 16 Jumel Terrace, Manhattan, completed plans for a 2-sty frame dwelling, 25x27, on Nepperhan Heights, for R. E. Manson, owner. B. C. Brown, 39 East 42d st, Manhattan, has the general contract. Cost, \$4,000.

MT. VERNON, N. Y.—Mrs. H. N. Robinson, on premises, owner, has had plans completed privately for alterations to the 2½-sty frame and stucco dwelling, 35x40, at 48 Rich av, Gramatan Homes, Inc., 154 East 1st st, Mt. Vernon, has the general contract. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, completed plans for alterations and addition to the brick stores and bakery at 3d av and 3d st, for Louis Ginsburg, Mt. Vernon, owner. Cost, \$8,000.

APARTMENTS, FLATS & TENEMENTS. PORTCHESTER, N. Y.—W. S. Wetmore, Liberty sq, Portchester, has plans in progress for a 2-sty hollow tile and stucco apartment, 33x52, to cost \$8,000.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for rebuilding the 3-sty brick apartment and stores, 36x40, at 40 South Main st, for Thomas and Jonas Goldwitz, c/o Columbia Tea Co., Main st, Portchester, owners. Cost, \$5,000.

PORTCHESTER.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for remodeling the 3-sty brick apartment and store, 44x50, at 44 South Main st, for Mrs. Goldowitz, c/o Columbia Tea Co., Main st, Portchester, owner. Cost, \$7,000.

New Jersey.

BANKS.

HOBOKEN, N. J.—John J. Fagan, 95 River st, Hoboken, N. J., has plans in progress for alterations and addition to the 4-sty brick bank at the southeast cor of 14th and Washington sts for the Columbia Trust Co. of New Jersey, 425 Washington st, Hoboken, N. J., owner. Cost, \$25,900.

DWELLINGS.

WOODCLIFFE, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for two 2-sty brick dwellings and stores, 35x45 ft each, at the northeast cor of Broadway and 28th st, for Samuel Rubine, 67 Claremont av, Jersey City, owner and builder. Total cost, \$12,000.

JERSEY CITY, N. J.—Robert P. Smith, 1880 Boulevard, Jersey City, completed plans for a 2-sty frame dwelling, 20x48.

at 21 Cator av, for James R. Sanders, Inc., 320 Princeton av, Jersey City, owner and builder. Cost, \$4,000.

RED BANK, N. J.—Richard M. Hurd, 59 Liberty st, Manhattan, contemplates re-building dwelling recently destroyed by fire at Locust Point. Project will not go ahead for some time.

SOUTH ORANGE, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 2½-sty frame and shingle dwelling, 22x 28, on the north side of Ardley rd, for Arthur E. Bush, 17 Maplewood av, Maplewood, N. J., owner and builder. Cost, \$4,500.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, completed plans for a 2½-sty brick, veneer and shingle dwelling, 25x37, at 34 Marion rd, for David Lindsay, Lucie Baldwin and Aignice Lindsay, 254 Antwerp st, Newark, owners. Contracts for mason and carpentry work have been awarded to Thomas Healy, 35 Claremont av, Montclair, and M. G. Sigler, 108 Alexander av, Montclair, respectively. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—R. W. Erler, 45 Clinton st, Newark, completed new plans for a 2-sty brick manufacturing plant, 28x125x24, at 462 Riverside av, for the Upson Walton Co., 291 Broadway, Manhattan, owner. Cost, \$15,000.

NEWARK, N. J.—J. H. & W. C. Ely, Firemen's Bldg, Newark, completed plans for a 1-sty brick manufacturing plant, 75 x85 (additional bldg) at 183-187 Verona av, for Heller Bros. Co., 879 Mt. Prospect av, Newark, owner and builder. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

CALDWELL, N. J.—Jordan Green, Essex Bldg, Newark, will draw plans for a group of hospital bldgs for the Board of Managers of the Essex County Tubercular Hospital, W. C. Pennington, pres., Court House, Newark, owner. Cost, about \$2,000,000.

STORES, OFFICES AND LOFTS.

ARLINGTON, N. J.—Joseph Kennedy, 6 North 4th st, Harrison, completed plans for a 1-sty cement blocks store bldg at the northwest cor of Magnolia and Kearny avs for the Harrison Realty Co., Harrison, N. J., owner. The mason and carpentry contracts have been awarded to James J. Dunn, Kearny, N. J., and Morris Breitman, 333 Waverly av, Newark, N. J., respectively. Cost, \$5,000.

HACKENSACK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans in progress for the alteration of the 3-sty brick hotel in Main st, into a business bldg, for the North Jersey Title Insurance Co., Main st, Hackensack, N. J., represented by Glenn K. Carver, 60 Wall st, Manhattan. Cost, \$15,000.

MISCELLANEOUS.

HOBOKEN, N. J.—John J. Fagan, 95 River st, Hoboken, completed plans for a 1-sty brick and frame shop, 50x100, at 731 Jefferson st, for the Tide Water Iron Works, 731 Jefferson st, Hoboken. Cost, \$6,000.

HOBOKEN, N. J.—Board of Chosen Freeholders of Hudson County, Walter O'Mara, clerk, Court House, Jersey City, N. J., owner, has had plans completed privately for a viaduct in 14th st. Contract for above has been awarded to Nolan & Hornung Construction Co., 309 Kingston av, West Hoboken, N. J.

Other Cities.

BANKS.

ELMIRA, N. Y.—Dennison & Hirons, 475 5th av, Manhattan, architects, are preparing sketches for a 1 or 3-sty brick and

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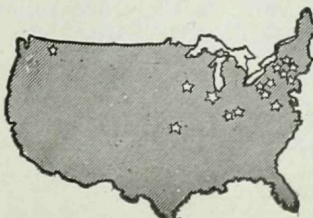
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steel bank bldg at the northeast cor of State and Water sts for the Chemung Canal Trust Co., Elmira, N. Y., owner. E. E. Buchanan, Robinson Bldg Elmira, is the construction engineer.

FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—Henry Marvin, Main st, Stamford, Conn., has plans in progress for a 2-sty concrete factory bldg, 90x300, on Davenport pl, for the John Davenport Foundry Co., Stamford, Conn., and 74 Broadway, Manhattan, owner. Cost, \$90,000.

BUFFALO, N. Y.—Curtis Aeroplane & Motor Co., John M. Willey, pres., foot of Churchill st, Buffalo, N. Y., owner, contemplates erecting a 1-sty brick, steel and concrete factory at 2000 Elmwood av, probably from privately prepared plans.

ROCHESTER, N. Y.—Eastman Kodak Co., 343 State st, Rochester, owner, is having plans prepared privately for a 5-sty reinforced concrete factory, about 150x400, probably in Kodak Park. Cost, \$500,000.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Obenaus-Nichols Co., 119 State st, Albany, N. Y., completed plans for rebuilding the store and lofts at 56 Hudson av, for Joseph Perle, 56 Hudson av, Albany, owner. Consists of fire repairs. Cost, from \$15,000 to \$20,000.

MISCELLANEOUS.

ELMIRA, N. Y.—Henry D. Whitfield Co., 160 5th av, Manhattan, architects, have started new 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 McDowell, secy, cor East Market and Lake sts, Elmira, N. Y., owner, and the Carnegie Foundation Co., 576 5th av, Manhattan, donor. Cost, \$100,000.

ALBANY, N. Y.—Lewis F. Pilcher, Capitot, Albany, N. Y., State Architect, completed new plans for a 3-sty brick and stone State laboratory, 50x148, on New

Scotland av, for the State of New York. Dr. Herman M. Biggs, State Health Comr., Albany, owner. Cost, \$120,000.

CONTRACTS AWARDED.

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

CHURCHES.

IRVINGTON, N. J.—Frederick Fatzler Co., 810 Broad st, Newark, has the general contract for a 1-sty brick and terra cotta or art stone trim church, 40x77, at the cor of Florence and Elmwood avs, for the Second Reformed Church of Irvington, J. F. Renner, chairman of commission, 99 Florence av, Irvington, owner, from plans by Hughes & Horton, Essex Bldg, Newark, architects. Cost, \$23,000.

DWELLINGS.

BROOKLYN, N. Y.—Jacob Sachs, 839 Park av, Brooklyn, has the general contract for a 2-sty brick dwelling and garage, 20x45, at 84 Cooper st, for Mrs. I. J. Grunell, 485 Chauncey st, owner, from plans by Henry J. Nurick, 893 Broadway, Brooklyn, architect. Cost, \$7,000.

JERSEY CITY, N. J.—A. W. Crone & Sons, 500 Central av, Jersey City, have the general contract for three 2-sty brick and stone dwellings, 25x63 ft each, at 37 to 41 Sherman pl, for Joseph A. Schmitt, 45 Sherman pl, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City, architect. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Charles Herman Contracting Co., 52 Vanderbilt av, has the general contract for alterations to the 5-sty brick storage warehouse, 75x67, at 604-8 West 40th st, for the David Stevenson Brewing Co., 10th av and 39th st, owner, from plans by John P. Voelker, 979 3d av, architect. Cost, \$6,000.

BROOKLYN, N. Y.—I. Mock, 838 Flushing av, Brooklyn, has the general contract for alterations to the brewery at the southeast cor of Myrtle and Wyckoff avs for the Welz & Zerweck Brewing Co., 1562 Myrtle av, owner, from plans by Shampam & Shampam, 772 Broadway, Brooklyn, architects. Cost, \$10,000.

BROOKLYN, N. Y.—George F. Driscoll, 548 Union st, has the general contract for addition to the 2-sty brick foundry, 35x39, at 97 2d av, for Thomas Paulson & Son, Inc., 97 2d av, Brooklyn, owner, from privately prepared plans. Cost, \$6,000.

SYRACUSE, N. Y.—Dawson Bros., Union Bldg, Syracuse, have the general contract for a 3-sty reinforced concrete warehouse, 240x93, on Willis av, for the Church & Dwight Co., 27 Cedar st, Manhattan, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects, and Purdy & Henderson Co., 45 East 17th st, consulting engineers. Cost, \$100,000.

NEWARK, N. J.—New Jersey Cement Construction Co., 116 Market st, Newark, has the general contract for addition to the storage warehouse at 359-365 Park av, for the Park Av Storage Co., owner, from privately prepared plans.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for a 2-sty brick wagon storage, 32x50, at 9 and 11 Vesey st, for William Bittles, of Wagon Pastry Co., 22 Johnson st, Newark, owner, from plans by Hughes & Horton, 31 Clinton st, Newark, architects. Cost, \$5,000.

MUNICIPAL.

BLACKWELLS ISLAND.—John T. Brady Co., 103 Park av, Manhattan, has the general contract for the alteration of the south and central wings of the 4-sty brick workhouse, 147x44, on Blackwells Island, opposite East 75th st, for the City of New York, Dept. of Correction, Burdette G. Lewis, Comr., Municipal Bldg, Manhattan, owner.

STABLES AND GARAGES.

PELHAM MANOR, N. Y.—Tucker & Hasbrook, 29 Broadway, Manhattan, have the general contract for a 2-sty brick garage, 39x24, for W. B. Trowbridge, Pelham Manor, owner, from plans by John J. Petit, 103 Park av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William Somerville, 317 East 122d st, has the general contract for alterations to the brick store at 1536 3d av for F. W. Woolworth, Woolworth Bldg, owner, and the Beck Shoe Co., 326 Lafayette st, lessee, from privately prepared plans.

MANHATTAN.—Norcross Brothers, 103 Park av, have the general contract for alterations to the 6-sty stone office bldg at 280 Broadway, cor Chambers st, for Frank Munsey Co., 8 West 40th st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$3,000.

MANHATTAN.—E. Klingberg, 34th st and 9th av, has the general contract for 1-sty brick stores, 18x40, at 371 West 34th st, for Jane and Mary Stokes and Elizabeth Walters, 122 West 77th st, owners, from plans by E. Lehmann, 40 Cedar st, architect. Cost, \$10,000.

MISCELLANEOUS.

MANHATTAN.—A. Bonagur, 1967 Washington av, has the general contract for the addition and alteration of the three 3 and 4-sty brick dwellings, 60x100, at 122-4 West 48th st, into a restaurant and lodging house, for Charley Maran, 236 West 46th st, owner, and Carlo Giolito, 236 West 46th st, lessee, from plans by Thomas W. Lamb, 644 8th av, architect. Consists of rear 1-sty addition, 60x50, general alterations and mezzanine balcony. Cost, \$20,000.

BROOKLYN, N. Y.—Bartlett-Hayward Co., 100 Broadway, Manhattan, has the general contract for a 2-sty frame still house, 44x72, at the northwest cor of Kent av and Cross st, for Brooklyn Union Gas Co., 176 Remsen st, owner, from plans by W. M. Wepfer, 133 Pierson st, Jamaica, L. I., architect. Cost, \$10,000.

BROOKLYN, N. Y.—Reinard Hall, 7822 12th av, Brooklyn, has the general contract for a 1-sty brick blacksmith shop, 65x65, and a 1 and 2-sty machine shop, 40x80, in Pioneer st, near Van Brunt st, for the Pioneer Iron Works, Mr. Olsen, pres., 39 Union st, Brooklyn, owner, from plans by J. C. Wandell, 8526 4th av, Brooklyn, architect. Total cost, \$12,000.

BRONX.—Louis Weber Building Co., 171 Madison av, Manhattan, has the general contract for a 1-sty brick extension, 6x9, and a 1-sty top addition to the 1-sty brick and steel transformer station and storehouse, 40x60, on the west side of Park av

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71 ft north of 189th st, for the Edison Co. of New York, 130 East 15th st, owner, from plans by George F. Kiess, engineer. Cost, \$15,000.

NEWARK, N. J.—Rekoon & Tarnofsky, 535 South 17th st, Newark, have the general contract for a 1-sty brick cleaning and dyeing establishment, 20x50, at 53 and 61 South Orange av, for Meyer Cohen, 25 Prince st, Newark, owner, from plans by Hyman Rosensohn, 800 Broad st, Newark, architect. Cost, \$2,500.

TENAFLY, N. J.—Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for a 1-sty shingle hostess house, 59x94, at Camp Merritt, for the War Work Council Board of the Y. W. C. Association of United States, 600 Lexington av, Manhattan, owner, from plans by F. B. & A. Ware, 1170 Broadway, Manhattan, architects.

EAST VIEW, N. Y.—Frank C. Mertz, Fortchester, N. Y., has the general contract for a 1-sty brick ice house, 48x82, in the Town of Mt. Pleasant, East View, N. Y., for Westchester County, Building Commission, Robert Brewster, chairman, Court House, 166 Main st, White Plains, N. Y., owner, from plans by the Madison Cooper Co., Calcium, N. Y., engineer. Cost, \$6,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold its annual meeting in New York January 14, 1918. Secretary, F. A. Molitor, 35 Nassau st.

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

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 157th st and 3d av, the Bronx. Charles E. Reid, secretary.

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

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

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

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its 65th annual meeting in the new headquarters of the organization, 33 West 39th st, New York, Wednesday and Thursday, January 16-17, 1918. The business session will take place Wednesday evening.

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

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

Week Ending Dec. 15.

MANHATTAN ORDERS SERVED.

- Ann st, 22—Robert D Mathews... Rec-DC-GE
Ann st, 22—Kringel Mfg Co... O-GE
Ann st, 60—Collegiate Reformed Dutch Ch, 113 Fulton... Ex(R)-ExS
Av A, 316-8—Est John U Brookman, 88 Wall, FE(R)-St(R)-ExS
Beekman st, 46—Wm J Vanpel, 349 Convent av... GE
Beekman st, 46—Est Adeline Travers, FE(R)-Ex(R)-ExS
Beekman st, 46—Commercial Cut Co... Ex(R)-O
Beekman st, 68—Samuel Todd... DC
Beekman st, 68—Bernard Eisenberg... GE-DC
Beekman st, 68—Michael Fitzpatrick... FA-GE
Bleeker st, 115—Max Eisman, 1 W 70, FE(R)-ExS
Bowery, 86-8—Robert Kerr & Son... Tel
Bowery, 88—Samuel Stolswitz... TD
Bowery, 88—Ida Deitchman... TD
Bowery, 88—Jacob Bloch... TD
Bowery, 189—Samuel Stein, D&R-Ex(R)-O-Rec-FA
Broadway, 512—Est Elizabeth W Perkins, 10 E 41... Ex(R)
Broadway, 625—Sound Realty Co, 128 Bway, Stp(R)
Broadway, 704-6—Adolph Boskowitz, 60 Bway... Stp(R)
Broadway, 1151—N Y Binding & Trimming Co... El-FA
Broadway, 1162—William R Appleby, c University of Minnesota, Minneapolis, Minn, ExS-Ex(R)-St(R)-FE
Broome st, 481—Partheymuller & Gloekler, Rec-D&R
Broome st, 481—Pasquale Margarella, 477 Broome... FE(R)-St(R)-ExS
Canal st, 203—Louis Rubenstein, ExS-Ex(R)-FE(R)-St(R)
Canal st, 276—Isidor Jackson... Stp(R)
Church st, 324-6—N Y Improved Real Est Co, 25 Broad... FE(R)-St(R)-ExS-Ex(R)
Clarkson st, 58-60—John Boland... DC
Cliff st, 45—Violet Beach... FE(R)-FP-Ex(R)
Cooper sq, 67—Bernard Schneller, St(R)-FE(R)
Division st, 50-2—Albert Stevane, 926 Lincoln pl, Bklyn... FP-FE(R)
11 av, 563-9—Jabez Burns & Sons... D&R-El
8 av, 975-9—Reisenwebers, 987 8 av... Tel
8 av, 2307—Patrick Doonan... TD(R)-A(R)
East Broadway, 35-7—Joseph H Cohen, 1 E 33, FE(R)-FP
East Broadway, 49—C S Fishman... GE
East Broadway, 120-2—David Shaff, 72 Madison av... FE(R)-Ex(R)-ExS
7 st, 128 E—Abraham Wolf, 684 Bway... ExS
9 st, 34 E—Teller & Lyman... Rec-El-FA
9 st, 48 E—Sailors Snug Harbor, 61 Bway, FE(R)-St(R)-ExS-Ex(R)-O-FP-Ex(R)
11 st, 58 E—Max Smith... El
14 st, 1 E—Security Bank... FE(R)-FP-St(R)
14 st, 12-6 E—Est Henry Spingler, 65 5 av, FP(R)-WSS(R)
14 st, 12-16 E—Wm P Goldman & Bros, O-Rec-FA(R)
14 st, 12-6 E—Spero & Michael... O-Rec
18 st, 215 E—N Y Life Ins & Tr Co, 52 Wall, DC
19 st, 133 E—Robt J Blake Bldg & Realty Co... A
19 st, 133 E—Blake Bros... TD
19 st, 206 E—Morris Weinstein, WSS(R)-FE(R)-Ex(R)-ExS
20 st, 200 E—N Y Life Ins & Tr Co, 346 Bway, ExS-O-FE(R)-GE
23 st, 10-12 E—Louis M Barnett... Rec-FA
23 st, 10-12 E—Andrew Winters... Rec-FA
23 st, 10-12 E—Morris Fisher... FA



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(No. 7 of a continued series)

CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

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Awnings and Canopies.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Builders.

CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.

Building Directories.

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

Building Material (Masons).

CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

DODGE CO., F. W., 119 West 40th St. Tel. Bryant 4800.
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

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

Cement Work.

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

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

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

Cornice and Skylights.

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

Doors and Sashes.

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

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevator Gates—Folding.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

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

Fire Escapes.

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

Fireproofing.

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

Flagpoles.

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

Flooring.

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

Flue Pipe.

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

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 81.

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

Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

Garbage and Refuse Incinerator.

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

Gas.

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

Gates—Folding.

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

Heating and Roofing.

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

House Mover and Shorer.

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

House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2560.

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile.

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

Masons and Plasterers.

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

Classified Buyers' Guide — Continued

Metal Ceilings.

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

Metal and Metal Covered Work.

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

Mortgages.

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

Parquet Floors

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 12 E. 44th St. Tel. Murray Hill 1100.
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
BULKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
CORSA, GEORGE B., 10 E. 43d St. Tel. Murray Hill 7683.
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.
DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.
ELY & CO., H. S., 21 Liberty St. Tel. John 222.
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.
FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.
GITTERMAN, A. N., 51 E.42d St. Tel. Murray 737.
HESS, M. & L., 907 Broadway. Tel. Gramercy 6052.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.

MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

NOYES CO., C. F., 92 William St. Tel. John 2000.

OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.

O'REILLY THOS. J., Broadway and 109th St. Tel. Academy 1600.

PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.

PFLOOM, F. & G., 1333 Broadway. Tel. Greeley 2127.

PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.

RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.

READ & CO., GEO. R., 30 Nassau St. Tel. John 3670.

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

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.

WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.
CUTNER, HARRY B., 1181 Broadway. Tel. Farragut 4585.
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.
GOODWIN & GOODWIN, 260 Lenox Ave. Tel. Harlem 6500.
HOF, HENRY, 567 Third Ave. Tel. Murray Hill 5994.
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.
SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.
SIMMONS, E. DE FOREST, 31 W. 58th St. Tel. Plaza 837.
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.
BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.
BURLING REALTY CO., 209 Bridge St. Tel. Main 600.
CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.
CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.
HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.
McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.
MORRISEY, WM. G., 189 Montague St. Tel. Main 5856.
PORTER, DAVID, 215 Montague St. Tel. Main 828.
PYLE CO., H. C., 201 Montague St. Tel. Main 4390.
RAE CO., WM. P., 192 Montague St. Tel. Main 4390.
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.
WELSCH, S., 207 Montague St. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.
RYAN, GEO. J., 46 Jackson Ave., L. I. City. Tel. Hunters Point 3451.

Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

Reports (Building).

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

Telephone Accessories.

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

Terra Cotta.

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

Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.
NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.
TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.

Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

Wire Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Av. Tel. Mad. Sq. 9370.

Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.