

# Government to Spend Millions in Building Here

## Recent Appropriations for War Plants Assure Large Amount of Construction Work in Metropolitan District.

FEDERAL building operations throughout the country, and more particularly those scattered along the Eastern seaboard, at the present time completely overshadow all other phases of structural activity either actually under construction or contemplated. Data gathered by the Record and Guide indicates that in the near future the Government will start in the Metropolitan district building enterprises involving an expenditure of at least \$50,000,000.

Although it is fully realized that many military projects are widely scattered over the United States and the territories, there is no doubt about the fact that a large percentage of the expenditures will center within a radius of one hundred miles of New York and furthermore that a relatively large proportion of the work will be actually confined within the boundaries of the Metropolitan district.

A definite idea of the work to be undertaken by the Government within the territory contiguous to New York City may be had by a study of the following partial list of the new building operations for which Federal funds have recently been appropriated and working plans commenced. The actual construction will be started shortly on a large proportion of these projects.

More than \$1,000,000 will be the cost of the proposed barracks and officers' quarters to be built at the fortifications protecting Long Island Sound and for which the War Department has practically completed plans. The builders of these projects will obtain contracts on the cost plus basis and it is anticipated that the names of the contractors will be announced at an early date. Of the twenty warehouses planned last year for Governors Island, N. Y., to be used by the Quartermaster Department, six have already been completed and the remaining fourteen will be started immediately. This work was let in a single contract at a cost said to be in excess of \$2,000,000. Working plans have been completed for the erection of a group of barracks and officers' quarters at Sandy Hook, N. J., to cost approximately \$300,000 and the contractors for this operation are likely to be selected within a few days. At Lake Denmark, N. J., it is proposed to construct thirty additional hollow tile and concrete storehouses at a total cost of \$500,000. Estimates are now being taken for this work, to close April 29, after which a contract will be let to the lowest responsible bidder.

Four buildings for the National Red Cross Society, constructed according to standardized plans, are to be erected in close proximity to this city. Each will cost in the neighborhood of \$25,000. Pelham Bay, N. Y.; Hoffman Island, N. Y.; Mineola, L. I., and Clifton, S. I., have been the locations decided upon as the sites for these projects and undoubtedly the plans of this organization include other similar projects in this territory. At Stapleton, S. I., more than \$300,000 will soon be expended in the erection and equipment of a marine hospital. The appropriation has been granted by Congress and the plans are now being prepared in the offices of the Acting Supervising Architect of the Treasury Department, at Washington.

One of the largest and most important of the building operations in the local territory to be undertaken by the Government, the size and cost of which will place it in a class by itself, will soon be started. The contractor for the work has practically been selected and announcement will be made within the next few days. This project involves the construction of a group of eight-story reinforced concrete warehouses, concrete piers and a number of auxil-

iary structures, at the Bush Terminal property, in Brooklyn. It is generally understood throughout building trades that the cost of this operation will exceed \$25,000,000.

Housing accommodations for workers in the shipyards and munition factories adjacent to Greater New York are also included in the program of Federal building operations that are shortly to be undertaken. Already the sum of \$50,000,000 has been placed at the disposal of the Emergency Housing Committee of the U. S. Emergency Fleet Corporation and additional funds for the extension of this type of construction will be made available through the action of Congress. The project to build in the neighborhood of three thousand dwellings for shipyard employees and their families on Staten Island is rapidly developing. These buildings at the lowest estimate will cost at least \$1,500, thus bringing the total cost of this one housing development project in the neighborhood of \$5,000,000. Housing projects at other nearby points are also to be a part of the local building program and this phase of activity alone will represent an expenditure of many millions of dollars.

In order to give a more general comprehension of the wide scope of the building plans now a part of the Federal program of military preparation, it is necessary to consider the work scheduled over the entire national territory. The magnitude of this work is evident upon a study of only a part of the projects for which Congress lately appropriated funds. The figures given include the work to be undertaken at various locations throughout the country and they give a graphic idea of the immensity of the labor involved and the vast amounts of building materials and supplies that will be required.

To provide for the erection of additional structures at the naval training stations and camps the sum of \$12,000,000 has been made available and for the purpose of building and equipping four new shipyards an appropriation of \$50,000,000 has been made by Congress. The latter work will come under the jurisdiction of the U. S. Emergency Fleet Corporation. Among other recent Congressional grants was \$550,000 for the erection of post exchange buildings at locations to be specified later and the Coast Defence units will benefit by the expenditure of \$3,565,000 recently allotted for the construction of greatly needed barracks and quarters. The working plans for these jobs have been completed under the direction of Lt.-Col. F. B. Wheaton, architect, and Lt.-Col. F. M. Gunby, engineer, and the contracts will be awarded on the cost plus basis.

For the erection of additional hospital buildings a new appropriation of \$19,654,000 has been granted, and \$2,500,000 was allowed for the erection of magazines and storehouses at various locations, which will be announced later. In order to provide for temporary hospitals a total of \$2,750,000 was allotted and \$5,000,000 was placed at the disposal of the Navy Department for the construction of terminal storage and shipping buildings along the Atlantic seaboard. An appropriation of \$984,000 was provided to build and equip rifle ranges at the training stations and cantonments and for the installation of water supply and sewer systems at the mobilization camps throughout the country a total of \$18,000,000 has been provided.

All of this, it must be understood, is in addition to the immense amount of Government work already under contract. These projects are entirely new and add just that much to the grand total of the Federal expenditures made  
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# Preparing to Investigate Municipal Ownership

## Special Brown Committee Looking Into Financial Capacity of Cities—Other Albany Developments

(Special to The Record and Guide.)

Albany, April 19.—Senator Elon R. Brown, who effectually blocked the Hylan municipal ownership plan in the Legislature by forcing the reference of municipal ownership to a commission for investigation between now and the meeting of the next Legislature, is laying the groundwork of his inquiry.

The majority leader in the Senate has caused to be made a tabulation of the financial condition of all the cities of the State, with a view to establishing some means of determining the financial capacity of these municipalities to take over privately-owned and operated utilities. New York City is included in this list, the publication of which will be made within a few weeks.

The opposition to municipal ownership voiced by Senator Brown was not predicated upon his antipathy to the principle so much as to his belief that few if any of the cities of the State, and New York City as the last of the line, are financially equipped to carry the debt municipal ownership would impose. On the floor of the Senate Mr. Brown recounted the experience of a dozen or more cities which were bankrupted by the adoption of a municipal ownership railroad plan some 40 years ago, and at the same time he predicted the failure of any plan of similar character if adopted by New York or any up-state municipality at this time.

The outlook now is that it will be some weeks before the Brown Municipal Ownership committee will begin its investigation. In the meantime the financial status of the several municipalities of the State will be ascertained.

Governor Whitman will give a hearing on the Youker bill, designed to simplify the operation of the Torrens Law, on Wednesday, April 24, at 2:30 o'clock. At noon on the same day the Governor will hear arguments on the Knight bill affecting taxable transfers.

The Youker bill and the Wagner serial bond bill appear to be the most important legislation, from the viewpoint of New York City property owners, left by the Legislature at adjournment. The former is somewhat radical in character and is designed to make more workable the system of registration of titles to real property. It provides for the appointment of official examiners by the registers in counties where the office of register exists, such official examiners to be lawyers capable of meeting the qualifications the Court of Appeals may prescribe. These official examiners are empowered to summon witnesses and administer oaths, in fact, under a court designation may administer the law and handle petitions for registration in the same way a Supreme Court Justice was accustomed to handle them at special term in the past. They will finally report to the court the proofs submitted, together with their findings and conclusions. Notice to all persons having any interest in property sought to be registered under the Torrens Law must be notified by the register.

The Wagner bill, entitled "for the relief of the City of New York in financing its obligations during the period of the war and one year thereafter in reference to the issuance of corporate stock and serial bonds," permits New York City during the period of the war to issue not exceeding \$15,000,000 a year serial bonds and corporate stock in excess of the city debt limit to finance public improvements.

Such bonds and stock must mature within the period not exceeding the minimum estimated usefulness of the public improvements for which the securities are issued. In the case of acquisition of real property, water front, rapid transit or terminal improvements these securities must mature within 50 years. Maturity for fireproof buildings, viaducts, bridges, boulevards, parkways and the like is fixed at 40 years; for non fireproof buildings at 25 years; for electric light and power plants, fire alarm systems, telephone and telegraph plants and systems of communication and transmission at 15 years, and for all other improvements not enumerated in the bill at 10 years. Such bonds may not be used in the acquisition of any public utility or any property connected with a public utility.

The Knight bill upon which the Governor will give a

hearing abolishes the distinction between tangible and intangible personal property for transfer tax purposes, providing that securities not otherwise taxable and kept within the State and cash on deposit or kept within the State by non-residents shall not be construed as property within the State.

Senator Ottinger's bill amending the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of the occupation is specified in some note, lease or memorandum, was passed on the last day of the session.

A number of other bills more or less directly affecting real estate in New York City also were passed in the last hours of the Legislature.

The Farrenkopf bill, providing that the holder of a tax lien may foreclose the same in the county court of the county where the lands or tenement are situated as well as in the Supreme Court as at present.

The Lockwood pension bill, under the terms of which a commission composed of the State Superintendent of Insurance, two members appointed by the Governor and one member each by the temporary president of the Senate and the Speaker of the Assembly, shall investigate the subject of pensions, annuities and allowances to State and municipal employees. This bill is the upshot of the flood of pension legislation which was cast upon the 1918 Legislature, mostly from New York City, and estimated to represent an annual outlay of approximately \$2,000,000. The Governor is expected to sign this bill.

The Youker bill, abolishing the board of Sinking Fund Commissioners in New York City and transferring the powers and duties of that board to the Board of Estimate.

Senator Walker's bill, amending the Civil Code relative to the sale of real property pursuant to judgment by striking out the provisions requiring the judgment to designate the papers for publication of such notice where the property is located in New York City.

Senator Cromwell's bill, providing that when in the opinion of the Board of Estimate the combined assessments for public improvements confirmed after January 1, 1918, against any parcel of real estate shall in any two consecutive years exceed 60 per cent of the assessed valuation, the board may upon the certificate of the Comptroller direct a modification of the assessment.

Senator Gilchrist's bill, providing that the Board of Revision of Assessments may review awards for damages made by the boards of assessors and its confirmation of such award shall be final, and requiring the Comptroller to certify to the Board of Assessors the registration of contracts for street improvements, and authorizing the revision board to confirm the assessment at any time after the registration of the contract.

Senator Gibbs' bill, amending the Tax law, Section 154, by providing that where land was sold for the non-payment of county taxes prior to January 1, 1880, without deed or conveyance, the owner may pay the County Treasurer the amount of the face of such sale and free the land from the lien of such sale from the date of payment.

Among the laws signed by Governor Whitman are the following:

Providing that the Board of Estimate and Apportionment may determine that the cost of a public improvement other than rapid transit improvements, where it exceeds \$50,000 and is to be paid in whole or in part by the city or a borough, shall be payable in not exceeding five annual installments. This applies to such improvements the cost of which shall have been fixed prior to April 1, 1918, as well as future improvements.

Amending section 21 of the General Municipal Law by providing that municipal bonds authorized by any law prior to January 1, 1918, may be issued at such interest rate not exceeding the legal rate as the department, board, commission or officer charged with issuing the same may determine, notwithstanding the maximum rate may have been fixed in such law.

# No Relief This Year For New York Real Estate

## Legislature Adjourns Without Taking Action on the Boylan Bill Limiting the Tax Rate on Realty

REAL estate taxes will not be reduced for the present as the 1918 Legislature failed to pass the Boylan bill or any other measure which would relieve owners of realty. But while there is some disappointment over the fact that the Boylan bill did not become law after it had successfully passed the Senate by a vote of 35 to 7, and failed of passage in the Assembly only because it was held up by the Rules Committee, there is much encouragement to be found in the altered attitude of legislators towards the proposal to relieve real estate from the unjustifiable burden of paying 90 per cent. of the expenses of running the city and placing at least a part of it on other property, the taxation of which is just as reasonable and fair as is the taxing of land and buildings.

Before the campaign for the readjustment of taxes which has just come to the end of its first phase there was a general disposition among city officials and State legislators to run up the expenses as fast as this could be done and call upon real estate to foot the bill, knowing in advance that it could not escape. Real estate owners were looked upon as fair prey. Their rights were not given much consideration and the advantage to the city of keeping the holding and improvement of real estate on a business basis was constantly overlooked.

The two hearings and the many conferences held at Albany resulted in a better understanding by the lawmakers of the reason for the demand for the limitation of taxation of real estate and the shifting of part of the burden to personal property and there also came about an approach to an agreement as to the terms of a bill that would be agreeable to the various interests represented. This was in itself a good measure of success in the initial campaign and if nothing more had been accomplished there would have been reason for congratulation.

But considerably more than this was effected by the campaign and the advantage scored in the work of securing proper legislation is best judged by the action of the Committee on Affairs of the City of New York, of which Senator George Cromwell is chairman, and the vote in the Senate, and in the canvass of the Assemblymen, made during the closing hours of the session.

In the first place Senator Cromwell's committee devoted two hearings of several hours each to public arguments over the Boylan and other bills. Every opportunity was given for opposition to develop. What little was brought out came from sources which were expected to oppose the imposition of a tax on personal property in any form. During the progress of the hearings the Tax Department, represented by President Jacob A. Cantor, and Comptroller Charles L. Craig presented bills that had been formulated with reference to the views prevailing in these two departments of the city government.

These bills to a certain extent were not in accord with the original Boylan bill which was based on a limitation of the tax on real estate to 1.75 and on personal property of .25 per thousand each. The principal differences were as to the rates and to the inclusion in the departmental bills of a provision for listing of personal property on the general lines of the national income tax scheme. These administration bills proposed a flat rate of 2.00 on real estate and 1.10 on personal property. This latter provision was fixed to avoid interfering with the tax on bank stocks which now stand at 1. and brings in \$4,000,000.

The argument of the administration representatives was

that the listing system was necessary to ensure the disclosure of sufficient personal property to bring in enough revenue to offset the loss occasioned by reducing the rate on real estate, and that until the amount of money that could be collected by taxes on personal property was known the rates on both real and personal property must not be made too low.

On the other hand the real estate people held that if the rate on personal property was too high owners would cover up their holdings as they have done in the past, but that with the very low rate of .25 they would come forward willingly and pay the small tax, which in the aggregate, on the tremendous amount of taxable personalty known to exist, would bring in such a large sum as to more than offset the reduction in real estate taxes.

Outside of these considerations about the only thing developed at the hearings was the contention of Senator Brown that the Boylan bill was unconstitutional because it did not apply to every county in the State the same provisions for the collection of the State tax.

Senator Cromwell's committee in executive meeting lasting into the early morning hours of one of the last days of the session decided by an almost unanimous vote to report and recommend the passage of the Boylan bill amended to make the rate on real estate 2.00 and on personal property .25. This meant dropping the listing provision from further consideration at this session. The bill was to go into effect Jan. 1, 1920.

The Senate passed this bill by a vote of 35 to 7, which was in itself proof of the general acceptance of the contention that real estate was entitled to relief. Only 26 votes were necessary for the passage of the bill, and one of the most encouraging signs of the new attitude of lawmakers towards the proposal of the Real Estate Board of New York was the fact that of the 35 votes recorded in favor of the bill 21 were Republicans and 14 were Democrats.

Points of encouragement from the session's efforts at Albany, as viewed by real estate leaders, are:

The practically unanimous agreement of city officials and lawmakers alike that real estate is entitled to relief.

The passage of the Boylan bill first by the Cromwell committee by an almost unanimous majority and by the Senate by a very large majority.

The canvass of the Assembly which showed a large majority in favor of the bill.

The agreement arrived at during the last hearing on the bill between Comptroller Craig, representing the City administration, and Mr. Dowling, representing the real estate interests, for a rate on personal property not to exceed one-half of one per cent. If this provision had been incorporated in the bill, as reported, the result in the Assembly Committee on Rules might have been different.

There were other points where those favoring the various bills seemed to be approaching a complete understanding and this opens the way for the conclusion that it will not be impossible to secure such a thorough concord of action before the next legislature convenes that there can be no doubt of favorable legislation at that time.

For one thing the matter will not be dropped. Plans are already being formulated for a new campaign of education, and this is likely to include the whole State as well as New York City. Those who have been active in the work which has resulted in the initial success have pledged themselves to go ahead with added determination.

# Realty Board Committee Passes Million Mark

## In Spite of Week Starting Off Badly, Encouraging Result Is Achieved—Brokers Themselves Prompt to Subscribe

REAL Estate Division of the Third Liberty Loan Committee passed the one million mark on Thursday afternoon and started at once to roll up the second, which they are confident they will do before the end of another week.

The members of the various teams making up the board's campaign committee attended an informal luncheon on Thursday afternoon in the Board rooms, 217 Broadway, as guests of the Chairman of the Committee Alfred E. Marling. Promptly at the appointed time, one o'clock, Mr. Marling called the assemblage to order. Mr. Marling said in part:

"I promised when I asked you to be here today that I would see to it that the hot air would be turned off at 1, and the cold lunch turned on at 1:15, but before we go any further I want to express my sincere thanks for the splendid co-operation of all of you in this campaign. I am deeply grateful for the intelligent, industrious, impressive, imperative and inimitable manner in which every one of you has taken hold of this great work and made possible the excellent results so far achieved.

"At 6:30 Wednesday evening the total amount subscribed through the various teams was \$713,000, and when I tell you that this amount represents but one large subscription, that of the Bond & Mortgage Guaranty Company for \$200,000, you will readily understand the work that is being done by this committee and its teams. Out of a total of 524 subscriptions one hundred and seventy-five were for fifty dollar bonds and 114 for one hundred dollar bonds. More than fifty per cent. of the whole number was taken by people of small means and that is exactly what the Government wants this third Liberty Loan to be a popular subscription by the man and woman of small income rather than financed by big financial institutions and individuals. We have found that the lists handed out were in most cases of no value and so we have decided to abandon them and free lance for subscriptions."

Laurence McGuire, president of the Real Estate Board of New York, was given a rousing reception, whereupon the chairman called upon Mr. McGuire for a few remarks. He said:

"The most effective word I can say is that I will subscribe \$5,000 in addition to my former subscription. We are now at the most serious part of this campaign and we must put forth every bit of energy and push that is in us to put the loan over the top. Just as the soldier, whether he be volunteer or drafted man, has sworn to give himself to his country so are we called upon to give our money.

"The soldier can never get back the eye or the ear or the limb that he loses on the battlefield, but we will get our money back, and unless we want to live in a false state of optimism we have got to come across.

"When we read in the newspapers day after day of the terrible things happening over there we should not hesitate for a moment to give our money. An oversubscription of five times the Third Liberty Loan will be the best blow that America can strike at Germany and the suppression of German propaganda."

Mr. McGuire gave way to Colonel H. D. Thomasen, U. S. A., who has been assigned by the War Department to assist in the Liberty Loan campaign.

"I am not very well versed in finance," he said, "and know nothing about bonds or stocks. The first bond I ever owned was one of the first Liberty Loan bonds. I own a few of the second and this button shows that I own one of the third loan. When I come to die all I expect to leave is the insurance that the Government provides, Liberty Bonds and War Savings Stamps. Our people are too fond of asking the question 'When is this war going to end?' Better that they should ask 'How is this war going to end?' We must win this war if it takes our last dollar in treasure and our last man if need be."

Mr. McGuire then announced that he would give another \$5,000 toward making the total the even million and called upon those present to call out what they would subscribe. In exactly four and one-half minutes the secretary, Mr. Parish, announced that the million-dollar mark had been passed by \$100,700, whereupon Mr. Marling called for three cheers for Mr. McGuire, which were given with a will.

"I told the Record and Guide last week that we would pass the million mark this week and we have done so," said Chairman Marling at the close of the meeting. "Now for the second million and then for the third. The men are working as they never worked before in this campaign, are sacrificing personal business, social engagements, and everything else to make the loan a success, and when the final count is in you will find that the real estate men of New York stand well up in the list of those who have stood loyally and faithfully by their Government, and this at a time when real estate is at a standstill because of war conditions."

The second week of the big drive started off very inauspiciously for all active workers. There was a big falling off on Monday and the Real Estate committee had at the end of the day but \$41,800, and this was deemed so insignificant that no report was sent to the press.

The teams met again on Tuesday morning and after listening to a few remarks from Mr. Marling they again started out to report back on Wednesday evening, when, after all reports were in, it was found that the total reached was \$713,000. This represents only subscriptions actually in hand. Many team captains and members of the teams reported prospects that would put the total far above that amount but it has been the rule that only subscriptions in hand should be reported.

The large subscriptions taken this week were from large estates and this is taken as an indication that in the final analysis the subscriptions from estates will constitute a substantial factor.

The Real Estate Board Committee asks everybody who is connected with realty in any way to help the work of the Board's teams by buying bonds through one of them. The buyer may designate any institution through which bonds are to be bought and the Board will obtain them from that institution.

In last week's issue of the Record and Guide an error in the personnel of the team of which Geo. R. Read and Franklin Petit are captains was inadvertently made. The team is composed of the following real estate brokers: George T. Mayo, Newbery F. Read, Clarence J. Ramsey, Frederick Stuart, Frank E. Connell, Clarence J. Carroll, Robert T. McGusty, Edward Zittel, Frank Zittel and Charles E. Schuyler.

## Government to Spend Millions in Building Here

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in order that this country might enjoy liberty and peace in future. No account is taken here of work made possible by previous appropriations or structures now in process of erection. The major portion of the operations referred to have been announced within the past week or ten days and provide just that much more new construction for the building trades of the country. No matter to what extent private building construction falls off for the re-

maining period of this war, Federal activity will take its place. There is every indication that the Government, through its ever increasing program of military and industrial building activity, will provide sufficient work to keep the building trades and their allied interests fully occupied until such time as conditions shall again have become normal and the ordinary construction of peace times resumed.

# Builders' Loan Drive Nets \$1,578,350 to Date

## Allied Trades Somewhat Behind in Their Schedule but Undoubtedly Will Obtain Full Quota

OF the \$900,000,000 established as the quota for the Second Federal Reserve district in the Third Liberty Loan drive, the building trades and the industries closely affiliated with them are looked upon to provide at least \$5,000,000. This amount is exclusive of the bond subscriptions being made by the General Contractors' Association which are considered independently.

One-half of the allotted time for the drive has now elapsed and so far but slightly more than one-quarter of the quota assigned to the building interests has been subscribed. During the remaining two weeks of the drive, the structural interests, through their General Committee and various sub-committees, will of necessity have to materially speed up their efforts in order that the trades, manufacturers and dealers they represent shall not lag behind other industrial interests in doing their bit for this great cause.

The General Committee feels that something, other than homeopathic remedies when the patient requires a major operation, will have to be the principle upon which the builders and their allied interests will have to work for the balance of this drive. This is absolutely required, so that when the campaign finally terminates this important industrial body shall have its full quota in hand if not substantially oversubscribed.

During the past week the showing made by the Building and Allied Trades Committee for the Third Liberty Loan far surpassed that made in the initial week of the campaign, but even with the excellent record of the past few days the industry as a whole is only averaging along with other organizations in this district and is somewhat behind in its schedule. The inclement weather that maintained during the first week, combined with the scarcity of subscription blanks, was in part responsible for the lack of early sales. These conditions were non-existent during the past week, yet the building industry has not come up to the expectations of its committee. It is conceded that the structural trades have been severely handicapped during the last year or more by conditions beyond their control and that their profits have been adversely affected if not altogether nullified. The past conditions, however, cannot be accepted as a legitimate excuse for a lack of interest or a failure to subscribe to Liberty Bonds to the maximum of the ability of the industry.

According to the latest report of the General Committee the total of bond subscriptions from the building trades to date is in the neighborhood of \$1,578,350. The chairmen of the Liberty Loan Committees of the individual trades have definite promises of large subscriptions still to be made but official announcement of these cannot be made until the blanks are actually signed.

From the records on file in the executive office of the General Committee, the various organizations that comprise the working field of this committee have reported the following subscriptions to date:

Mason Builders' and Contractors' Association..	\$258,850
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers.....	94,000
Cut Stone Association and the Stone Setters..	40,000
House Movers & Shorers' Association and the Hoisting Association.....	1,750
Architectural Iron Workers.....	2,000
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers.....	No return
Cement Workers.....	8,050
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers.....	233,900
Iron League Erectors.....	112,150
Plasterers .....	9,850
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association.....	31,950
Lighting Fixture Association.....	131,500
Steam & Hot Water Fitters' Association.....	No return
Painters and Decorators.....	71,000

Association of Metal Furring and Lathing Contractors .....	No return
Plumbers .....	52,450
Elevator Manufacturers' Association.....	74,900
Investing Builders' Association.....	63,100
Mason Material Dealers' Association.....	72,900
H. W. Johns-Manville Co.....	300,000

Manifestations of a high degree of patriotic enthusiasm have been evident at all of the trade meetings recently held for the purpose of increasing the sale of Liberty Bonds. Speakers at these gatherings are men of considerable prominence in the building trades or other lines of commercial, industrial and public life. In order to increase the interest of these meetings other forms of appeal, including band concerts and vocal selections by well-known artists, have been made a part of the programs. All of these agencies have assisted in adding greatly to the sale of bonds and the energy and labor spent in arranging the meetings and their programs have been well repaid.

A number of job meetings have been held during the past week and from all accounts these activities are meeting with remarkable success. Last Tuesday, the Turner Construction Company held a Bond Sale Rally at the new building under construction for the Bay Ridge Dock Company, at which approximately three hundred employees were present. On the same day this concern also conducted another meeting at the Naval Supply Base at 31st street and Second avenue, Brooklyn, at which nearly one thousand workmen were in attendance. Patriotic addresses were the special features of both gatherings and the sale of Liberty Bonds to individual purchasers was reported as most satisfactory evidence of the value of this form of campaign appeal. These meetings were repeated at the both jobs Wednesday with equally satisfactory results.

One of the largest job meetings of the campaign occurred Wednesday afternoon at Camp Mills, L. I., under the direction of the Clough-Bourne Company, builder of the new cantonment at that location. It is reported that in the neighborhood of one thousand workmen were present. The program of this meeting was varied and consisted of selections by a prominent opera singer, music by a military band and addresses by well known speakers. Thursday, at Aviation Field, No. 2, at Garden City, L. I., a similar gathering was held under the auspices of the same firm of builders and the program was repeated for the benefit of the hundreds of workers at that particular job. The response to the appeal for bond subscriptions was \$60,000, and gave evidence that this type of gatherings is of prime importance in influencing the mechanics and laborers to take interest in the campaign for the Third Liberty Loan.

Some time during the coming week another large job meeting will be held at Colonia, N. J., under the direction of the Cauldwell-Wingate Co., builder of the Base Hospital now under construction there. It is anticipated that nearly seventeen hundred workmen engaged in building this project will be present to listen to the speakers and the musical program that will be provided and that a large sale of bonds will result.

The Association of Master Plumbers, Manhattan branch, held a Liberty Loan rally Tuesday evening at its headquarters, which was well attended by the members of the organization. After listening to stirring addresses by Hon. Peter Schmuck and M. H. Elliott, bonds were sold to the members, bringing the total sales of the plumbing trades up to more than \$70,000. J. H. Jasper, chairman of the Liberty Loan committee for the plumbing trades, stated that his committee was working at top speed and that when the final results of the Third Loan drive were announced, his organization would undoubtedly have every reason to take pride in the showing made.

The General Committee has sent notices to the chairmen of the various trade committees urging their presence at the meeting to be held at the Building Trades Club next Wednesday afternoon. Plans for the balance of the campaign will be discussed and new enthusiasm unquestionably engendered at this gathering.

# Interborough Employes Demand Six Cent Fare

## Drain on Personnel of Subway by Draft and More Highly Paid Employment May Bring About Shut-Down

**F**OLLOWING the failure of the Legislature to pass the bill designed to confer upon the Public Service Commissions jurisdiction to hear and determine applications for increases in street car fares where a maximum rate had been fixed in the original franchise, and the opinion rendered by Corporation Counsel Burr that authority in this matter rests with the Board of Estimate and Apportionment, the Interborough employes this week took up the fight for a six-cent fare, so that the subway lines might increase wages proportionately to the increased cost of living.

John A. Phelan, President of the Interborough Brotherhood, which has 15,000 members, appeared on successive days before Chairman Straus of the Public Service Commission, Mayor Hylan, Frank L. Dowling, President of the Borough of Manhattan, Borough President Reigelmann of Brooklyn, and other officials. Representatives of the employes of the New York Railways Companies had already been given hearings by their officials.

The importance of the question raised by the Interborough employes was indicated in the statement issued by them that the city will face a possible shut down of transit lines, or at best a reduction of the service, next Fall, following the termination of the working agreements in August, the drain upon the personnel of the roads by the next draft and the additional reduction of the operating forces because of the opportunity created by war conditions for more remunerative work in other employment.

Mr. Straus explained that the Court of Appeals had held that the Commission lacked jurisdiction. Mayor Hylan intimated that he was opposed to any increase in the fare.

In stating the case of the Interborough employes, Mr. Phelan said:

"We are interested as employes and as taxpayers. Out of the gross earnings of the Interborough we must receive our wages. If any part of those earnings are to be paid through a tax on land, our wages will be further reduced through increased rents, which will be advanced to meet the new tax rate plus a sufficient amount to bring the rent up to round figures.

"The company is now paying us more money per month than the agreements call for, but the additional moneys are not in proportion to the increased cost of living or in proportion to the wages paid in munition factories, shipyards or other industries. Our men have had to make their income meet their expenses by working extra hours. This is now being done by thousands of them every day.

"Our men have shown their patriotism. Thousands of them are holding Liberty Bonds, which they could ill afford to buy; thousands of them are holding Thrift Stamps, and thousands of them are in the military and naval service. But unless very substantial increases are provided for in the new agreement they will consider themselves free to seek the best possible return for their labor.

"We have noted the statement of one of the Public Service Commissioners, which shows that on the four lines now being operated by the Interborough under the Dual System contracts, there was at the time of the report a deficit of \$1,250,000. This deficit was much smaller than it would have been had our men on those lines been paid, as they should have been, the same rates of pay as men doing the same work in other industries are being paid. Indeed, it would have been much larger had our men been paid the rates of pay they are now receiving.

"Under the Dual System contracts the deficit will stand as a debt against the city, to be paid out of future earnings of the property, the deficit drawing compound interest, but labor must be paid for when it is used. If the revenue of the operating company is to remain fixed in the face of abnormal operating expenses, the operating company will attempt to keep down the deficit by rigid economy. This will result in the unsatisfactory conditions described above.

"Maximum efficiency cannot be maintained when the operating company is forced to employ inefficient help. The men who have operated these lines for the past several years have their families in this city, their children in its public schools, and want to keep them there. We have served the public conscientiously and want to continue, but are being forced out of the service by the rising prices of every necessity of life."

# Up-State Roads Want Rerehearing on 6-Cent Fare

**A**LBANY, April 19.—Attorneys for up-state railway corporations affected by the recent six-cent fare decision of the Court of Appeals are considering the advisability of making a motion for a reargument of the case before the highest court. The purpose of such a motion would be to exhaust every legal remedy before accepting the serious conditions imposed upon these corporations by this decision.

Charles E. Hotchkiss, representing the Committee of the Street Railways of the State, made an announcement to this effect before the Public Service Commission yesterday at a hearing given representatives of the 21 railway corporations interested in the Rochester decision. The commission had called a conference of the attorneys who had argued six-cent fare applications for the purpose of ascertaining what effect the Court of Appeals decisions had upon the various cases, briefly what railways were prevented from seeking increases by reason of the incorporation of a maximum five-cent fare clause in their original franchises.

Mr. Hotchkiss was joined in his appeal for a postponement of action by the Public Service Commission until it had been definitely decided to renew the case before the Court of Appeals by an application for a reargument by Warnick L. Kernan, of Utica, representing the New York State Railways, and Albert J. O'Connor, corporation counsel of Utica.

In view of the fact that the Court of Appeals in the Rochester six-cent fare case did not indicate whether or not the Legislature had the power to vest the public service commissions with jurisdiction to hear fare increase applications from railways operating in cities where the maxi-

mum five-cent fare was fixed by agreement it is regarded as likely that the street railways will endeavor to reopen the case. Legislation was introduced in the closing days of the Legislature to give the public service commissions authority to determine applications for fare increases even in cities where the five-cent fare was fixed by agreement, but in view of the failure of the Court of Appeals opinion to pass upon the Legislature's right to do this, the bill was not advanced to order of final passage.

The need for an increase is so pressing with a number of up-State railway corporations that they have agreed to throw open their books to the municipal authorities to prove that under the present rate of fare they are incurring an annual deficit. In some instances the companies must cease operating, unless the fare agreements are rescinded.

## Opposes Bronx Salary Bill

**A**T the meeting of the Board of Directors of the Bronx Board of Trade, held Wednesday evening, the Board was placed squarely on record as opposed to the legislation intended to provide for a working-force for, just as it had previously opposed the creation of, the new office of Commissioner of Records for that county.

The bill regarding legal practice by Sheriffs outside the counties in which they hold office was also disapproved.

The Board was also placed on record as against Senate Bill Introductory 1161, Printed 1666, which prohibits the use on any public highways outside of the City by any auto truck or trailer with a combined weight of truck and load of more than twenty-five thousand pounds.

# To Mobilize and Distribute Industrial Army

## Labor Problem at Present Not One of Shortage but of Distribution

BY ROGER W. BABSON.

THE shipyards have been requested by the United States Employment Service to obtain their labor exclusively through it.

Full compliance with this request will best serve the interests of the shipyards themselves and of industry in general. It will eliminate the recruiting of workers by one yard at the expense of others or of other war industries. The labor turnover in the shipyards will be reduced because of the selective process employed by the service, whereby each applicant for shipbuilding is carefully examined as to his qualifications for a particular position. It will check the stampede of men unfitted for shipbuilding to the centers of this industry, where they lie in idleness while other industries are in urgent need of them.

What the United States Employment Service is doing for the shipyards it can do for other manufacturers. Many factories still cling to obsolete employment methods to their detriment, and the obtaining of workers is a haphazard process. These concerns have not yet awakened to the great system which the Department of Labor has established throughout the country for their use.

Through its employment service the department covers the country with several hundred Federal and co-operating State employment offices and tens of thousands of sub-branches in postoffices and elsewhere.

The United States Employment Service is one of the great industrial machines which the war has placed in full operation. It should and will eliminate the independent employment bureaus just as the great modern water systems have eliminated the old private wells and cisterns. The employment service provides a central reservoir from which the best of workers can be supplied through its branches when manufacturers ask for them. It is always

at the command of manufacturers, is absolutely fair to both employer and wage earner, and is destined some day to be a great monument to the Department of Labor.

Just as a central authority must mobilize and distribute our military forces, a central authority must mobilize and distribute our industrial army, and the sooner the individual manufacturer accepts this fact the sooner he will find the proper kind of labor.

The old private employment bureau has no place in our war industrial scheme. Its existence means uneconomic competition for labor, unnecessary costs to both employers and workers, and reduction of efficiency. A Pittsburgh employer not long ago obtained a number of machinists in Detroit through a private agency in the latter city. The train bearing these men to Pittsburgh passed another bound from Pittsburgh to Detroit with an equal number of machinists on board. In Norfolk employment agents bid against each other for men already employed in essential industries and swept the nearby farms bare of labor. It is said that one of these agents even hired men away from himself. The situation was rapidly becoming intolerable when the United States Employment Service stepped in.

The manufacturer must realize that the labor problem at present is not one of shortage but of distribution. With the exception of some highly skilled or unusual trades, there is sufficient labor in the country to meet all demands, provided the demands are made intelligently, without exaggeration, and at the proper time. Calls for large bodies of men when manufacturers are not yet ready to use them or when no housing accommodations are provided only further aggravate the situation, injure other industries and strengthen the general impression that there is a labor shortage.

# Mayor Hylan Favors Jamaica Bay Improvement

## Promises at Hearing Before Ports and Terminals Committee to Do All He Can to Aid Project

MAYOR HYLAN endorsed the improvement of Jamaica Bay at a hearing before the Port and Terminals Committee of the Board of Estimate and Apportionment held on last Wednesday at the City Hall, at which were present representatives of property owners around the Bay and from the local governments of Brooklyn and Queens Boroughs. The mayor's declaration that he would do everything in his power to promote the further development of the improvement came near the close of the hearing after the present condition of the proposed harbor had been explained and its history.

Comptroller Craig presided at the hearing, and the Mayor, Dock Commissioner Murray Hulbert and Borough President Frank L. Dowling sat as the committee.

Deputy Dock Commissioner Henry A. Meyer said that the work at Jamaica Bay had been interrupted because the city had not kept its part of the agreement entered into between the National Government, the State and the City. He called upon Secretary Killmer of the Jamaica Bay Improvement Association.

Mr. Killmer declared that under the preceding administrations of the city government there had been influences at work which resulted in the interruption of the work of dredging and filling in, although ample funds were available for the continuation of the work, balances existing in both the appropriations made by Congress and by the former Board of Estimate and Apportionment of more than \$750,000.

One of the largest shipbuilding organizations in the country, Mr. Killmer said, had this year made an investigation of Jamaica Bay for the purpose of locating a large plant there, but gave up the project when it was found that the outside channel of 30 feet depth had not been

dredged owing to the failure of the city to go ahead with the work under the agreement. Seven large manufacturing concerns had during this year sought locations on Jamaica Bay but had been obliged to go elsewhere.

Letters of Col. Abbott and Gen. Black of the War Department, and Gen. Goethals were referred to as showing the attitude of the National Government to be that no use would be made of Jamaica Bay unless the city went ahead and dredged the 30-foot channel.

Comptroller Craig asked Mr. Killmer if he recommended that the water frontage should be owned and controlled by the city or whether it should be developed for the benefit of private owners, and the Comptroller asked the same question of every subsequent speaker.

Mr. Killmer declared that both the city and private owners would benefit, and that it was practically impossible to say which would benefit the most. During the remainder of the hearing a number of representatives of property owners were heard. They all declared that they would be glad to co-operate with the city and that in some instances they had already built bulkheads and done dredging and filling in at their own expense, and that considerable land and stretches of bulkheads had been ceded to the city. The increased revenue which the city would derive if the improvement is made, amounting to many millions, was pointed out.

Among those who took part in the discussion were John H. Ward of the Bergen Beach Land Corporation; Mr. Baird, counsel of the Atlantic Gulf and Pacific Company; Theodore Kendall; H. O. Dobson of the Howard Estates Development Company; Paul C. Cloyd of the U. S. Title Guaranty Co.; William S. Pickard of the Association for Promoting the Waterways of Long Island and William Liebermann of the Brooklyn Chamber of Commerce,

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## Future Prospects Brighter.

The Legislature of 1918 has adjourned without affording any relief to the overburdened realty owners in New York City. The amended Boylan bill, which limited to \$2 per \$100 the tax on real estate and which provided a tax of \$1.10 per \$100 on personal property, died in the Rules Committee of the Assembly.

Reviewing the winter's efforts at Albany to get justice for the New York realty owners, it is evident that considerable progress has been made even though the Boylan bill, which was favored by the Real Estate Board, failed of passage. A good many legislators who hitherto had given no study to the subject have acquired a more comprehensive and intelligent view of this vital problem. Some of them have learned for the first time that New York realty has not been getting a square deal in the matter of taxation, and genuine help from them may be expected when the fight is resumed at Albany next winter.

A great deal of credit for this improved prospect is due to Mr. Laurence McGuire, President of the Real Estate Board, Mr. Robert E. Dowling, President of the City Investing Company, Mr. Edward P. Doyle and other spokesmen for New York realty interests. By the forcefulness of the arguments which they presented at various hearings and conferences with the legislative leaders, these gentlemen have paved the way for definite accomplishments another year.

As pointed out elsewhere in this issue of the Record and Guide, encouraging signs are to be found in the growing belief at Albany that New York realty must be afforded early relief; in the large majority by which the Boylan bill passed the Senate, and in the strength which the measure gained in the Assembly, as disclosed by a careful canvass of the members. Advices from Albany are to the effect that if the Boylan bill had been reported from

the Rules Committee it would have been passed in the Assembly by a vote perhaps quite as decisive as was the vote in the Senate.

While it is to be regretted that the Assembly had no opportunity to vote on the Boylan bill, this is not the time for gloomy retrospect because that measure was not enacted into law. The intimation given in the Record and Guide today that the leaders in the campaign have only just begun to fight shows the right spirit. The Boylan bill, even if passed by the recent Legislature, would not have gone into effect until January 1, 1920. A satisfactory measure, one doing justice to the realty interests of New York and to the holders of personal property as well, should be placed upon the statute books by the Legislature of 1919.

## The Dual System Deficit.

The failure of the Legislature to take any action on the proposed increase in fares in this city brings to a climax a very serious situation. No legislation on the subject can now be hoped for until next year, and in the meantime the Dual System deficit is piling up at an alarming rate. Many millions of dollars will be added to the total before another Legislature will be in session to consider the matter.

As Corporation Counsel Burr brought out in his timely statement in the Record and Guide last week, authority to take up this matter rests with the Board of Estimate and Apportionment. It is to be assumed that before long the members of that Board will have the matter presented to them. Meantime, another important angle of the problem has arisen, namely, the demand of the transportation system employees for higher wages.

Mayor Hylan, Chairman Straus of the Public Service Commission, and other prominent officials already have been advised that an increased wage scale will be called for in the near future. It has been pointed out to these officials that unless the wages of the employees are increased there will be great difficulty in obtaining the men necessary to operate the city transportation lines.

While the question of wages is one between the operating companies and their employees, its adjustment has a direct bearing on the whole question of Dual System operation. It emphasizes the pressing necessity for action.

## Unusual Conditions in Public Utilities Should Be Recognized.

The vital bearing of the war on public utilities was properly emphasized at the recent convention of the United States Chamber of Commerce in Chicago. With so many people thinking in a national way because of the war there is a tendency to lose sight of the bearing of local conditions in their relation to national conditions.

The United States Chamber of Commerce stated the case succinctly, but none the less impressively, in the resolutions which were unanimously adopted by the convention and which read as follows:

Whereas, The maintenance of the country's public utilities in the highest possible state of efficiency is essential not only to the war program of the United States, but also to the nation's business, industrial and public interests; and

Whereas, Such efficiency depends upon the preservation of the credit of the companies providing public utility service; and

Whereas, The increase of costs and the unusually onerous conditions of operation brought about by the war seriously threaten the ability of the public utilities to continue the furnishing of the necessary services they perform; and

Whereas, The protection of the credit of public

utilities is very largely in the hands of regulatory commissions and other public authorities, rather than in the utilities themselves;

Now, Therefore, Be It Resolved, That the Chamber of Commerce of the United States recommends to state and local authorities that they recognize the unusual and onerous conditions with which public utilities are contending, and that in the interest of the nation, of business, and of the public they give prompt and sympathetic hearing to the petitions of such utilities for assistance and relief.

A timely address on this subject was that delivered by Mr. Thomas N. McCarter, President of the Public Service Corporation of New Jersey. Mr. McCarter declared that the railroads of the country with their inter-state ramifications have long been recognized as a quasi-public and

national industry of the first importance. He then referred to public utilities, including privately-operated gas companies, electric light and power companies and electric railway companies, declaring that the every-day activities of the nation are as fully if not more dependent upon them, taken collectively, as they are upon the steam railroads or the telephone industry. Their ability as a whole to perform their chief function—that of providing adequate service—Mr. McCarter declared to be of vital consequence to the comfort and economic welfare of the nation, a viewpoint from which there can be no logical dissent.

This is no time for the exercise of narrow-gauged judgment in dealing with such broad-gauged problems. Public officials should adapt their minds to the conditions of the hour, regardless of what may have been their views as to public utilities in peace times.

## Readers' Comments on Current Subjects.

Editor of the Record and Guide:

The Appellate Division, First Department, reversing the order of Judge Hendrick of February, 1915, by a divided Court, held that under a mortgage which provided that in the event of default of payment of interest or principal the rents were assigned to the mortgagee as further security for the payment of the indebtedness; that even though a junior or subsequent mortgagee in a foreclosure action obtained the appointment of a receiver who collected the rents from the premises, that the rents would belong to the senior or prior mortgagee upon the theory that the language employed was a present assignment of the rents, and that hence the receivership would not avail the junior mortgagee.

The effect of this decision was, in substance, that under the language employed in the mortgage the junior mortgagee got nothing by his receivership. The receiver was compelled to turn the rents over under the order of the Court to the senior mortgagee having the assignment clause, even though that mortgagee did absolutely nothing and remained quiescent while the receiver was collecting the rents. The Appellate Division having certified the question to the Court of Appeals for its determination, because of the importance of the case, it was brought on for argument in that Court by me, and the Court, in a long opinion written by Judge Chase, reversed the Appellate Division and held that, despite the language in the mortgage, the rents belonged to the junior mortgagee, who had the receiver appointed, and that her diligence would be rewarded by allowing her to have the rents instead of the senior mortgagee.

While I have not as yet a copy of the opinion of the Court, I have heard excerpts read. The effect of the decision is to sustain the point made by me on behalf of Mrs. Hannah Sullivan, the plaintiff, that where a junior mortgagee has a receiver appointed he will be allowed to retain the rents collected by the receiver appointed upon his motion, unless the senior mortgagee either enters into possession under the assignment clause of his mortgage, has the receivership extended for his benefit, takes possession of the mortgaged premises, or does some other act consistent with his claim of assignment.

The case is one of importance in the real estate community, for it was assumed that the decision of the Appellate Division in *Sullivan v. Rosson* correctly stated the law, and under that decision several hundreds of thousands of dollars had been awarded to senior mortgagees, despite the fact that junior mortgagees had obtained the appointment of receivers, who had collected the rents intended for their benefit.

GUSTAVUS A. ROGERS.

Editor of the Record and Guide:

In your issue of March 10, 1917, my attention was attracted to an item headed by the words, "Brokers Obtain Judgment." This article described how a broker went about to obtain for a prospective purchaser some land as directed by that prospective purchaser, and how after obtaining a suitable site of land the purchaser went into negotiations for same and directed the broker to proceed to obtain an option at a certain stipulated price, and on doing so the purchaser would buy it. After the broker had succeeded in so doing the purchaser failed to buy and therefore the broker sued the proposed buyer for his commission and won his case with the aid of David L. Podell as counsel.

I laid aside this issue to keep it handy for the next occurrence of that kind I should have and a few months after I had the identically same thing happen to me. I thereupon referred back to this article and obtained the name of the counsel who handled that case and he successfully won my case, too, on the 15th of March, just two weeks ago.

My case or facts are that in October last a Max Nirenberg requested me to locate a suitable dwelling for him, giving me instructions as to what kind of a dwelling he must have and in what location it must be. After considerable work and energy I presented for his consideration a dwelling at 2746 Bedford avenue, Brooklyn. Max Nirenberg after an examination of the property told me to proceed to obtain same for a price of \$14,250 and he would buy it. After succeeding in this mission he instructed me to obtain an option for four days which I did. He failed to appear at the time set for signing contracts and when reached denied and repudiated all he had said and done. It was understood that I was to receive the commission from the seller of the property. I engaged David L. Podell to take up this case, which he did personally, and I obtained judgment and have already received the commission from the proposed buyer, the judgment being \$300.

A judgment obtained under such circumstances is unusual in that the deal was never consummated, and although the owner was to pay the commission the court allowed the judgment or recovery against the purchaser.

It was through the Record and Guide that we first learned of the possibilities of such a case against a purchaser, who never bought, being liable to the broker for the commission under such circumstances and we also selected the same lawyer whose name appeared in the article to try ours with which we find the same result, a verdict in favor of the broker against the defaulting purchaser, and we attribute our desire to try it to the article published in your paper.

F. R. POWELL.

# Realty Board's Legislative Review

## Bills Affecting Real Estate Before Mayor and Governor for Approval—Several Important Measures Not Acted On

THE following review of the work of this Legislature on bills relating to real estate, introduced during the last session, is issued by the Real Estate Board of New York:

Real estate owners have nothing in particular for which to be grateful to the 1918 Legislature. A number of extremely important bills, introduced at the suggestion of the Real Estate Board, and designed to bring much needed relief to real property, have failed of passage.

The Boylan Tax Bill, Senate Int. 621, was one upon which the Board laid particular emphasis. In the form originally suggested by the Board this bill would have placed a fixed rate of 17½ mills on real estate and 2½ mills on personal property. Various compromises were suggested. In its final form the bill carried a rate to be not in excess of 20 mills on real estate, and a rate not to be in excess of 11 mills on personal property, the real property rate not to be effective until 1920. It did not contain the objectionable listing feature which appeared in another tax bill. The opposition was presented by large corporate and individual interests, who, overlooking the fact that their real estate tax would have been largely reduced, feared a great increase in their personal tax. In the last hours of the session the feature of exemption of church properties was also brought in, and this combination, with the aid of the Speaker of the Assembly, was sufficient to keep the bill in the Committee on Rules.

The Real Estate Board did all that it could to secure the passage of its bill, known as the Dowling Four-Family House Bill, Senate Int. 776. This bill seems to have been rather indifferently championed, due in part to the fact that the introducer was ill during the last week of the session. The bill came out of the committee and was advanced to third reading, but in the absence of the introducer could not be moved for final passage.

Five labor bills presented by the Board through Senator Boylan (Int. Nos. 440 to 444), in spite of their extreme importance, apparently never had any chance of getting out of the Committee on Labor and Industry. One of these bills was designed to correct an injustice which the Labor Law now places on agents, and the others were perfectly proper amendments to rectify injustices of the present law. The opposition of the State Labor Department was largely responsible for the failure of these bills.

Senator Ottinger's bill, creating a commission to adjust the New York Central's relation to the city on the west side, and to provide suitable terminals, was approved by the Real Estate Board except as to certain details affecting the personnel of the commission.

Assemblyman Pratt's bill, permitting the Public Service Commissions to increase street car fares; Senator Ottinger's bill, providing for a referendum in relation to a tunnel for freight and vehicular traffic between New York and New Jersey, both of which were approved by this Board, died in committee.

Assemblyman Youker's bill, amending the Torrens Law, was passed, and is waiting action by the governor. Glaring defects in this bill have been called to the attention of the governor.

The Real Estate Board will renew and will double its efforts and will employ the time between now and next Legislature for an intensive educational campaign, calling attention to the grave conditions of the city's finances, to the absolute necessity for a reform in taxation, and for a reduction in the tax rate. It is beyond dispute that if the tax rate

continues to increase at the rate of the past few years, notably in 1917 and 1918, the rate in 1919 will exceed the constitutional debt limit of 2 per cent., exclusive of the debt service. This fact will be kept continually before city and state officials and the taxpayers themselves, who will be urged to assist the Real Estate Board in perfecting its organization and increasing its membership for a vigorous campaign along the lines above indicated.

The following is a brief summary of bills that have been signed by the governor, which are of more or less interest to real estate owners:

Chapter 15, Senate Int. 411, Pr. 657, Farrenkopf. (Same as Assembly Int. 518, Pr. 557, McGarry.)

Charter amendment, permitting the Board of Estimate to permit five installment payments for the cost of public improvements exceeding \$50,000 except for rapid transit improvements.

Chapter 20, Assembly Int. 240, Pr. 241, L. W. Johnson. (Same as Senate Int. 250, Pr. 260, Hewitt.)

Amending General Business Law by including bronze or brass casting among the articles about which those selling to junk dealers shall make a statement as to where such property was obtained. This bill was approved by the Real Estate Board.

Chapter 58, Senate Int. 15, Pr. 370, Slater. Amending Real Property Law, requiring that mortgaged property taken by the Alien Property Custodian must be discharged of record upon a certificate executed by such Custodian with same effect as if executed by mortgagee. This bill was approved by the Real Estate Board.

Chapter 63, Senate Int. 46, Pr. 326, Sheridan. (Same as Assembly Int. 191, Pr. 191, Curley.)

Amending charter, making it lawful for the comptroller to suspend or postpone advertised tax liens for thirty-six months instead of fifteen months, as at present. This bill was approved by the Real Estate Board.

Chapter 90, Senate Int. 99, Pr. 99, Dunningan.

Providing for a Commissioner of Records for Bronx County at \$5,000 a year, with necessary assistants. This bill was disapproved by the Real Estate Board.

Chapter 116, Senate Int. 16, Pr. 576, Slater.

Amending Real Property Law, providing that conveyances executed by parties enlisted or commissioned in the military or naval forces of the United States may be acknowledged before a judge or clerk of a court of record, a mayor or other chief officer of the city, a commissioner appointed for the purpose by the governor, or certain officers of the United States Army or Navy, and making other changes relative to acknowledgments and proofs.

The following list shows bills in the hands of the governor and the action taken by the Real Estate Board, and members of the Board and taxpayers are urged to write the governor, asking his approval or disapproval as indicated.

Senate Int. 71, Pr. 1265, Gilchrist.

Amending the Decedent Estate Law and the Personal Property Law by providing that trust funds may be invested in parts of mortgages held by trust companies and title guarantee companies under certain conditions. The Real Estate Board approved this bill, believing that the proposed investment of trust funds, with the safeguard provided in the bill, would be beneficial to the real estate market.

Senate Int. 84, Pr. 369, Dowling.

Providing that one of the assistant district attorneys of New York County shall receive an annual salary of \$10,000. This bill was disapproved by the Real Estate Board.

Senate Int. 231, Pr. 241, Farrenkopf. (Same as Assembly Int. 282, Pr. 293, O'Hare.)

Providing that foreclosure of tax liens may be held in the County Court instead of the Supreme Court. This bill was disapproved by the Real Estate Board, which believes that the Supreme Court is the proper place for the conduct of such proceedings.

Senate Int. 389, Pr. 420, Farrenkopf. (Same as Assembly Int. 463, Pr. 490, O'Hare.)

Amending the Civil Code by providing that people of the State may be a party defendant in an action to compel determination of a claim to real property. This bill was approved by the Real Estate Board.

Senate Int. 602, Pr. 1608, Walters. (Same as Assembly Int. 690, Pr. 764, Pratt.) Amending the Workmen's Compensation Law.

Among other changes it adds a new group, 45, including all employments not included in other groups where four or more workmen are regularly employed in the same business or establishment, excepting farm laborers and domestic servants, and making other drastic changes. This would extend the Workmen's Compensation Act to all employments, and was disapproved by the Real Estate Board.

Senate Int. 611, Pr. 1644, Sage. (Same as Assembly Int. 769, Pr. 866, Machold.)

Creating a State Central Supply Commission. This is in the direction of economy and good business procedure, and is approved by the Real Estate Board.

Senate Int. 716, Pr. 1650, Carson. (Same as Assembly Int. 722, Pr. 797, Bewley.)

Amending the Labor Law by providing, among other things, that in buildings over five stories in height all stairways must extend to the roof. This will emphasize a bad feature of the Labor Law, which in one section arbitrarily compels extension to the roof, regardless of whether escape may be had from the roof of adjoining building. The Board of Standards and Appeals recently rectified this condition by a ruling. This bill was disapproved by the Real Estate Board.

Senate Int. 787, Pr. 1218, Ottinger. (Same as Assembly Int. 928, Pr. 1503, Ellenbogen.)

Amending the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of occupation shall be specified in some note or a memorandum thereto in writing and subscribed by the parties or their agents. This bill removes difficulties arising out of the so-called verbal leases, and is approved by the Real Estate Board.

Senate Int. 858, Pr. 1326, Slater. (Same as Assembly Int. 1026, Pr. 1205, Brush.)

Abolishing the Mohansic State Hospital, the existence of which has created so much opposition on account of danger of polluting the water which supplies New York City. This was approved by the Real Estate Board.

Assembly Int. 9, Pr. Senate. 1445, Youker. (Same as Senate Int. 151, Pr. 1437, Burlingame.)

Amending the Real Property Law in relation to Torrens Title Registration. While the Board is thoroughly committed to the so-called Torrens System, and is largely responsible for placing the Torrens Law on the statute books, it has opposed this bill because it believes it includes unconstitutional features through which owners might be deprived of their property without due process of law.

Assembly Int. 142, Pr. 1556, Judson. (Same as Senate Int. 117, Pr. 799, Emerson.)

Amending the Tax Law by striking

# Legal Notes Affecting Realty

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

## Right to Broker's Commissions.

**I**N an action for commissions on real estate sales, the Alabama Supreme Court, *Smith v. Sharp Real Estate Company*, 77 So. 40, makes the following rulings on points of interest to brokers and real estate owners:

When an agent is employed to find a purchaser for land, it is his duty to disclose the name of the purchaser to his principal, but where an agent is commissioned to sell on stated terms, and makes a written agreement of sale which is binding on the purchaser, the duty to disclose and the duty to execute a deed are concurrent. Under an agreement to sell land, where commission is to be paid "when the deal is closed," the commission is not due until the sale is consummated according to its terms, or upon substituted terms, unless the seller wrongfully refuses or fails to execute the sale. An agency agreement by an owner to deliver a deed to a purchaser "now secured" is an acceptance of the purchaser, although his identity is not disclosed, but the initiative is on the purchaser to tender a required payment and security before the seller can be required to execute a deed. Under an agency agreement whereby a seller agrees to deliver a deed "to the purchaser," it is necessary that the purchaser's name be disclosed within the time in which the deed is to be made, as a deed cannot be effectively executed without the name of the grantee.

A person contracting to sell land for another may act for the purchaser in any way not inconsistent with his duty to his principal. An agent does not have to produce a purchaser "known" to the seller to be able, ready and willing to execute the contract. In an action for having furnished a purchaser it was proper for the agent to show that it had informed the seller that the purchaser was able, ready and willing to make the required cash payment, it being in fact its duty so to inform the seller.

## Negligence in Specific Performance.

An application to a court of equity for the rescission or cancellation of a contract is one addressed to the sound discretion of the court, and in granting

or refusing it the court acts upon its own notion of what is reasonable and just under all the surrounding circumstances; the discretion being, of course, a sound one, and it must be exercised within established equitable principles. In an action for specific performance or for cancellation of a contract, negligence of the party seeking to be relieved of the contract does not prevent relief; it presents a reason why, in the exercise of a sound discretion, under all the facts and circumstances, the court may not grant relief, and may be one reason for denying relief, but it is not a bar to relief.

A broker produced an instrument offering to trade properties on terms, the offer to be accepted within five days, and the defendant objected to signing it, as he did not have his glasses and could not read it. The broker so read it that the defendant understood it to mean that he, and not the plaintiff, should have five days to consider, and he then signed it. Within five days, however, he notified the plaintiff that the deal was off, the plaintiff meantime having accepted. The Wisconsin Supreme Court held, *Woldenberg v. Riplian*, 166 N. W. 21, that the defendant was not as a matter of law so inexcusably negligent that as a matter of right, the plaintiff could have specific performance.

## Secret Profits of Broker.

When the relation between principal and broker or agent is found to have existed it must be held to have continued until the broker, in dealing with the principal's property, notifies the principal that he is no longer dealing as broker, but desires to deal at arm's length as purchaser, disclosing all facts relating to the subject matter of the contract while the agency existed. A corporation, while acting as broker or agent to sell property at \$1,200, itself purchased the property at a price, less commission to it, of \$1,000, and resold for \$2,000, all without disclosing the purchase for itself to its principal, and without disclosing the price received by it. It is held, *Clark v. Rogers Foundry & Manufacturing Co. (Md.)*, 199 S. W. 576, that it was liable to its principal for the profits received by it.

## Interpretation of Agreement.

In a lease of a building to be constructed, providing that the basement was to be "properly waterproof," the Arkansas Supreme Court holds, *Ozark Grocer Co. v. Crandall*, 199 S. W. 551, that the term "waterproof" is a relative expression, meaning that the walls and floor of the basement were to be constructed so as to keep out water and dampness under such circumstances and weather conditions as might have been reasonably foreseen and anticipated, and if the wall and floors of the basement were so constructed as to resist the ordinary invasion of water and dampness it was in law "waterproof." In an action for rent under such a lease, where the tenant counterclaimed for damages to his merchandise from water and dampness entering the building, it was held to be for the jury to determine whether the injury resulted from causes which might have been anticipated so as to have been within the terms of the contract. In construing the language of a contract it is to be presumed that the parties intended to apply it to conditions to be reasonably anticipated.

## Wrecking Contract.

In an action by an owner of a building against the owner of an adjacent building for injuries to the plaintiff's building, incurred when the defendant's building was torn down by an independent contractor, exclusive of the contract under which the building was demolished, was held by the New York Appellate Division, *Freund v. Composite Realty Co.*, 165 N. Y. Supp. 951, to be error, such evidence being admissible to show that the defendants maintained no control over the contract. Evidence that the defendants were informed that their contractor caused certain damage was not sufficient to show knowledge on the part of the defendants that the contractor was doing an unlawful act. Liability could not be predicated upon the fact of injury, necessitated by the nature of the work, in the absence of a showing that a reasonably careful workman could not have demolished the building without trespass to the plaintiff's building.

## Realty Board's Legislative Review.

(Continued from page 496)

out the provision that the franchise tax on the net income of manufacturing and mercantile corporations shall be based upon corporations' report by the Federal Income Tax, and removes the necessity for correct returns to the State Tax Commission when errors have been made in the federal return. This bill was disapproved.

The following bills are before the mayor:

Senate Int. 11, Pr. 835, Cromwell. (Same as Assembly Int. 43, Pr. 1196, Seesselberg)

This provides that when the Board of Estimate believes that combined assessments for public improvements confirmed after January 1, 1908, against real estate in any two consecutive years exceed 60 per cent. of the assessed valuation the Board may, upon the certificate of the comptroller, direct modification of the assessment. This bill was approved by the Real Estate Board.

Senate Int. 330, Pr. 922, Dowling.

This would authorize the Board of Estimate to increase by a very large amount a sum payable for the support of Hunter College. The amount originally required for this support was \$175,000 a year, and the amendment would bring this up to four times this amount. The Board believes that this amount should not be expended to furnish free college education.

Senate Int. 572, Pr. 941, Wagner.

Adds new provisions respecting the teachers' retirement fund of Hunter College. The Board believes that this is an exceedingly inopportune time for the enactment of legislation which would add large fixed charges to our already scandalous municipal budget.

Senate Int. 756, Pr. 879, Wagner.

This bill would take from the Board of Education the control of Hunter College and put it into the Board of Trustees of the college, and would extend the functions of the institution from preparing teachers for work in common schools to the furnishing of a general education without any provision that graduates should teach in the public schools of New York City. The Board disapproves the promiscuous furnishing of free college education, and believes the bill should be defeated.

Senate Int. 972, Pr. 1194, Nicoll.

This bill provides for a horizontal increase of 10 per cent. in the salaries of the administrative force of the District Attorney of New York County. It is disapproved by the Real Estate Board.

Senate Int. 1110, Pr. 1419, Dunnigan.

This authorizes the city of New York to ascertain and pay the amount of damages to lands or lands and buildings suffered by reason of changes in established grades in the city.

While a large number of property owners have been materially damaged by changes of grades of streets or ave-

nues, made necessary to conform them to changes in grades of the tracks of the New York, New Haven and Hartford Railroad Company and the New York and Portchester Railroad from Tremont avenue to Bear Swamp Road, to which this bill applies, it is not clear why the entire burden of these damages, which will aggregate hundreds of thousands of dollars, should be saddled upon the city. If the railroads have not paid a sufficient share of the expenses any remedial legislation should take this fact into account.

## Traffic Committee Appointed.

Mayor Hylan appointed on Tuesday a committee, of which John A. Harriss, Special Deputy Police Commissioner, is Chairman, to make a study of street conditions and make suggestions for relief. The other members of the committee are: Jefferson DeMont Thompson, President of the Broadway Association, vice-chairman; William Fellows Morgan, President of the Merchants' Association; Robert Grier Cooke, President of the Fifth Avenue Association; Elmer Thompson, secretary of the Automobile Club of America; Frank L. Dowling, Borough President of Manhattan; Edward Riegelman, Borough President of Brooklyn; Robert Adamson, former Fire Commissioner; John A. Leach, First Deputy Police Commissioner; Mrs. Sophie Irene Loeb and Henry R. Hoyt.

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# REAL ESTATE NEWS OF THE WEEK

Little Selling Activity. Renting Continues Strong. Improvement in Recording Instruments. Other Reports

PROBABLY because almost every real estate broker in the city is on the committee of the Real Estate Board soliciting subscriptions for the Third Liberty Loan, and therefore neglecting personal affairs to help the government, the business of the week shows a decided falling off.

Few sales of any consequence have been reported, and while leasing continues strong this department of the business in every well regulated office is usually attended to by subordinates while the sales are as a rule looked after by the heads of the firm and their close associates.

Heading the list of private sales of the week is that of the hotel property at the northwest corner of Irving Place and Fifteenth street, known as the Hotel Du Nord and previously as the Hotel America, some years ago a hostelry popular with Latin-Americans of the wealthy class, to the Kops Realty Company, which owns the adjoining twelve-story loft and office building at the southwest corner of Irving Place and 16th street.

The hotel consists of two five-story buildings on a plot  $62\frac{1}{2} \times 80$  feet. Horace S. Ely & Co. negotiated the deal. The last owners of record are Stephen H. Olin and another of No. 15 the corner parcel, and the Samuel Frost Estate of the balance of the property. The property is assessed by the city at \$118,000. The sale of the three-story building at 361 Ninth avenue to the Ancient and Mystical Order of Rosae Crucis is of sentimental interest rather than because of the amount involved, since it was for many years the home of Lily Langtry, the once noted actress. One of the most complex deals in leasing to transpire in many months, an account of which is given in another column, has

just been consummated by Bushman & Wakefield, Inc., and involves space at 244 Madison avenue and in the Whitehall building at 44 Whitehall street. The two leases total over \$300,000 in the aggregate and the whole transaction was put through within forty-eight hours after the matter was placed in the hands of the brokers.

About \$250,000 is represented in the long-term lease of Seventh avenue property just north of the Pennsylvania station, which will be the site of a modern restaurant building. The Krim Realty Company representing the Hanover Lunch Company, which operates a chain of lunch rooms throughout the city, leased three four-story buildings at 430 to 434 Seventh avenue, fifty feet south of 34th street, for twenty-one years on a net rental basis. H. M. Weill Company, White-Goodman and A. H. Levy were the brokers and Kugel & Son, the attorneys.

Register James A. Donegan is authority for the statement that for the first time in the history of New York County deeds, mortgages and other documents are returned to lawyers within three days from the time they are presented for recording in his office. Up to December 31st of last year the time required for recording instruments was four days. Under the new system of recording instruments instituted by Mr. Donegan, the receiving and abstracting are done on the first day, abstracting, recording and examining on the second day, and indexing and delivery on third day. The clerks employed in the examining department now devote the morning of each day to assisting in other departments of the office and in the afternoons for the work of examination. A material saving is effected by this arrangement.

## 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. 317.—Where a broker finds a tenant for a piece of property and accepts a deposit, but the owner refuses to lease to broker's client, can broker legally claim his commission?* F. B.

Answer No. 317.—This question cannot be answered on the above meagre statement. Many important facts are omitted. It would, for instance, be important to know whether he was authorized by the owner to exhibit the property or to accept a deposit.

*Question No. 318.—A and B are neighbors. A fence dividing the properties falls down and A demands that B have fence repaired. B notifies A that he proposes having both properties surveyed, as he is in doubt as to the correctness of the dividing line and states that A will have to pay half the cost of the survey. A refuses, but still insists on the fence being repaired. Can A legally compel B to repair the fence under the circumstances?* S. E. H.

Answer No. 318.—A partition fence must be so built that the dividing line between the properties shall run through the center of the fence, and the fence must be built and maintained at the joint expense of the owners of the land on each side. Where the owner on one side neglects or refuses to join the other in making the necessary re-

pair for six days after being requested in writing by the other owner, the latter may make the repairs and recover from the other the latter's share of the reasonable expense. If the rebuilding owner does not build on the correct line he will not be able to make the other contribute. If the title to the entire lot has been examined by a title company such company might have a survey, of which the insured owner could get a copy without expense. If the dispute as to the actual line is sincere, it should be settled by a survey and definition of the correct line which would cost about \$10, or \$5 for each owner, and that would be cheaper than a quarrel.

### Increased Traffic.

When the transverse roads through Central Park at 65th and 95th streets were turned over to the Borough President in March, 1916, the pavement was in bad condition. It was believed these streets would be more generally used for vehicular traffic if furnished with a proper pavement, and steps were taken to repave them. As a result of this repaving the vehicular traffic has greatly increased. A toll taken by representatives of the Borough President shows the following result:

On October 23, 1916, the number of vehicles using 65th street was 1,160, and on February 28, 1918, since the new pavement was laid, 3,291 vehicles used the street. This is an increase of 283 per cent. On October 25, 1916, 717 vehicles used 95th street, while the old pavement was still there, and on February 27, 1918, 1,055 vehicles used the street with the new pavement down. This is an increase of 147 per cent. Automobile traffic in 65th street has shown an increase of 40 per cent. since the new pavement was laid, and 50 per cent. in 95th street.

President Dowling has been allowed \$2,000,000 for the repaving of streets throughout the Borough of Manhattan, and this work will not carry assessments on abutting properties.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 26 as against 26 last week and 27 a year ago.

The number of sales south of 59th street was 13 as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregate 13 as compared with 17 last week and 24 a year ago.

From the Bronx 13 sales at private contract were reported as against 18 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 522 of this issue.

**Large Apartment House Deal.**

William S. Baker sold to Nason Realty Company, Max N. Nathanson, president, three large apartment houses along Broadway, in the Washington Heights section, showing a total valuation of \$655,000. All cash was paid over the mortgages on the property, which was acquired by the Halcyon Real Estate Corporation, representing bond holders of the former New York Real Estate Security Company. The largest of these houses is the Carolyn Court, a six-story elevator building, on a plot 100 x 100, at 3880 to 3888 Broadway, northeast corner of 162d street. This building is arranged for thirty families, contains seven stores, and was held at \$275,000. It is fully rented. The other two are the Sylvia, a six-story elevator house, on a plot 100 x 100, at 560 West 144th street, adjoining the southeast corner of Broadway; arranged for forty families; also fully rented, and valued at \$190,000; and 605 West 142d street, adjoining the northeast corner of Broadway; six stories with elevator, on a plot 100 x 100; arranged for thirty-six families, and held at \$190,000.

**Sale of Mid-Town Property.**

A transaction of especial interest, since it is the largest affecting mid-town property in some months, was closed Wednesday as a result of which the United Cigar Stores Company gains control of the Hotel Lorraine, a twelve-story structure at the southeast corner of Fifth avenue and Forty-fifth street. The property has been leased from the United Mortgage and Trust Company as trustee of the Estate of Matthew Byrne for a term of twenty-one years, with a renewal privilege at \$115,000 a year, indicating an aggregate rental for the first term of \$2,415,000. It is said to be the ultimate intention of the lessee to remodel the building for business purposes for its own use. Possession will be taken on October 1. J. C. Bolger, vice-president of the United Cigar Stores Company, in commenting upon the keen competition for the property which developed since it was placed on the market, stated that rarely in his experience had he encountered as many and as persistent rivals for its acquisition. He considers it one of the most important properties that has come into the control of his company.

**Tenements Figure in Deals.**

Uptown tenements figured prominently in the sales of the week. A well maintained demand for moderate priced property was evidenced by the sale of the six-story tenements with stores at 243 and 245 West 116th street, on a plot 40 x 100.11, and assessed at \$54,000. Abram S. Saffer, lawyer, sold the property. Mr. Saffer recently purchased the property from the Lawyers' Mortgage Company, which had taken it over at foreclosure.

**Hotel Property Changes Hands.**

Horace S. Ely & Company has sold the hotel property at the northwest corner of Irving place and 15th street, known in recent years as Hotel Du Nord and previously as the Hotel America, a rendezvous for Latin-Americans of the wealthy class. The property consists of two five-story buildings on a plot 62½. The owners of record of the plot are Stephen H. Olin and another of No.

15, the corner parcel, and the Samuel Frost Estate of the balance of the property. Kops Realty Company, which owns the adjoining twelve-story loft and office building at the southwest corner of Irving place and 16th street, is the buyer. The property is assessed by the city at \$118,000.

**Other Tenements in Deal.**

James H. Cruikshank, the operator, sold to Janet B. Littell, as executrix, and Edith Berry Schimmel the five-story double flat at 132 West 133d street, on plot 25 x 100. Mr. Cruikshank took as part payment 50 South Walnut street, East Orange, N. J., a private residence, on a plot 40 x 240, and valued at \$12,000.

**Sale of Block in Queens.**

John F. Simmons Company, manufacturers of tools, plumbing and miscellaneous supplies, purchased for industrial purposes the entire block in the Degnon Terminal at Long Island City, bounded by Nott avenue, Manly street, Anable avenue and Orton street. The various departments of the company are now located in Manhattan, Brooklyn, Newark and Erie, Pa., and these will be consolidated in a new building to be erected, which will cover the greater portion of the block. The balance of the property will be used as a storeyard. The new plant will be served with a spur from the Degnon Terminal Railroad, and will be a block from the waterfront.

**Sale in Chelsea District.**

Interest in the real estate market this week centered largely upon the sale of a famous old Chelsea building, not so much because of the amount involved in the transaction, but more because of the fact that the property involved was at one time the home of the famous actress, Lilly Langtry, and in later years occupied by the Pasteur Institute. The property in question is located at 361 Ninth avenue, and was sold by the Thomas A. Scott Estate to Ancient and Mystical Order of Rosae Crucis. It is a three-story building, on a plot 50x142, with an eight-foot alley to 24th street. Mrs. Langley occupied the house in 1886 and for several years thereafter.

**Manhattan.**

**South of 59th Street.**

CROSBY ST.—E. H. Ludlow & Co. resold for Anton Luer to Isaac M. Hoffman the 7-sty loft building at 101 and 103 Crosby st for about \$50,000. The property is assessed at \$38,000. This is the third sale of the property since the first of the year. The building is fully tenanted and has an annual rent roll of about \$6,500.

FRONT ST.—Charles F. Noyes Co. sold for about \$55,000, for Markham Realty Corp. (Clarence W. Eckardt, President) to John Curtin, Inc., 46 and 48 Front st, two connected 5-sty loft buildings, on plot about 40x91 and containing about 20,000 sq. ft. of space.

MADISON ST.—Samuel Cowen sold 284 Madison st, a 6-sty tenement, with stores, on lot 25x100, for J. Williamson.

MONROE ST.—Harry Sugarman resold for Charles Wynne 93 Monroe st, a 5-sty tenement with two stores and a 4-sty rear house, on lot 25x100, near Pike st.

THOMPSON ST.—Wm. A. White & Sons and Pepe & Bro. sold at 216 Thompson st a 3-sty building, on plot 25x100.

WALL ST.—Horace S. Ely & Co. sold to Czarnikow-Rionda, sugar importers, for the Lyman estate the 7-sty office building, covering a lot 22x72, at 112 Wall st.

24TH ST.—James N. Wells' Sons sold 410 West 24th st for G. S. Wright to Raymond Hitchcock.

49TH ST.—Alfred E. Schermerhorn sold for Stevenson Towle estate 214 East 49th st, a 4-sty flat, on plot 20x100.5, to Francis E. and Anna L. Duffy, who are interested as owners in adjoining realty. The sellers owned the property since 1875.

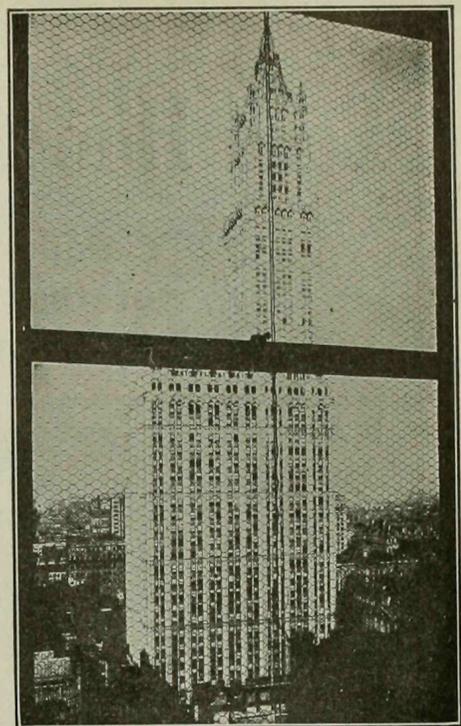
57TH ST.—Lawyers' Mortgage Co. resold 327 East 57th st, a 3-sty dwelling, on lot 22x100. The selling company acquired the property last week in foreclosure proceedings.

WEST BROADWAY.—Lorenzo Cuneo and William Podesta bought from Farmers Loan and Trust Co., as trustee of the Elnathan Thorne estate, through J. Irving Walsh, the old 3 and 4-sty buildings at 541 to 549 West Broadway, on plot 129x100, between West 3d and Bleecker sts. The purchasers plan the erection of a 6-sty garage.

**North of 59th Street.**

71ST ST.—Pease & Elliman sold 136 West 71st st, a 4-sty dwelling, for Addie B. Curtis, who acquired the property in 1881, to Danforth B. Cardoza, treasurer of Scandinavian Trust Co.

73D ST.—Douglas L. Elliman & Co. sold for Stanley M. Isaacs 110 East 73d st, a remodeled 5-sty dwelling, on lot 18x102.2.



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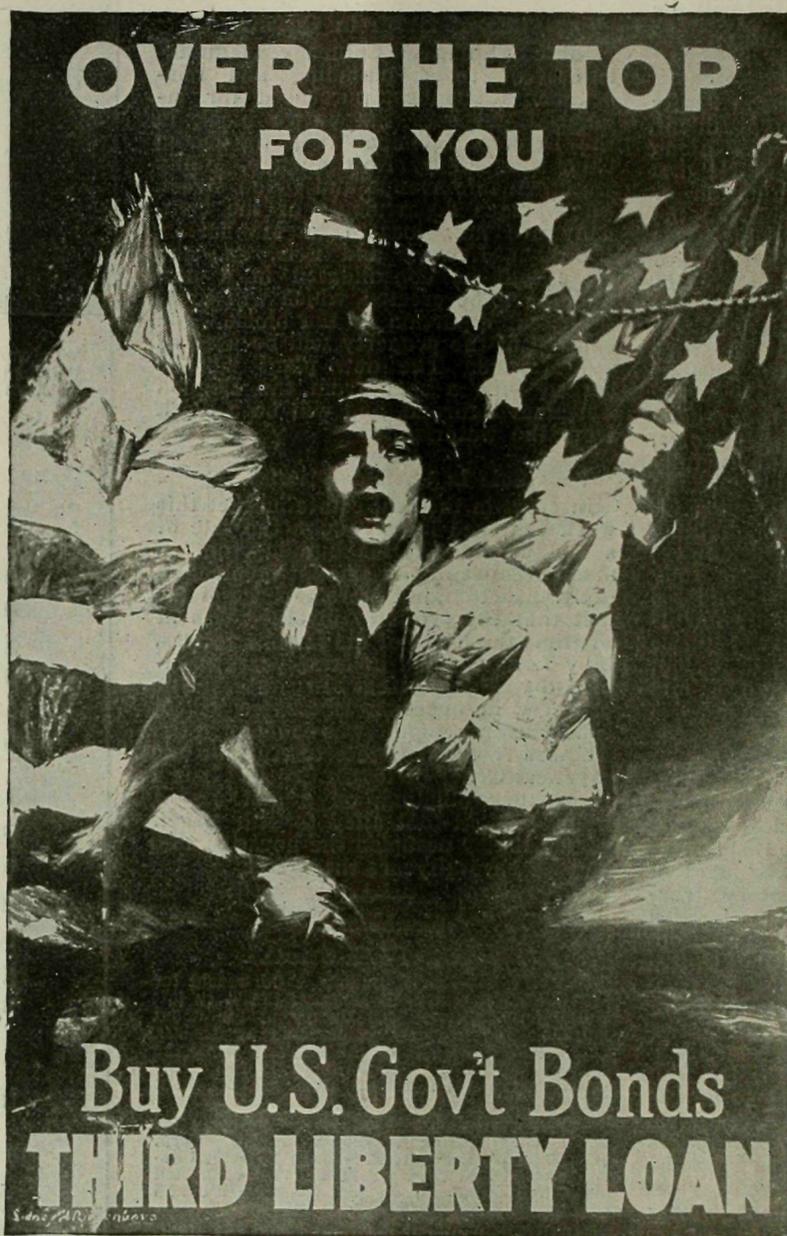
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West and East of Broad-  
way.

CHARLES F. NOYES  
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AARON RABINOWITZ  
H. MANDELBAUM  
Canal to Fourteenth  
Streets, West and East  
of Broadway.

ROBERT E. DOWLING  
LEWIS H. MAY  
Fourteenth to Thirty-  
fourth Streets, East and  
West of Broadway.

MANHATTAN  
(Continued)

G. R. READ  
F. PETTIT  
Thirty-fourth to  
Forty-second Streets,  
East and West of Broad-  
way.

ROBERT E. SIMON  
S. A. PAXSON

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ninth Streets, East and  
West of Fifth Avenue.

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**A** CAMPAIGN to obtain subscriptions from those identified with the real estate market is being conducted by a special Third Liberty Loan Committee, known as the Real Estate Division, acting in hearty co-operation with the Real Estate Board. Mr. Alfred E. Marling, President of Horace S. Ely & Company, is Chairman of this Committee; Charles S. Brown, Vice-Chairman; and Aaron Rabinowitz and Livingston Wetmore, Secretaries.

The city has been divided up into districts, as shown above, under the captaincy of gentlemen who are devoting their time and services in the interests of this Loan entirely without compensation.

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- The Architectural Record
- Van Kannel Revolving Door Co.
- J. C. Lyons Sons Company
- Clough-Bourne Corporation
- Atlantic Insulated Wire & Cable Co.
- Mississippi Wire Glass Company

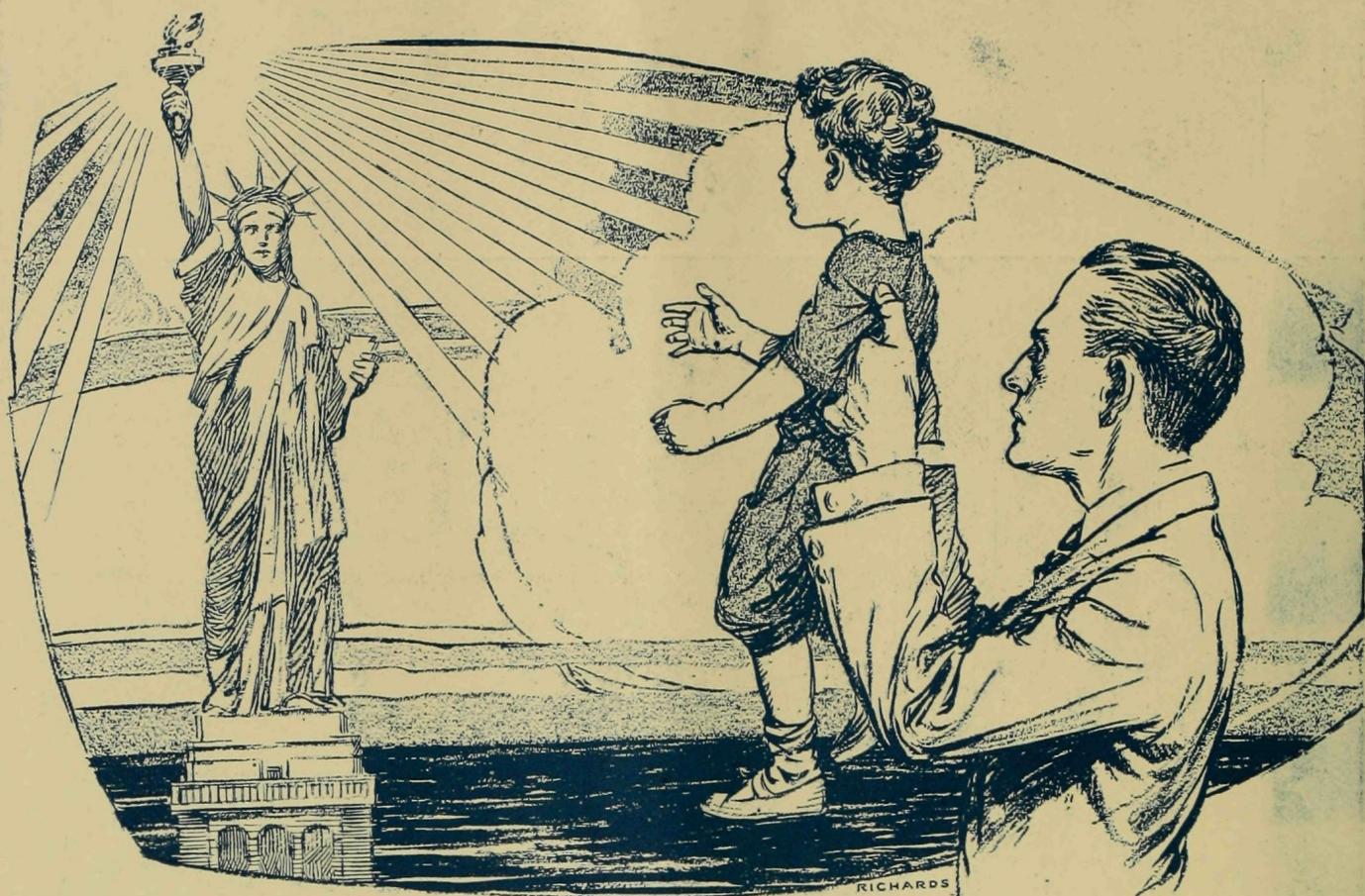
**FIGHT**  
**OR-**  
**BUY BONDS**  
**THIRD**  
**LIBERTY LOAN**

Howard Chandler Christy 1917

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

**Your Bond May Bomb the Kaiser**



# Give Your Little Ones An Interest In the Future

**T**HEY are your hold on the future, and America is fighting to make their future safe. They are too little to realize this now—but some day they must learn to reverence the traditions of America, and understand the great cause for which the men of their fathers' day gave their lives.

Be ready to put into their hands bonds of their government. They will be for them inspiring evidence that their fathers planned, sacrificed, and invested for their future. Liberty Bonds will mean more to them than money. They will make them proud of fathers who in America's day of great need proved themselves true American Patriots.

**Invest in Liberty Bonds for your little ones**

**Record and Guide**

119 West 40th St.

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

# America's Answer to German Savagery



## The Road To France— He Is Keeping It Open

HE is fighting German submarines and German shells. *We can't win the war without him.* He faces the biting winds of the North Atlantic with a smile and a song—but 'way down in his heart is the knowledge that he is facing the biggest job that has ever fallen to the American Navy. . . . An ever increasing army of American soldiers in France is doing its part in a way to win the admiration of the world.

New troops must back them up. A ceaseless supply of food, guns, shells, airplanes and tanks must be sent to their support.

We asked this man if he was downhearted. "In the words of old John Paul Jones," he said, "We've just begun to fight!"



THE victory of our arms—the very existence of our armies—depends upon safe transport through seas infested with submarines.

The American sailor will do his part—if we will lend him a hand. He needs money—lots of it—for ships and shells to keep open the road to France. We will not fail him.

*The American Sailor  
Is Doing His Part—*

**LET US DO OURS!**

**BUY LIBERTY BONDS!**

**Edison Portland Cement Co.**

8 West 40th Street, New York

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

# Liberty Bonds—The Life Belts of a Nation



**One Hundred  
Million  
Americans Must  
Enlist to Win  
the War**

Be one of the hundred million Americans to help win the war.  
Plan to buy all the bonds you can.

This is your part and no one else can do it for you.

*Get Into the Fight!*      *Join the Crowd!*      *Do it Now!*  
**Invest in Liberty Bonds!**

**F. W. Dodge Company**  
Construction Reports  
119 West 40th Street, New York

**Building and Allied Trades Committee for Third Liberty Loan**  
Headquarters: 30 East 42d Street

Help Insure a Priceless Heritage

# We Shall Prove Worthy Of Our Heritage

*This is a good time to consider the history of our country. It is three thousand miles from one American coast to another, and every mile was fought for.*

Our forefathers fought for the privilege of mere existence. They fought the terrors and hardships of an unknown and forbidding land; they fought cold, hunger, wild beasts and blood-thirsty savages; they fought their mother country and all others which sought to curtail or threaten their liberties, and when it was proposed to sever the ties which bound together

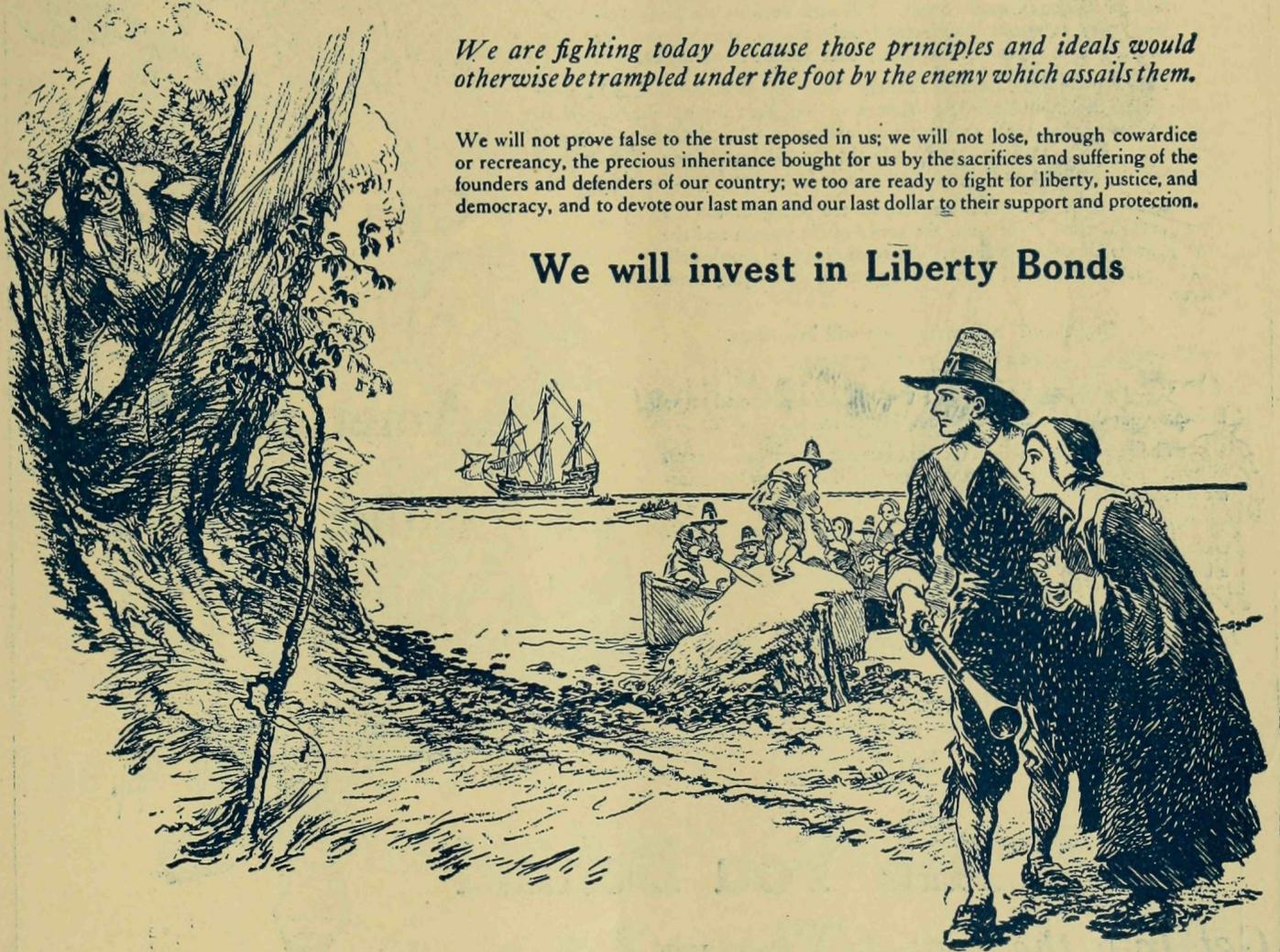
the federation of states, which they had formed; they fought that issue to a finish in the greatest war the world had seen.

We owe our country to the fact that we descended from a race of fighters. The red stripes in our flag symbolize the blood so freely shed for the principles and ideals of which that flag is the standard.

*We are fighting today because those principles and ideals would otherwise be trampled under the foot by the enemy which assails them.*

We will not prove false to the trust reposed in us; we will not lose, through cowardice or recreancy, the precious inheritance bought for us by the sacrifices and suffering of the founders and defenders of our country; we too are ready to fight for liberty, justice, and democracy, and to devote our last man and our last dollar to their support and protection.

**We will invest in Liberty Bonds**



**Van Kannel Revolving Door Co.  
Combusto Devices Corporation**

250 West 54th Street, New York

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

# United States—This is Your Security

→UNCLE SAMUEL←  
Representing the  
UNITED STATES of AMERICA  
DEALERS IN  
**LIBERTY BONDS**  
AVITAL NECESSITY IN EVERY AMERICAN HOME

## Why Buy Liberty Bonds?

Why do you save to build a home? It is usually cheaper to pay rent!

Why do you plan to give your children a good education? Will you get any money-dividends from that?

Why do you pay fire insurance premiums and life insurance premiums? You personally will get little if anything from that.

Why do you call the Doctor quickly if the children are ailing? You don't stop to think whether you can afford it. Do you?

None of these expenditures are what we call good investments. They don't pay in money, yet all pay the finest of dividends.

**Liberty Bonds represent the home, the school, the children; they represent all the great deeds of our fathers and grandfathers; they represent Bunker Hill and Yorktown and Gettysburg; they represent the blessed freedom under which we all live and they also represent the Order that makes freedom blessed.**

They represent the boys "over there"; they represent devastated Belgium and homeless Serbia and murdered Armenia. They are the defense that shall keep from our shores the monster criminals who debauched the women of Belgium and Northern France and made the men slaves. They represent the strength that shall restore Belgium and rebuild France and avenge Serbia.

They are the voices of those who are too young or too old or too weak to fight. They are the sword of the women and the cannon of the children. They are the voice of a free people calling to cruelly wronged, freedom-loving men and bringing them succor.

**Buy them? Of course you will buy them.  
You'll barrow to buy them.**

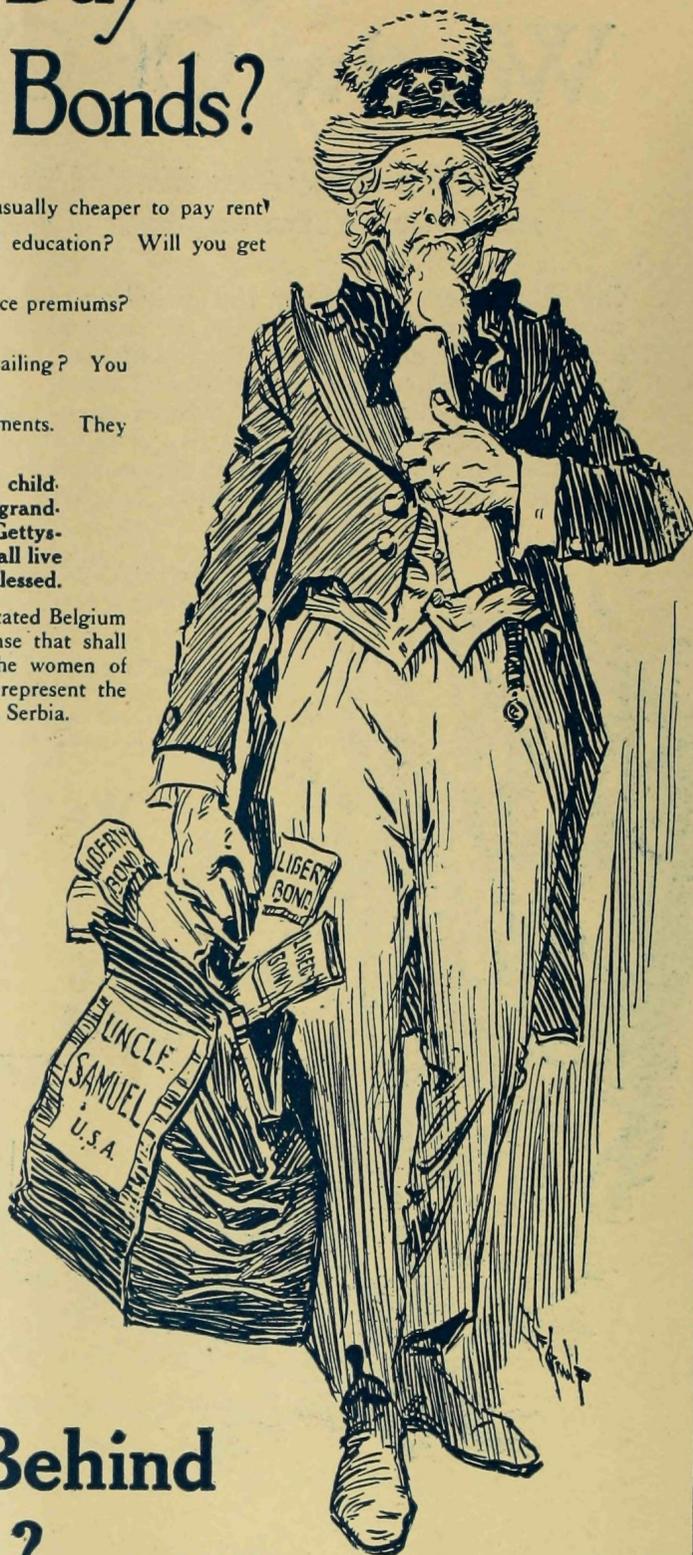
You don't need to be urged. You would be ashamed to go home to your children if you did not buy them.

The rate of interest is important but not of first importance. They would pay, they would appeal to you, if they bore no interest whatever:

Add to the rate of interest the dividends they pay in self-respect, in safety, in public order, in liberty and law and you have a larger return than you receive from any other thing you own.

*They will never become "scraps of paper"*

*They are the best secured  
investment in the world*



## Are You Behind Them?

**Martin F. Kelley**  
Building Construction  
51 East 42nd Street

**Building and Allied Trades Committee for Third Liberty Loan**  
Headquarters: 30 East 42d Street

# In Defense of Liberty, Justice and Civilization



**These Men Are  
Doing Their Part—**

**Let Us  
Do Ours**

**I**F the free peoples of the earth are not to become toiling millions for the Prussian Junkers and the Prussian Krupps, if they are not to be terror-ridden slaves at the mercy of a German Kaiser's will, Prussianism must be driven back within its own borders and kept there.

That is why the war must be fought on European soil. We are fighting in Europe now that we may not have to fight in Amer-

ica, on the very thresholds of our own homes, later

We are fighting for the safety and liberty of our children, our homes, our country. No price is too great to pay for Victory.

Americans, you are called upon to back our armies in France, to furnish them the guns and shells and ships and airplanes, the enormous quantities of every sort of supplies that they must have to defeat the Prussian armies and drive them back across the Rhine.

*The War Is Being Fought in Europe*

*But It Must Be WON Right Here at Home*

**Invest to-day in Liberty Bonds, ALL the bonds you can**

**"TURNER FOR CONCRETE"**

**Turner Construction Co.**

244 Madison Avenue

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

Buy Liberty Bonds to the Limit of Your Ability

# Your Bond May Bring Him Home in Safety



**A**MERICAN fathers are now on the battle fronts of France. Many must fall; how many depends upon us who remain safely at home.

*A single Liberty Bond will help to save a soldier's life, your soldier's life, and bring him home to you—alive and victorious.*

**Architectural Record**

119 W. 40th Street, New York

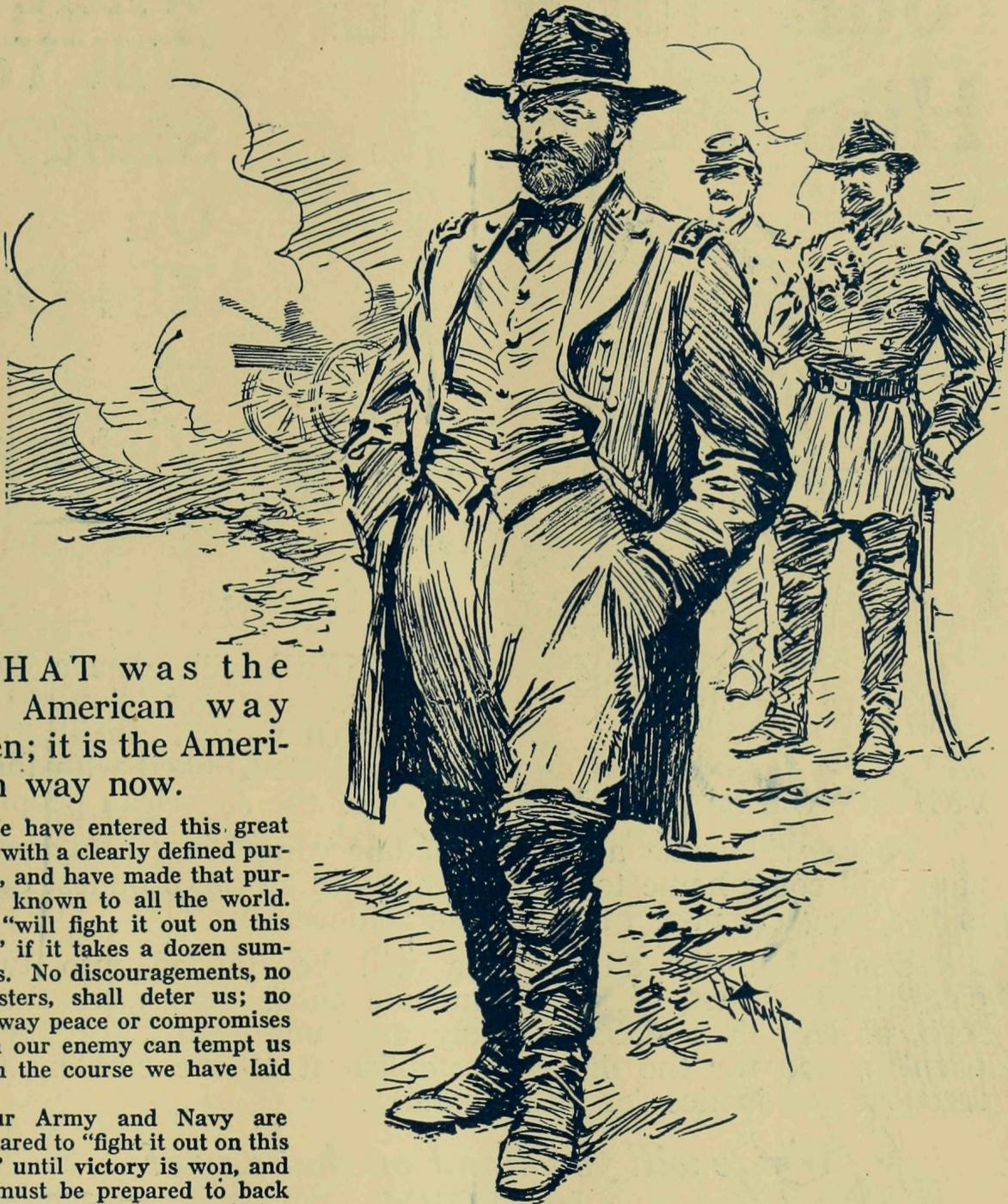
**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

## The Last Round—Make It a Knockout

*"I purpose to fight it out on this line  
if it takes all summer"*

General Grant



**T**HAT was the American way then; it is the American way now.

We have entered this great war with a clearly defined purpose, and have made that purpose known to all the world. We "will fight it out on this line" if it takes a dozen summers. No discouragements, no disasters, shall deter us; no halfway peace or compromises with our enemy can tempt us from the course we have laid out.

Our Army and Navy are prepared to "fight it out on this line" until victory is won, and we must be prepared to back them up with every dollar necessary to make victory possible, even if it is the last dollar we possess.

**We Must Save, We Must Sacrifice, to Invest in  
LIBERTY BONDS!**

**J. C. Lyons Sons Company**

Builders—General Contractors

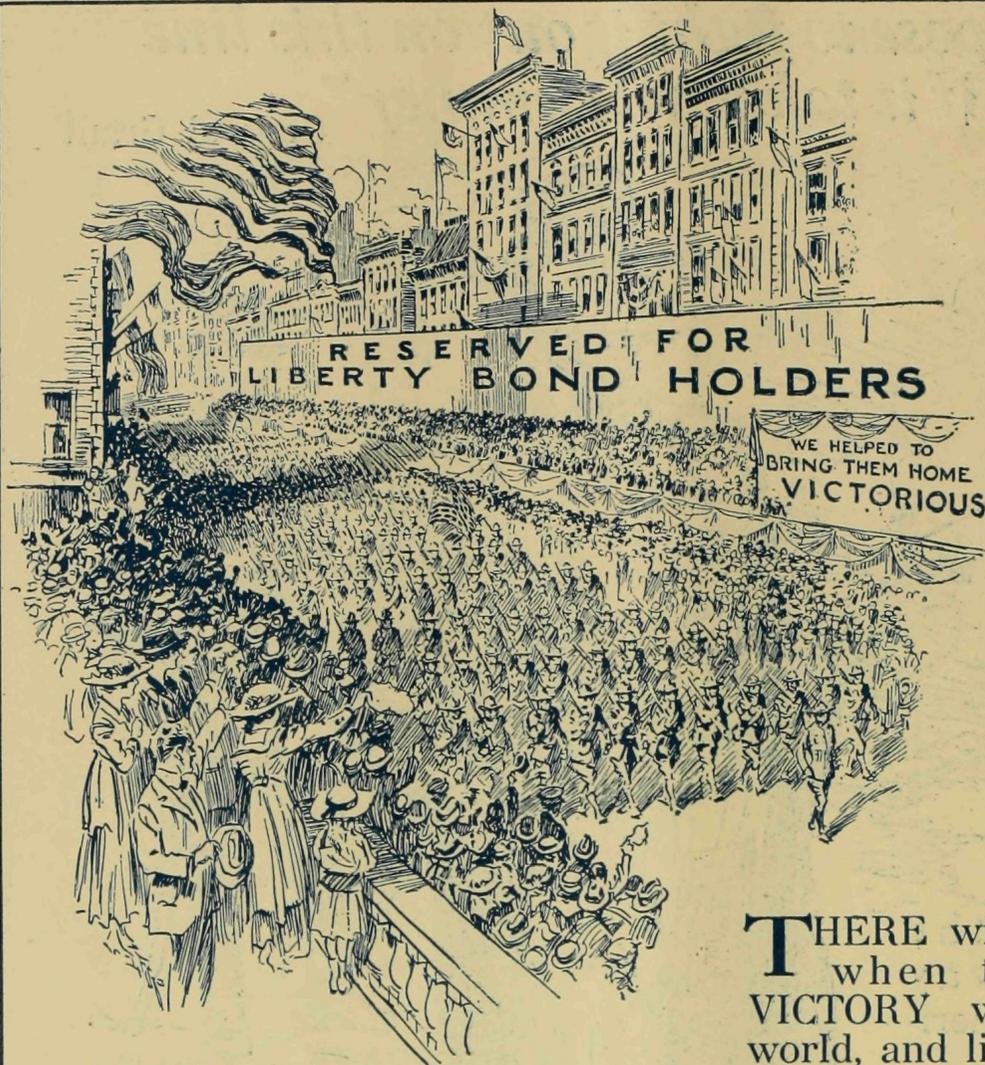
30 East 42nd Street, New York

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

The Front Line is Appealing for the Third Liberty Loan

Where  
Will You  
Stand  
On  
The Day  
of  
Victory?



VICTORY will be the immortal glory of the American people.

There will come a day when our conquering army and navy will come home to us, and that will be the proudest day in the long calendar of American achievement.

Upon that day all America will be divided into two classes. The first class will include those who gave their sons, or lent their dollars, freely and unselfishly, for their country, and for the flag, to establish it as the emblem of freedom and justice for all mankind.

*Where will you stand on that day of  
VICTORY*

?

*You can choose now—you cannot choose then.*

**Invest in LIBERTY BONDS**

The Lawrence Cement Co.

1 Broadway, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

# Prevent the Destruction of Civilization

## Lend Him A Hand

Here Is Your Boy —

going over the top, his gun in hand, his jaw set, his heart on fire. It is the most dramatic moment in the life of this soldier—and in the life of this nation.

*His heart and mind are set on one thing—VICTORY—victory over an enemy who stands for acts and ideas which this soldier despises—which he is ready to give his life to destroy.*

*We here at home hate these things too. We are pledged to their destruction—to our last dollar and our last man. But this soldier can actually—get-his-hands-on-them—and root them out of the world forever—if we will lend him a hand.*

### This Boy Is the Symbol of Fighting America

He stands for the aspiration, the conviction of a hundred million people translated into action. He is **doing** what the rest of us are **dreaming**. Only through him can we win the Victory.

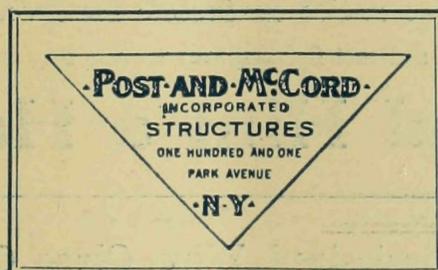
**But He Can't Do It with His Bare Hands!** He asks you to back him up with guns, shells, tanks, airplanes. Let's lend him a hand by lending our dollars. Then no power in the world can prevent him from winning the Victory.

*The long fighting ages of the world have never seen a better soldier than this boy of yours—your son—your husband—your brother—your friend. He stands for the sons of America, hundreds of thousands strong; soon to be millions. He is doing his part—we must do ours!*

He Is the Symbol of the Liberty Loan

*Lend Him a Hand!*

*Buy Liberty Bonds!*



Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

That Civilization May Be Safe



## Lend Him A Hand!

*Your hand—my hand—*

Every hand in the land stretched out to help him to VICTORY! That is the way that America is going to win this war. It is the only way she can win it.

We are fighting a united German people. Until every American is backing the boys in the trenches, until every hand in the land is stretched out to help, we cannot expect our army to defeat the

German armies strengthened by the toil and sacrifice of the one hundred and fifty million people of Germany and her allies.

This is a war of national resources, and everyone must add his share to America's fighting strength if we are to make our superior resources count. Every hand in the land must be stretched out to help our boys if we would send them over the top to early and certain VICTORY

Save for the Third Liberty Loan. Invest in the Third Liberty Loan. That is the way to lend a hand. That is the way to make a nation invincible for freedom and justice.

Every bond bought now is a direct fighting aid to this boy in the trenches in France.

## Lend Him a Hand!

Mississippi Wire Glass Co.

220 Fifth Avenue, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

**That We May Not Be Defeated by the Enemy**

# What Does "War Time" Mean to You?

**A**RE you complaining because "war time" means coal shortage; less sugar in your coffee; less money than you think you ought to make?

*What about the boys who are fighting for you in France?*

For them, the trenches; the pitiless storms of rain and sleet; the ceaseless deafening bombardment of the guns, hunger, cold, and fever; wounds and death. For you—a little economy and deprivation.

## The Third Liberty Loan

is your opportunity to prove the patriotism that is in your heart and on your lips.

Your opportunity to show yourself worthy of the heroism, the devotion, the self-renunciation of your soldiers and sailors.

Your opportunity to share, in some small degree, the sufferings of those who stand ready to make the supreme sacrifice for you.

All you can do is little enough. You simply lend your money. Do it, and be glad that you can do so much and sorry you can do no more.



*What are  
you doing—  
are you  
doing your full  
share for them* ?

**Clough-Bourne Corporation**

101 Park Avenue, New York

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

# Do the Job with American Thoroughness

## "That We Here Highly Resolve That These Dead Shall Not Have Died In Vain"

*Lincoln, at Gettysburg*

ON November 19, 1863, Abraham Lincoln made an immortal speech on the Battlefield of Gettysburg. His words ring as clear and as true to-day—line for line a message to Americans at war—as they did when he spoke them so eloquently more than half a century ago. Let us apply these words to ourselves.

"Our Fathers," he said, "brought forth a nation conceived in Liberty."

"Our soldiers gave their lives that that nation might live."

"The world will little note nor long remember what we say here, but it can never forget what they did here."

"It is for us the living, rather to be dedicated here to the unfinished work which they who fought here have thus far so nobly advanced. It is rather for us to be here dedicated to the great task remaining before us—that from these honored dead we take increased devotion to that cause for which they gave the last full measure of devotion—that we here highly resolve that these dead shall not have died in vain—that this nation, under God, shall have a new birth of freedom—"

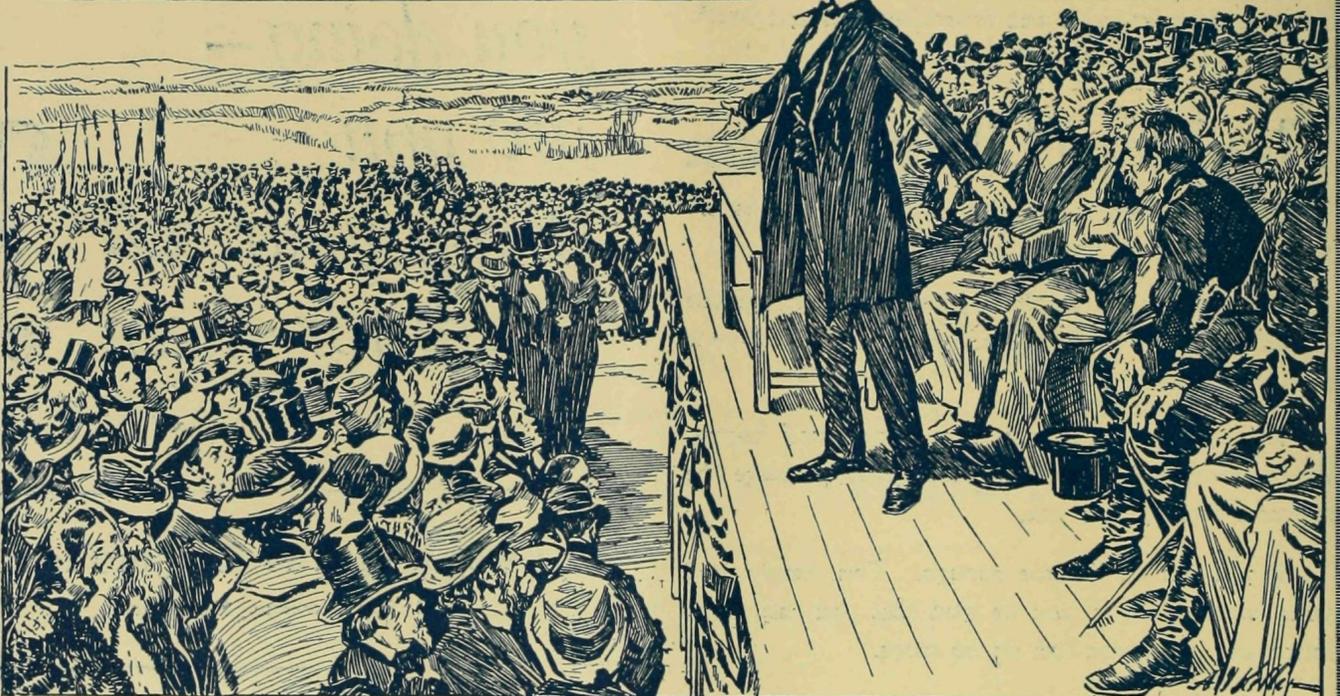
The flower of America is in France to-day. They offer—for us—the last full measure of devotion. Let us be with them in our thought, our work, every hour of every day until they come home to us victorious.

And let us remember that "the world will little note what we say here." But what we do here counts. Liberty Bonds will help to save

the lives of our men in France and on the sea. Let us roll up a subscription that will set the world on fire. Let us make the victory swift and sure! Some of these boys will not return to us. But our overwhelming offering of dollars to our country will show the world that we shall not turn back—that we have resolved—and acted on that high resolve—"that these dead shall not have died in vain."

**Let your Heart be your Banker  
Buy all the Liberty Bonds it tells you to**

**Terry & Tench Co.**  
Inc.  
**Edward F. Terry**  
**Manufacturing Co.**  
Grand Central Terminal



**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

# Liberty Bonds—The Torch of Liberty



## “Keep the Home Fires Burning”

TONIGHT there will be American boys in lonely listening posts far out in the desolation of No Man's Land, American boys in the darkness and the mud and cold of the trenches under the ceaseless thunder of guns and the scream of shells, American boys tramping along the pitch-

black, shell-torn roads. Through the long, dreary hours, as they wait and watch in the dark, their thoughts turn to the homes they have left behind, homes on distant farms, in little scattered villages, in great cities, and they see in imagination the pleasant home lights shining out into the night.

### *They are fighting to keep these home fires burning*

You, back here in the peace and safety of the homes they love, can help in the bitter struggle that our boys must face tonight, and every day, and every night, until the final VICTORY is won. You, too, must work to keep the home fires burning—for our sons in France.

They need guns and more guns, shells and more shells; they need tanks and trans-

ports and airplanes, good food and warm clothes and medicines and hospital supplies—an ever increasing abundance of all the vital materials of war, if they are to drive the ruthless German invaders back within their own borders, and establish for all time the sacredness of American liberty and the safety of America's homes—their homes, our homes.

**For these lads that are fighting and dying for you—do your share to send them to VICTORY. Invest today in Bonds of the Third Liberty Loan—ALL the bonds you can. Keep the home fires burning.**

**S. H. Pomeroy Co., Inc.**

Fire Retardant Windows

30 East 42nd Street

**Building and Allied Trades Committee for Third Liberty Loan**

Headquarters: 30 East 42d Street

Help Win a Lasting Peace

Lend  
Him  
A  
Hand

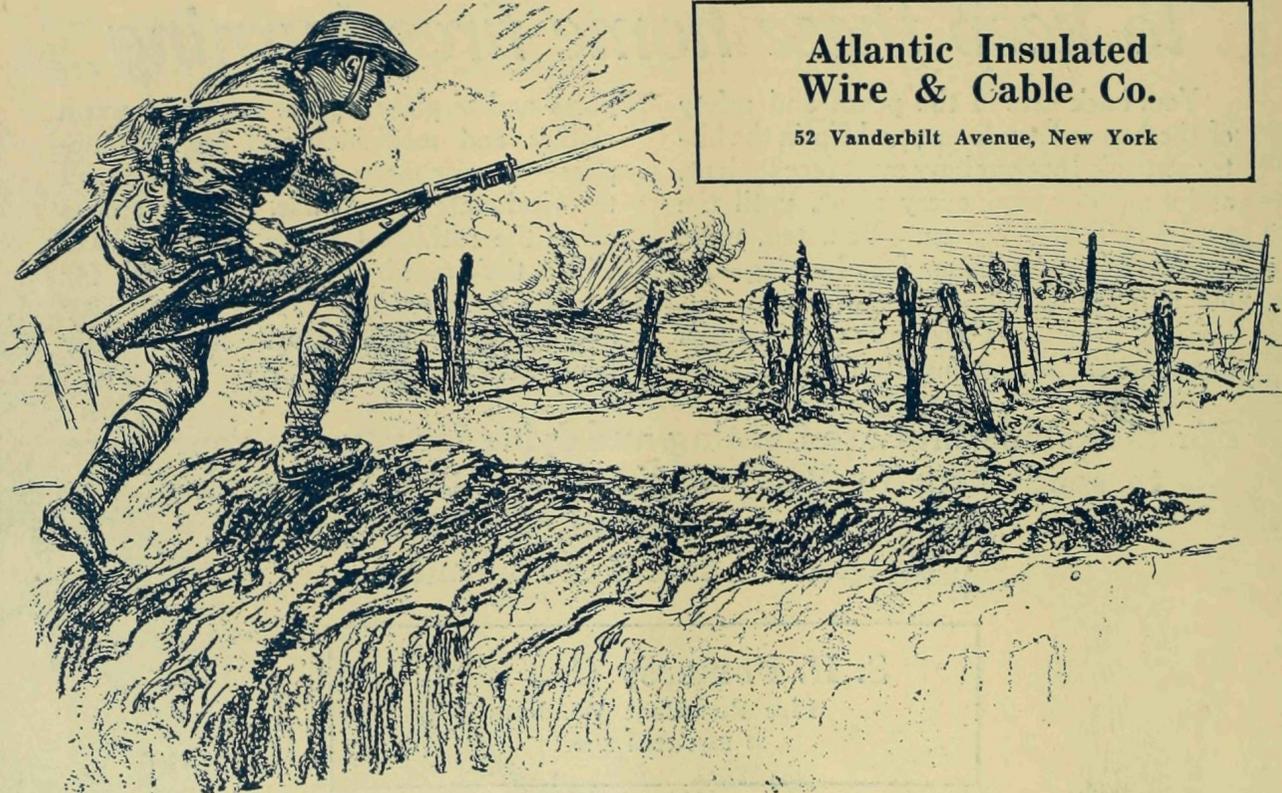
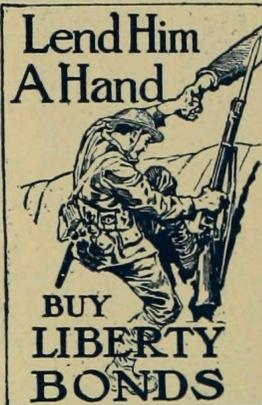
**T**HIS American lad of ours on the battlefield of Lorraine! He's a lad to be proud of, as fine a soldier as the world has ever seen. He will do his part, but he is depending on you and me to help him to **VICTORY**.

We have a splendid army of fighting men. We can make them the best equipped army in the world. We can make them invincible for the coming big offensives. United action by us means decisive action by them. This means **VICTORY**.

The boy in the trenches is counting on you to

**Lend Him a Hand!**

**BUY - YOUR - BONDS - TO - DAY!**



Atlantic Insulated  
Wire & Cable Co.

52 Vanderbilt Avenue, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

86TH ST.—H. J. Finlay sold the 4-sty dwelling at 330 West 86th st, on lot 20x102.2, between West End av and Riverside dr. The house is assessed at \$33,000.

101ST ST.—Estate of Lambert S. Quackenbush sold to K. Chibouk, president of National Carpet Cleaning Co., the 3-sty factory building at 421 to 425 East 101st st. The structure occupies a plot 75x100.11, located 300 ft. east of 1st av. There is a \$15,000 mortgage at 6 per cent. for five years, which was allowed to remain on the property.

123D ST.—John Boland through Porter & Co. sold the 3-sty dwelling at 241 West 123d st, on lot 16.8x100.11, between 7th and 8th avs.

123D ST.—Christopher Chapman resold through George W. Bretell the 3-sty stable at 170 to 174 East 123d st, on plot 68x113x irreg., to Deutsch Brothers. The seller bought the property last month from J. Manheimer.

132D ST.—Harry Sugarman sold for Dorothy McCullagh 205 West 132d st, a 3-sty dwelling on plot 14x99.11, 225 ft. east of 8th av, to Hudson P. Rose Co.

133D ST.—Josephine H. Jenny sold to McDonough Memorial Hospital Association the two 3-sty private dwellings at 18 and 20 West 133d st, each on lot 18.9x99.11. The association holds title to No. 22, and now controls a frontage of 56.3 ft.

144TH ST.—Louis Bloch sold for John Bloch to Dunno Realty Co. 222 and 226 West 144th st, two 6-sty new-law houses, on plot 75x100, adjoining the southwest corner of 7th av.

3D AV.—James H. Cruikshank sold to Solomon Cohen and G. Kaliski the two 5-sty single flats at 1646 and 1648 3d av, adjoining the corner of East 92d st, on plot 37x100, assessed by the city at \$36,000.

**Bronx.**

179TH ST.—Beth Hamedrash Sabaarey Zion, owner of 811 East 179th st, purchased from Edith Joseph through John A. Steinmetz the adjoining parcel at 813, a dwelling, on lot 25x103. The buyer now controls a 50-ft. plot, between Southern blvd and Mapes av, which is to be improved with a synagogue.

AUDUBON AV.—Frederick Brown, operator, resold to William Gamble Realty Co. and John Brown the 6-sty elevator apartment house known as the Highcliffe, at the southeast corner of Audubon av and 177th st, on plot 100x100. In part payment Mr. Brown took the vacant plot, free and clear, at the southeast corner of Riverside dr and 146th st, 58x99.11x irreg. J. S. Maxwell negotiated the deal, which involved about \$300,000.

CONCOURSE.—Alexander Selkin and Walter Wilkens sold for W. H. Beardsley to Lena Heck the interior plot 100x59.6x100x34.1; about 30 ft. west of the Concourse between 164th and 165th sts.

GARD AV.—Fish & Marvin sold for Mrs. Geraldine Hall Porter, of Philadelphia, her property at 59 Gard av, Armour Villa Park, to Albert Bigelow Paine.

HEATH AV.—Bond and Mortgage Guarantee Co. sold 3053 Heath av, a 2-sty dwelling, on lot 25x92.2, to Mrs. Wilhelmina Wilkins, a tenant. The house was taken over by the seller last November at foreclosure.

HUNT'S POINT AV.—Goodman Brothers bought from Adelstein & Avrutine 879-883 and 885-889 Hunt's Point av, two 6-sty apartment houses, with stores, on plot 122.6x100, at the southeast corner of Garrison av.

INTERVALE AV.—Bond and Mortgage Guarantee Co. sold through George Price to the Congregation Sharith Israel the property at the northwest corner of Intervale av and Southern blvd, a 1-sty taxpayer, on plot 115.04x94.30x100x37.43. The purchaser is a tenant in one of the stores.

INTERVALE AV.—Frederick W. Sauer sold to Leybuck Co. 1323 Intervale av, near Freeman st, a 5-sty new law house, on plot 37.6x100.

PARK AV.—Charles S. Rubino bought from C. Weissman the dwelling at 4078 Park av. R. Rasmussen was the broker.

ROBBINS AV.—Charles Steiber sold to Marie Heller et al the plot, 92.9x100.6, at the southeast corner of Robbins av and St. Marys st.

SIMPSON AV.—Alexander Selkin and David Mintz sold to a client 1149 Simpkins av, a 2-sty dwelling, on plot 25x100.

WEBSTER AV.—Hugo Wabst sold for George Riess the plot, 50x100, on the west side of Webster av, 100 ft. south of Charles pl, fronting on Bronx parkway.

WOODYCREST AV.—Harry Sugarman sold for a client 1183 and 1185 Woodycrest av, near 167th st, a 4-sty apartment house, on plot 50x115, to Charles Wynne.

**Brooklyn.**

BERGEN ST.—Charles E. Rickerson sold 263 Bergen st, between Nevins st and 3d av, a lot 25x100, to Bethel Baptist Church.

UNION ST.—Realty Associates sold 1210 Union st, west of Nostrand av, a 2-sty limestone 1-fam. dwelling, on plot 20x49x127.9.

UNION ST.—John Pullman Real Estate Co. sold 815 Union st, a 2-sty dwelling, on lot 20x100, for William S. Riordan.

3D ST.—McInerney Klinck Realty Co., as brokers, sold for Henry A. Bade to Dr. Strobbridge the 3-sty dwelling in the south side of 3d st, west of 8th av, on plot 20x95.

44TH ST.—I. S. Herbstman sold for John R. White to Max Bernstein the 2-fam. brick and frame house at 1264 44th st.

50TH ST.—Realty Associates sold 1137 50th st, east of 11th av, a 2-sty brick 2-fam. house, on plot 20x52x100.

53D ST.—Tutino & Cerny sold for Gustave Girard to Thomas Gunderson the 2-sty 2-fam. dwelling at 570 53d st.

54TH ST.—Realty Associates sold 1114 54th st, between 11th and 12th avs, a 2-sty brick 1-fam. dwelling, on plot 20x38x100.2, containing 8 rooms and bath.

# Special Rates

The real estate you are buying or lending on has doubtless been insured before. Bringing title insurance up to date and present value is reinsurance—for which our charge is much below our regular schedule.

## Lawyers Title and Trust Company

160 Broadway, New York  
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1354 Broadway, Brooklyn  
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160 Main St., White Plains, N. Y.

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31 WEST 58th STREET

78TH ST.—Crescent Hill Improvement Co. sold the 2-fam. house at 1362 78th st to Frederick G. Stephens, and to Alfrtd V. Holst 1368 78th st.

80TH ST.—James Watters sold for Anna C. Farrell the detached frame dwelling at 222 80th st, on plot 50x109.

83D ST.—Crescent Hill Improvement Co. sold a plot in the north side of 83d st, 420 ft. east of Narrows av, to Nellie C. Brodie.

88TH ST.—Theodor Frost sold through James Walters the 1-fam. detached dwelling at 63 88th st, on plot 40x100.

BAY RIDGE.—Crescent Hill Improvement Co. sold to Howard E. Jones the southwest corner 100x100 of Narrows av and 82d st, Bay Ridge, for \$15,000.

BAY RIDGE.—Frank A. Seaver & Co. sold the 1-fam. brick house at 81 73d st for Catherine Scherer. The seller takes in part payment a 20-acre farm at Pinelawn, L. I.

BAY RIDGE.—Douglas Robinson, Charles S. Brown Co. sold the residence of James S. Masterman at Crescent Hill, Bay Ridge, to Anthony O'Boyle.

BUSHWICK AV.—Friday & Lehmann, brokers, sold 1358 Bushwick av, a 3-sty double frame flat, for Catherine Donovan.

2D AV.—Frank Seaver & Co. sold the 3-sty building at 5502 2d av for A. Stanze to Peerless Land Co.

14TH AV.—B. J. Storza sold for Annie Falvello the plot, 60x100, at northwest corner of 14th av and 67th st to Palermo Co., Inc.

### Queens.

ARVERNE.—B. Hirsch sold to J. B. Richards a plot 101x151, on the south side of Beach blvd, 101 ft. east of Amerman pl.

BAYSIDE.—J. Wilson Dayton sold for L. J. Hunter the dwelling, on plot 100x100, formerly occupied by a Captain Houghton, of the United States Army, held at \$15,000, to Dr. William H. McKay.

COLLEGE POINT.—D. Maiman sold to P. A. von Mohrenschildt a plot, 100x258, in the east side of 25th st, 246 ft. south of 3d av.

DOUGLASTON.—Frank L. Fisher Co. sold for Miss D. W. Chapman her estate on Little Neck Bay to J. M. Rothwell. The property has been held by her at \$25,000.

ELMHURST.—J. P. Hutton sold to C. R. Mowat the dwelling and plot, 40x100, in the south side of Banta st, 120 ft. east of Van Dine st.

FAR ROCKAWAY.—R. Deutsch sold to D. Goldberg the northwest corner of Rockaway Beach blvd and Beach 81st st.

FLUSHING.—G. A. Jensen purchased through J. Albert Johntra from Flushing Cemetery Corp. the dwelling at the corner of 23d st and Cypress av.

FLUSHING.—Echo Building Co. sold to H. Gold a plot, 100x257, on the north side of Sanford av, 325 ft. east of Parsons av.

JAMAICA.—L. T. Grasser sold to L. Kordes the dwelling and plot, 60x100, at the southeast corner of Cleveland av and Grant av.

JAMAICA.—W. B. Greenman sold to J. Naughton the dwelling and plot, 30x101, at the northeast corner of Beauford st and Ward st.

JAMAICA.—O. B. Holding Corp. sold to C. F. Simonson a plot, 75x100, at the southeast corner of Lefferts av and Hillside av.

JAMAICA.—J. Munson sold to A. P. Price a plot, 74x100, at the northeast corner of Centre av and Rockaway Plank rd.

RICHMOND HILL.—H. J. Barlow sold to L. Drescher the dwelling and plot, 40x92, in the east side of Church st, 140 ft. north of Fulton av.

RIDGEWOOD.—G. W. Hudwalker, the Mechanics Bank and C. Viebrock sold to A. Mayer a plot 100x267, at the north corner of Cypress av and Stevens st, and a plot, 100x267, at the east corner of the two streets.

WHITESTONE.—Louis Gallucci sold to R. A. C. Hatton the dwelling and plot, 30x100, in the south side of 11th st, 200 ft. east of 7th av.

### Richmond.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Mrs. Elizabeth M. Jackson her residence at 371 Oakland av to Mrs. Effie Ancelevitz.

CASTLETON CORNERS.—J. Sterling Drake sold for Mrs. Emeline Reeder to Samuel Ginsberg and Samuel Kaner the corner of Richmond tpk and Butchers la, a plot 64x125.

STAPLETON.—Moffatt & Schwab sold for William H. Duncan his residence at 133 Prospect st to Theodore E. Hanlon.

TOMPKINSVILLE.—Moffatt & Schwab, in conjunction with W. S. E. Hall, sold for estate of Charles F. Zentgraf two lots in Bay st to Theodore Kieran.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Staten Island Holding Co. the new dwelling on the south side of Myrtle av to Mrs. Theodore W. Mills.

### Nassau.

PLANDOME.—Baker Crowell, Inc., sold the large estate of Leona P. Harrison, having a commanding view of the waters of Manhasset Bay, to Mrs. Ella J. Doig, of Bayville, L. I., at the reported price of \$30,000.

### Westchester.

YONKERS.—Robert E. Farley Organization sold for Jean Nohmelan his house on Morningside rd, Nepperhan Heights, to C. L. Smith.

MT. VERNON.—Hugo Wabst sold the 2-sty dwelling on the east side of South 6th av, 226 ft. south of 5th st, Mt. Vernon.

### Out of Town.

MONTCLAIR.—F. M. Crawley & Brothers sold the New England Colonial residence on Warren pl, west of Harrison av, for Boardman Wright to Alfred E. Vondermuhl. The property has been held at \$23,000.

## RECENT LEASES.

### Complex Deal Consummated.

One of the most complex deals in leasing which has transpired in many months has just been consummated by Cushman & Wakefield, Inc., involving moves on the part of three large organizations, to be made practically simultaneously. This firm leased for the National Aniline & Chemical Company, Inc., the entire space occupied by them at 244 Madison avenue, southwest corner of 38th street, consisting of over 20,000 square feet of offices, covering two and one-half floors, to the Indian Refining Company, Inc., of 44 Whitehall street. The deal was contingent upon the leasing of the latter space in the Whitehall Building, where they occupied the entire sixth floor, comprising some 14,000 square feet of offices. This was successfully accomplished by the same brokers, leasing the space to the United States Navy within forty-eight hours after the Indian Refining Company, Inc., reached a decision to move uptown. The two leases total over \$300,000 in rentals, the lease to the Indian Refining Company, Inc., being at a yearly rental of approximately \$25,000 for a period of nine years; while the Navy will pay more than this amount annually for the remainder of the Indian Refining Company's lease downtown. The National Aniline & Chemical Company, Inc., will move to their own building, recently extensively renovated for their sole occupancy, at 21 Burling Slip, corner of Front street.

### Lease in Times Square.

A rental of \$25 a square foot will be paid for store space in the Times Square section as the result of a lease closed Tuesday. The Longacre Land Company leased the store at 149 West 42d street, immediately adjoining the arcade entrance to the subway. The tenant is Mme. Marie Louise, retailer of lingerie, gloves, etc., now conducting four other New York stores. The lease is for a term of five years at an aggregate rental of about \$50,000. As the store has no basement and an area of only 400 square feet the rental secured is about \$25 a square foot. Charles F. Noyes Company was the broker in the lease.

### Lease in Pennsylvania Zone.

H. M. Weill Company, White-Goodman and A. H. Leavy leased to the Hanover Lunch Company, which operates a chain of lunch rooms throughout the city, represented by the Krim Realty Company, three four-story buildings at 430 to 434 Seventh avenue south of 34th street on plot 50x100, on a long term lease and at a net rental of \$250,000. The site will be improved with a modern restaurant building at a cost of about \$50,000. Kugel & Son were the attorneys.

### Garage in Charles Street.

Village Garage, Inc., a new corporation, has leased from the Hall Estate the eight one and two story buildings at 98 to 104 Charles street, extending through to 229 to 239 West 10th street, between Hudson and Bleecker streets, for a term of twenty years. The buildings, which cover a frontage of 89.10 feet in 10th street and 90.4 in Charles street, will be altered into a public garage. George W. Olvaney, representing the Hall Estate, obtained permission Tuesday from the Board of Appeals for the improvement, and work is expected to be undertaken in a short time.

### Leases from Plans.

Welsmore Garage Corporation, William Lee, president, leased from the Jay Estate the five-story garage now in course of construction at 219 to 223 West 77th street from plans by Frederick Putnam Platt. This property has been taken for a term of forty-two years at a rental aggregating about \$547,500. Ames & Company, the brokers in the deal, report that in spite of the size of the transaction negotiations were completed in six days.

**Manhattan.**

AMES & CO. leased the 1st loft at 277 5th av to Hart, Ross & Flanagan.

AMES & Co. leased for Mrs. John McKay the parlor store floor at 124 East 41st st to Arnold-North Co.

AMES & CO. leased apartments for Mrs. John McKay at 124 East 41st st to Mrs. Everill and Mrs. Bentz.

AMES & CO. leased for Larkin Lumber Co. to Tannenbaum Brothers the 3d loft at 630 to 634 1st av.

ALBERT B. ASHFORTH, INC., leased store at 167 Madison av, corner 33d st, for Madison Grant to John Goldbard; space in the Brokaw Building, Broadway and 42d st, to Harry McRae Webster, Inc.; and in the Acker, Merrill & Condit Building, 5th av and 35th st, to Charles W. Mulford.

BASTINE & CO., as agents, rented for George Bagoo to H. H. Frech 130 East 27th st, and the 5th floor at 117 East 29th st to Newton Cigar Co., Inc.

BRETT & GOODE CO. leased for William Steiner Sons & Co. the 11th floor at 253 to 261 West 17th st, containing about 20,000 sq. ft., to Lance Cough Drop Co. at an aggregate rental of over \$25,000.

CROSS & BROWN CO. leased loft at 515 and 517 Broadway, extending through to Mercer st, to New York Export Purchasing Corp.; at 280 Madison av space to Grand Lake Co.; at 622 to 640 West 57th st floor to William Parkinson Motor Sales Co.; at 110 West 40th st space with Ewing, Bacon & Henry, to Wayne Lumber Co., and at 2 West 47th st space to A. Sere.

CROSS & BROWN leased for Meyer Brothers & Danva, Inc., the 3-sty factory building at the southwest corner of Dumont av and Hendrix st, on plot 100x140, to Sunbeam Chemical Co., Inc.

CRUIKSHANK CO. leased to Joseph J. Herold the 5-sty building at 127 Reade st.

DUFF & CONGER, INC., leased apartments at 120 East 86th st to Ralph Osborn, and 9 East 97th st to Mrs. L. Denham.

DUFF & CONGER, INC., leased the 3-sty dwelling at 1302 Madison av for Mrs. Ward B. Chamberlin to Mrs. Addie Hawkins.

DUROSS CO. leased to Edward Poppe Co. the store and basement at 339 and 341 West 13th st and 342 West 14th st.

DUROSS CO. rented to Amalgamated Oil & Gas Corp. the 5-sty building at 296 5th av for Horace S. Ely & Co.; to Charles Broadway Rouss the 3-sty building at 523 and 525 West 21st st for H. V. Mead & Co.; to M. E. Nash & Son the 1st loft at 242 West 23d st for 5 years for J. W. Cushman & Co.

DUROSS CO. leased to James C. Hoe's Sons, Inc., a loft at 442 West 42d st.

DUROSS CO. leased for Conron Brothers the top loft at 400 West 14th st, 5,000 sq. ft., to Seminole Chemical Co., Inc.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Dr. Charles V. Paterno to Capt. Marion McMillin. This completes the renting of the 44 suites on the Madison av end of the building which was finished December 15.

DOUGLAS L. ELLIMAN & CO. leased for Rimer & Co. the parlor floor at 52 West 55th st to John Ostrom; and for William Knabe & Co. offices at 5th av and 39th st to Joseph Lopiano.

DOUGLAS L. ELLIMAN & CO. leased an entire floor at 635 Park av to J. Frederick Eagle; also a large apartment at 405 Park av, corner 54th st, for Moore & Wyckoff to Mrs. A. G. Paine; also an apartment at 157 East 81st st for F. W. Gwynne to Robert Forgan; also an apartment at 414 Madison av for Warner Bishop to Joseph L. McManus; and have renewed the following leases from next October: 471 Park av, a duplex apartment to E. M. Stiger; at 68 East 86th st to Max Asinof; at 122 East 76th st to Nathan R. Finkelstein; and at 901 Lexington av to Mrs. Josephine L. Winslow.

DOUGLAS L. ELLIMAN & CO. leased the 12th floor A apartment at 270 Park av, consisting of 17 rooms and 6 baths, for Dr. Charles V. Paterno to Mrs. Harry S. Bowen.

DOUGLAS L. ELLIMAN & CO. renewed the following leases from next October: at 640 Park av a large apartment to Charles A. Coffin; at 840 Park av to E. G. Connette; at 471 Park av to Mrs. C. D. Stimson; at 68 East 86th st for the Roosevelt estate to William M. Tager; at 122 East 82d st for John Philip Sousa, Jr., to George W. Goldberg; at 122 East 76th st to Miss Margaret H. Parsons; and leased for Ralph F. Chatillion 14 East 80th st, a 4-sty house, on lot 25x100, to Mrs. J. B. A. Fosburgh.

J. B. ENGLISH leased for the Regal Shoe Co., through Harris & Vaughan, the 2d floor in the Regal Building, southwest corner of Broadway and 50th st, to Maurice Daly for 10 years. The floor contains over 8,000 sq. ft.

J. ARTHUR FISCHER leased for James Moore to Fred B. Zenker the store at 44 West 37th st; also to the Parisian Model Weaving Co. the 2d loft at 65 West 37th st.

EDWARD S. FOLEY & CO. leased the following: 129 West 12th st to J. Shaffer; 159 West 13th st to Richard Hughes; 336 West 14th st to John Johnson, and 250 West 15th st to P. Curtin.

FREDERICK FOX & CO. rented the store and basement at 821 and 823 Broadway to Gray Brothers; also the store and basement at 822 and 824 Broadway to Samuel Greenblatt & Co.; store, basement and sub-basement at 820 Broadway to Hyman I. Josephson; store and basement at 818 Broadway to I. Radin, and the store and basement at 65 Cooper sq to Cahn-Ament Co.

FREDERICK FOX & CO., INC., rented the store and basement at 54 East 11th st to Magid Bros.; the store and basement at 8 East 12th st to Jas. O'Reilly; the store and basement at 4 East 29th st to Turkel Bros.; space at 22 to 26 West 15th st to J. L. Mott Iron Works, Lyons

& Zeeman, R. Simos Co., Jacob S. Waxman, Human Hair Goods Industry and Trego Doll Co., Inc.

FREDERICK FOX & CO., INC., leased at 8 and 19 West 36th st the store, basement and four upper floors for Stein & Blaine to Nathan Schreiber. Stein & Blaine have taken the new Tiffany Studio building in 57th st and the adjoining property at 15 West 57th st.

GOODALE, PERRY & DWIGHT, INC., leased the 4th floor at 241 and 243 West 23d st to American Embroidery Machine Co.; also 5th floor at 35 West 19th st to Victory Dress and Costume Co.; and the store at 117 West 18th st to S. Pearlstein.

HEIL & STERN leased at 218 West 33d st the 9th floor, containing 30,000 ft., to H. B. Rubin, at a total rental aggregating \$150,000.

M. & L. HESS, INC., leased the 9th floor at 135 5th av, northeast corner of 20th st, to Rothschild, Meyers & Co.; also, in conjunction, with Spear & Co., the 4th floor at 7 and 9 West 18th st to H. Nadler.

M. & L. HESS & GOODALE, PERRY & DWIGHT leased to Allied Industries Corp., identified with the du Pont interests, as a sales-room, from the Estate of Bradish Johnson, Inc., the 3d floor of the new Broadway-Fifth Avenue Building, at 921 to 925 Broadway.

M. & L. HESS leased the 4th floor of the building at 912 to 925 Broadway to the Jewish Welfare League for its executive offices.

C. ROYCE HUBERT leased for the trustees of St. Andrew's Methodist Episcopal Church the 4-sty dwelling at 120 West 76th st to Mary Studebaker. The house was formerly occupied as the rectory of the church.

WILLIAM PIERRE JOCKIN, in conjunction with Harris & Vaughan, Inc., leased to Pease Behning Co., Inc., operating the Behning Piano Warerooms, the 40th st store at 280 Madison av.

JAMES KYLE & SONS rented for Rodman Sands the dwelling at 630 Lexington av.

LAKIN & DINKELSPIEL leased loft space at 36 West 37th st to Laun-Dry-Ettes Sales Co.

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LAKIN & DINKELSPIEL, as agents, leased a store at 101 West 43d st to Aaron Tirsch; also an office to Christopher Maxwell.

SAMUEL H. MARTIN leased for Gross & Crook the store and basement at 432 Columbus av to Cucurello & Aversa.

CHARLES F. NOYES CO. leased for J. C. Bogert, attorney, the four upper floors at 42 Cliff st to Ernest Harrah; a loft at 320 and 322 Pearl st to Ernest Randenberg; floors at 46 Fulton st to Owen Glasson and M. Silverman, and space at 97 and 99 Water st to Buhl Mills Co.

CHARLES F. NOYES CO. leased the 18th floor in the Masonic Building, 23d st and 6th av, to the Erie Railroad for its Land & Tax Department, now located at 50 Church st.

CHARLES F. NOYES CO. leased for Wm. H. Whiting & Co., agents, for 5 years, the building at 231 William st to M. Feder, and space at 60 Stone st for J. Reuben Clark to Robert Moore & Co.

CHARLES F. NOYES CO. leased the 2d floor at 415 Broadway, block front between Lispenard and Canal sts, for Canal Street Building Corp. to Caroline Ship Building Corp. at a rental of approximately \$4,000 per annum; a floor at 296 Broadway to Merlin Keilholz Paper Co., and the 2d floor of 413 Broadway to Reiter & Abraham.

CHARLES F. NOYES CO. leased for E. H. Ludlow & Co. the store and basement at 37 Beaver st to Thomas B. Hall; and, in connection with Pease & Elliman, for Seig Goldstein the store and basement at 205 Pearl st to Meyer & Brown.

THOMAS J. O'REILLY rented a furnished apartment for Mrs. Nora L. Smith at 606 West 113th st to Mrs. Duncan Campbell.

PEASE & ELLIMAN rented the building 239 Fulton st to S. B. Penick & Co. for Mrs. Anna Wilson.

PEASE & ELLIMAN leased for Andrew Carnegie to Mrs. Atwood Violet the 4-sty dwelling at 24 East 91st st, two doors east of Mr. Carnegie's residence at 5th av and 91st st.

PEASE & ELLIMAN leased for Charles F. Noyes Co. the store and basement at 205 Pearl st to Meyer & Brown.

PEASE & ELLIMAN leased for Pelham G. Wodehouse his apartment at 128 West 72d st to Dr. Lucius J. Mason; and for Mrs. S. R. Mason her apartment, furnished, at 500 West 143d st to Miss M. Sproule.

PEASE & ELLIMAN leased for Mrs. Maria S. Gibbs to Mrs. Henry G. Trevor the 4-sty dwelling at 46 East 78th st, between Madison and Park avs; also the parlor floor at 21 West 30th st to John P. Duffus; an apartment at 151 Riverside dr for Theodore Rosenwald to Ely Bernay; and one, furnished, at 270 Riverside dr for Henry C. Corson to S. Milton Schnatzkin.

PEASE & ELLIMAN leased at 55 Liberty st space to the following tenants: Brown & Cooksey, Evert S. Pink, Salvador Ferrer, S. & J. H. Albert, Sinclair & Ashdown, Robert W. Watson, Fedde & Pasley, and additional space to W. Edward Lake.

PEASE & ELLIMAN AND DOUGLAS L. ELLIMAN leased to James C. Colgate, banker, an apartment of 16 rooms and 5 baths at 270 Madison av.

PEASE & ELLIMAN leased for William Haas to Madame Marrantott the 3-sty dwelling at 131 East 47th st.

PEASE & ELLIMAN leased for the owner, Mrs. William Armstrong, furnished, the 5-sty residence at 19 West 48th st to Ogden H. Hammond.

PEASE & ELLIMAN leased for Peter Gilsey to Mrs. E. S. Collins the 3-sty dwelling at 332 West 84th st, between West End av and Riverside dr.

PORTER & CO. leased for Robert A. Adams of Whitestone, L. I., to New York County Bakery & Lunch Room Co., Inc., the building at 229 8th av.

GEO. R. READ & CO. leased at 1170 Broadway space to Jiffy-All Corp. and Karash & Eisen, and at 3 East 17th st to Henry J. Jackson & Samuel Haggett.

GEO. R. READ & CO. leased offices at 120 Liberty st to Cleveland Machinery & Supply Co., Walter F. Ramme, General Naval Stores, Brooklyn Galvanizing & Mfg. Co., and John McCabe; at 15 William st an entire floor to the Windsor Print Works, and offices to F. Alonzo, Eastment & Kilbourn, MacDowell-Peterman, and Overseas Syndicate, Inc.; and at 68 Broad st to John W. Swane, Press Publishing Co., the Manchester Ship Canal, Gloster Armstrong and Comtelburo, Ltd.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Medlin Realty Co. the store and basement at 7 East 45th st to C. A. Baker & Co., Inc.; for W. C. Rogers the store at 16 West 47th st to James F. McDermott, and for the Germond estate 421 Lexington av, a 4-sty building, to Bernard Lepinsky, and for Cross & Brown Co. the westerly loft at 8 and 10 West 45th st to Luckhardt & Belder.

LOUIS SCHRAG leased for Estate of Ellen Burt Washburn the store and basement at 134 West 23d st to Abraham Kritzer; also, with F. & G. Pfomm, the store and basement at 9 West 31st st to Geo. A. Kessler & Co., Inc.

JOSEPH F. SEITZ leased 833 Lexington av for Mrs. Annie L. Haggerty to Anton Rasmussen.

JOSEPH F. SEITZ leased for Anthony Vrabec the upper part of building at 771 Lexington av to Antonio Barone.

LOTON H. SLAWSON CO. leased the 3d floor at 10 East 33d st to E. M. Schlossman and Harry J. Schiffer.

WILLIAM J. SMITH leased through Cross & Brown for Ruth A. Wallace the building at 794 to 798 10th av to Consolidated Filters Co.

VAN VLIET & PLACE leased for 10 years the 5-sty building, with store, at 495 West st to Samuel Proweller.

VAN VLIET & PLACE leased to Thomas Blake the plot, 100x100, at 430 to 436 West 41st st, improved with 2-sty buildings used as offices, stables and sheds.

WHITE-GOODMAN leased for C. & H. Corp. the three buildings at 430 to 434 7th av to Krim Realty Co. for 21 years at an aggregate rental of \$250,000. The lessees intend making extensive alterations to cost about \$50,000.

WM. A. WHITE & SONS leased the store and basement at 310 Bleeker st to Matto Vito.

WM. A. WHITE & SONS leased apartments at 44 West 10th st to Frederick R. Landis and C. W. Pope; at 77 Irving pl to Miss Florence A. Southworth, and at 581 West 161st st to Dr. Theodore M. Koupal.

WM. A. WHITE & SONS rented the 6-sty building at 483 and 485 Greenwich st to Joseph Tetley & Co.

WM. A. WHITE & SONS leased to Field & Fancy Publishing Corp., publishers of "Field & Fancy," the front half of the 2d floor at 134 West 34th st.

### Bronx.

BRETT & GOODE CO. leased for Joseph Keen the private house at Rossmore av and Castle st to Harry Bissing.

### Brooklyn.

CHARLES E. RICKERSON leased 346 1st st, between 5th and 6th avs, a 2-sty dwelling, to Simon Wolf.

R. A. SCHLESING leased stores at 439 Knickerbocker av for Julius Sadvoransky to Bittrolf Brothers; at 308 Harman st for Mary Kaufman to P. Klersey; and the side store in the rear of premises at 21 Van Cortlandt av for John Morhing to A. Herzenberg.

### Nassau.

WOODMERE.—Lewis H. May Co. leased for estate of Fannie E. Morgenthau the property at the southeast corner of Broadway and Meadow dr to B. W. Cowen.

### Westchester.

RYE, N. Y.—Blakeman Quintard Meyer rented for Harral Mulliken his property to Charles N. Edge for the coming season.

RYE.—Fish & Marvin rented for George R. Cornwall his place on the Post rd, comprising 8 acres and Colonial dwelling, furnished, for the summer to M. J. Stroock of this city.

SCARSDALE.—Fish & Marvin rented for Hobart B. Upjohn his property on Overhill rd to Selden O. Martin; for William F. Walsh his property at Greenacres to W. G. Pollak; for G. C. Woodruff his property to F. B. Mackay; for Mrs. C. H. Montanye her property on Cooper rd, furnished, for the summer, to Mrs. Pauline Asiel; for John T. Kelly his property on Murray Hill rd to Carl T. Tiedermann; for Mrs. Agnes D. DeJahn her property on Brite rd, furnished for the summer, to Henry J. Durlach; for Mrs. Sarah V. Coombs her property in the Overhill Estate, furnished, for the summer, to Edgar J.

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Phillips; for Professor William T. Brewster his property at the corner of Fenimore rd and Oakway, furnished, for the summer, to M. Roos.  
LAWYERS MORTGAGE CO. is the buyer of 388 Broadway.

**Out of Town.**

NEWARK, N. J.—Louis Schlesinger, Inc., leased to B. F. Goodrich Rubber Co., for W. J. Brohm, the warehouse located at 122 and 124 Lillie st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to the United Tool & Die Co. lofts at 8 Johnson st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to Carrier Engineering Co., for B. F. Haines, 5,000 sq. ft. at 56 Summer av, corner Crane st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to New York Telephone Company, for Newark Lime & Cement Mfg. Co., for storage purposes, part of the building at the corner of Bridge and Front sts.

**REAL ESTATE NOTES.**

HARRIS R. CHILDS is the buyer of 151 East 78th st.

ELIAS H. LANG is the buyer of the dwelling at 258 West 135th st.

GEORGE W. JACKEL is the buyer of the dwelling at 210 East 62d st.

LEON MARIE, formerly with Century Building Co., is now with Brett & Goode Co.

PEASE & ELLIMAN negotiated the lease of 46 West 57th st to Mme. Helena Rubenstein.

J. B. ENGLISH has been appointed agent for 828 St. Nicholas av and 31 St. Nicholas pl.

BRETT & GOODE CO. has been appointed agent for 146 and 148 Wooster st and 8 East 13th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 80 East 56th st by Dr. Robert H. Greene.

AMES & CO. have been appointed agents for the 4-sty loft at 630 to 634 1st av, northeast corner of 36th st.

GEORGE W. BRETTELL was associated, as broker, in the sale of 208 to 210 East 127th st to James H. Cruikshank.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 80 East 56th st, a 4-sty house, by Dr. Robert H. Greene.

ELMER P. WEBB is the buyer of the home of the late James B. Brady, at 7 West 86th st, recently sold by Pease & Elliman.

PEASE & ELLIMAN have been appointed by Estate of Mary E. Bacon managing agents of the 4-sty dwelling at 109 East 39th st.

EVERETT M. SEIXAS CO. has been appointed agent for 152 Madison av, 141 West 75th st, 432 East 76th st and 340 Riverside dr.

CHARLES S. GOLDSMITH was the broker in the recent sale of 157 East 94th st by the estate of Adolph Frankel to the Congregation Rodeph Shalom.

THOMAS J. O'REILLY has been appointed by Emigrant Industrial Savings Bank agent of the buildings at 276 Delancey st and 458 Broome st.

PEASE & ELLIMAN have been appointed by Miss Jane Loundes managing agents of the 7-sty apartment house, on lot 50x100 ft., at 353 and 355 West 118th st.

EDWARD C. H. VOGLER has been appointed agent for the Roslyn Apartments at 102 and 104 West 84th st; also for the Pontiac Apartments at 180 and 182 West 82d st.

SHAW & CO. have been appointed managing agents for 269 West 23d st, 54 West 37th st, 155 East 56th st, 307 West 28th st, 59 West 37th st, 266 West 127th st and 862 2d av.

ALFRED E. WHITEHOUSE, treasurer of D. C. Andrews & Co., foreign freight forwarders, purchased the 6-sty lofts at 547 and 549 Broome st, reported sold last week by Adeline I. Latham.

PEASE & ELLIMAN have been appointed by the Estate of Moses Ehrenreich managing agents of the "Stratford," an 8-sty apartment house at 1070 Madison av at the southwest corner of 81st st.

BASTINE & CO. have been appointed agents for the following buildings: 9 East 22d st, 121-5 East 22d st, 40 and 42 Lexington av, 137 Lexington av, 46 West 98th st, 150 West 57th st and 153 West 56th st.

PEASE & ELLIMAN have been appointed by Blessington Co., Jacob A. Zimmermann, president, managing agents of the "Lorington" apartment house, a 12-sty building, on lot 150x100, at the north corner of 70th st and Central Park West.

BROOKS & NORMAND placed first mortgages of \$65,000 on the garage at 548 to 554 West 22d st, \$30,000 on the building at 540 West 23d st, and \$25,000 on the tenement at the southeast corner of Chrystie and East Houston sts.

JOHN R. DAVIDSON has been appointed agent for 542 and 544 West 125th st, 231 West 121st st, 263 West 38th st, 853 Amsterdam av, 1080-1082 2d av, 302-305 and 308-310 East 57th st, 273 West 73d st, 239 West 112th st, 225 West 115th st, 302 to 312 Alexander av, and 335-337 East 140th st; also 8687 to 8693 22d av, Brooklyn.

BRONX REAL ESTATE OWNERS at their annual meeting on Tuesday evening elected the following officers: Morris Morganstern, president; Jacob Leitner, 1st vice-president; Louis C. Kleban, 2d vice-president; Bernard S. Deutsch, recording secretary; Emil Leitner, financial secretary, and Morris Polsky, treasurer. A committee to interview the local Fuel Administration with a view of obtaining a sufficient supply of coal was appointed, and composed of Bernard S. Deutsch, chairman, Jacob Bloom, Morris Dolsky, S. Osserman and H. Harold M. Phillips.

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**Appellate Division Decides Case Involving Payment of Mortgage Tax.**

The Appellate Division, Second Judicial Department, in the case of The People, etc., ex rel Home Mortgage Investment Company of New York, respondent, against the State Board of Tax Commissioners, appellant, from an order of the Special Term, granted on October 23, 1917, denying its motion to vacate a writ of certiorari, has just handed down a decision, written by presiding Justice Jenks, affirming the order of the lower court, without costs to either party.

This action was brought to determine the right of the Register of Kings County to accept a certain mortgage for record without the payment of a mortgage tax. The State Tax Commission, on July 17, 1917, and on July 9, 1917, affirmed the ruling of the Kings County Register that such mortgage could not be accepted for record unless the mortgage tax was paid. The Home Mortgage Investment Company thereupon obtained a writ of certiorari to review the determination of the State Tax Commission. The Attorney-General for the State Tax Commission moved to vacate the said writ. This motion was denied, and the writ was sustained. The defendant appealed.

The question involved was where one Zurlo and his wife executed and delivered to the Home Mortgage Investment Company of New York a bond and building loan mortgage to secure the payment of \$33,000 and interest, covering a plot of land and a building to be erected on it. The bond and mortgage, and a building loan agreement, which was duly filed in the County Clerk's office, provided that the mortgagee should make advances from time to time until completion of said building, and thereupon said principal sum should become due on September 1, 1922, with a provision for amortization. The mortgage contained this provision: "Upon the completion of the advances hereunder the parties of the first part, if the party of the second part so request, shall execute, acknowledge and deliver to the party of the second part new bonds and a new mortgage in lieu and instead of these presents, to secure the indebtedness hereby secured, at the same rate of interest and upon the same terms."

The mortgage was duly recorded in the Kings County Register's office on March 26, 1917, and the mortgage tax of \$165 was paid. The building was completed and the \$33,000 was advanced. Thereupon the mortgagee requested the mortgagor to execute a new mortgage and thirty-three new bonds for \$1,000 each to take the place of the old mortgage and bond. This was done on July 2, 1917, and the new mortgage was offered for record on July 3, 1917, accompanied by an affidavit of the secretary of the mortgagee that the new mortgage did not create or secure a new or further indebtedness or obligation other than the principal indebtedness or obligation secured by or which under any contingency may be secured by the recorded primary mortgage, as provided by Section 255 of the Tax Law. The new mortgage contained this provision: "This mortgage is executed and delivered pursuant to a certain provision and covenant contained in a mortgage between the parties hereto, bearing date the 13th day of March, nineteen hundred and seventeen, and recorded in the office of the Register of Kings County on March 26, 1917, in Liber 4350 of mortgages page 64, Section 1, Block 57, which mortgage is to be satisfied upon the recording of this mortgage." The Register of Kings County refused to accept said new mortgage for record without the payment of a mortgage tax. An appeal was taken to the State Tax Commission on July 6, 1917, and on July 9, 1917, said State Tax Commission affirmed the ruling of the Kings County Register.

Justice Jenks, in advising the affirmation of the order, said: "I find nothing in the Tax Law that forbids a supplemental agreement or mortgage, made pursuant to a provision or covenant,

when the provision or covenant affords the right of an election. I advise that the order be affirmed, but without costs."

**The Value of Established Business.**

The Supreme Court of the United States in the Des Moines gas rate case has recognized the principle well understood by business men that there is a real value or property right in being established in business. The court said: "That there is an element of value in an assembled and established plant doing business and earning money, over one not thus advanced, is self-evident. This element of value is a property right and should be considered in determining the value of the property, upon which the owner has a right to make a fair return when the same is privately owned, although dedicated to public use. Each case must be controlled by its own circumstances."

It is a well known fact among promoters of big business concerns that it takes at least seven years to so establish a new enterprise that it will carry itself along and pay a dividend on the money invested. In the case of a going concern which undertakes to establish a branch house in a new territory, it will require at least three years for the branch to reach a self-supporting and dividend-paying stage, regardless of the prestige and standing of the mother company. Indeed to build up a new department in an old established business will take from three to five years, notwithstanding the splendid business and sales organization the new department has to help it along.

**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 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	151	182	1,847	2,455
Assessed Value	\$9,301,900	\$18,009,400	\$97,227,580	\$178,505,625
No. with consideration	16	20	297	317
Consideration	\$772,830	\$520,000	\$14,278,451	\$16,359,092
Assessed Value	\$872,500	\$610,500	\$15,368,700	\$24,013,300

**Mortgages.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	63	69	704	1,192
Amount	\$993,741	\$1,086,675	\$20,419,206	\$40,674,008
To Banks & Ins. Cos.	13	16	132	254
Amount	\$598,000	\$307,250	\$11,219,543	\$20,112,750
No. at 6%	23	25	28	43
Amount	\$552,364	\$229,900	\$1,267,300	\$3,124,750
No. at 5½%	8	2	8	21
Amount	\$133,500	\$99,250	\$738,000	\$863,000
No. at 5%	19	14	145	343
Amount	\$218,877	\$260,500	\$17,675,350	\$36,950,375
No. at 4½%	.....	4	.....	698
Amount	.....	\$89,000	.....	\$49,492,150
No. at 4%	.....	2	.....	343
Amount	.....	\$51,000	.....	\$36,950,375
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	13	22	.....	.....
Amount	\$89,000	\$357,025	.....	.....

**Mortgage Extensions.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	28	43	412	698
Amount	\$1,267,300	\$3,124,750	\$35,207,183	\$49,492,150
To Banks & Ins. Cos.	8	21	145	343
Amount	\$738,000	\$863,000	\$17,675,350	\$36,950,375

**Building Permits.**

	1918		1917	
	Apr. 13 to 20	Apr. 14 to 20	Jan. 1 to Apr. 12	Jan. 1 to Apr. 18
New Buildings	.....	3	133	161
Cost	\$75,000	\$7,300	\$353,291	\$606,633
Alterations	\$425,910	\$362,050	\$112,450	\$149,383

	Jan. 1 to Apr. 20	Jan. 1 to Apr. 20
New Buildings	53	130
Cost	\$4,311,000	\$19,302,300
Alterations	\$2,837,570	\$4,281,039

**BRONX.**

**Conveyances.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	83	106	1,386	1,721
No. with consideration	8	10	216	195
Consideration	\$89,656	\$136,750	\$2,135,189	\$2,084,236

**Mortgages.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	41	53	602	765
Amount	\$366,680	\$716,850	\$3,475,559	\$5,710,188
To Banks & Ins. Cos.	4	1	23	67
Amount	\$44,000	\$4,000	\$495,700	\$1,086,500
No. at 6%	23	18	106	252
Amount	\$225,236	\$151,000	\$2,479,337	\$4,965,299
No. at 5½%	2	10	31	71
Amount	\$10,000	\$425,500	\$985,000	\$1,782,100
No. at 5%	7	12	.....	.....
Amount	\$51,000	\$57,850	.....	.....
No. at 4½%	1	.....	.....	.....
Amount	\$1,000	.....	.....	.....
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	8	13	.....	.....
Amount	\$79,450	\$82,500	.....	.....

**Mortgage Extensions.**

	1918		1917	
	Apr. 12 to 12	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.	7	10	106	252
Amount	\$144,950	\$216,250	\$2,479,337	\$4,965,299
To Banks & Ins. Cos.	4	4	31	71
Amount	\$117,750	\$119,500	\$985,000	\$1,782,100

**Building Permits.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings	5	15	74	165
Cost	\$40,500	\$303,750	\$3,785,650	\$3,310,325
Alterations	\$15,400	\$70,200	\$915,371	\$469,950

**BROOKLYN.**

**Conveyances.**

	1918		1917	
	Apr. 11 to 17	Apr. 12 to 18	Jan. 1 to Apr. 17	Jan. 1 to Apr. 18
Total No.	515	480	5,612	6,652
No. with consideration	29	33	434	645
Consideration	\$201,900	\$206,475	\$3,587,036	\$7,966,816

**Mortgages.**

	1918		1917	
	Apr. 11 to 17	Apr. 12 to 18	Jan. 1 to Apr. 17	Jan. 1 to Apr. 18
Total No.	304	298	3,035	4,501
Amount	\$1,277,695	\$893,096	\$11,390,263	\$20,228,750
To Banks & Ins. Cos.	49	35	401	583
Amount	\$205,800	\$204,517	\$2,114,500	\$7,059,389
No. at 6%	194	158	.....	.....
Amount	\$422,895	\$303,127	.....	.....
No. at 5½%	70	67	.....	.....
Amount	\$364,250	\$293,150	.....	.....
No. at 5%	21	38	.....	.....
Amount	\$74,650	\$119,150	.....	.....
Unusual rates	2	5	.....	.....
Amount	\$19,000	\$11,250	.....	.....
Interest not given	17	30	.....	.....
Amount	\$366,900	\$166,419	.....	.....

**Building Permits.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings	92	33	737	1,129
Cost	\$643,975	\$637,500	\$5,849,260	\$10,764,150
Alterations	\$226,150	\$148,710	\$1,193,535	\$1,733,534

**QUEENS.**

**Building Permits.**

	1918		1917	
	Apr. 12 to 18	Apr. 13 to 19	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings	60	144	595	1,190
Cost	\$198,779	\$434,884	\$1,897,839	\$4,603,253
Alterations	\$44,783	\$29,840	\$408,440	\$328,965

**RICHMOND.**

**Building Permits.**

	1918		1917	
	Apr. 12 to 18	Apr. 12 to 18	Jan. 1 to Apr. 12	Jan. 1 to Apr. 18
New Buildings	27	12	133	161
Cost	\$51,605	\$15,220	\$353,291	\$606,633
Alterations	\$4,340	\$4,950	\$112,450	\$149,383

# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

THROUGHOUT the Metropolitan district the building situation remains exceedingly quiet with the exception of that phase of structural activity designed for Federal occupation and the group of industrial buildings to house manufacturers of war munitions and supplies. These projects are being speeded up to the limit of possibility. What little private building has been in progress during the last few months is rapidly nearing completion, and there are but few new operations of any magnitude being started to replace them. Although the need for a large number of additional buildings of various types is admitted, there seems to be but slight hope that conditions will readjust themselves to a point where they may be started. Not while the war continues will it be possible to commence the erection of these structures, according to the best informed in building circles.

The housing situation in Greater New York, not particularly as it applies to employees in war industries, but the supply of dwellings to accommodate the rapidly growing population of the city, is serious, and must soon receive the consideration of those responsible. Rentals are steadily increasing, and in many instances are entirely out of proportion to the value of the property. Unless some steps are taken to relieve this situation the coming autumn renting season will witness greater difficulties in providing for homeseekers than was apparent last year.

Intense activity continues in the construction and equipment of ship yards, and there is a large volume of work of this character yet to be placed under contract. Congress will soon be asked for an additional appropriation of \$50,000, to be used in the erection of four new ship yards for the United States Emergency Fleet Corporation, at locations to be announced later. The selection of Charles M. Schwab as Director-General of this organization thoroughly meets with the approval of the public, and the move is generally considered as one of paramount importance to the success of the shipbuilding program.

By the action of the Federal Fuel Administrator in ordering the curtailment of the output of the ceramic industries another difficulty is added to the already long list of deterrents to building activity. The production of face brick, common and paving brick, terra cotta, roofing, floor and wall tile and sanitary ware was ordered curtailed 50 per cent. Hollow tile, sewer pipe and drain tile will be reduced 25 per cent., and stoneware, with the exception of chemical stoneware, 15 per cent. The curtailment ordered by the Fuel Administrator is in each case based upon the average output for the last three years. It is felt throughout the building trades that the order of this week is only the forerunner of others that will affect the production of all building materials during the period of the war. The manufacture of clay products and many other building materials are a greater tax upon the transportation and fuel facilities of the nation than any other industry, and although this industry as a unit is considered of fundamental importance to the life of the country and essential to winning the war, reorganization was necessary.

The building material markets have been uniformly dull, and aside from the orders emanating from Government sources or from contractors erecting buildings for federal occupation the business of the week has been negligible. Prices for practically all building commodities are well sustained, however, and are likely to maintain their present levels for some time. The

principal exception of the week was the market for Hudson River common brick. Owing to the large quantity of brick now available in this district, and the decreased demand for this material, prices are considerably weaker, and sales have been reported during the week as ranging between \$8.50 and \$9 a thousand to dealers as compared with \$10, which was the ruling quotation last week.

**Common Brick.**—The market for Hudson River common brick has passed through a comparatively dull week. The arrivals from up-river were relatively light and the sales were not up to the average of recent weeks. Prices have dropped, and the market is now ranging between \$8.50 and \$9 a thousand to dealers in cargo lots. According to the latest advice there are more than ten million common brick remaining unsold in local waters, aside from those in the yards of the dealers and those now unloading from barges at various points about the Metropolitan district. Manufacturing operations in the Hudson River plants have not yet been commenced, and from all accounts the production from this district will be very light this season. The Raritan situation is practically unchanged, with the product out of this market for the time being.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, April 19, 1918. Condition of market: Demand, light; prices lower. Quotations: Hudson Rivers, \$8.50 to \$9.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 10. Distribution: Manhattan, 3; Brooklyn, 4; New Jersey points, 3.

**Structural Steel.**—According to the March records of the Bridge Builders' and Structural Society 47 per cent. of the entire capacity of the bridge and structural shops of the country was contracted for during the month. This amounts to approximately 85,000 tons of steel, and of this total it is estimated that in the neighborhood of 75 per cent. was material required on Government contracts. Orders for structural steel booked since January 1 aggregated about 280,000 tons as compared with 338,000 tons for the first three months of 1917. The reduced tonnage of the current year is mainly attributable to the congested freight conditions that have maintained in all lines of transportation, which prevented contract deliveries and curtailed production to a serious degree. The conditions made it inadvisable for the mills to accept all of the contracts offered. During the current month steel commitments have been relatively light, and even the orders from Federal sources have been small in comparison with the average of previous weeks. There is considerable of a new demand in sight for fabricated material to be used in the construction of factories and warehouses for Government usage, and also for industrial concerns which have important contracts from the authorities for the supply of munitions and equipment for the troops. There is almost no demand, however, for fabricated material to be used in the erection of private building operations, and there is no immediate outlook for an improvement in this situation. What little construction is active is cutting the steel requirements to the minimum. There has been no change in the quotations for mill shipments of fabricated material, the Government control figures still dominating all business transacted.

**Sand and Gravel.**—The markets for these commodities are fairly active, but with the bulk of the business coming from the Government direct or from contractors having important federal structural operations. The demand for private building is slack, and no im-

provement is imminent. Prices are firm at \$1.25 a yard for sand and \$2 for gravel. The principal difficulty of the producers of these materials at the present time is in obtaining and keeping the forces of laborers required to operate their plants.

**Lumber.**—During the past week there has been no material change in the lumber market conditions. The demands from Government sources dominate the situation, and aside from this the activity for general building purposes is slight. The manufacturing consuming interests are important factors in the market, but only those requiring materials for the production of commodities needed in prosecution of the war are obtaining preference in deliveries, and those concerns making objects for general usage must wait until all war industries are supplied. The lumber market continues to feel the effects of the transportation congestion, which is still acute, and the supplies of new lumber coming in from the mills is limited. As a consequence of the difficulties of obtaining adequate stocks to fill orders promptly the prices are indicating a steadily rising tendency. The Southern Pine Emergency Bureau has notified all of the mills within its jurisdiction that the Raw Materials Division of the War Industries Board has made it quite plain that Government lumber orders must take precedence over all commercial orders.

**White Lead.**—Although there is some uncertainty in the market for this product, due largely to the generally upset conditions of the building industry, the demand continues fair. There is a growing possibility of action by the Price Fixing Committee of the War Industries Board in regard to this product, but at the present writing no definite prediction can be made as to the extent the Government will endeavor to control output or price. Basic carbonate in large lots is now being quoted at 9c. to 10c. a pound to dealers, and white lead in oil at 10 $\frac{3}{4}$ c. to 11c. a pound.

**Window Glass.**—There is practically no demand for either plate or window glass, and the industry has slowed down production to the minimum. Transportation difficulties continue to hinder both manufacturers and jobbers, and the outlook for the balance of the season is not of the best. There is some Government business in sight, mainly requirements for the new camps under construction and the extensions to existing training stations and cantonments. Almost no business is coming from private building operations. Glass prices are unchanged, and the existing schedule of manufacturers' discounts are likely to remain in force indefinitely.

**Cast Iron Pipe.**—Trade is quiet in this line, and what little is moving is being influenced by the large volume of Government construction under way. Both municipal and private buying has fallen off to a negligible amount, and although there are persistent rumors of increased business from these sources they have failed to develop into tangible operations. Cast iron prices remain unchanged.

**Hydrated Lime.**—The market is dull, and there is no renewal of activity anticipated for some time. The spot demand is negligible and sales very light, but from the number of inquiries it appears as though considerable building might be undertaken if conditions became more propitious. Prices for hydrated lime, both common and finishing, are unchanged.

**Rosendale Cement.**—The market for natural cement is exceptionally quiet, and there is likely to be no change in the situation while the dearth of structural activity continues.

**CURRENT WHOLESALE PRICES.**

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

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

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

For retail prices, New York, add cartage plus 10 per cent.  
 North River common..... **\$8.50 @ \$9.00**  
 Raritation common..... No quotation  
 Second hand common, per load  
 of 1,500..... \$6.00 @ —  
 Red face brick, rough or  
 smooth, car lots..... 21.00 @ —  
 Buff brick for light courts..... 21.00 @ —  
 Light colored for fronts..... 25.00 @ —

**CEMENT** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):  
 Domestic Portland, Spot..... **\$2.55 @ —**  
 Rebate on bags, returned, 10c. bag.  
 Rosendale Natural to dealers,  
 wood or duck bags..... \$1.15 @ —  
 Rebate on bags, returned, 10c. bag.

**CRUSHED STONE** (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):  
 Trap rock, 1@ in. (Nominal)... \$1.25 @ \$1.35  
 Trap rock, 3/4 in. (nominal)... 1.35 @ 1.45  
 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..... —  
 6x12x12 in., per 1,000..... —  
 8x12x12 in., per 1,000..... —  
 10x12x12 in., per 1,000..... —  
 12x12x12 in., per 1,000..... —  
**Interior**—  
 3x12x12 in., per 1,000..... —  
 4x12x12 in., per 1,000..... —  
 6x12x12 in., per 1,000..... —  
 8x12x12 in., per 1,000..... —

**LIME** (standard 300-lb. bbls., wholesale):  
 Eastern common..... \$2.15 @ —  
 Eastern finishing..... 2.35 @ —  
 Hydrated common (per ton)... 15.00 @ —  
 Hydrated finishing (per ton)... 16.43 @ —

**LINSEED OIL**—  
 City brands, oiled, 5 bbl. lots... \$1.55 @ —  
 Less than 5 bbls..... 1.56 @ —

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

**LUMBER** (wholesale prices, N. Y.):  
 Yellow pine (merchantable 1905, f.o.b.N.Y.):  
 8 to 12 ins., 16 to 20 ft.... \$42.00 @ \$55.00  
 14 to 16 ft..... 63.00 @ 75.00  
 Hemlock, Pa., f. o. b. N. Y.  
 Base price, per M..... 33.50 @ —  
 Hemlock, W. Va., base price  
 per M..... 33.50 @ —  
 (To mixed cargo price add freight \$1.50.)  
 Spruce, Eastern, random car-  
 goes, narrow (delivered)... 38.00 @ 42.00  
 Wide cargoes..... 38.00 @ 56.00  
 Add \$1.00 per M. for each inch in width  
 over 12 ins. Add \$1.00 per M. for every 2  
 ft. over 20 ft. in length. Add \$1.00 per M.  
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
 Standard slab..... \$5.00 @ \$5.25  
 Cypress lumber (by car, f. o. b. N. Y.):  
 First and seconds, 1-in..... \$65.00 @ —  
 Cypress shingles, 6x18, No. 1  
 Hearts..... 10.00 @ —  
 Cypress shingles, 6x18, No. 1  
 Prime..... 8.50 @ —  
 Quartered oak..... 95.00 @ 107.00  
 Plain oak..... 75.00 @ —  
**Flooring:**  
 White oak, quartered, select... \$51.50 @ \$55.50  
 Red oak, quartered, select... 51.50 @ 55.50  
 Maple No. 1..... 47.00 @ —  
 Yellow pine, No. 1, common  
 flat..... 38.00 @ —  
 N. C. Pine, flooring, Norfolk... 40.00 @ —

**PLASTER**—(Basic prices to dealers at yard, Manhattan):  
 Mason's finishing in 100 lbs.  
 bags, per ton..... \$17.00 @ —  
 Dry Mortar, in bags, return-  
 able at 15c. each, per ton... 8.25 @ 8.75  
 Block, 2 in. (solid), per sq. ft. .... \$0.08  
 Block, 2-in. (hollow), per sq. ft. .... .09  
 Boards, 1/4 in. x 8 ft..... 12 1/2  
 Boards, 3/4 in. x 8 ft..... 15 1/2

**SAND**—  
 Screened and washed Cow Bay.  
 500 cu. yds. lots, wholesale... \$1.25 @ —

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

**TURPENTINE:**  
 Spot in yard, N. Y., per gal. **\$.04.42 @ \$0.42 1/2**

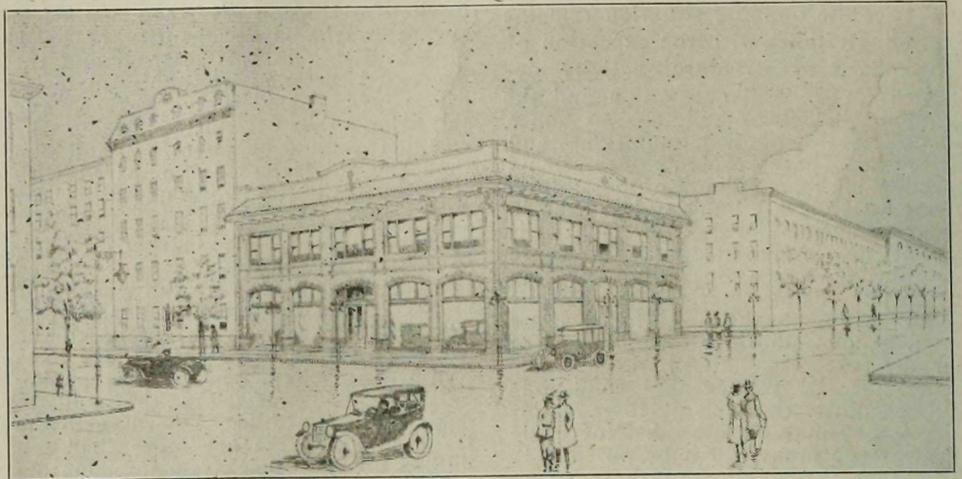
**WINDOW GLASS.** Official discounts from manufacturers' lists:  
 Single strength, A quality, first three brackets..... 80%  
 B grade, single strength, first three brackets..... 82%  
 Grades A and B, larger than the first three brackets, single thick..... 79%  
 Double strength, A quality..... 80%  
 Double strength, B quality..... 82%

**AUTOMOBILE SHOWROOM ON HOTEL SITE**

New Addition to Fast Growing Auto Center  
 In Brooklyn—Project Will Cost \$60,000

**U**PON the site of the old St. Marks Avenue Hotel, on the north side of St. Marks avenue, between Bedford and Rogers avenue, Brooklyn, and in the heart of the rapidly developing automobile center of the Borough, there will

The cost of this operation will be in the neighborhood of \$60,000. The structure will be two stories in height, with basement, and will have frontages of approximately 80 feet on the three avenues. The facades have been designed in a



H. J. Nurick, Architect.  
 MOTOR SHOWROOM AND OFFICES IN BROOKLYN AUTOMOBILE CENTER.

shortly be erected a modern fireproof building designed as automobile showrooms and offices. The former structure on this site was notable as being among the first of the modern hotels in Brooklyn and for a number of years was prominently identified with the social life of the section. About a year ago the old structure was totally destroyed by fire and since that time there have been many rumors as to the probable use of this site.

The new building soon to be commenced will be owned by the Lamar Realty Co., Sigmund Orbach, president, 525 Nostrand avenue, and will be constructed according to plans and specifications prepared by Henry J. Nurick, architect and engineer, 957 Broadway.

simple and dignified manner and will be constructed of brick, with trimmings of tapestry brick and tinted stucco. There will be a cornice of red Spanish tile surmounted by a parapet of brick and stucco, enriched with faience tile.

The first floor will be entirely devoted to automobile and accessory display and salesrooms and the second floor will be occupied by the John Hancock Mutual Life Insurance Co., as district offices under a long term lease. The building will embody all modern commercial conveniences and will be a distinct addition to the business facilities of the neighborhood. The architect is now taking estimates for the construction of this project and work will be started immediately upon the award of contracts.

**Noted Architect Passes Away.**

The architectural profession lately lost one of its prominent members by the death of James Edward Ware, for nearly fifty years actively engaged in the practice of architecture in this city. Mr. Ware died after a brief illness at his home, 1285 Madison avenue, Sunday, April 14. He was born in New York July 16, 1842, graduated from the College of the City of New York in 1864 and commenced the practice of his profession in 1870. He was one of the pioneers in the design of the modern type of fireproof warehouses, and among the structures of this character erected from his plans are numbered the buildings of the Manhattan Storage & Warehouse Company at 42d street and Lexington avenue and at Seventh avenue and 52d street. As a designer of housing accommodations for people of moderate means Mr. Ware was also widely and favorably known. He was one of the prize winners in the competition held by the Association for Improving the Condition of the Poor, in an effort to better living conditions in the congested districts of the city, and it was from his plans that some of the earliest model tenements were constructed, those erected by the City & Suburban Homes Company being notable examples. Other prominent buildings from designs by this architect include the Twelfth Regiment Armory at Columbus avenue and 61st street, and the Madison Avenue Presbyterian Church, 73d street and Madison avenue. During recent years his sons, Franklin B. Ware, formerly State architect, and Arthur Ware, were associated with him in his profession. For a number of years Mr. Ware was a trustee of the Manhattan Savings Institution, and treasurer of the Industrial Christian Alliance. He was a member of the American Institute of Architects and the

Architectural League of New York. He was a member of the Seventh Regiment, N. G. N. Y., for nearly twenty-five years and was one of the group who comprised the guard of honor when the body of President Lincoln lay in state in the City Hall. In 1872 he married Edith Cordelia Backus. He is survived by his widow, three sons and three daughters.

**Rapid Progress Indicated.**

The rapid increase in the war-time work of the Building Industries of New York and the co-operation of the association with the various departments of the Government at Washington has obliged the organization to open larger offices, located at 50 East 42d street, which will now be the headquarters of this organization.

Aside from the survey of building materials available in New York City already submitted to the Government departments interested, Building Industries of New York has equipped itself to co-operate in any way in which it is called upon by the local, State and Federal authorities.

The executive secretary, who recently spent several days in Washington, states that Building Industries of New York have no intention of opening an office in Washington at present, as the important work of the association is conducted in New York and the results submitted direct to the proper department heads of the Government. He explained that the association might later open an office in Washington, if it would be of real service to building associations of other cities throughout the United States desiring to co-operate with the Government. In the meantime, all building associations are free to call upon the New York office of Building Industries for any assistance it can render.

**PERSONAL AND TRADE NOTES.**

**Justin C. O'Brien, Co., Inc.**, builders, 501 Fifth avenue, has discontinued its offices and business.

**Grosvenor Atterbury and William Welles Bosworth**, architects, were elected to fellowship in the National Academy of Design at its meeting April 10.

**John C. Hegeman Co., Inc.**, building contractors, 33 West 42d street, will in future be known under the firm name of Hegeman & Harris, with offices at the same address.

**Arnold & North, Inc.**, manufacturers of mantelpieces and reproductions of brass and iron andirons, have moved into larger and better equipped quarters at 124 East 41st street.

**R. W. Heerlein**, formerly connected with the Massillon Bridge & Structural Company as contracting and chief engineer, is now manager of sales for the National Bridge Works, Long Island City.

**W. L. Rouse and L. A. Goldstone**, architects, announce the removal of their offices from 40 West 32d street to the ninth floor of the Ziegler Building, 512 Fifth avenue. Telephone, Murray Hill 7345.

**Stevens Institute of Technology**, Hoboken, N. J., has been designated by the Navy Department as the headquarters for the new United States Naval Steam Engineering School for the training of engineer officers for the United States Naval Auxiliary Reserve.

**Harry Creighton Ingalls**, architect, has recently moved his offices from 15 East 40th street to 347 Madison avenue, at 45th street. At the new address he will also continue the architectural practice of F. Burrall Hoffman, Jr., during the period of the latter's service with the U. S. Army.

**GOVERNMENT WORK.**

Advance information relative to operations for Federal Authorities.

**MANHATTAN**—James A. Wetmore, Treasury Dept., Washington, D. C., supervising architect, is revising plans for a 4-sty stone facing brick Assay Bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burlison, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer for this project. All bids exceeded appropriation and were rejected, and new bids will be taken on construction work, elevators and vaults. Cost, \$807,000.

**STAPLETON, S. I.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., has plans in progress for a marine hospital and equipment for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Cost, \$301,500.

**LAKE DENMARK, N. J.**—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner is ready for bids on the general contract for the erection of ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Cost, \$300,000.

**LAKE DENMARK, N. J.**—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for ten 2-sty hollow tile and concrete magazine bldgs, 50x150. Cost, \$300,000.

**PLANS FIGURING.**

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

**DWELLINGS.**

**HIGHLAND PARK, N. J.**—Alexander Merchant, 363 George st, New Brunswick, N. J., architect, is taking bids on the general contract for a 2½-sty terra cotta block and stucco dwelling, 32x52, at Clifton Court, for Alexander Henderson, 115

North 4th av, Highland Park, owner. Carleton Co., 151 West 42d st, Manhattan, is figuring the general contract. Cost, \$15,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—William J. Yennie & Co., 45 East 42d st, Manhattan, is figuring a new factory bldg, to be located at Bridgewater st and Meeker av, for the Long Island Soap Co., owner, from plans by David M. Ach, 1 Madison av, Manhattan, architect. Cost, about \$60,000.

**HOSPITALS AND ASYLUMS.**

**YONKERS, N. Y.**—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids on the general contract to close April 26, for a 2-sty brick and steel convalescents' home, 85x176, at the north-east cor of Jerome and McLean avs, for the Neustadter Foundation, owner, care William R. Rose, 128 Broadway, Manhattan, owner. The following are figuring the general contract: C. T. Wills, 286 5th av; Wm. L. Crow Construction Co., 103 Park av; Amsterdam Bldg Co., 140 West 42d st, and James Zimmermann & Son, 18 East 41st st, all of Manhattan. Cost, \$250,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

**104TH ST.**—Gronenberg & Leuchtag, 303 5th av, have plans in progress for alterations to the 5-sty brick tenement, 18x85, at 212-214 West 104th st, for Solomon J. Jacobs, 80 Broadway, owner. Cost, \$7,500.

**78TH ST.**—Dr. Theodorus Bailey, 122 West 78th st, owner, contemplates erecting a 4-sty brick and stone apartment house, 32x100, at 120-122 West 78th st. Architect's name will be announced later.

**CENTRAL PARK WEST.**—Frederick G. Frost, 19 West 44th st, completed plans for alterations to the 7-sty brick apartment house, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, N. Y., owner. Cost, \$25,000.

**GROVE ST.**—Harold F. Smith, 38 West 32d st, has plans in progress for altera-

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tions to the 4-sty brick apartment house at 96 Grove st, for Joseph Ettlinger, 13 Astor pl, owner. Owner will take bids on separate contracts. Cost, \$7,000.

MANHATTAN AV.—Leo J. Newburgh, owner, c/o Goodwin & Goodwin, 260 Lenox av, contemplates altering the 3-sty brick and stone dwelling, on lot 25x100, at 387 Manhattan av, into apartments, from privately prepared plans.

61ST ST.—Adolph E. Nast, 546 5th av, completed plans for the alteration of the 4-sty brick dwelling, 48x54, at 26-8 East 61st st, into an apartment house and stores, for the Estate of Abram Banonine, 45 Wall st, owner. Includes new store fronts, rear extension and 1-sty addition. Cost, \$30,000.

### BANKS.

CHAMBERS ST.—B. Cunningham, 120 Broadway, completed plans for minor interior alterations to the 5-sty brick and stone bank annex, 50x75, at 84-6 Chambers st, for the Chemical National Bank, 270 Broadway, owner. Marc Eidlitz & Sons, 30 East 42d st, have the general contract.

### DWELLINGS.

78TH ST.—Frederick Sterner, 150 East 62d st, has final plans in progress for a 6-sty brick and stone dwelling, 17x87, at 16 East 78th st, for William A. Prime, on premises, owner.

### FACTORIES AND WAREHOUSES.

MANHATTAN.—Knowles-Bradley Co., 88 Wall st, Manhattan, contemplates erecting a factory, from privately prepared plans. E. Gilbert Stott, c/o owner, is the consulting engineer. H. G. Larzelere, Sycamore Park, New Rochelle, has the general contract. Exact location will be announced later.

### HALLS AND CLUBS.

BEAVER ST.—Emigrant Industrial Savings Bank, 51 Chambers st, owner, contemplates altering the 5-sty brick and stone loft bldg, 41x50 (lot 50x100), at 81-3 Beaver st, into a club house. The Marine Insurance Club of New York, 13 William st, is the lessee. Architect's name will be announced later. Cost, \$50,000.

### HOSPITALS AND ASYLUMS.

15TH ST.—Butler & Rodman, 56 West 45th st, completed plans for alterations to the 6 and 7-sty hospital, 61x105, at 321 East 15th st, for the New York Infirmary for Women and Children, on premises, owner. Cost, \$12,000.

### STABLES AND GARAGES.

2D AV.—Louis Sheinart, 194 Bowery, architect in charge, completed plans for a 2-sty brick garage, 100x150, at 1190-1196 2d av, and 300-312 East 63d st, for Josephine Schumacher, 176 East 111th st, owner and builder. Owner will take bids on subs and materials shortly. Cost, \$45,000.

### STORES, OFFICES AND LOFTS.

29TH ST.—H. J. Nurick, 957 Broadway, Bklyn, completed plans for alterations to the 6-sty brick store and loft bldg, 50x200, at 206-208 West 29th st, and 207-209 West 28th st, for Samuel Greenstein, 154 Keap st, Bklyn, owner. Cost, \$25,000.

BOWERY.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 2-sty brick restaurant, 75x100, at 50-52 Bowery, for Korren Co., F. Acirno, in charge, on premises, owner and builder. Cost, \$10,000.

52D ST.—Charles O. Riker, 845 10th av, owner, contemplates altering the 5-sty brick and stone tenement, 25x75, at 562 West 52d st, into a business bldg, from privately prepared plans.

LITTLE WEST 12TH ST.—J. G. Michels, 323 45th st, Bklyn, has plans in progress for a 5-sty brick and stone loft bldg, 25x125, at 3 Little West 12th st, for Midden-dorf & Rohrs, 33 Gansevoort st, owner. Architect will take figures on general contract.

125TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 3-sty brick store and office bldg, 50x90, at 151-3 West 125th st, for Joseph Levin, 109 East 125th st, owner, in charge. Cost, \$3,000.

### Bronx.

#### DWELLINGS.

WILLIAMSBRIDGE RD.—Lucian Pisciotta, 391 East 149th st, completed plans for a 1-sty brick bungalow, 31x42, on the north side of Williamsbridge rd, 139 ft east of Boston rd, for Giovanni Santoriamma, 218 West 83d st, owner, in charge. Cost, \$3,000.

#### MUNICIPAL.

GRAND BLVD.—Plans were approved by the Municipal Art Commission for the construction of a transverse road on Grand blvd and Concourse, East 161st st, Macombs Dam Bridge, 161st st, bet. Sheri-

dan av and Macombs Dam Bridge, for the City of New York, Henry Bruckner, pres. Borough of Bronx, Municipal Bldg, Crotona Park, Tremont and 3d avs, owner. Owner will advertise for bids. Cost, \$554,000.

### SCHOOLS AND COLLEGES.

UNIVERSITY AV.—Walter Martin, 176th st and Anthony av, has plans in progress for a stone school, 50x150, at University av near Burnside av, for the Church of the Holy Spirit, Rev. Father B. Roche, on premises, owner. Architect will take estimates when plans are completed.

### STABLES AND GARAGES.

OGDEN AV.—Samuel Cohen, 32 Union sq, completed plans for a 1-sty brick garage, 125x145, at the southwest cor of Ogden av and 171st st, for the Lankan Realty Co., 601 West 181st st, owner. Owner will take bids shortly. Cost, \$20,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS  
14TH AV.—Palermo Co., 1361 71st st, owner and builder, contemplates erecting three 4-sty brick and stone tenements, 20x85 ft each, at the northwest cor of 14th av and 67th st, for which architect's name will be announced later.

### BANKS.

FLEET ST.—Russell Tracey Walker and LeRoy P. Waid, 52 Vanderbilt av, Bklyn, completed plans for a 1-sty brick addition, 56x72, to the bank at the northeast cor of Fleet st and DeKalb av, for the Dime Savings Bank, on premises, owner. Cost, \$70,000.

### DWELLINGS.

21ST AV.—Kallich & Lubroth, 1819 85th st, completed plans for two 2-sty brick dwellings and garages, in the west side of 21st av, 33 ft north of 81st st, for the Katolen Building Co., 1819 85th st, owner and builder. Total cost, \$20,700.

81ST ST.—Gregory B. Webb, 104 West 42d st, Manhattan, completed plans for a 2½-sty clapboard and concrete dwelling, 36x23, and a 1-sty garage, 20x18, at the northwest cor of 81st st and 21st av, for Grant Gregory, 7106 Dennet Court, owner and builder. Cost, \$10,500.

82D ST.—F. W. Eisenla, 571 77th st, completed plans for nine 2-sty brick and concrete block dwellings, 17x46, in the north side of 82d st, 117 ft west of 5th av, for Thomas Williams, 615 75th st, owner and builder. Total cost, \$30,000.

AV J.—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame dwelling and garage, 23x56, at the northwest cor of Av J and East 22d st, for the Midwood Associates, 936 Flatbush av, owners and builders. Cost, \$10,000.

82D ST.—Max Hirsch, 215 Montague st, has plans in progress for nine 2-sty frame dwellings, 16x38, at the northeast cor of 82d st and 24th av, for A. M. Bonnullo Construction Co., 2125 East 12th st, owner and builder. Cost, \$22,500.

AV M.—Benjamin Dreisler, 153 Remsen st, has plans in progress for a 2½-sty brick and stucco dwelling, 22x32, on the north side of Av M, 40 ft west of East 26th st, for Melvin Lucas, Av M and East 26th st, owner and builder. Cost, \$7,000.

86TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, completed plans for two 2½-sty clapboard dwellings, 36x23 and 22x36, and two 1-sty terra cotta or cement block garages, at the southeast cor of 86th st and Colonial rd, for Grant Gregory, 7106 Dennet Court, Brooklyn, owner and builder. Cost, \$5,000, each.

FRESH POND ROAD — Shampan & Shampan, 772 Broadway, have plans in progress for alterations to the 3-sty brick dwelling and store, 37x100, at 861 Fresh Pond road, for Mr. Edalman, on premises, owner and builder. Cost, \$5,000.

CENTRAL AV.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 3-sty brick dwelling, at the cor of Central av and Moffat st, for H. Kaminester, 490 Ocean Parkway, owner and builder. Cost, \$5,000.

WEST 30TH ST.—Morris & Lubroth, 533 Nostrand av, completed plans for five 1-sty frame dwellings, 16x27, in the east side of West 30th st, 360 ft north of Mermaid av, for Robert Kern, 2847 West 30th st, owner and builder. Cost, \$6,000.

WEST 30TH ST.—Leroy C. Morris and Paul Lubroth, 533 Nostrand av, completed plans for five 1-sty wooden dwellings, 15x27, in the east side of West 30th st, 360 ft north of Mermaid av, for Robert Kern, 2847 West 30th st, owner and builder. Cost, \$6,000.

83D ST.—J. C. Wandell, 5525 4th av, completed plans for a 2-sty frame dwelling, 26x54, in the south side of 83d st, 100 ft west of 10th av, for H. Ramberg, 930 83d st, owner. Cost, \$5,000.

80TH ST.—Thomas Bennett, 7826 5th av, completed plans for nine 2-sty brick dwellings, 20x44, in the north side of 80th st, bet 4th and 5th avs, for David C. Bennett, 416 80th st, owner and builder. Total cost, \$45,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, completed plans for a 1-sty brick dwelling, 40x18, in the west side of West 24th st, 320 ft west of Mermaid av, for Thomas G. Sylvester, 2853 West 15th st, owner and builder. Cost, \$3,000.

42D ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2-sty frame dwelling, 25x52, in the north side of 42d st, 100 ft east of 16th av, for Hyman Lifshitz, 4408 15th av, owner and builder. Cost, \$8,500.

49TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2½-sty brick dwelling, 28x51, in the south side of 49th st, 100 ft west of 13th av, for the Robray Realty Co., 1323 46th st, owner and builder. Cost, \$12,000.

47TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x55, in the north side of 47th st, 180 ft east of 14th av, for the M. & K. Bldg Co., 1323 46th st, owner and builder. Cost, \$6,000.

BEDFORD AV.—Harry Grattan, 523 14th st, owner, has had plans completed privately for two 2½-sty frame dwellings, 20x40, on the west side of Bedford av, 250 ft and 330 ft south of Av M. Owner builds and will take bids on subs shortly. Cost, \$5,000.

80TH ST.—Thomas Bennett, 7826 5th av, completed plans for nine 2-sty frame dwellings, 20x44, in the north side of 80th st, 90 ft east of 4th av, for David C. Bennett, 416 80th st, owner and builder. Owner is taking bids on subs. Total cost, \$45,000.

**Factories and Warehouses.**

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 1-sty brick factory, 25x100, at 1470 Gates av, for George H. Amann, on premises, owner and builder. Cost, \$15,000.

KENT AV.—Gross & Kleinberger, Bible House, Manhattan, have plans in progress for a 3-sty brick factory bldg, 80x120, at the southeast cor of Kent av and Division st, for the Knickerbocker Bag Co., 7 Front st, Manhattan, owner. Cost, \$40,000.

WALWORTH ST.—H. J. Nurick, 957 Broadway, completed plans for a 2-sty brick factory, 37x100, in the west side of Walworth st, 229 ft south of Flushing av, for Yetta Feinberg, 101 Van Buren st, owner. First story will be used as a garage. Cost, \$25,000.

ATLANTIC AV.—W. J. Weigand, Furman and Joralemon sts, completed plans for an extension to the 5-sty storage bldg, on the south side of Atlantic av, 191 ft west of Columbia st, for the New York Dock Co., 44 Whitehall st, owner. Cost, \$8,000.

**Stables and Garages.**

BALTIC ST.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 75x200, in the north side of Baltic st, 75 ft west of Bond st, for Michael Rielly, 211 Bond st, owner. Cost, \$20,000.

ATLANTIC AV.—Albert Ulrich, 371 Fulton st, has plans in progress for an extension to the 4-sty garage on the north side of Atlantic av, 50 ft east of Hoyt st, for William S. Bridgette, 125 Prospect Park West, owner. Cost, \$18,000.

LEONARD ST.—Christian Bauer, 801 Manhattan av, completed plans for a 1-sty brick garage, 36x60, in the east side of Leonard st, 39 ft north of Jackson st, for Thomas Simonetti, on premises, owner and builder. Cost, \$4,000.

WILLOUGHBY AV.—Lawrence J. Frank, 206 Crescent st, completed plans for a 1-sty brick public garage, 50x95, on the south side of Willoughby av, 175 ft east of Evergreen av, for John Deinhardt, 376 Hamburg av, owner. Cost, \$12,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have had plans approved by the Fire Dept. for a 2-sty garage, 78x115, at Atlantic and Classon avs, for the Grand Building Corp., owner.

6TH AV.—W. T. McCarthy, 16 Court st, completed plans for the alteration of the 3-sty stable at the northwest cor of 6th av and 22d st for Frank Ragusan, 656 Vanderbilt av, owner. Cost, \$5,000.

WILLIAMS AV.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 75x100, on the east side of Williams av, 100 ft south of Liberty av, for Abraham Morono, 1770 Park pl, owner. Cost, \$30,000.

16TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 1-sty brick garage, 36x68, on the west side of 16th av, 240 ft south of Benson av, for Ben-

jamin Tuercamo, 121 Bay 11th st, owner. Cost, \$14,000.

CLASSON AV.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 2-sty brick and steel public garage, 200x112, on the west side of Classon av, bet. Atlantic av and Pacific st, for Rechnitz Bros., 44 Court st, owner. Cost, \$95,000.

**Stores, Offices and Lofts.**

MYRTLE AV.—S. Millman & Son, 1780 Pitkin av, completed plans for alterations to the 5-sty brick store and loft bldg, at the southwest cor of Myrtle av and Pearl st, for the New York Shipping Exchange, Pier 11, Manhattan, owner. Cost, \$3,500.

**Queens.**

**Dwellings.**

HOLLIS, L. I.—A. Abramson, Queens, L. I., completed plans for a 2-sty frame dwelling, 30x26, at the southwest cor of Carpenter and Chippawa avs, for Irene E. Green, 174 East 74th st, owner and builder. Cost, \$4,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 2-sty frame dwelling, 26x31, at the southwest cor of Park and Lathrop avs, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—C. L. Varrone, Corona, L. I., completed plans for a 2½-sty frame dwelling, 20x40, at the northeast cor of Burling av and Kalmin st, for John Ingrassia, 10 Highland av, Corona, owner. Cost, \$4,000.

RICHMOND HILL, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for a 2-sty frame dwelling, 20x55, in South Edisto st, southeast cor of Roanoke av, for William R. Gibson Co., 766 Fresh Pond rd, Ridgewood, owner and builder. Cost, \$4,000.

RICHMOND HILL, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 38x25, in the east side of Church st, 150 ft south of St. Anns av. Cost, \$6,500.

**Schools and Colleges.**

ELMHURST, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, completed plans for a 1-sty frame school, 171x47, at the southeast cor of Chicago and Gerry avs, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, owner. Cost, \$15,000.

**Nassau.**

**Banks.**

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, will draw plans for a 1-sty brick bank bldg on Audrey av for the Oyster Bay Bank. Audrey av, Oyster Bay, owner. Details are undecided.

**Schools and Colleges.**

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition, to the frame Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, owner. Cost, \$40,000.

**Suffolk.**

**Dwellings.**

KINGS PARK, L. I.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans and specifications for underground service connections for new nurses' home at the Kings Park State Hospital for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Plans and specifications are awaiting approval.

**Stables and Garages.**

SOUTHAMPTON, L. I.—William Hedges, Bridgehampton rd, Southampton, L. I., owner, is having plans prepared privately for a 1-sty brick garage, 50x100, in Hull st. Donnelly & Corrigan, Windmill lane, Southampton, have the general contract. Cost, \$15,000.

**Westchester.**

APARTMENTS, FLATS & TENEMENTS. YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and terra cotta apartment house, 50x45, on Pelton av, for J. F. Hughes, owner. Cost, \$30,000.

**Churches.**

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, completed plans for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Architect is ready for bids on general contract. Cost, \$25,000.

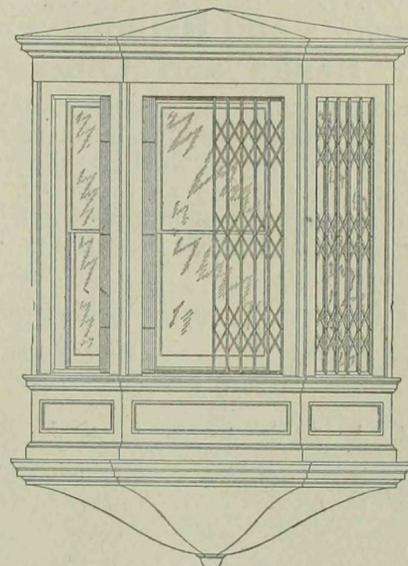
**Dwellings.**

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 22x40, at 501 Kimball av, for Mrs. Katherine Ozab, 500 Kimball av, Yonkers, owner. Cost, \$6,000.

MT. VERNON, N. Y.—A. Barbaresi, 48 South 4th av, Mt. Vernon, owner, has had plans completed privately for two 2½-sty frame and shingle dwellings, 18x37, at 322-324 Nuber av. Cost, \$6,000 each.

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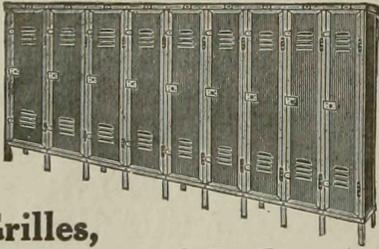
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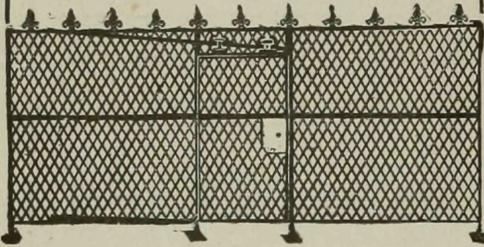
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Winter, 71 Woodland av, New Rochelle, completed plans for a 2-sty brick store and work shop, 20x78x25, in Division st, for Jessie Talbot, 10 Bank st, New Rochelle, owner. Pisinia & Fennelli, 254 Huguenot st, New Rochelle, have the mason contract, and owner will do carpentry work. Cost, \$7,000.

### New Jersey.

#### CHURCHES.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, New Brunswick, has plans in progress for an extension to the 2½-sty frame church, 26x36, at 40 Remsen av, for Pitman M. E. Parsonage, on premises, Rev. Dr. L. Chamberlin in charge, 40 Remsen av, New Brunswick. Cost, \$8,000.

#### DWELLINGS.

WEST NEW YORK, N. J.—Perner Marangelo, 425 Bergenline av, Union Hill, has plans in progress for a 2-sty brick dwelling and shop, 75x25, on Murphy pl, for A. Maorano, 522 Main st, Union Hill, owner. Cost, \$7,500.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, completed plans for alterations to the dwelling and 1-sty brick garage, 18x22, at 33 Gifford av, for A. C. Stratford, on premises, owner. William R. Whyte, 36 Oakland av, Jersey City, has the mason contract. Cost, \$6,000.

HOBOKEN, N. J.—Schenck & Mead, 105 West 40th st, Manhattan, completed plans for a 3½-sty brick dwelling, 26x49, at Castle Point, for Richard Stevens, Castle Point, Hoboken, owner. R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract and will also do the mason and carpentry work. Cost, \$40,000.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, completed plans for a 2-sty brick dwelling, 23x36, on Malcolm av, for Michele D'Ameco, 300 Malcolm av, Garfield, owner. Owner will take bids on general contract. Cost, \$4,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans in progress for four 2½-sty dwellings, three to be constructed of frame and stucco and one of tapestry brick, 28x30 and 30x32 ft each, in Oak st, for William L. Platt, 152 Market st, Paterson, owner and builder. Owner will do the mason and plastering work, and will award subs.

PLAINFIELD, N. J.—W. H. Clum, Park av, Plainfield, completed plans for a 2½-sty frame dwelling, 22x40, at 1200 Evergreen av, for Clifford D. Manning, 106 Depot Park, Plainfield, owner. Cost, \$5,500.

#### FACTORIES AND WAREHOUSES.

KEARNY, N. Y.—Swift & Co., 154 9th st, Jersey City, owner, has had plans completed privately for a 1-sty addition to the glue factory.

HOBOKEN, N. J.—Ballinger & Perrot, 17th and Arch sts, Philadelphia, Pa., have plans nearing completion for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., Paris, France, and 1123 Clinton st, Hoboken, owner, and J. Van Lierde, local manager.

BAYONNE, N. J.—Southern Cotton Oil Co., C. E. Leavitt, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, is having plans prepared privately for a 1-sty brick factory, adjoining present plant, for which the Austin Co., Transportation Bldg, Philadelphia, Pa., has the general contract.

NEWARK, N. J.—Marshall & Shoemaker, 810 Broad st, Newark, architects and engineers, have plans in progress for a 3-sty brick warehouse and store, 30x120, at 43 Clinton st, for W. B. Wood Co., 30 Clinton st, Newark, owner. General contract will be awarded without competition.

#### HALLS AND CLUBS.

FORT HANCOCK, N. J.—Y. M. C. A. (Naval Branch), William M. Kingsley, chairman, 215 West 23d st, Manhattan, owner, has had plans completed privately for a 1-sty frame Y. M. C. A. bldg, 55x120, at Fort Hancock, Sandy Hook, N. J. Lythic Bldg Co., 103 Park av, Manhattan, has the general contract.

TENAFLY, N. Y.—War Work Council National Board, Y. W. C. A. Assn of U. S., Camp Merritt, N. J., Mrs. James S. Chusman, pres., 600 Lexington av, Manhattan, contemplate erecting a 2-sty frame and stucco hostess house, about 60x50, from plans by K. C. Budd, 527 5th av, Manhattan, architect.

#### HOSPITALS AND ASYLUMS.

GLEN GARDINER, N. J.—F. H. Bent, State House, Trenton, N. J., State Architect, has plans in progress for a sanito-

rium (recreation pavilion) for the New Jersey State Sanatorium, c/o Dr. S. R. English, on premises, owner. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans nearing completion for the alteration of the brick store at the southwest cor of Washington and Campbell sts, into a printing office, for George F. King, cor Central av and 4th st, Newark, owner, and the Newark Morning Ledger, 15 Mechanic st, Newark, lessee. Cost, \$4,000.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, completed plans for two 4-sty brick and stone stores and lofts, 50x100; also a 1-sty brick garage, 30x30, at the cor of Market and Madison sts, for U. Botta & Co., 290 Straight st, Paterson, owner. Architect will soon be ready for bids on general and separate contracts. Cost, \$35,000.

#### MISCELLANEOUS.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, completed plans for a 1-sty brick dye house, 50x100, in Bleeker st, for the Star Silk Dyeing Co., 142 East 7th st, Paterson, owner. Cost, \$10,000.

### CONTRACTS AWARDED.

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

#### BANKS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the brick and stone bank and offices, 44x204, at 63-65 Beaver st, and 20-24 Exchange pl, for the Farmers Loan & Trust Co., on premises, owner, from plans by Clinton & Russell, 32 Nassau st, architects. Cost, \$20,000.

RIDGEWOOD, N. J.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 2-sty brick and terra cotta bank, 27x98, on Covert av, for the Bank of Long Island, S. R. Smith, pres., 359 Fulton st, Jamaica, L. I., owner, from plans by Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect. Cost, \$55,000.

#### DWELLINGS.

MANHATTAN.—Murdock Smith, 207 West 20th st, has the general contract for alterations and an extension to the 4-sty brick dwelling, 20x56, at 305 West 86th st, for Francis F. Kent, on premises, owner, from plans by Rich & Mathesius, 320 5th av, architects. Cost, \$10,000.

MANHATTAN.—William Crawford, 5-7 East 42d st, has the general contract for alterations to the 3-sty brick dwelling, 94 x130, at 2 West 52d st, cor 5th av, for Mrs. W. D. Sloan, on premises, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, \$6,000.

WOODHAVEN, L. I.—Gutting Bros., Woodhaven, have the general contract for a 1-sty concrete block extension, 20x53, to dwelling and store at the southeast cor of Woodhaven and Jamaica avs, for Henry Kothe, on premises, owner, from plans by E. W. B. Neben, 32 Dennington av, Woodhaven, architect. Cost, \$3,500.

MT. VERNON, N. Y. (SUBS.).—Henry Grohmann and Cozzi Bros., both of Mt. Vernon, have the mason and carpentry contracts respectively for the 2½-sty frame and stucco dwelling, 35x30, on Oakwood Heights, for Dr. Frederick Peeso, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$13,000.

BELLE HARBOR, L. I.—Thomas J. McWalters, 225 5th av, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling, 40x60, at Rockaway Beach blvd and Bay 132d st, for T. F. Farrell, foot of Barrow st, owner, from plans by Richard L. Senior, 431 West 14th st, Manhattan, architect. Cost, \$5,000.

BLOOMFIELD, N. J. (SUB.).—George Renshaw, 95 Midland av, East Orange, N. J., has the mason contract for a 2½-sty frame dwelling, 30x35, on Berkeley av, 200 ft north of Watsessing av, for George C. Heller, 3 Centre Market, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$5,500.

MT. VERNON, N. Y.—William J. Morgan, South 10th av, Mt. Vernon, has the general contract for addition to the 2½-sty frame and stucco dwelling, 15x23, and a new 1-sty hollow tile and stucco garage, 22x20, at 121 North Columbus av, for William F. Vidal, on premises, owner, from plans by Ludwig Eisinger, 52 Vanderbilt av, Manhattan, architect. Cost, \$4,000.

ENGLEWOOD, N. J.—James Bried, West st, Englewood, has the general contract for a 2½-sty wooden dwelling and garage, 20x25, for Walter Ruprecht, 335 Greenwich av, Manhattan, owner, from plans by Rich-

& Mathesius, 320 5th av, Manhattan, architect. Cost, \$10,000.

**BERNARDSVILLE, N. J.**—C. T. Wills, Inc., 286 5th av, Manhattan, completed plans for alterations to the 2½-sty frame dwelling for Julius A. Stursberg, Bernardsville, owner, from plans by Henry C. Pelton, 35 West 39th st, Manhattan, architect. Cost, \$15,000.

**EATONTOWN TOWNSHIP, N. J.**—J. W. Brooks, Asbury Park, N. J., has the general contract for a 2½-sty addition, 20x30, to the 2½-sty frame dwelling for Walter Lewisohn, on premises, owner, from plans by David Ach, 1 Madison av, Manhattan, architect. Cost, \$10,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN**—Waverly Construction Co., 15 Park Row, has the general contract for alterations to the 4-sty brick factory and garage, 45x75, at 214-216 East 9th st, for Edward Kearney, 130 East 13th st, owner, and Carmelo Olicer, lessee, from plans by Jacques De Masquiba, 307 West 36th st, architect. Cost, \$5,000.

**MANHATTAN**—Fanning & Quinn, 104 West 42d st, have the general contract for alterations and addition to the 3-sty brick storage bldg, 40x101, at 639 West 29th st, for Marie M. J. de Corval, 191-9th av, owner, and John T. Stanley, 642-652 West 30th st, lessee, from plans by William Rahmann's Sons, Singer Bldg, architects. Consists of a 3-sty addition and interior alterations. Cost, \$10,000.

**KING ST.**—Sinnott & Rockefeller, 332 Lenox rd, have the general contract for an extension to the 3-sty brick factory in the south side of King st, 90 ft west of Van Brunt st, for Sperry & Beal, on premises, owners, from plans by Thomas J. Sinnott, 427 Ocean av, architect. Cost, \$24,000.

**MANHATTAN**—C. G. Flygare, 405 Lexington av, has the general contract for rebuilding the 1-sty factory, 75x60, at the foot of 152d st, and Harlem River and Exterior st, for the American Balsa Corp., 30 East 42d st, owner, from plans prepared by the company's engineers.

**BROOKLYN, N. Y.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty concrete factory, 130x308, on the west side of 1st av, 75 ft south of 57th st, for the Vulcan Proofing Co., 583 Dean st, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Tenny & Ohmes and Charles E. Knox, both of 101 Park av, Manhattan, are the heating and electrical engineers respectively. Cost, \$200,000.

**BROOKLYN, N. Y.**—Meyer & Sweeney, 384 Crown st, have the general contract for an extension to the 5-sty brick storage bldg on the west side of Coney Island av, 255 ft south of Caton pl, for Charles D. Strang, 199 South Portland av, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$10,000.

**BROOKLYN, N. Y.**—James A. Clark, 482 Canal st, Manhattan, has the general contract and is taking bids on subs for interior alterations and an extension to the 6-sty brick factory on the south side of Sands st, 100 ft east of Bridge st, for the American Circle Co., 19-25 West 44th st, Manhattan, owner, from privately prepared plans. Cost, \$3,000.

**BROOKLYN, N. Y.**—Jardin Co., 507 5th av, Manhattan, has the general contract and desires bids on subs and materials for the 2-sty brick factory, 87x100, on the east side of Green lane, 100 ft south of Front st, for Cornelius White, 258 Front st, owner, from plans by Arthur G. Carl-Manhattan, architects. Cost, \$45,000.

**CLIFTON, S. I.**—Barney-Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 2-sty frame fumigating plant, 60x198, in the east side of Edgewater st, 50 ft south of Simonson av, for Vacuum Co., 166 49th st, Brooklyn, owner, from privately prepared plans. Cost, \$15,000.

**SAG HARBOR, L. I.**—Frank E. Schable, 8329 7th av, Bklyn, has the general contract for a 2-sty brick factory, 20x60, with an extension, 40x40, on Jermain av, for the Engravers & Printers Machine Co., Palmers ter, Sag Harbor, owner, from plans by H. W. Butt, East Orange, N. J., architect. Cost, \$15,000.

**BLOOMFIELD, N. J.**—Austin Co., Transportation Bldg, Philadelphia, Pa., has the general contract for a 1-sty brick and steel assembling bldg, 180x100, for the Sprague Electric Co., on premises, owner, from privately prepared plans.

**HOTELS.**

**MANHATTAN**—Emil Diebitsch, 383 Madison av, has the general contract and desires estimates on all subs immediately for alterations to the 16-sty brick and stone Hotel Ansonia, on the west side of Broadway, bet. 73d and 74th sts, for the Onward Construction Co., 262 West 72d st, owner, and George W. Sweeney, lessee, from plans by Warren & Wetmore, 16

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SCHOOLS AND COLLEGES.

MANHATTAN—William J. Yennie & Co., 45 East 42d st, has the general contract for the new school building, including the pump and generator addition, to be erected at the northeast cor of 23d st just east of 4th av, for Jeremiah Milbank, owner, from plans by David M. Ach, 1 Madison av, architect. School will be occupied by the American Red Cross Institute for Cripples.

STABLES AND GARAGES.

BRONX—A. J. Contracting Co., 101 Park av, has the general contract for a 1-sty brick garage, 50x100, at the northwest cor of Edgewater rd and Seneca av, for Burns Bros., 50 Church st, owners, from plans by Edward A. Lehman, 40 Cedar st, architect. Cost, \$10,000.

BROOKLYN, N. Y.—Jardin Co., 507 5th av, Manhattan, has the general contract for a 1-sty brick garage, 25x45, in the west side of 10th st, 200 ft east of 3d av, for Hazel Pastorfield, on premises, owner, from plans by Carlson & Wiseman, 226 Henry st, architects. Cost, \$2,500.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1-sty brick garage, 132x121, at 176-8 Flushing av, for Lannon King Realty Co., 186 Flushing av, owner, from plans by Charles P. Cannella, 1163 Herkimer st, architect. Cost, \$30,000.

BROOKLYN, N. Y.—Jacob Sachs, 807 Park av, Brooklyn, has the general contract for a 1-sty brick public garage, 50x100, in the south side of McKibben st, 100 ft west of Humboldt st, for Lewis Salkin, 116 Graham av, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 6-sty brick store and loft bldg, 23x99, at 102 Bleecker st, for the Estate of Morris Rosenstein, 48 East 32d st, owner, from plans by Harold Smith, 38 West 32d st, architect. Cost, \$3,000.

MANHATTAN.—M. Reikes, 891 East 172d st, has the general contract for alterations to the 3-sty brick store and office bldg, 20x40, at 35 East 28th st, for Samuel Shapiro, 348 4th av, owner, from plans by M. Joseph Harrison, World Bldg, architect. Cost, \$7,000.

PASSAIC, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work for an addition of 2 stys to the 2-sty brick and frame office bldg, 40x50, in Passaic st, for the New York Belting & Packing Co., on premises, and 91 Chambers st, Manhattan, owner, from plans by Lockwood, Greene & Co., 101 Park av, Manhattan, architects and engineers.

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.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

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 SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

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.

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

BUILDING TRADES EMPLOYERS CREDIT ASSOCIATION will hold its annual dinner at the Hotel McAlpin, Saturday evening, April 27. A number of prominent men have been secured to deliver addresses.

NATIONAL METAL TRADES ASSOCIATION will hold its annual convention at the Hotel Astor, April 23 and 24. At the annual banquet of this organization the only speaker will be former President William Howard Taft.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

AMERICAN SOCIETY OF CIVIL ENGINEERS has again abandoned its annual convention. Reasons given are the absence of many members in the service of the country, the inappropriateness of large social functions at this time, the limitation of transportation facilities and the advisability of economy along all lines.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting at Chicago, Ill., May 7 to 9 inclusive. The nominating committee has submitted the following slate to be voted upon: D. Everett Waid, New York, president; H. O. Lacourt, Boston, first vice-president; W. E. Mallaieu, New York, second vice-president; Franklin Wentworth, Boston, secretary-treasurer, and H. L. Phillips, Hartford, chairman of the Executive Committee.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending April 13.

MANHATTAN ORDERS SERVED.

- Cortlandt st, 10—Waterman Bldg Co, 191 Bway. ....ExS-Rub-FE(R)-St(R)-FP(R)
Crosby st, 40—Abraham Stark.....GE
Eldridge st, 50-2—Witty Realty & Const Co, Stp(R)
5 av, 125—Edward DeP Livingston, 156 Bway, St(R)-Ex-Rub
John st, 2-10—John St Corp.....A-FD
Lispenard st, 2-6—Nathan Stark.....GE-Rec
Lispenard st, 2-6—Bender & Holzhausen,GE-DC
Madison av, 127—Woodbury Langdon, 320 Bway. ....ExS-FP(R)-FE(R)
9 av, 276-80—Hugh Getty, 359 W 26, Ex(R)-ExS-FE(R)-St(R)-FP(R)
Pelham st, 7—Biederman & Schneider...GE-El
Pier 1 (old), North River—American Red Cross, 389 5 av..Spr-Stp(R)-Rec-FD-FP(R)
Pier 1 (new), North River—Raporeal Steamship Line.....Spr-FP(R)-Stp(R)-Ex(R)-Rec-FA-Rub-TD
Piers 10 and 11, North River—Central R R of N J, 143 Liberty, Spr-FP(R)-Stp(R)-Rec-FD-Ex(R)
Piers 18 and 19, North River—Eastern Steamship Co.....Spr-A-FP(R)-Ex(R)-Stp(R)-Rub-TD-Rec-FD-FA
Pier 32, North River—Hudson Navigation Co, Spr-Stp-FP(R)-FD-Ex(R)-Rec
Pier 64, North River—Anchor Steamship Co, Spr-Ex(R)-FP(R)-Stp(R)-FD-Ex(R)-Rec-TD-Rub-DC-FA(R)
Pier 65, North River—Panama Railroad Co, Spr-Ex(R)-Stp-Stp(R)-TD-DC-Rec-FA(R)-WSS(R)
Pier 67, North River, Erie Railroad, 50 Church...FD-Spr-FA-Stp(R)-Ex(R)-Rec-DC
Pier 69, North River—Bristol City Line, Ex(R)-Stp(R)-FP(R)-Tel-Spr-Stp-TD-Ex(R)-FD-Rec
Pier 73, North River—N Y Central R R Co, Grand Central Term'l, Spr-FP(R)-Ex(R)-FD-Stp(R)-DC
Pier 81, North River—Hudson River Day Line, Desbrosses St Pier, Spr-FP(R)-Stp(R)-Ex(R)-Rec-FD-Rub-TD
Pier 90, North River—Quebec Steamship Co, 34 Whitehall.....FA(R)-Rec
Pier 99, North River—N Y Central R R Co, Grand Central Term'l.....Stp(R)-FA
5 av, 102-4—Hyman Segal.....FA-Rec
6 av, 162—Pantellis Sianos.....FA-GE-Rec
6 av, 160—Doukiss Bros.....FA-Rec
6 av, 162—Gimourgina Bros.....FA-Rec
6 av, 466-8—Canaan Investing Co, 1123 Bway, ExS-Ex(R)-WSS(R)-Rub
15 st, 63 W—Inheritance Realty Co, 233 Bway, St(R)
17 st, 29 W—Bklyn Savings Bank, 141 Pierrepont, Bklyn.....FP(R)
18 st, 7-9 W—Louis Stern, 29 W 42, WSS(R)-FP(R)
28 st, 38 W—Samuel Abraham.....FP(R)
31 st, 252 W—William Goldstone, St(R)-FE(R)-ExS-Ex(R)
49 st, 211 W—Archibald D Russell, 20 Exchange pl.....DC
Church st, 94-102—S Charles Welsh, 213 Bway.....A-FD
East Broadway, 116—Est Catharine A DePeyster, c John A Weekes, 45 William, Stp(R)-ExS
30 st, 3 E—Samuel Steinberg.....GE-Rec
71 st, 137 E—Anastasia L Haggerty, 50 South, DC
75 st, 501 E—Minnie Raffloer...ExS-WSS(R)
82 st, 342 E—Robert Kommel, 211 Park av...DC
120 st, 225-7 E—Lenox Wall Paper Co, 3601 Bway.....FA-Rec-D&R-Ex(R)
Bowery, 199-201—Peoples Producing Co, Stp(R)
Bowery, 165-9—Giuseppe A Maiori, FP(R)-El-ExS-Rub-Spr(R)
111 st and Lexington av—P S No 101, Dept of Education, 500 Park av.....FA
Bowery, 235-7—Max Gabel, FE(R)-FA(R)-Spr(R)

BROOKLYN ORDERS SERVED.

Rockaway av, 687—Davis Goldstein.....FA

RICHMOND ORDERS SERVED.

Jersey st, 368—Dennis Hurley, 41 Henderson av, N B.....DC

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