

# New Yorker Who Handles Federal Housing

## Otto M. Eidlitz and What Led to His Appointment as Director of the Government's Immense Task

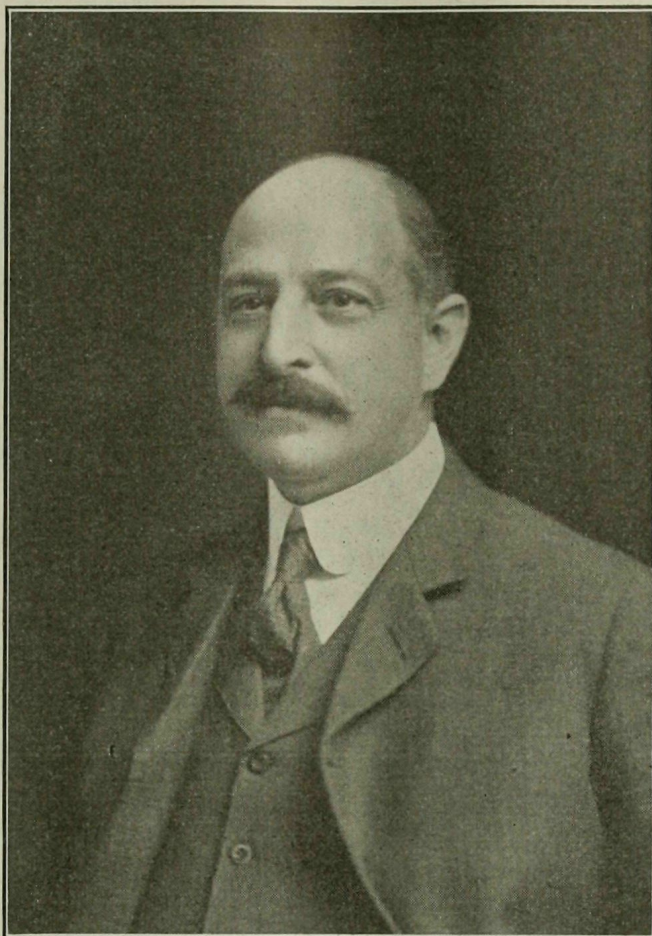
THE enormous extent of the Federal building operations in the Metropolitan district, reaching into hundreds of millions of dollars, and exceeding in number and value anything in the previous history of the country, naturally directs public attention to the manager of these huge building projects. Confidence of builders and others interested in these large contracts has been inspired by the selection by the Government of Otto M. Eidlitz as director of Housing and Transportation of the Department of Labor, through which channel the national housing program is operated.

It will be generally conceded that the firm of which Mr. Eidlitz is the head, is one of the leading concerns, if not the foremost, in the building line in this city, as is proved by the importance of the structures erected under its management during the last few years.

Although the appointment of Mr. Eidlitz was made some time ago, the results of his labors at Washington are only now becoming apparent in the constantly increasing number of large government projects that are being announced daily. His activity at the National Capital preceded his appointment to his present position.

In October, 1917, Mr. Eidlitz was called to Washington by Daniel Willard, Chairman of the Advisory Council of National Defense and headed a committee of five appointed by Secretary of War Newton D. Baker to investigate the restriction of output of war materials, due to the lack of housing for industrial workers. After the report was handed in, on November 12, 1917, the Secretary of War asked him to take up the question with the various departments of the Government and to see whether the lack of housing could be remedied through existing laws or through existing contracts. On February 12, the matter having been referred to the Secretary of Labor, Mr. Eidlitz was appointed Director of Housing and Transportation of the Department of Labor to investigate and provide the necessary housing for industrial workers producing materials and supplies for the army and navy.

This appointment made him at once the most prominent



OTTO MARC EIDLITZ, C. E.

man in the building fraternity in the United States. Mr. Eidlitz attained the enviable position he now occupies by the studious application of his talents for organization and his sustained efforts to improve the welfare of the building interests, which he has served faithfully for many years. In these efforts he has been assisted by his knowledge of human nature.

The son of Marc and Mathilde (Sohr) Eidlitz, Mr. Otto Marc Eidlitz was born in New York City, September 18, 1860. He received his early education in the public schools of this city and in the College of the City of New York. Later he entered Cornell University, from which he was graduated in 1881 with the degree of B.C.E. His degree of C.E. was awarded in 1890. He married Miss Anna May Thomas, of Youngstown, Ohio.

Mr. Eidlitz became associated with his father in the building business in 1881 and was included in a partnership in 1884, under the firm name of Marc Eidlitz & Son. In 1888, upon the withdrawal of his father from active participation in the affairs of the business, Mr. Eidlitz became the head of the organization which has consistently developed and expanded in scope and influence.

For many years the career of Mr. Eidlitz has been marked by the recognition of his diligent and faithful service to the industry of which he is a part. His wide experience and capability and his reputation for fair-minded justice has brought him into unusual prominence upon numerous occasions when expert opinion and matured advice were required to settle some question of importance to the building industry.

Mr. Eidlitz is one of the important factors in many of the controversies that are constantly arising between the employers and workers in the building trades, and frequently has been called upon to settle debated points that have stood in the way of an agreement being reached. His advice and counsel have been taken without question by either side.

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# Drafting Form For Torrens Law Application

Committee of Recording Officials Will Define Procedure Under New Statute

**A**T a conference of the five recording officers representing New York, Bronx, Brooklyn, Queens and Richmond counties held at the office of Register James J. Donegan to discuss the Torrens law the question of a method of procedure under the new law was discussed at length and also the matter of a uniform form of application for registration.

Register Polak of Bronx county presided at the conference and because of his familiarity with the law, having been active in having it introduced in the State Legislature and finally passed in both Houses, was able to outline the workings of the new law and to make valuable suggestions to the members of the conference.

It was finally decided to leave to a sub-committee the task of drafting a form of application for registration and this draft, when completed, will be submitted to the five recording officers for approval and then to the Appellate Division of the Supreme Court for adjudication as provided in Section 434 of the law.

The sub-committees having the drafting of the forms in

charge is composed of James P. Davenport, representing the Registrar of New York County; A. E. Crowley, representing the Registrar of Bronx county, and E. Weaver representing the County Clerk of Queens county. This sub-committee has held several sessions this week and expect to complete their draft by the first part of next week and present it to their superiors for examination and approval. The draft will then be submitted to the court and an early opinion asked for, as applications for registration under the Torrens law are already being filed in the various counties.

The first instrument filed under the new law was that by Walter Fairchild of No. 1 Liberty street, who is secretary of the Torrens League. Mr. Fairchild acted as attorney for former Register John J. Hopper in a *lis pendens* against Edson P. Gilson, John N. Woodfin, Charles A. O'Donoghue, Charlotte A. Hopper and the People of the State of New York. This *lis pendens* was filed in both the County Clerk's office and that of the Register, and covers property in 134th street, 125 feet east of 12th avenue.

## New York Architects in Annual Convention

**A**PATRIOTIC enthusiasm was the keynote of the eleventh annual convention of the New York Society of Architects, held last Tuesday afternoon in the Engineering Societies Building, 29 West 39th street. A large number of members were present to greet the president at the opening of the session. Owing to the war-time conditions, the annual banquet and theatre party, usually important functions in connection with this convention, were dispensed with but the omission of the social features failed to detract interest from the meeting.

It was quite evident that the war and the Red Cross drive were of paramount interest to all present and almost all of the speakers alluded to the present conditions and the great part the architects and builders of the nation were playing. The society as a unit pledged its services to the Government "to be used in any manner deemed most effective for the successful prosecution of the war." The society also voted to give the sum of \$100 from its treasury

funds to the National Red Cross drive.

Among those who spoke at the convention were Hon. John P. Leo, Chairman of the Board of Standards and Appeals; Hon. T. J. Drennan, Fire Commissioner; Hon. W. E. Walsh, Superintendent of Buildings, Manhattan; Hon. P. J. Reville, Superintendent of Buildings, the Bronx; Hon. Albert E. Kleinert, Superintendent of Buildings, Brooklyn; Hon. Frank Mann, Tenement House Commissioner; Dr. William F. Doyle, Chief of the Fire Prevention Bureau; Major John P. Everett, counsel of the society, Mr. John H. Scheier, and Mr. Edward W. Loth, architect, of Troy, N. Y.

Officers for the ensuing year were elected as follows: Mr. James Reily Gordon, president; Mr. Adam E. Fisher, first vice-president; Mr. Edward W. Loth, second vice-president; Mr. Henry Holder, Jr., treasurer; Mr. Frederick C. Zobel, secretary, and Mr. Henry Werhlin, financial secretary. Mr. John H. Scheier was re-elected a director.

## Contractors Figuring on Big Federal Projects

**F**EDERAL building projects continue to occupy a prominent place in the structural news of the week.

There are a number of important operations now out for estimates for which contracts will shortly be awarded. These buildings will all be erected within the territory adjacent to Greater New York and will undoubtedly have considerable effect upon the general building situation in this district.

Bids are being taken to close 11 a. m. Monday, May 27, for a coaling station to be erected at Constable Hook, N. J., at a cost of approximately \$130,000. This structure will be for the use of the Navy Department and will be erected under the direction of C. W. Parks, Chief of the Bureau of Yards and Docks. Estimates are also being taken to close June 10, for the construction of ten hollow tile and concrete magazine buildings at Lake Denmark, N. J., for the same department. This work will cost in the neighborhood of \$300,000.

May 31, at 11 a. m., bids will close for the construction

of a swimming pool, to cost about \$125,000, at Pelham Bay Park, and to be used by the naval men in training at that station. All of these projects will be erected from plans prepared in the Navy Department.

General contractors have been invited to submit estimates for the construction of nurses' homes at Fort Hamilton, N. Y., Yaphank, L. I., and Tenafly, N. J., respectively. These structures will be built under the jurisdiction of the National Red Cross Society from privately prepared plans. The buildings are to be erected from a standardized plan and will be of frame, one story and mezzanine, 30x85 feet.

Numerous large operations have been announced within the past week for which the plans and specifications are now being prepared. Among these are numbered the contemplated loading plant to be built in New Jersey, the exact location of which will be announced later. This structure will be constructed under the direction of Lieutenant Col. R. C. Marshall, Jr., U. S. N. A., and will cost in the neighborhood of \$2,000,000.

# Effect of Salary Increases for City Employes

## Board of Aldermen Proposes Measure That Will Send Tax Rate Above Constitutional Limit

ALDERMAN MULLEN has introduced in the Board of Aldermen a resolution providing for the following increases in salaries:

For employees receiving \$1,000 yearly, or less, 20 per cent. increase.

For all employees receiving over \$1,000 yearly and not over \$2,000 yearly, 10 per cent. increase.

In the preamble to this resolution, attention is called to the fact that Governor Whitman has just signed a bill automatically increasing the salaries of all State employees receiving \$2,000 yearly, or less. With reference to salaries of city employes the practice generally in past years has been for the Board of Aldermen to originate the matter and for the Board of Estimate and Apportionment to agree to the proposal, thus letting the responsibility for the additional cost to the taxpayers rest upon the shoulders of the Aldermen.

The following statement has been prepared by the Budget Committee of the Real Estate Board, of which Laurence McGuire is president:

"As New York City pays 71 per cent. of any direct State tax this automatic increase of State salaries will add largely to next year's city budget.

"The Governor aproved twenty-one bills increasing the salaries of county officials in the City of New York, or providing new pension funds, although he was requested not to do so by the Mayor. These increases being mandatory will also add to next year's budget.

"Last year while the budget for 1918 was being prepared the Real Estate Board directed the chairman of its budget committee to say that the Board would not object to any increase of salary where the recipient received less than \$2,500, and had earned an increase for efficient and honest service. The Board, therefore, is not opposing this contemplated increase, realizing the great increase in the cost of living, but suggests that the method proposed is unfair and impolitic.

"Horizontal increases of salaries are always detrimental to discipline and good service, as the worthy and faithful employee sees the unworthy and faithless employee receiving the same consideration that he does.

"This question of increases of salary, where deserved, and to which no objection is made, is not, however, the important question.

"The City budget of 1918 was nearly \$240,000,000, necessitating a tax rate of from 2.36 to 2.46. We are told by the Comptroller that there must be an increase next year of 32 points, because of certain items left out of last year's budget, by the previous administration, and because of the deficit in the operating expenses of transportation lines in which the City is a partner.

"This addition of 32 points alone would make the tax rate in the Borough of Richmond, next year, 2.78 or a few points beyond the constitutional limit of taxation, which is 2 per cent., exclusive of the debt service, allowing 70 points for debt service.

"The credit of the City is already overstrained and there are many who are well informed who believe the City has exceeded its debt limit. What would be the effect of any attempt by the City to levy and collect a tax in excess of the constitutional limit? What would be the result if the City should find itself unable to meet its budget obligations?

"No new sources of revenue have been provided and the city cannot increase assessed valuations of real estate. Last winter when the Real Estate Board introduced a bill

which would have permitted the taxation of the billions of personal property in this city, the administration opposed it.

"It is in consequence absolutely certain that there must be radical economies in the expense of City government, although such economies cannot be in the line of reducing salaries. Useless and unnecessary functions of government must be abolished or held in abeyance until after the war, and unnecessary places be abolished, such as secretaries to commissioners or to deputy commissioners. Needless deputies should be dismissed. Unnecessary exempt positions should either be abolished or their incumbents be given the work now done by civil service employees.

"The Mayor's Committee on Taxation has recommended the abolition of the Court House Board and the consolidation of city departments affecting real estate, and the transfer of the Building Department of the Board of Education to the City Building Department. All of this would result in saving a great deal of money for the City. Desirable economies in the Department of Health and the Department of Charities have been effected and the activities of both of these departments could be materially lessened without in any way affecting the really valuable work they are capable of accomplishing.

"Such economies should be accomplished before radical increases are made. A horizontal increase such as is contemplated would add at least \$10,000,000 to the budget and 13 points to the tax levy.

"The personal service item in the budget amounts to \$120,000,000. This, of course, includes street cleaners, firemen, police and employees of the Board of Education. The budget of 1918 provided for increases to 35,802 city employes in amount \$3,094,173.22.

"If the resolution of Alderman Mullen, who is a member of the majority, became a law 26,746 employees receiving less than \$1,000 yearly and about 30,000 receiving between \$1,000 and \$2,000 yearly would receive increases. Most of these employees received an increase last year. We would then have a budget for 1919 approximately:

Present budget .....	\$240,000,000
Items left out by previous administration....	9,000,000
Subway deficit .....	15,000,000
Increase in debt service through increased rates of interest and normal growth.....	2,500,000
Increase in State tax—estimated.....	2,000,000
Increase in salaries.....	10,000,000
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	\$278,500,000

"If there is no increase in the assessed valuation of real estate this would mean an increase in the tax rate of 45 points, making the tax rate for 1919 at least 2.91 in the Borough of Richmond, the highest, and 2.81 in the Borough of Manhattan, the lowest. Such a tax rate would not only be confiscatory but would be beyond the constitutional limit of taxation.

"The Board realizes thoroughly the present condition of affairs, the great increase in the cost of living, and the tremendous competition for capable and efficient men. It is unfortunately true, however, that municipal salaries once raised are extremely difficult to reduce and the burdens now imposed might continue long after the war. Is it, therefore, too much to ask that some temporary sacrifice be made by municipal employees at this time? All other citizens are compelled to make similar sacrifices.

"This whole matter must emphasize the fact that new sources of revenue are imperatively needed and that the Real Estate Board's position last winter was right."

# Planning to Relieve Real Estate Taxpayers

## Financial Needs of the City Being Investigated and Additional Sources of Revenue Sought

ARE public credit and private property being injured by the chaos in the methods of providing city and State revenue? What is the extent and kind of relief which should be granted by the Legislature?

These questions indicate in a general way the field of work recently undertaken by the Committee on Taxation of the Advisory Council of Real Estate Interests. The committee includes: Albert G. Milbank, Chairman; Alfred E. Marling, President of the Chamber of Commerce and Chairman of the Advisory Council, also Chairman of the 1916 Mayor's Committee on Taxation; John J. Pulleyn, President of the Emigrant Industrial Savings Bank; Robert E. Simon, President of the Henry Morgenthau Company; Robert Walton Goelet, Walter Lindner, Esq., counsel of the Title Guarantee & Trust Company, and Leo Day Woodworth, Secretary of the Advisory Council.

Yesterday Mr. Milbank stated that the financial needs of the city and State governments were being compiled; that the tax burden of the community is being investigated according to present plans of administration; that the steps for providing additional revenue and generally revising the tax law are being considered both for the city and for the State at large.

The attitude of this tax committee, and also of the Council, on the question of new sources of revenue is indicated by the following memorandum just submitted by Mr. Milbank:

"Aside from real estate taxation, it is assumed that there are only three other general sources of revenue: Personal property; a State income tax, and the so-called Abilities Tax. For the reason that experience in New York and elsewhere has repeatedly shown the futility of the personal property tax, it was decided to eliminate this possible source of revenue from the proposed scheme of taxation. Every attempt at personal property taxation has either defeated its own purpose by driving this form of property out of the tax jurisdiction or has been allowed to become wholly ineffective through non-enforcement. Also there is such a widespread objection to the listing feature that there is no likelihood that the New York Legislature would adopt it.

"A State income tax on general lines indicated in the bill prepared but not introduced by Senator Mills would effectively reach the income from personal property and in a much fairer way. The chief objection to a State income tax is based on the idea that no State should under existing conditions interfere with the Federal Government's dependence upon this source of revenue. In view of the relation of real property to city credit, and in view of the fact that the constitutional limit on real estate taxes will shortly be reached, and in view of the further fact that the income tax rate under the Mills plan is so low as to be almost negligible as contrasted with the Federal rates, it would seem as if this idea should be favorably considered.

"The remaining major source of revenue, the Abilities Tax, was tentatively approved on the basis outlined in the report of the Marling Committee as a measure peculiarly adapted to conditions existing in New York City.

"We do not propose to overlook the fact that our lawmaking bodies must be given sufficient income to cover necessary expenses. We hope to evolve a program which will include a proper limitation of the tax rate on realty, believing that the public interest will be served thereby. To meet these two points and yet to compel the utmost economy on the part of public officers presents an intricate problem for which the answer must be found.

"Owners and lenders, both individuals and corporations, must take a new and deep interest in these questions of government and of public finance. Piecemeal legislation can no longer be tolerated, and the Advisory Council has undertaken to frame a revenue plan which will be both reasonable, adequate and equitable as to all citizens and property interests, and which will warrant their hearty support."

Should mortgage investments be made or continued during the war?

"Most certainly," was the reply yesterday by a well-known member of the Advisory Council of Real Estate Interests.

"Your question cannot be answered in the negative. A negative reply would be weak because too general. Without discussing the subject in detail, I would mention that large numbers of investors who do not have entire latitude in the choice of their investments. Thus, a trustee, or, a fiduciary institution, does not and may not seek investments with a speculative feature. He is, under the law, compelled to observe 'safety first' and is restricted in his choice of securities. For him the mortgage, for say from three to five years, at the rate now obtainable on conservative valuations based on the present market prices of New York realty, it seems to me is the wisest kind of investment. Whether the war lasts a year, or two or three years, he is assured at least of the safety of his principal, even though dollar value be influenced by inflation. That is to say the value of the dollar he receives at the due date of his mortgage may not be as great as the value of his dollar at the time he lends, but in all events he receives in return, almost certainly, the number of dollars he invested."

The general attitude of investors is that the value of mortgage investments has not even been challenged and that war conditions make them all the more necessary.

"We cannot accept the advice of a stock market operator for investors who desire safety and a reasonable return on their money," says Cyrus C. Miller, Chairman of the Executive Committee of the Advisory Council.

## New York's Great Red Cross Drive

NEW YORK City's contributions to the Red Cross war fund at two o'clock yesterday had reached a total of \$23,600,334, it was announced at that hour at the close of the luncheon of the Teams Committee of the local campaign at the Chamber of Commerce.

One of the first announcements made at the noon luncheon, and one that aroused a great demonstration, was that of John D. Rockefeller, Jr., who reported to the corporation team that the contribution of the Rockefeller Foundation to the war fund of the American Red Cross would be \$3,000,000.

This gift carried the total of pledges secured in New York well over the \$20,000,000 mark, even before the day's reports from the team captains had been received.

This city's contributions have been rolling in at the rate of almost \$5,500,000 a day, and if this average is maintained throughout the remaining days of the campaign, which ends next Monday, it will mean a total at the end of from five to ten millions in excess of the \$25,000,000 which was apportioned to this city as its share of the whole fund of \$100,000,000 sought from the entire country.

Brooklyn has the most complete terminal plants in existence.

Brooklyn has 56 miles of improved water front and 144 miles to be completed.

Brooklyn, in one year, produces more manufactured goods than Pittsburgh and Minneapolis added together.

# Smaller Net Returns From Apartment Houses

## Higher Taxes and Greater Operating Costs Reduce Profits from High Class Buildings

RECENTLY there was presented to readers of the Record and Guide the statistics for ten office buildings in the financial district of the city which showed conclusively that while gross rentals of these buildings have been increased 5.32 per cent. for the eleven months ending March 31, 1918, over the same period in 1917, the net income had declined 3.38 per cent., due to the large increase in operating expenses and taxes. The figures were given to justify the contention of real estate men during the last session of the Legislature that realty was being unduly burdened and that unless relief from the constantly mounting taxes was granted by the passage of the Boylan bill limiting taxes on real estate to \$1.75 per \$1,000 the chief asset of the city would suffer severely.

In furtherance of the same cause there are given below the figures relating to the income and expenses of typical apartment houses of the best class on the East and West Sides of the city in the exclusive residence portions. Five of the apartments are on the West Side and three are on the East Side. As in the article on office buildings only new and high class apartments were taken for the purpose of analysis. And as before the figures are exact, obtained from the owners or managers of the properties, and can be relied on in every particular. The names and locations of the buildings are not given for obvious reasons, but could be obtained by officials of the State or City governments if an investigation was set under way for the purpose of thoroughly establishing the facts.

The statements turned over to the Record and Guide by apartment house managers disclose the identical condition of affairs that was shown existed in the financial status of office buildings. While rentals have advanced the net incomes have declined. The operating expenses of apartment buildings has not increased quite so much as was shown to be true of office buildings. The expense of the latter class of structures had advanced 28.4 per cent. in the last year, while the cost of running the apartments has advanced on the average about 16 per cent. in two years.

But rentals of apartments have gone up about seven per cent. in two years to an increase in office rents of five and a quarter per cent. The greatest difference exists in the net income, the apartments showing up with greater reductions in this item than do the office buildings. It was shown that the net income of these latter had declined 3.38 per cent. but the West Side apartments show a loss in net of 17.4 per cent. and on the East Side of 6.8 per cent.

The statistics are the best answer to the recently inaugurated crusade against landlords, who are unjustly accused of profiteering by people who have not taken the trouble to get the facts bearing on the question of the justice of increased rents.

The following are the figures for five West Side apartments:

Comparative statement of Rentals, Operating Expenses and Net Income of Five Apartment Buildings on the West Side—1914-15 vs. 1916-17.

	October 1 to September 30.		Increase or Decrease*		Per Cent.
	1914-15	1915-16	1916-17	in two years	
Coal .....	\$7,690	\$7,780	\$14,205	\$6,515	84.7
Electric light, power, etc. ....	6,090	4,890	4,490	*1,600	*26.2
Insurance .....	3,805	1,530	2,190	*615	*16.2
Painting, papering and supplies ..	5,825	8,510	10,855	5,030	86.3
General supplies ..	1,050	595	625	*425	40.5
Pay roll .....	21,565	21,110	22,330	765	3.5
Taxes .....	25,305	46,905	50,385	25,080	100.0
Misc. ....	139,965	136,550	141,025	1,060	0.7
Total expense....	\$211,295	\$277,870	\$246,105	\$34,810	16.4
Total rentals ....	276,865	300,560	300,250	23,385	8.4
Net income.....	\$65,570	\$72,690	\$54,145	*\$11,435	*17.4

\*Decrease.

It will be noticed that several items of expense show decreases over two years ago indicating that a great effort was made to keep down the outlay in anticipation of an unfavorable showing.

It was not possible to carry all the items of expense

separately owing to the different systems of bookkeeping, and a number of items are grouped under the head of miscellaneous, which also includes interest payments.

The statement for the three buildings on the East Side follows:

Comparative statement of Rentals, Operating Expenses, and Net Income of Three Apartment Buildings on the East Side—1914-15 vs. 1916-17.

	October 1 to September 30.		Increase or Decrease*		Per Cent.
	1914-15	1915-16	1916-17	in two years	
Coal .....	\$23,100	\$16,800	\$36,000	\$13,000	56.2
Electric light, power, etc. ....	14,700	17,700	18,000	3,500	23.8
Insurance .....	6,000	6,300	8,250	2,250	37.5
Painting, papering and supplies...	24,000	29,400	31,500	7,500	31.2
General supplies..	1,701	1,380	2,610	909	53.4
Payroll .....	86,000	84,600	91,500	5,500	6.2
Taxes .....	140,000	160,000	173,565	23,165	16.4
Misc. ....	357,999	370,020	394,575	36,576	10.2
Total expense ..	\$654,000	\$687,000	\$756,000	\$102,000	15.6
Total rentals ...	1,131,000	1,197,000	1,200,000	69,000	6.1
Net income ....	\$477,000	\$510,000	\$444,000	*\$33,000	*6.8

\*Decrease.

One of the interesting factors in any survey of this question of the inability of the landlord to shift the constantly increasing expense, due to higher taxes among other things, to the tenant is the fact that the average term of apartment house leases is three years.

In neither of the statements printed above does the very large increase of taxes this year show. The management of the East Side apartments included in their statements figures to show the increase in this item of taxes for the present year. In the table above the tax payment for last year is given as \$173,565, while for the present year at the rate of 2.36 the amount that will have to be paid will be \$201,780, an increase of \$28,215 or 16.2 per cent.

Returns of the East Side apartments for the five months from October 1 last year to February 28, 1918, indicate a considerable increase in other items of operating expenses. Coal payments for this period in 1917 aggregated \$12,276, while for the five months ending February 28 last, they were \$21,024. The payrolls also increased from \$36,903 during the first five months' period to \$44,079 during the last five months.

One of the interesting features of the analysis is that in the East Side buildings the coal used fell off in the number of tons but increased in actual cost. The figures are: Tons of coal used from April 1, 1916, to April 1, 1917, 6,156 tons, costing \$30,693; while from April 1, 1917, to April 1, 1918, there were used only 5,088 tons at a cost of \$35,481.

The figures as a whole present an eloquent argument in favor of remedial legislation to enable real estate owners to receive a fair return on their investments.

### Realty Board's Tennis Tournament.

THE Real Estate Board's spring tennis tournament will be held at the West Side courts, Forest Hills, Long Island, on Tuesday, June 11, at nine o'clock. This hour has been set in order that the tournament may be completed in one day. The events will be singles classes A and B, and doubles classes A and B. Entries will close on Friday, June 7.

Members of the Real Estate Board of New York and their office associates are eligible for competition in the tournament and the entrance fee will be \$2, including singles and doubles. A luncheon may be obtained at the West Side club house on the grounds at a nominal cost.

The committee in charge is composed of Herbert R. Houghton, chairman; Vasa K. Bracher, Wallace J. Hardgrave, E. K. Van Winkle and E. A. Tredwell.

To reach the courts take the Long Island Railroad from Pennsylvania station, 7th avenue and 33d street, to Forest Hills. Trains leave 8.17, 8.36 and 9.00, or motor by way of Queensboro Bridge.

# Realty Men and Builders in Red Cross Drive

Teams Organized Under Chairman William L. De Bost, Paul Starrett and John I. Downey

**T**HE Real Estate Division of the Red Cross campaign, working directly under the Chairman of the Industrial Division, started on Monday morning to raise not less than \$50,000 as realty's addition to the \$25,000,000 fund to be raised in the Metropolitan district as its quota of the total amount.

Chairman William L. DeBost and Vice-Chairman Francis Bancroft were at headquarters, the rooms of the Real Estate Board at No. 217 Broadway, bright and early Monday morning to instruct the members of the two teams organized to canvass the Borough of Manhattan. To the team of which Mr. Francis Guerlich of Horace S. Ely & Company is the division chairman, was assigned the task of canvassing the employees of every real estate office in the borough. Mr. Guerlich selected as his assistants or division committeemen F. M. Perry, W. S. Dennison, T. Foster Gaines, L. P. Wood, J. L. Tonnelle, Jr., H. G. Derby, Hugh H. Rainey, F. G. Sherrill, C. B. Best, Guy P. Murray, Fred Stuart, Edw. M. Livingston, W. C. Steinkamp, George C. Ponter, Benjamin Mordecai, W. C. Speers and E. Bert Brady.

Division Chairman William Schackford of Daniel Bird-sall & Company selected as his aides Frank Lord, A. C. Mitchell, Chester Byrnes, J. S. Maxwell, W. C. Lusher, A. E. Ashley, W. H. Class, R. D. Whiting, H. A. Frey, J. Irving Walsh, W. S. Redelsheimer, C. R. Schlies, Edwin Zittel, J. W. Hahner, C. T. Coley and E. C. Ohl.

Mr. Schackford's team was assigned to collections from employees in buildings managed by the various real estate offices. Very little cash was handled except in cases where subscribers ordained to pay their full subscription at once.

Vice Chairman Bancroft said: "With a desire to have a definite goal toward which to work we fixed our quota at \$50,000 and I am confident that we will not only reach this figure but go far over it. The men are all working faithfully and conscientiously, giving their entire time to the work of canvassing, neglecting their personal interests in doing so."

The total amount pledged up to yesterday afternoon was \$12,360, representing 775 individual subscriptions or pledges.

**D**URING the drive for the Third Liberty Loan the building industry of Greater New York established a record for patriotism and efficiency that it is trying to equal in the present campaign for funds to be used in extending the work of the American Red Cross Society. Following as it does the recent loan campaign the difficulties encountered by the committees in charge have been numerous, but the hopes of the building fraternity are high and their will determined to make the best possible showing for this most worthy purpose.

As in the Liberty Loan drive the building trades have been thoroughly canvassed by Red Cross committees. Two general committees are in the field, the first, under the leadership of Mr. Paul Starrett, president of the George A. Fuller Company, is soliciting subscriptions from the office employees and the workmen on the jobs. The Board of Business Agents has notified all unions affiliated with the building industry that it is desirable for the mechanics and laborers to make their contributions to their respective paymasters, this afternoon, immediately upon receipt of their wages. A large sum is anticipated from this source.

The second committee is canvassing the corporations and firms connected with the building industry and is working under the chairmanship of Mr. John I. Downey, who is the representative of the American Red Cross Society for the building trades. The committee under Mr. Downey has been making calls all week upon the employers and the outlook is for a large total subscription.

The first Red Cross drive was highly successful from the standpoint of the building trades, the sum of \$111,000 being collected. Owing to the numerous recent demands for funds from various patriotic societies, coupled with the drain on the trade for the recent Liberty Loan, not quite such a large subscription is anticipated, but both committees are working to the utmost of their abilities to equal this figure if possible and the results to date justify the optimism of the respective chairmen.

## Taxpayers Associations To Get Together

**A**N organization of business and taxpayers' associations was formed this week at the Real Estate Board rooms, 217 Broadway.

The following statement was given out:

The meeting was held for the purpose of organizing the 69 taxpayers' associations and the 123 business men's organizations of the city, that there might be concerted action toward keeping New York City safe for life and property.

The deficit in the operation of the transportation lines in which the city is a partner will this year reach the sum of \$15,000,000. The Public Service Commission and the operating companies think that this deficit should be met by a slight additional fare.

The city administration says it should be paid entirely by the property owners of the city, and should be included in the annual tax levy. The great city departments having to do with social service have doubled their expenses in seven years and now a department of foods markets has been established with almost unlimited power to spend money to buy and store food for the poor. This has been done in violation of the Federal prohibition against the hoarding of necessities of life by either individuals or corporations.

The tax rate in 1907 on a full valuation of real estate for the Borough of Manhattan was 1.48. In 1918 on the same valuation the rate is 2.36, and it cannot possibly be less than 2.73 in the same Borough in 1919 unless the most radical economies are effected. This rate would take almost fifty per cent. of the average net return on real estate.

This organization will oppose every demagogue who

for vote-getting purposes, supports socialistic measures, except such as are necessary for the Federal Government in the conduct of the war, and will resist with all its strength the doctrine that the community is obligated to the individual beyond giving him the protection necessary to make life and property safe, and to carry on capably and honestly such functions of government as can best be performed by the community as a whole. It will also teach with all its power and force the opposite direction that the individual owes everything, even life itself, to the community.

The following Committee was appointed to effect organization:

Max Just, Taxpayers' Alliance, Bronx.

G. F. H. Bohlen, 18th and 21st Wards Taxpayers' Association.

Henry Bloch, 12th and 19th Wards Taxpayers' Association.

Theo. F. Krekeler, United Property Owners' Association.

Peter P. Cappel, West Side Taxpayers' Association.

George H. Stege, Receivers' and Distributors' Association.

W. D. Carroll, Claremont Taxpayers' Association.

Frank Demuth, West Side Taxpayers' Association.

John W. Paris, Queens Real Estate Exchange.

Edward P. Doyle, Taxpayers' Alliance, North Shore, Borough of Richmond.

The following Committee was appointed to attend the conference of farmers' organizations at Albany, June 7 Edward P. Doyle, Frank Demuth, George H. Stege, G. F. H. Bohlen, Theo. F. Krekeler, Max Just.

# Coney Island's Board Walk May Now Be Built

Will Make Resort Second Only to Atlantic City and Rapidly Improve Real Estate Values

WHAT is believed to be the last obstacle in the way of the realization of what has been for years the dream of property owners at Coney Island was removed when Chapter 506, of the Laws of 1918, was written into the statute books.

This chapter, known as Assembly bill Number 759, was accepted by the Mayor on April 25 last, and was approved by Governor Whitman on May 7, and became operative immediately. The act authorizes "the commissioners of the land office to grant and release to the City of New York certain lands under water in the Atlantic ocean in the boroughs of Brooklyn and Queens; to provide for the protection of adjacent uplands, the improvement of such lands under water and uplands and the acquisition of property for any such purpose, by such city, and to prescribe the method for defraying the cost."

The plan to transform Coney Island into a second Atlantic City had its inception in 1908, when the Local Board for the Bay Ridge district, Borough of Brooklyn, adopted a resolution, inspired by the West End Improvement League, in a petition reading: "As Coney Island is the playground of Greater New York and vicinity, the city should use the natural advantages of the place by conserving the rights not only of the property owners but of those who visit the resort in the summer months. It is impossible to reach the ocean front except at the foot of three streets, between Ocean Parkway and West 37th street, or even to Coney Island Point, a distance of about 1.5 miles."

This resolution was presented to the Board of Estimate and referred to the Chief Engineer of the Board, who reported back on November 6, 1908. A public hearing was held on December 4, 1908, at which a large number of property owners were present and favored the plan. The matter was then referred to a committee composed of the Comptroller, president of the Board of Aldermen, and the president of the Borough of Brooklyn. The committee was discharged on February 25, 1910. On May 13 of that year by resolution of the Board of Aldermen, the matter was again referred to the same committee with a recommendation that it be investigated.

The report of the Chief Engineer stated that such an improvement is not recognized by the charter as one within the city plan, unless considered a part of the street system. This would mean the laying out of a street for pedestrians well outside of the high water line. He stated further that the proposed walk would have a total length of 9,500 feet and would include within its lines portions of Steeplechase park, at West 17th street, Dreamland pier, and what is known as "Iron Pier."

He figured the cost if constructed of steel and concrete

at \$775,000, or if of timber about \$570,000 and recommended that the proposition be treated as a local improvement and the entire cost assessed on the locality, but suggested that a bigger and better improvement would be an ocean beach for the free use of the public to be paid for by the city as a whole.

In the plans submitted to the Board of Estimate provision was made for a walk beginning at the foot of Ocean parkway and skirting the beach at a distance of several hundred feet beyond high water, the street to be sixty feet wide, while West Fifth, West 21st, West 23d, West 25th, West 28th, West 30th, West 32nd, and West 35th streets were to be extended to it at a width of 30 feet, the outer walk itself turning into the beach on lines coincident with those of West 37th street as extended.

The Department of Docks and Ferries reported that land grants had been given affecting about one-half the total length of the proposed walk and the Tax Department reported that assessments covered the land under water with the upland.

Because of these conditions the Chief Engineer was unable to secure or make any estimate of the value of the property needed, and in transmitting this information to the Board of Estimate stated "its commercial value is probably small, but if acquired by condemnation the expense to the city might be as great as the estimated cost of construction."

The report further set forth that the effect of such a walk upon the bathing beaches would be serious, as the surf would be broken and would give a shut-in appearance. This would apply to the beach in front of the public bath houses built by the city. Such a walk would increase the value of property in its rear very much, since crowds would flock to the various resorts located on this property.

In urging the construction of the board walk by the city, the West End Improvement League, of which W. C. Canny is president and James A. McDonald secretary, set forth the fact that such a walk would prevent the construction of a private walk contemplated by certain property interests, and also the extension of buildings into the ocean to connect with the private boardwalk to the hindrance of the general public.

Because of the inability of the Chief Engineer to straighten out the tangle in the titles of property within the area needed for the improvement, and at the suggestion of the Corporation Counsel to whom the whole matter was referred for adjustment, legislation was decided upon as the only logical and expeditious solution of the problem. Now that the law has been written into the statutes, nothing remains but to await the time when conditions are again normal.

BY CHARLES R. WARD, M.M.E.N.Y.,

Chief Engineer, Topographical Bureau, Borough of Brooklyn.

The importance of the improvement of Coney Island shore for the benefit of the public must necessarily continue to attract attention until it shall have been improved, thereby transforming Coney Island into the finest and most popular summer resort in the world, which nature intended Coney Island to be. It has the advantage of being located within the limits of the metropolis of this country and is accessible by the new subways from every part of the Greater City.

Brooklyn is very fortunate in her location and has many water front advantages, including the ocean front at Coney Island. This beach is visited by millions of people each year. The white sandy beach should never be given up, for it can be maintained under the most adverse conditions. The people of this city, and particularly those of the borough of Brooklyn, would be remiss beyond expression were they to neglect or lose interest in the establishment of a public seaside park along this stretch of water front. It is difficult, therefore, to forecast the ultimate future of Coney Island shore, as anything short of a great, popular, public, seaside resort.

The preservation of the beach and its free use by the public for healthful recreation is obviously a consideration

of the first importance.

The most important proposition now pending for Coney Island is the proposed boardwalk. I believe that this improvement will undoubtedly do more to change the character of Coney Island and advance realty values than all other improvements combined. A boardwalk already extends for a considerable distance along the shore front of Coney Island. It was built at private expense by the property owners for the purpose of benefitting their property.

The proposed construction of the boardwalk dates back to the first year of consolidation, when the Board of Public Improvements took up the matter with considerable vigor, not only favoring the boardwalk, but also a water front park. In 1908 the matter was again favorably considered, but no action was taken other than referring it to a select committee for further investigation. On May 13, 1910, the Board of Estimate and Apportionment appointed a special committee, consisting of the Comptroller, president of the Board of Aldermen and the president of the Borough of Brooklyn, to report upon a proposed boardwalk, extending from Brighton Beach to Norton's Point.

Since then the project has been growing in popularity, and the committee appointed in 1910 held many confer-

ences with interested persons representing local associations and property holders. The adoption of the plan enlarging Seaside Park, including the "Dreamland" property, has given the boardwalk proposition increased impetus. It now seems a necessary part of the shore front development.

One of the greatest obstacles in the way of the boardwalk and seaside park has been the many buildings and other structures along the beach. Some of these now extend beyond high-water mark and others are even beyond low-water mark, with the water at all times under or around them. It is, however, only fair to state that some of these structures were erected on what was originally upland, but by erosion the water has come up to them.

The status of these buildings and other structures beyond the high-water line has been the subject of much controversy. The right to erect structures beyond the high-water line is based, largely, upon grants of land under water issued by the Commissioners of the Land Office of the State of New York. There are twenty-six of these grants, issued between the years 1881 and 1904; one-half of these were issued in 1897. It may be interesting to note that up to the year 1897 there were no obstructions to the free passage of the public along the beach, at least between high and low-water marks, from the Concourse lands to Norton's Point. It was soon after this date that the obstructions began to appear, in some places by the erection of new buildings and in others by the natural working back of the water line to the older structures. The grants of the land under water as issued by the Commissioners of the Land Office were for the purpose of commerce, by the erection of docks thereon, or for the beneficial enjoyment of the same by the adjacent owners. Also for the erection of jetties, bulkheads, etc., for the protection of the beach. A number of the grants reserved to the public the full and free right, liberty and privilege of entering upon and using so much of the lands granted as lie between high and low-water marks. There are also a number of grants which contain no reservation at all.

About six years ago the Attorney General, in the name of the People of the State of New York, brought action against the Steeplechase Park, Joseph Huber, and others, to determine the right of the people to the free and unobstructed use of the land between high and low-water marks. This case was carried through the State Court of Appeals. The final decision contains many points of interest to engineers having to do with the development of water front property. It is believed that this decision has helped clear the way for definite action in the matter of the proposed boardwalk and seaside park. Judgment was first obtained at the Supreme Court by which it was ordered that the defendants, the Steeplechase Company, Joseph Huber, and others, "are enjoined from maintaining certain structures, and also that suitable means be provided for the free passage under pier and walk, and over jetties, etc."

An appeal was taken from said judgment to the Appellate Division of the Supreme Court, where the judgment was unanimously affirmed on January 6, 1915. An appeal from the decision of the Appellate Division was carried to the State Court of Appeals, where the case was decided in July, 1916.

The Attorney General has had surveys made of the present high-water line and the location of the existing structures for the purpose of removing illegal encroachments. There are so many angles from which the subject of shore front improvement must be viewed that each angle must be solved in working out the correct solution of the problem.

The proposed boardwalk will be 60 feet wide, except between Ocean Parkway and Stillwell avenue, as proposed to be extended, where the width will be 120 feet. Its length, including the approaches to the recreation piers as planned, will be 11,360 feet. It will be supported on creosote piles not less than twelve inches in diameter at the cap and sunk in the sand at least twenty feet, located nine feet center to center transversely and about twenty feet longitudinally. The superstructure is to be of selected yellow pine, properly creosoted, with twelve-inch by twelve-inch transverse girders, supporting four-inch by twelve-inch longitudinal floor beams, spaced on two centers, upon which will be laid two-inch by six-inch floorings.

A suitable galvanized iron pipe railing will be provided for both sides of the walk. The approaches from the streets on the north and to the beach on the south will be made by easy inclined ways and stairways. The elevation

of the floor of the boardwalk will be fourteen feet above mean high water level.

At Ocean Parkway and West Fifth street it is proposed to build recreation piers six hundred feet long and sixty feet wide on top. They are to be built six inches higher at the center than at the sides. The outside slopes are two to one, and are protected at the footing with piles. The top of the piers will be twelve feet above mean high-water mark and will be connected with the boardwalk by an approach of the same type of construction as the walk. Under the approach to the piers there will be timber groynes, and at the ends of the piers will be arranged three landings for large boats.

At the time of the original application for this improvement I figured that the entire improvement, exclusive of the acquisition of land not already vested in the City, could be accomplished for less than \$1,300,000, the estimated cost thereof being as follows:

3,210,000 cubic yards of sand fill @ \$0.10 . . . . .	\$321,000
11,360 linear feet of boardwalk and approaches to recreation piers @ \$23.70 . . . . .	269,232
12 stone jetties @ \$26,500 . . . . .	318,000
1 sea-wall and stone jetty at West 37th street . . . . .	30,000
1 sea-wall and stone jetty at East 5th street . . . . .	73,000
2 recreation piers (Ocean Parkway and West 5th street) @ \$110,500 . . . . .	221,000
5,120 linear feet of timber groynes @ \$10 . . . . .	51,200

Total . . . . . \$1,283,432

Under present conditions material and labor prices would be considerably increased, but as there is little likelihood of the work being started at least until after the war conditions may again be normal and these prices be something near right. It is likely that the property owners at Coney Island will take the initiative and begin the preliminary work now that the law permits the city to acquire the titles.

Assuming a value of \$4,000 per lot, the 84 acres of reclaimed and new beach, amounting to about 1,830 city lots, will have a land valuation of \$7,320,000; 16 acres, or about 349 city lots, controlled by private interests, will have a valuation of \$1,396,000, and will add materially to the tax revenue. It will, therefore, be seen that the value of the land thus reclaimed will be more than five times the estimated cost.

One of the questions upon which it has been difficult to reach an agreement with the various interests has been the location of the boardwalk—whether inland of the present high-water line, or over the water at a sufficient distance out to avoid interference with any of the present structures along the shore. This difficulty has been overcome in the present plans by locating the boardwalk outside the present high-water line and by the system of groynes to build out the beach, thus avoiding taking any valuable buildings. The entire scheme will tend to a general increase in the value of Coney Island realty, which means a corresponding increase in tax revenue, and the city, the public generally and the property owners will reap untold benefits through the completion of the improvements.

The city will profit by the increase of about 68 acres in its park land and beach, by additional tax revenues from the 16 acres of beach controlled privately, by the general increase of the taxable values throughout the entire section, by revenue from concessions along the beach and walk, and by rentals for the boat landings on the recreation piers.

The public generally, numbering millions of people, who visit the resort every year will have superior and adequate accommodations for bathing and recreation. The piers and boardwalk will afford a magnificent promenade along the ocean front without any obstruction to its views and breezes.

The property owners of Coney Island will then have a legitimate chance to emulate the example of the municipality by the erection of better and more permanent structures on their land, and the transient population, which must surely increase when the five-cent fare rate to the seashore becomes effective, will make their investments at once lucrative and productive.

The encroachments of the ocean upon the shore have wrought havoc in the past at each succeeding storm. Protection from its ravages becomes a public necessity. I believe that now is the proper time to take a definite stand on this proposition, that a bigger, a brighter and a better Coney Island may be assured to the people of the city.



# New York's Importance in Ship Building Industry

## Survey Suggested to Disclose the Resources and Requirements of the Port—Post-Bellum Work of Great Magnitude

BY WILLARD REED MESSENGER.

THE shipbuilding industry of the United States, on both the Atlantic and Pacific coasts and on the Great Lakes, including metal and wooden vessels and composite metal and wooden ships and concrete ships, has been stimulated to great activity at naval shipyards in the construction of war vessels and at the shipbuilding plants of private companies in producing freight carriers, oil tankers, mine sweepers, submarines and submarine destroyers, etc., with a few bulk freighters, lumber steamers and passenger vessels on the lakes.

At the outbreak of the war there were only about 20,000 skilled ship builders in the United States, producing but a few hundred thousand tons of shipping annually. The total gross registered tonnage of the United States was 8,600,000, with 3,000,000 of this on the lakes and 4,000,000 in the coastwise and gulf service, leaving only about 1,600,000 tons engaged in foreign trade as against the 22,000,000 gross tons of British shipping engaged almost entirely in foreign trade.

In order to meet our new requirements enormous forces of workers have been called from all sections of the United States—from the structural steel trades and the carpentry trades and allied industries—to join the growing army of ship builders, which is fast approaching a quarter of a million men, striving to produce an average of 500,000 tons of shipping per month, or 6,000,000 tons per year. Great Britain, by far the largest shipbuilding nation in the world, before the war was producing less than 2,000,000 gross tons annually, and considerably less since the war, so that the standard of production set for the United States is three times that of the greatest shipbuilding nation of the world in time of peace.

The necessity for speed in ship construction has created some difficult problems for the United States, in addition to the actual work of building vessels. One of these has been the problem of construction of entirely new shipyards, and another the construction of adequate housing facilities for the ship builders, and still another the problem of local transportation to and from the shipyards by trolley or special train or ferry night and morning in localities where the yards are not adjacent to housing facilities.

In connection with the construction of new shipyards it is important to note this involves many new problems, first and foremost being the most desirable location with respect to desirable water depth for launching; the assembling of materials, labor market, housing facilities, climate, etc. The character of materials and of labor required influence or should influence the location of shipbuilding plants. Thus from about 1800 to 1850, when the world's ships were wooden sailing vessels, the pine forests of New England and oak supplies of the middle Atlantic states enabled Maine to produce the best and cheapest vessels in the world. About 1850 the new type of iron ship and later the steel ship began to give England world leadership in ship construction, and shifted the shipbuilding industry in the United States to the middle Atlantic states, adjacent to iron and steel supply; but all during this period, from 1850 down to the present, when most American industries were increasing many fold, the shipbuilding industry increased slowly and amounted to only about one-tenth that of the British output.

Thus for half a century prior to 1905 there was no increase in the number of shipbuilding plants in the United States, but the existing plants were enlarged so that the output was increased gradually about four-fold and the invested capital about twenty-fold during that period. The waters of New York Harbor, through the natural evolution of the industry up to the outbreak of the war, had become the greatest single shipbuilding center in America, and today an enormous

new drydock is being built in New York to accommodate the largest vessels afloat.

Since the outbreak of the war great stimulus has been given to the industry of the Delaware River. More than 40 per cent. of the vessels being ordered by the Emergency Fleet Corporation for our new merchant marine are being constructed on the Delaware, which now has eleven plants, with fifty-three ship ways being increased to 113. These plants have orders for 382 vessels, valued at half a billion dollars, with a total dead weight tonnage of 3,200,000 tons, 60,000 men being employed in their construction, with a payroll of \$2,000,000 per week.

It is therefore apparent that shipbuilding is one of the industries which tend to concentrate in large units in order to produce the greatest economy in construction. Thus one of England's advantages in ship construction has been the fact that English yards on the Clyde, the Tyne and at Belfast construct five or ten steamers all alike, built at one time, whereas in the United States and also among European countries it has commonly been the practice to build one or two vessels at a time.

Thus England, through a gradual process of many years, developed what we have been called upon to create almost at once. For instance, Newcastle on the Tyne, prior to the war, built more shipping in a single year than the entire United States in the same time. Now that the United States is forced to engage in shipbuilding upon such a gigantic scale it is desirable that the entire subject be viewed from every standpoint and that the requirements and opportunities of the reconstruction period and world commerce after the war be considered.

Building Industries of New York is one of the organizations which has urged the importance of this subject, advocating that new shipyards be located in localities favorably situated for the supply of both material and labor and general economical construction of vessels in order that the United States after the war may be in a favorable position to compete in the shipbuilding industry of the world.

It should be borne in mind that while the shipbuilding industry of the United States is being tremendously increased, England's output has been greatly reduced and also that millions of tons of shipping are lost owing to the war and the outputs of other plants have been greatly reduced. Thus in Austria-Hungary, at the ports of Trieste and Fiume, British engineers who had assisted in the newer plants left at the outbreak of war. In Belgium after the war began shipyards and engine shops were used by the Germans for the manufacture of munitions of war. The shipyards of Italy, at Genoa, Naples and Venice, are insufficient to meet the requirements, and even in peace times produce but 5 per cent. of the British output. In France the yards of Marseilles, Havre and Bordeaux can be looked to for but a small contribution to the world's shipping tonnage requirements. Russia has naval stations at Sebastopol, on the Baltic Sea, and at Cronstadt, near Petrograd; but most of the merchant ships that have carried the commerce of Russia, Spain, Australia, all of South America and most of the foreign commerce of the United States have been built in the English towns of Glasgow, Donbartin, Sunderland, Newcastle and Dublin and the German port of Stettin.

With a constant view to producing the maximum tonnage in the shortest possible time and subordinating this to nothing else it will nevertheless be desirable for New York City, as well as the United States, to make a pretty careful survey and analysis of the entire shipbuilding resources and requirements of the world, not only to meet the present urgent and most important demands of war, but to co-ordinate this work with post-bellum requirements of the coming reconstruction period.

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## Landlords, As Well As Tenants, Entitled to a Square Deal

Spring house-cleaning has been accompanied again this year by that other customary spring outbreak, a demand by tenants for lower rents.

This year, as usual, the complaints of tenants are being aided and abetted by some of the more sensational of the metropolitan newspapers, which continue to show their unfortunate disregard for the interests of any except the complaining classes.

To judge from some of these complaints, one would get the impression that New York landlords as a whole are growing rich at the expense of their tenants, and that every time there is an increase in rentals the hard-hearted landlords are merely taking advantage of changing conditions to fatten their own bank accounts without justification.

It is human nature for tenants, no matter what may be their station in life, to get the best surroundings possible at the lowest rental they can find. But it is neither fair nor just for tenants, nor for newspapers, to assume that every time rents go up the landlords pocket the increase.

A good many who take a prominent part in discussing public questions have the utmost disdain for facts, and this seems to be the case again this year with many who have joined in attacking the landlords of this city because rentals are not lower than they are. Yet, every person who wants to be fair, either in discussing the question of rentals or any other important subject, should get the facts on

both sides of the controversy before reaching a conclusion.

Tenants in this city do not have all of the arguments on their side, although many of them seem to assume that such is the case. Only recently the Record and Guide published an article showing that enterprising landlords who have invested their money in modern office buildings downtown are receiving a totally inadequate return from their investments. This fact was clearly demonstrated. The Record and Guide in this issue presents another article showing that what is true of many modern office buildings downtown also is true of new high-class apartments on the East and West sides of Manhattan.

A study of the article in this issue will show that, despite the efforts of landlords to hold down the expenses of their apartment properties, there has been an appreciable increase in the cost of maintaining these properties. It also will show that the rentals of these apartments have been increased by a much smaller percentage than have the expenses of operating them.

One does not have to be a profound student of current conditions to know the tendency toward increasing costs in all directions. To the constantly increasing cost of government, especially of city government, is due in a large measure the inability of many landlords to make their properties produce a fair revenue, even in the face of such increases in rentals as have been made during the last few years.

Landlords, as well as tenants, are entitled to a square deal, and the Record and Guide takes pleasure in calling attention to the fact that in this controversy there is much to be said on the side of the landlords as well as of the tenants.

## Opening of the Barge Canal.

In the rush of war news, too little attention has been given to the recent opening of the Barge Canal which links, on a highly important scale, the Great Lakes and the railroads of the West with the Port of New York. It is proposed, perhaps on July 4, to have a formal celebration of this auspicious event. If the celebration is in keeping with the importance of this great new waterway, it will be an impressive affair.

New York City has shown, in favoring the construction of the Barge Canal, the broad scope of its vision. To provincial minds the Erie Canal has always been known merely as "Clinton's Ditch," an inefficient result of faddists' dreams, but this narrow view, be it said to the credit of our people, has never been held by New Yorkers. They have always realized the usefulness even of the old Erie Canal, and naturally they are wideawake to the importance of the new waterway just opened from the Great Lakes to the Port of New York.

The Federal authorities, sharing this broad view, have been prompt to take control of New York's fine new canal, and if they utilize it to its full capacity this waterway will be of vital aid in winning the war, and of tremendous utility in the years which will follow.

## Can Always Count on New York.

Secretary McAdoo announced the other day that in response to the Treasury's invitation for subscriptions to three billion dollars of United States 4¼ per cent. gold bonds of the Third Liberty Loan there had been received subscriptions to the amount of \$4,170,019,650 from about 17,000,000 subscribers. The Secretary expressed gratification over the fact that it proved the most successful loan the United States ever has offered, both in the number of subscribers and in the amount realized.

This splendid result, as Secretary McAdoo pointed out, was achieved notwithstanding the fact that the country has been called upon to pay since the Second Liberty Loan and

including the month of June income and excess profits taxes to the amount of approximately three billion dollars, which will make a total amount turned into the Treasury of the United States from such taxes and the Third Liberty Loan of about seven billion dollars within that short period.

New York has furnished a very large proportion of the income and excess profits taxes, and yet the official figures on the Third Liberty Loan show that the New York district, which was asked to subscribe \$900,000,000, turned in about \$1,115,000,000 of the total subscriptions

throughout the nation. The New York district responded with subscriptions exceeding a quarter of the total in the entire United States, and the percentage of its quota was 124.

The Record and Guide likes to emphasize these figures, because they demonstrate once again how splendidly New Yorkers always respond to the nation's call, and because they refute so effectively the criticisms of the metropolis which people in other sections of the country are so prone to make without justification.

## Readers' Comment on Current Subjects

May 20, 1918.

*Editor of the RECORD AND GUIDE:*

Will you kindly inform me upon what principle you understand that appraisers now make their valuation of New York City property.

Are they supposed to value at what the property would now bring at forced sale, or at auction? Or at what the property ought to be worth between a willing buyer and a willing seller?

Is it your judgment that the chief appraisers in New York are at present undervaluing property?

M. BERKELEY.

[The law requires that property shall be assessed at its "full value." The rules of the Tax Department, printed practically in full in the Record and Guide of May 4 last, for the guidance of assessors, provides that the value of any piece of property shall never exceed the value of the land plus the cost of reproduction of the building—in arriving at the value of adequately improved property the gross income and operating expenses should be taken into consideration and the net return should be capitalized at a fair rate of interest. Records of the Tax Department in recent years show that the assessed valuation of a large number of plots disposed of at foreclosure sales was about 103 per cent. of the prices obtained at the sales.—Ed.]

May 21, 1918.

*Editor of the RECORD AND GUIDE:*

The casualty insurance companies are busily circularizing real estate offices, and the offices of lawyers, doctors, etc., with printed statements to the following effect: "The law of New York State, under the bill signed by Governor Whitman, May 14, 1918, makes it compulsory for any one employing more than three people in any business—lawyers, doctors, banks, architects, commission men, all kinds of stores and all professional and commercial offices, etc—to insure their employees under the Workmen's Compensation law, or suffer arrest for misdemeanor, be required to pay a fine, and be deprived of the usual legal defenses."

Before the real estate men accept the insurance agents' statements as undistorted and conclusive—before they hand over hard-earned cash for unrequired policies—let your paper call attention to the opinion of Merton E. Lewis, Attorney General of the State of New York, rendered at the request of Governor Whitman, before he signed the bill, i. e.: "Workmen or operatives' specified in Group 45, added to Section 2 of the Workmen's Compensation law by Senate bill Int. No. 602, Prt. No. 1608, refers to employees who do manual labor, or are mechanics or artisans, and does not mean clerks or those engaged in professional work.

HAVILAND & SONS.

## New Yorker Who Handles Federal Housing

(Continued from page 663)

In the organizations affiliated with the building industry Mr. Eidlitz has been marked for especial honors at various times. He was the president of the Mason Builders' Association of New York, 1900-1904; and was the Chairman of the Board of Governors of the Building Trades Employers' Association, 1903-1905.

Governor Roosevelt appointed him a member of the Tenement House Commission in 1900, and in 1909 he was designated by Governor Hughes as a member of the Commission for Investigating Employers' Liability, Workmen's Compensation and Safety Appliances and the Cause and Effect of Unemployment in the United States.

Hon. Edward B. White, Chief Justice of the United States, Hon. Martin A. Knapp, Presiding Judge of the Commerce Court and Hon. Charles P. Neil, in 1912 combined in appointing Mr. Eidlitz as a member of the Board of Arbitration to settle the controversy between fifty-two railroads, east of Chicago, and the Brotherhood of Locomotive Engineers. In 1917-1918 he served as chairman of Liberty Loan Committees for the building industry.

During the period of his building career Mr. Eidlitz has been connected with the construction of some of the leading structures in this city. Among the notable buildings that have been erected under the direction of the firm of Marc Eidlitz & Son are included the following: The New York Clearing House, the office and banking buildings for J. P. Morgan & Co., Brown Brothers, the Chemical National, National Park, American Exchange National, Com-

monwealth, Bowery, Mutual and New York Savings Banks; the buildings for the Bankers Trust, Guaranty Trust and Brooklyn Trust; the Presbyterian, Orthopaedic, Roosevelt, Rockefeller and Ruptured and Crippled Hospitals.

The St. Regis, Belmont and Manhattan Hotels were also erected by this firm, as were the residences for Henry P. Davidson, Theodore N. Vail, Henry Phipps, Thomas F. Ryan, A. D. Juilliard, Bradley Martin, William J. Curtis and Sidney Dillon. Among the clubs and other public and semi-public structures erected under his direction are included the New York Yacht, Racquet and Tennis, Lotos and Yale; the Metropolitan Opera House, the New Theatre, the Ethical Culture School, the Institute of Musical Art, St. Bartholomew's Church, Madison Avenue Presbyterian Church, and St. George's Chapel.

Mr. Otto M. Eidlitz is a Fellow of the Fine Arts Society and a member of the American Society of Civil Engineers and the American Society for Testing Materials. He is a member of the Executive Committee of the Civic Federation and of the New York Chamber of Commerce. He is also a member of the National Geographical Society, Metropolitan Museum of Art and the American Museum of Natural History.

He belongs to the Cornell University, Delta Upsilon, Lotos, Engineers, Transportation and New York Athletic Clubs and the Chelsea Plantation, South Carolina, and the Laurentian of Canada.

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# LEGAL NOTES AFFECTING REALTY

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

### Regulation of Buildings.

REL YING on a charter provision conferring upon it the power "to regulate the height, construction and inspection of all new buildings" thereafter to be erected within its territory, the City of Bluefield, West Virginia, refused to give a lot owner a permit to erect a building on his lot, situated in the business section of the city, and fronting on one of its principal thoroughfares, on the sole ground of its character as to height, his purpose being the erection of a one-story building. By some regulation not fully disclosed in the pleadings the city endeavored to enforce its policy of prevention of the erection of buildings less than three stories high in that section, and refused the permit in pursuance thereof. The owner sought a writ of mandamus to compel issuance thereof.

Ordinarily such charter provisions confer power to limit or restrict the height of buildings, not to require it, as a means of promotion or conservation of the value of adjacent property or attainment of aesthetic ideals or purposes of the community or municipal authorities, and their justification and validity rests upon the police power of the state, under which the Legislature may directly or indirectly provide for the public health, morals, safety, convenience and prosperity.

Public safety from the danger of fire was the only ground upon which the city endeavored to justify and sustain its regulatory policy, and its position was held by the West Virginia Supreme Court, *State v. Stahlman*, 94 S. E. 497, to be well founded if the regulation had any reasonable and substantial tendency to promote safety in that respect. The exercise of the police power must have a substantial basis. The power cannot be made a mere pretext for legislation that does not fall within it. Classification of property and rights for rate regulation, taxation and the like cannot be made upon a mere arbitrary and groundless distinction between subjects. The same principle governs in the test of validity, applied to statutes and ordinances ostensibly passed and adopted for promotion of the public health, comfort and convenience. Its effect and its professed object must substantially agree and coincide.

"Artistic, civic and economic views of a one-story building between three or four story buildings, in a section in which, as a rule, only the higher structures are put up, severely condemn it; but certain obvious laws of physics effectually exclude the assumption that it is substantially conducive to danger from fire. Of course an open fire between tall buildings may be more dangerous, in the absence of resistance, than a smothered one; but a fire in a one-story building would not be an open one. It would be subject to the restraining influence of the roof and walls in a manner similar to that exerted by the walls, floors and roof of a higher structure. Besides a low building is more accessible to firemen than a high one. The combustible matter on which the fire feeds is all near the ground and within easy reach. Water may be poured directly upon it from the windows and roofs of the adjacent and neighboring buildings. Its low altitude decreases the danger to firemen and facilitates their work. There is nothing by which the fire can spread directly upwards—the direction in which it runs most rapidly—and the volume of combustible matter is smaller than that of a higher building. Any slight tendency of a one-story building situated between higher ones to danger by fire is manifestly outweighed and reduced to nothing by these obvious and commonly known principles."

The court held that the power and authority over the owner's property claimed by the city, if allowed by law, would be a serious restraint upon his

right of use and enjoyment. It could not be imposed for the benefit of adjacent or neighboring property owners, nor could it be imposed to effect symmetry of the city, street or section, otherwise than under the power of eminent domain, allowing compensation, if at all. A peremptory writ of mandamus was therefore granted.

### Mistake as to Boundary.

Where the owners of adjoining lots fell into error with respect to the true lines of one lot so that a building on the other lot was erected so as to encroach on it the New York Appellate Division holds, *Belotti vs. Bickhardt*, 167 N. Y. Supp. 19, that the doctrine of the practical location of boundary had no application to vest the encroaching owner with title to the land encroached upon; the parties not intending to have settled a doubtful boundary line as they did not know there was any question as to where the true line was. When the mistake was discovered the owner of the lot encroached upon, in a suit to recover possession of his land and compel the removal of the building, was held entitled to the rental value of the land considered as vacant property, and to no more. Even in an ejectment action he would not be entitled to the rental value of the building. Code Civ. Proc., §1533, provides that, in an action to recover real property, the plaintiff is entitled to recover as damages the rents or profits of the realty recovered for not exceeding six years, but the damages shall not include the value of the use of any improvements made by the defendant or those under whom he claims.

### Dividing Broker's Commissions.

In an action for commissions it appeared that the owner of property contracted to pay the plaintiffs' 5 per cent. commissions for the sale of the property. The plaintiffs engaged the defendant to assist them, agreeing to give him three-fourths of such commission. The New York Appellate Division holds, *Smith v. Goldsborough*, 167 N. Y. Supp. 297, that the plaintiffs are not entitled to share in the further commission which the owner agreed to give the defendant, there being no partnership or joint adventure as between the plaintiffs and the defendant. Any attempted alteration after a sale of the contract between the plaintiffs and the defendant, fixing the proportion in which they should divide the commission for the sale being without consideration, would be ineffectual.

### Building Restrictions.

The New Jersey Court of Errors and Appeals holds, *Heyniger v. Levinsohn*, 102 Atl. 631, that under charter authorizing and investing a company with power to incorporate into any deed made by it a clause forbidding the sale of intoxicants on the premises conveyed and to require any grantee to make and maintain such style and character of improvement as to the company might seem most expedient, the company could pass a general resolution or by-law containing the restrictions as to the use of the premises conveyed by it, and insert a covenant in the deed merely binding the grantee in general terms to abide by the by-laws, it not being necessary to insert the restrictions in the deed.

### Agent's Liability to Principal.

A real estate agent was employed to procure an exchange of land for other real property. The agent had listed with him certain town property for exchange. He offered the town property to his principal in exchange for the land, and falsely represented that the town property was worth \$1,500. That representation was believed and relied on by the principal, and the exchange was made. The Kansas Supreme Court holds, *Luderman v. Koch*, 168 Pac. 906, that the agent was liable to the principal for the damages sustained by him.

REAL ESTATE REVIEW OF THE WEEK

Several Important Sales Reported by Brokers—  
Grand Central Palace Leasehold Sold—Other Reports

A REVIEW of the real estate market for the week shows several unusually large sales, and a healthy market in spite of the Red Cross drive, which is taking up the time and attention of many realty brokers and the people generally.

Paramount among the sales of the week is the purchase by a new organization of which Alfred I. DuPont is a stockholder, of the leasehold of the Grand Central Palace, occupying the westerly block on Lexington avenue, between Forty-sixth and Forty-seventh streets. The new organization takes over the Merchants' and Manufacturers' Exchange, which holds the lease of the building, and in the plan to provide a great market in New York for goods of foreign manufacture, the leasehold held by the exchange is particularly attractive since an act of Congress in 1912, makes the building a free port in itself.

In the Bronx the well known Eichler mansion at the southwest corner of Fulton avenue and 169th street, has been purchased by the Bronx Hospital to be converted into a high class hospital and dispensary to be occupied as such within two months.

One of the largest sales of waterfront property reported in some time was closed on Monday when the Ramberg Iron Works by its attorney Rodney T. Martinsen, purchased through the office of Joseph P. Day, a tract of land consisting of eight and three-quarter acres fronting on Buttermilk Channel (East River) at the foot of Coffey, Dykman, Sullivan and Walcott streets, in the Red Hook section of Brooklyn. The property was sold by Mr. Day for the receivers of the Atlantic Dock Company, and was held at \$650,000. It is understood that the new owners will improve the property with dry docks, and other structures at a cost of over one million dollars.

Bronx taxpayers figured in the sales of the week when Alfred E. Marling and Walter C. Noyes as receivers of the American Real Estate Company sold to Frederick Brown, the operator, the two-story building at the southeast corner of Third avenue and 180th street, on a plot 96x126, and the one-story building containing eleven stores, adjoining the above property in 180th street. The S. Brener Company negotiated this sale. Charles E. Rushmore added to his holdings by purchasing the five-story American basement dwelling at 44 East Sixtieth street. Mr. Rushmore owns the two adjoining dwellings at 46 and 48, thus giving him a plottage of 60x100. Pease & Elliman were the brokers in

Ennis & Sinnott figured in another transaction involving a west side parcel. The five-story building at 443 West Thirty-third street on a lot 25x100 was purchased from Joseph Schwartz, who acquired the property last week from Jacob Hirsch in part payment for the apartment 1520 St. Nicholas avenue.

What may eventually prove to be a great shipbuilding project was the sale on Tuesday to the Federal Shipbuilding Company, of a tract of twenty acres on the west side of the Morris Canal, extending to the Hackensack River in the West Bergen section of Jersey City. The same company also purchased a tract adjoining, from George F. Gantz, of New York, for \$36,000. The first parcel was purchased from the Jersey City authorities.

Options have been secured on eighty acres lying northerly of the above parcels and owned by various interests. When these titles are closed the Federal Shipbuilding Company will have one hundred acres comprising all the lands lying between the Newark and New Jersey railroad on the south, extending northerly to the Lincoln highway and from the west bank of the Morris Canal to the Hackensack river, together with the land under water.

Leasing continued good during the

week and several important deals were put through. As usual there was a greater demand for apartments than there is a supply, but some high class apartments in new buildings were leased at attractive figures and for long terms. In the downtown section a lease of especial interest was that of Snows Limited, exporters and importers, of the entire six-story building at 236 and 238 Spring street, from the Trinity Church Corporation. The lease is for a term of years and represents an aggregate rental of about \$100,000. William A. White & Sons negotiated the deal.

Another lease of interest was that of the entire ground floor in the Builders' Exchange Building at 29 to 35 West Thirty-second street to the United States government for use as mid-

town ticket offices by the Pennsylvania, New York Central, Lackawanna, Baltimore & Ohio, Lehigh Valley and Erie Railroads. Edmond J. Loughran negotiated the deal and he also leased the entire ground floor in the Manhattan Life building at 64 Broadway, to the railroads for their downtown offices in the financial district.

In the Borough of Brooklyn selling has been very active, the three-story and basement houses being in great demand. The brokers of the borough report an unusually active market for such buildings and attribute the cause to the recent advance in rents "which is always followed," they say, "by a good market for such dwellings." In Richmond there has been a very active market for the sale of dwellings and several good sales are reported. The shipbuilding activity in this borough has created a demand for dwellings and the brokers have been unable, in many instances, to supply houses within the area covered by the shipyards.



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### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 31 as against 29 last week and 24 a year ago.

The number of sales south of 59th street was 13 as compared with 10 last week and 10 a year ago.

The sales north of 59th street aggregate 18 as compared with 19 last week and 14 a year ago.

From the Bronx 22 sales at private contract were reported as against 22 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 682 of this issue.

#### Grand Central Palace Leasehold Sold.

An organization in which Alfred I. du Pont is a stockholder has purchased the leasehold of the Grand Central Palace, occupying the westerly block on Lexington avenue, between Forty-sixth and Forty-seventh streets, to provide a great market place in New York for goods of foreign manufacture. The new organization has taken over the Merchants' and Manufacturers' Exchange of New York, which holds the lease of the building, because the exchange, under an act of congress in 1912, possesses rights which practically make buildings which it controls free ports in themselves. The Grand Central Palace is a thirteen-story building, erected about eight years ago by the New York Central Railroad. It has a frontage 200 feet on Lexington avenue and about 400 feet on each street. In the present transaction the du Pont interests purchased the

controlling stock in the association which controls the building, with a view to extending the buying organization's commercial interests for the stimulation of trade between the United States and the allied powers of Europe, Latin America, and the Far East. In addition to the Merchants and Manufacturers' Exchange and the New York Furniture Exchange, which are already tenants, the organizations to occupy the palace include the Allied Industries Corporation, the All-Americas Association, and the All-Americas Publishing Company. A large portion of the building will be devoted to a permanent exhibition and two upper floors are to be converted into club quarters. Eventually it is intended to use the Grand Central Palace as an international bazaar, but the reconstruction will be done floor by floor so that the present tenants may remain until the du Pont corporation requires the room. It was reported that other important properties would be taken over by the same interests.

#### Shipbuilding Company Buys Waterfront.

Title was passed Tuesday whereby the Federal Shipbuilding Company acquired from the Jersey City authorities a tract of twenty acres on the west side of the Morris Canal, extending to the Hackensack River, in the West Bergen section of Jersey City, and directly opposite its shipbuilding plant, which is located on the west shore of the Hackensack. The company also purchased a tract adjoining, 419 by 420, from George F. Gantz of New York for \$36,000. Options have been secured on the remaining eighty acres lying northerly of the above parcels, which were obtained from Mrs. R. Louise Flaacke, the Vredenburg estate,

the Standard Oil Company, and the Robert Davis estate. When these titles are closed the Shipbuilding Company will have 100 acres, comprising all the lands lying between the Newark and New York Railroad on the south, extending northerly to the Lincoln Highway and from the west bank of the Morris Canal to the Hackensack River, together with the land under water.

#### Sale of Waterfront Property.

One of the largest sales of waterfront properties closed for some time past in New York Harbor was announced on Monday by Joseph P. Day, who sold for the receivers of the Atlantic Dock Company a large tract of land consisting of eight and three-quarter acres fronting on Buttermilk Channel (East River) at the foot of Coffey, Dykman, Sullivan and Walcott streets, in the Red Hook section of Brooklyn. The property fronts 900 feet on the channel, opposite Governor's Island, and has an additional frontage of about 380 feet on a private slip of about 1,280 feet. In the immediate vicinity are the Erie Basin and the State Barge Canal. It is within the free lighterage limits and was one of the few remaining large waterfront plots in New York Harbor. The property was held at \$650,000 by the receivers of the Atlantic Dock Company. The property was purchased by Mr. Rodney T. Martinsen, an attorney, who acted for the Ramberg Iron Works, which company operates a large ship repair plant at Imlay and Pioneer streets, Brooklyn. Mr. Day stated that it is the purpose of the purchaser to improve the property at a cost of \$1,000,000 within the current year and it is to be used for drydocking, ship repairing and shipbuilding.

#### Syndicate Buys Opera House.

A syndicate in which George D. Grundy is the principal figure, has taken under a contract of purchase the Lexington Avenue Opera House erected by Oscar Hammerstein several years ago to share the operatic stage of New York with the Metropolitan Opera Company. The contracts were signed on Wednesday and unless something unforeseen happens the opera house will be taken over by the syndicate from the Manhattan Life Insurance Company, which had to take it over several months ago to protect a mortgage on the property. It is the intention of the purchasers to use the theatre for concerts, song recitals and orchestral performances, similar to those given at Carnegie Hall. A lease for a period of years has been made with the Chicago Opera Association for their season of grand opera in New York. It is the plan of the purchasers to give Sunday evening concerts with the leading artists in the country as soloists. Identity of the members of the syndicate other than Mr. Grundy could not be learned from Lewis & Kelsey, attorneys for the syndicate, who arranged for the purchase of the opera house property.

#### Investor Increases Holdings.

By the purchase of the five-story American basement dwelling at 44 East Sixtieth street, on a lot 20x100, Charles E. Rushmore, who owns the two adjoining dwellings at 46 and 48, including the southwest corner of Park avenue and Sixtieth street, now controls a plot 60x100 which he is holding for investment. The property has been held at \$100,000. Pease & Elliman negotiated the deal.

#### Eichler Mansion Sold.

Jacob Siegel and Minnie Siegel Fahs sold to the Bronx Hospital the premises at the southwest corner Fulton avenue and 169th street, having a frontage of 218 feet on Fulton avenue and 145 feet in 169th street, on which is erected a large brick residence and frame residence. The brick mansion was built in 1888 by Marie Eichler, who occupied the same as her residence until 1899. This residence has been occupied by Jacob Siegel. Prior to the building of the mansion the frame house on the south end of the lot was occupied by

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Marie Eichler for years, and subsequently by Minnie Fahs. The purchasers of this property intend to use premises as a high class hospital and dispensary. They are at present located in the neighborhood and have been for years back and will move into the new premises within the next sixty days. The brokers in this transaction are Richard Dickson and Alexander Selkin.

**West Side Parcels Involved in Deal.**

Ennis & Sinnott purchased from Joseph Schwartz the five-story building at 443 West Thirty-third street, on a lot 25x100, and later resold the property. Mr. Schwartz took the property last week from Jacob Hirsch in part payment for the apartment at 1,520 St. Nicholas avenue. The latter parcel was secured by him the day before together with the flat at the northeast corner of Davidson avenue and North street, and the tenement at 402 East Seventy-third street, in exchange for the southeast corner of St. Nicholas avenue and 192d street. It is reported that Mr. Schwartz has also sold the Davidson avenue and Seventy-third street property.

**Bronx Taxpayers Change Hands.**

Two valuable Bronx taxpayers were sold on Tuesday by Alfred E. Marling and Walter C. Noyes as receivers of the American Real Estate Company, to Frederick Brown the operator, in a cash transaction. The properties in the deal include the two-story building at the southeast corner of Third avenue and 180th street, on a plot 96x126 by irregular, containing seven stories on the grade floor and also the adjoining property in East 180th street, a one-story building on a plot 78x144, containing eleven stories. The combined parcels were held at \$160,000. The S. Brenner Company negotiated the transaction.

**To Build Cottage Colony.**

What is regarded by realty interests as one of the largest transactions in vacant property in this city in many years is the sale of the old Schiefflin homestead property consisting of 113 acres of land, bounded by Laconia avenue, 231st street, Baychester avenue and Boston road, Bronx. The buyer is the Hebrew Orphan Asylum and it is understood that more than \$2,000,000 will be expended in the development of a cottage colony. It was necessary to obtain the permission of the Board of Estimate to close at least twelve thoroughfares to consummate this deal. This permission was given. The property is one of the oldest holdings in the Bronx and was developed when that section was occupied by large estates. It was held at \$200,000. J. Clarence Davies was the broker in the transaction.

**Site for Hotel Commonwealth.**

Announcement is made of the completion of the contracts to purchase from Robert E. Dowling and Franklin Pettit the entire block bounded by Broadway, 56th street, 7th avenue and 55th street, for the purpose of erecting one of the largest hotels in the world, to be known as the Commonwealth Hotel. The site consists of about thirty city lots, fronting approximately 200 feet in Broadway, 300 feet in 55th street, 350 feet in 56th street and 200 feet in 7th avenue. Plans have been completed by Starrett & Van Vleck and King & Campbell to erect a building thirty-four stories high and to contain 2,500 rooms. Robert H. Jones negotiated the transaction.

**Manhattan.**

**South—of 59th Street.**

FRONT ST.—Wm. A. White & Sons sold to William E. Williams, one of the tenants, 62 and 64 Front st.

FRONT ST.—Cammann, Voorhees & Floyd sold for Caroline S. Fellowes the 5-sty building on lot 38x55 at 71 and 73 Front st, adjoining the corner of Old Slip, to the Markham Realty Corp., Clarence W. Eckhardt, pres. This property has been owned by the seller since 1861, and was represented by Anderson, Iselin & Anderson as attorneys.

GREENE ST.—Markham Realty Corp., Clarence W. Eckhardt, president, sold to Frederick Brown the 5-sty store and loft building at 52 Greene st. O. G. Manss negotiated the sale.

GREENWICH ST.—John Ruffner purchased from Gross & Herbener, 322 Greenwich st, a 3-sty building occupying lot 20x50, at the northwest corner of Duane st. The property was recently taken in trade by the sellers. Byrne and Baumann negotiated the sale of the property, which is leased for a term of years.

MONROE ST.—Harry Tincorn purchased from Bachs estate the 6-sty tenement at 257 Monroe st, on lot 25x93.

13TH ST.—Dimick estate sold through I. B. Wakeman the 11-sty mercantile building at 8 to 10 West 13th st, covering a plot 40x103.3, adjoining the southwest corner of 5th av.

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# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

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

## PROPOSALS

**NOTICE TO CONTRACTORS:** Sealed proposals for Remodeling Present Laundry for Meat Storage and Refrigeration Purposes, New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. William G. Barrett, President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 o'clock A. M. on Friday, May 31st, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract, and in accordance with the terms of Specification No. 2868 and Addenda No. 1 dated May 21st, 1918. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: May 21st, 1918.

**NOTICE TO CONTRACTORS.** ENGINE AND GENERATOR, ELECTRIC ELEVATORS, ADDITIONAL REFRIGERATION AND UNDERGROUND SERVICE CONNECTIONS.

Sealed proposals for Engine and Generator, Additional Power House Equipment, Electric Elevators (Chronic Hospital and Dining Room Building, West, Reception Hospital), and Additional Refrigeration Equipment and Underground Service Connections, (Storehouse and Cold Storage Building) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, May 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2989, 2990 and 2996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,  
State Hospital Commission.

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40TH ST.—Ortus Realty Co. sold to Charles Wynne 316 East 40th st, a 5-sty tenement, 25x100.

48TH ST.—Charlotte Weatherley purchased from Ennis & Sinnott the 5-sty residence at 10 West 48th st, on lot 25x100.5, at the southwest corner of 5th av. Thomas A. Weatherley was the broker in the deal. The property, which is assessed at \$93,000, was acquired recently by the sellers from Phillips B. Thompson.

55TH ST.—Henry Hencken purchased from Central Trust Co., as trustee of the estate of Hugh J. Grant, the two 5-sty flats at 309 and 311 West 55th st, each on a lot 25x100.11, between 8th and 9th avs. The houses have remained in the same ownership since 1877 and are assessed at \$66,000.

AVENUE B.—Forty Avenue B Corp., Herman Frankel, president, sold 40 Avenue B, a 5-sty tenement, on lot 24x80, adjoining the northwest corner of 3d st.

BOWERY.—Ignatz P. Fleischer purchased from West Mercer Corp., James MacMurray, president, the 5-sty structure at 209 Bowery, on lot 25x100, 50 ft. south of Rivington st. Jacob Finkelstein & Son negotiated the sale. The property shows an annual rent return of \$4,600.

1ST AV.—S. Soraci sold to A. Sorge 2055 1st av, a 5-sty tenement, on plot 25x74.

### North of 59th Street.

60TH ST.—Pease & Elliman sold for William E. Silvertone the 5-sty dwelling at 44 East 60th st, on lot 20x100.5. The property has been held at \$100,000, but the sales figure was considerably less than this amount. The purchaser, Charles E. Rushmore, owns the adjoining 40-ft. plot at the southwest corner of Park av.

62D ST.—James P. Eadie and John B. Robinson sold to Lena Weissberg 210 West 62d st, a 5-sty tenement, on lot 25x100.5.

76TH ST.—James H. Cruikshank purchased from Anna E. Wooster the 4-sty dwelling at 247 West 76th st, on plot 19x102, assessed by the city at \$26,500. This is the first sale of this property in over 20 years. William R. Ware was the broker.

97TH ST.—Joseph P. Day sold for Harry Friedman 119 West 97th st, a 4-sty dwelling, on plot 15x100.

120TH ST.—Harry Sugarman sold for Gertrude Rubin 36 West 120th st, a 3-sty dwelling, on lot 18.4x100.11, facing Mount Morris Park.

122D ST.—Gilbert A. Wright resold to George A. Fisher Co. the 3-sty dwelling, on plot 18.1x100.11, at 13 West 122d st, taken in part payment for the Bonnetoi apartment, Audubon av and 170th st, reported sold last week. Shaw & Ebbitt negotiated the exchange and resale.

127TH ST.—Robert Levers sold the 3-sty dwelling, on plot 18x100, at 51 West 127th st for Dr. Emily Charles.

130TH ST.—Lawyers Mortgage Co. sold, through A. M. Kirtland, 266 West 130th st, a 3-stv dwelling on lot 18.6x99.11.

132D ST.—David Garstenfeld sold for State Superintendent of Insurance to Hudson P. Rose Co. 268 West 132d st, a 4-sty dwelling, on plot 17x100.

134TH ST.—Hudwill Corp., Hudson P. Rose, president, sold to a Mr. Russell the dwelling at 217 West 134th st, on plot 17x99.11, between 7th and 8th avs.

137TH ST.—Marco Realty Co. sold to Anthony Avenue Realty Co. 626 East 137th st, a 5 1/2-sty flat, on plot 37.6x100, near Cypress av.

139TH ST.—Hudson P. Rose Co. bought from Mrs. Alice Curtis the dwelling at 239 West 139th st, on plot 18.2x99.11, between 7th and 8th avs.

140TH ST.—Jaysil Realty Co. sold to Frederick Brown, operator, 491, 493 and 495 East 140th st, two 5-sty tenements on plot 37.6x100. H. J. Rogers and Phelps & Damiane negotiated the sale.

145TH ST.—Nagel & Balsam bought from J. Oilcar the garage at 28 West 145th st, on plot 40x100, between 5th and Lenox avs. Dahnke Brothers and E. A. Polak were the brokers.

163D ST.—Nehring Brothers sold through O'Reilly & Dahn to Malex Realty Co., Max N. Natanson, president, the Wallingford and the Woodstock, 5-sty 30-fam. apartment houses, at 533-537-539-541 West 163d st, on plot 155x100, between St. Nicholas av and Broadway, and held at \$250,000. The houses are now rented for \$26,000.

AVENUE H.—New York Homeopathic Medical College and Flower Hospital has further enlarged its site at Avenue H, 63d and 64th sts, by purchase from Crimmins Operating Co. of the 6-sty factory building at 423 and 425 East 63d st, adjoining. The property just acquired is 50x100, and increases the frontage on 63d st to 331.6 ft. It is reported that the nurses' home and dispensary will be extended over this plot.

PARK AV.—Sidney L. Warsawer sold for Carrie L. Jacobs the 5-sty tenement at 1488 and 1490 Park av, southwest corner of Park av and 109th st.

### Bronx.

ARDEN ST.—C. S. Kobler sold for Bromberg Realty Co. to Frederick Brown 15 Arden st, a 5-sty apartment house, on plot 27x100. In part payment Mr. Brown gave 102 Edgecomb av, a 3-sty private residence. The entire transaction involved over \$55,000.

KELLY ST.—Arthur Seidman sold, through Harry Sugarman, the 4-sty flat at 1044 Kelly st, on lot 25x100, near 165th st.

158TH ST.—J. Clarence Davies sold for Sarah F. Byrnes 650 and 652 East 158th st, southeast corner of Cauldwell av, two 3-sty frame single flats, on plot 39x81.

190TH ST.—Briggs estate sold the dwelling, plot 43x168, south side of 190th st, 76 ft. east of Morris av, to a client of W. R. Lowe.

ANTHONY AV.—Frederick Brown resold to Joseph Thomas the 4-sty flat, on plot 35x100, at the northwest corner of Anthony av and 175th st.



**BAILEY AV.**—John C. Mead sold through Kurz & Uren the two 2-sty 3-fam. dwellings at 2872 and 2890 Bailey av, each on lot 25x100, between 229th and 230th sts.

**BRADHURST AV.**—James H. Cruikshank sold the two 5-sty single flats at 6 and 8 Bradhurst av, between 142d and 143d sts, on plot 45.5x55, assessed by the city at \$22,000.

**CLAY AV.**—Frederick Brown resold to Samuel H. Kahn the 5-sty apartment house at the southeast corner of Clay av and 176th st, on plot 65x95. The house was held at \$85,000 and was acquired by the seller several weeks ago from C. and C. Construction Co. In part payment the buyer gave the 5-sty flat at 108 West 115th st, on plot 31.3x100, between Lenox and St. Nicholas avs, valued at \$35,000.

**DECATUR AV.**—Kurz & Uren, Inc., sold for Benenson Realty Co. 2649 Decatur av, near 194th st, a 5-sty new-law apartment house, on plot 50x152, having four families on a floor.

**DECATUR AV.**—Gross & Herbener resold to I. & S. Co., Isidor Teitelbaum, president, 262 and 264 Decatur av, corner of 204th st, a 1-sty business building, on plot 50x100. In part payment the buyer gave 566 Courtlandt av, a 3-sty business building, on lot 25x100, between 149th and 150th sts. Eugene J. Busher and Byrne & Baumann were the brokers in the transaction.

**GRAND BOULEVARD.**—J. Clarence Davies sold to Raymond L. Ditmars, curator of the Bronx Park Zoological Gardens, purchased for Burnside-Jerome Lot Corp. the vacant plot, 100x100, at the southwest corner of Grand Boulevard and Concourse and 180th st, one block north of Burnside av.

**SEDGWICK AV.**—J. Clarence Davies sold for Catherine C. Giles the vacant plot, 26x114, on the north side of Giles pl, about 260 ft. west of Sedgwick av. The purchaser is M. S. Eyler, owner of the property adjoining on the south.

**SEDGWICK AV.**—Elsie B. McNutt sold to De Forest Telephone and Telegraph Co. a lot, 25x95, on the west side of Sedgwick av, 100 ft. south of 171st st.

**SOUTHERN BLVD.**—Louis Schrag sold for Chas. A. Schrag, his private dwelling at 2135 Southern blvd, on plot 66x150, to Gottlob Brenzinger.

**UNION AV.**—A. Cahn sold for W. & I. Dickert the dwelling at 1230 Union av.

**UNIVERSITY AV.**—William R. Lowe sold for Frederick A. Budde 2202 University av, a dwelling, on lot 27x100.

**WASHINGTON AV.**—Benenson Realty Co. purchased through Phelps & Damiane the 6-sty apartment house at 1186 and 1188 Washington av, on plot 51.10x126.5. The house is located between 167th and 168th sts.

**WEBSTER AV.**—Benenson Realty Co. sold the 1-sty garage in course of construction on the east side of Webster av, 250 ft. north of 167th st, on plot 208x98x irreg., running through to Brook av. Alexander Selkin and David Mintz were the brokers. The property was held at \$75,000.

**WESTCHESTER AV.**—William R. Lowe sold the southeast corner of Westchester av and White Plains rd, a vacant plot, 60x110.

**Brooklyn.**

**DEGRAW ST.**—John Pullman Real Estate Co. sold 687 Degraw st, a 3-sty flat, on lot 20x100, for Isidore Levy to Frank Dent.

**HARMAN ST.**—R. A. Schlesing sold for Emil Wiederhold the 2-fam. house at 94 Harman st to Fred. von der Gesst and wife for occupancy.

**STERLING PL.**—Charles E. Rickerson sold for Realty Association, 364 Sterling pl a 3-sty dwelling, between Vanderbilt and Underhill av.

**1ST ST.**—B. J. Sforza sold for Christine DeFalle the lot, 20x100, in the west side of East 1st st, 100 ft. north of Avenue X.

**5TH ST.**—F. C. Sauter sold to Mrs. Margaret J. Slavin the 2-sty dwelling at 366 5th st, for Mrs. Margaret E. Norman.

**EAST 10TH ST.**—J. D. Ranck and Samuel Galitzka sold for a Mr. Young to a client for occupancy 927 East 10th st, a 2-fam. dwelling on a plot 40x100.

**EAST 12TH ST.**—J. D. Ranck and Samuel Galitzka sold for G. Frost to a client for occupancy 921 East 12th st, a 2-sty bungalow, on a plot 20x100.

**51ST ST.**—Tutino & Cerny sold for Thomas P. Hayes to Mrs. Johnson the 2-sty brownstone dwelling at 441 51st st.

**65TH ST.**—Julius D. Kalisch sold for Mary E. Thornton the 1-fam. semi-detached dwelling at 1902 65th st, corner of 19th av, on lot 25x100, to Dr. William Siegmeister.

**66TH ST.**—B. J. Sforza sold lot, 20x100, in the north side of 66th st, 300 ft. east of 11th av.

**76TH ST.**—Frank A. Seaver & Co. sold the brick house at 272 76th st for L. K. Neville.

**85TH ST.**—Frank A. Seaver & Co. sold the 1-fam. frame detached house at 1022 85th st, on plot 50x100, for John Fitzpatrick to a client for occupancy.

**AVENUE J.**—J. D. Ranck and Samuel Galitzka sold for a Mr. McGurn a plot 40x100 on the south side of Av J, about 100 ft. east of East 7th st.

**BAY RIDGE AV.**—Mechanics' National Bank sold through E. J. Hollahan the 2-sty 2-fam. house at 157 Bay Ridge av.

**12TH AV.**—B. J. Sforza sold for estate of T. G. Bergen the plot, 40x80x40x105, at the northwest corner of 12th av and 65th st.

**20TH AV.**—Aleo Building Co., associated with Realty Trust, sold to Hyman Sales of Manhattan the 1-fam., semi-detached brick dwelling at 6320 20th av, in the Mapleton district.

**Queens.**

**ARVERNE.**—E. R. Wood Realty Co. sold to I. Zaret a plot, 164x383, at the southeast corner of Far Rockaway blvd and Beach 53d st, and a large plot at the northeast corner of

Ocean av and Beach 57th st. The company also sold to G. W. Craft a plot, 166x383, on the south side of Far Rockaway blvd, 382 ft. east of Beach 53d st.

**ARVERNE.**—Bond and Mortgage Guarantee Co. sold to Julius Strauss Realty Corp. the plot, 125x176, at the northeast corner of Ocean av and Meredith av.

**BAYSIDE.**—Harnden Realty Corp. sold to N. H. White a plot 70x151, in the east side of 9th st, 125 ft. south of Lawrence blvd.

**BAYSIDE.**—Bayside Homes Co. sold to B. Kenyon, of Auburn, N. Y., a plot, 60x100, in the west side of Gardiner st, 125 ft. north of Warburton av, and two plots each 26x100 in the east side of 3d st, 100 and 153 ft. north of Warburton av.

**COLLEGE POINT.**—J. Sykora sold to R. F. Hallen a plot, 80x174, at the northeast corner of 28th st and 3d av.

**FLUSHING.**—Thrift sold to T. F. Woods the dwelling and plot, 40x100, at the southeast corner of Delaware st and Murray st.

**FLUSHING.**—Bayside Homes Co. sold to E. K. Laing the dwelling in the east side of 28th st, 160 ft. south of State st.

**FLUSHING.**—P. J. Bang sold to C. Sarranowicz the dwelling at the northeast corner of Prince st and Washington st.

**HOLLIS.**—J. Jaeged sold to F. Thomas the dwelling and plot, 80x100, in the east side of Garrison st, 100 ft. north of Beaufort av.

**JAMAICA.**—Hayford Realty Co. sold to J. Matheis, Jr., the dwelling and plot, 40x95, in the east side of Church st, 380 ft. north of Metropolitan av.

**LAURELTON.**—Laurelton Development Co. sold to A. E. Middleton a plot, 100x100, at the north corner of Westminster blvd and Essex st.

**ST. ALBANS.**—St. Albans Heights Realty Co. sold to J. H. Boeschen a plot, 100x140, in the west side of Decatur st, 180 ft. north of St. Marks av.

**SPRINGFIELD.**—Decker Realty Co. sold to M. C. Rosenberg its development consisting of 275 lots.

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J. B. Orkin, dealer in cloaks and suits, at 25 and 27 West Thirty-fourth street, has taken a long term lease of the seven-story Oakdale apartment hotel, abutting, at 36 and 38 West Thirty-fifth street, and plans an important alteration to both properties. The lease, which was made with the New York Life Insurance Company, owner, is for a term of ten years at a total rental of about \$250,000. The Oakdale is a seven-story building on plot 40x100. It is planned to connect the Thirty-fourth street building with the one on Thirty-fifth street, and establish in the latter the buying, receiving and delivery departments of the lessee in order to provide necessary traffic relief on the main thoroughfare. Mr. Orkin said that he will occupy the first two floors and store of the Oakdale and sublet the upper portion for apartments. Plans for the proposed changes are being made by Buchman & Kahn, architects. It is estimated that the changes will cost upward of \$50,000.

**Consolidate Ticket Offices.**

A consolidation of mid-town railroad ticket offices was effected Tuesday through the lease of the entire ground floor in the Builders Exchange Building at 29 to 35 West Thirty-second street. The companies to occupy this space include the Pennsylvania, New York Central, Lackawanna, Baltimore & Ohio, the Lehigh Valley and the Erie Railroads. The floor is now occupied by the Brunswick-Balke-Callender Company, which recently renewed its lease, but consented to give up the space for the use of the Government. This company has leased for a term the ground floor at 39 West Thirty-second street. Edmond J. Loughran negotiated both transactions. The same broker leased the entire ground floor in the Manhattan Life Building, 64 Broadway, to the railroads for their downtown offices in the financial district. Jardine, Hill & Murdock, architects, have charge of alterations at both locations.

**Trinity Church in Warehouse Lease.**

Snows, Ltd., exporters and importers, having their principal offices at 17 Battery Place, have leased from Converse & Company for a term from Trinity Church the entire six-story and basement building at 236-238 Spring street running through to No. 27 Clark street. The lease is for a term of years and represents the total outlay in rent of almost \$100,000. The tenants will alter the building to adapt it for a warehouse to take care of their rapidly increasing business. William A. White & Sons negotiated the deal.

**Home for Russian Leader.**

Wealthy Russians have taken a lease, with an option of purchase, of the four-story twenty-five-foot residence of Mrs. August E. Knopf, at 99 Riverside Drive, south corner of 82d street. According to an unconfirmed report, the house, which will be altered and furnished as a club, is to be the home of Alexander F. Kerensky, Russian revolutionary leader, during his stay in America. The residence has fifteen rooms and occupies a lot, 22.2x76.5.

**Ticket Offices Closed.**

By orders of the United States Railroad Administration the following offices, heretofore occupied as ticket offices by the various railroad companies, have been closed or will soon be closed, and the leasing of the several stores placed in the hands of a sub-committee consisting of H. A. Howarth, Real Estate Agent of the Long Island R. R. Co.; H. M. Andrews, General Land & Tax Agent of the Erie R. R. Co.; H. R. Wilson, Assistant General Land & Tax Agent of the New York Central R. R. Co.; F. A. Von Moschzisker, Agent Real Estate Department, Pennsylvania R. R. Co., and R. D. Van Duzer, General Land & Tax Agent of the Lehigh Valley R. R. Co., who have opened a rental

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PEASE & ELLIMAN leased for E. Dimond Bird to Frederic Tilney the 5-sty dwelling at 22 East 63d st, adjoining the southwest corner of Madison av.

PEASE & ELLIMAN leased for Dr. H. H. M. Lyle to Dr. H. J. Schwartz the 4-sty dwelling at 50 East 53d st, between Madison and Park avs.

PEASE & ELLIMAN rented apartments at 1000 Park av to Julian Rice; at 875 Park av to Mrs. G. F. Gifford; at 130 East 67th st large duplex apartment to Roger D. Lapham; at 21 East 54th st to Miss Ann Parker; and at 100 West 59th st apartments to C. E. Clapp and A. C. Hastings.

PEASE & ELLIMAN leased for Mrs. Marie N. Davis to City Leasehold Corp. 52 West 57th st, a 4-sty dwelling, on lot 25x100.

PEASE & ELLIMAN leased for William C. Reick, managing editor of the "Sun," his 5-sty dwelling at 1014 Madison av, adjoining the northwest corner of 78th st, to Mrs. E. B. Hopkins.

PEASE & ELLIMAN rented for estate of C. H. Meyer the building at 214 Franklin st to George C. Carnegie.

PEASE & ELLIMAN leased to National Quotation Bureau, Inc., the 5th floor at 173 Broadway.

L. J. PHILLIPS & CO. leased the following apartments: at 57 West 75th st for William Hewson, furnished, to Capt. Dibowsky; for Klein & Jackson at 345 West 88th st to L. Milius and P. B. Philipp; for Bing & Bing at 1 West 68th st to Mrs. William B. Reilly; for A. L. Mordecai & Sons at 161 West 86th st to Edward Davis; for Almira Knopf a furnished private dwelling at 99 Riverside dr to A. D. Semenovskiy; also at 611 West 111th st to Robert H. Mansley; also at 63 West 70th st to K. K. Mussey; and at 135 Central Park West to B. L. Harned.

GEO. R. READ & CO. leased 3 1/2 Stone st to Joseph LoCasto; the 3d floor at 155 Chambers st to Charles E. Gerhold, and the 3d floor at 101 Water st to Sharp Supply Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to A. Mitchell Palmer, Alien Property Custodian, the 5th floor, with 12,000 sq. ft. of space, at 110 West 42d st.

M. ROSENTHAL CO. leased the 3d floor at 22 and 26 West 32d st to Harry A. Roman & Co.

EVERETT M. SEIXAS CO. leased the dwellings at 558 and 560 West 160th st for 3 1/2 years.

JAMES A. SHEERAN leased to Mrs. Morton Taylor the 3-sty dwelling at 134 East 95th st and to Elizabeth Kovacs the 3-sty dwelling at 205 East 82d st.

James A. Sheeran leased for Walter J. M. Donovan to James F. Ring the 3-sty garage at 265 West 87th st.

SPEAR & CO. rented for the 6th Av and 23d St Corp. the two stores at 369 and 371 6th av to Littman & Pikelny; for the Land Map Realty Co. the 1st loft at 6 and 8 West 18th st to J. Goldwasser; for the Metropolitan Life Insurance Co. the 2d, 6th and 7th lofts at 149 and 153 Wooster st to the Thaddeus Davids Ink Co., and R. Gangemi & Co., with Douglas Robinson, Charles S. Brown Co., the 3d loft at 127 and 133 West 17th st to the Supreme Cloak Co.

CHARLES B. WALKER leased to Wheelwright Paper Co. of Boston the store and basement at 174 Wooster st for M. Hayes et al; for estate of John R. Graham loft at 124 Baxter st to John Loyd Co.; for Woehr Bros. loft at 180 Lafayette st to Charles Elterich; and for W. Bleyer space at 498 Broome st to Frank Gelevich.

SIDNEY L. WARSAWER leased for Mary O. Ginger the store at 615 9th av to A. Reiser.

WHITE-GOODMAN leased to Harris Rubber Co. the 6th and 7th lofts at 207 and 209 Wooster st, containing about 15,000 sq. ft.; also the store and basement at 35 and 37 East 13th st to Abraham Abramson.

WHITE-GOODMAN leased the store and basement at 35 to 37 East 13th st to Abraham Abramson.

WM. A. WHITE & SONS. leased additional space at 21 and 23 Maiden la to United States agency of Omega Watch Co., and offices at 100 Hudson st to Edward W. Murphy and to Consolidated Manufacturing Corp.

WM. A. WHITE & SONS leased to Isaac Schullman loft space at 90 and 92 University pl.

WM. A. WHITE & SONS leased to Snows, Ltd., exporters and importers, the 6-sty building at 236 and 238 Spring st for \$100,000 total rent.

WORTHINGTON WHITEHOUSE, INC., leased an apartment at 1067 5th av to James L. Putnam; also at 960 Park av an apartment to Mrs. James A. Roosevelt; and at 103 East 86th st to Mrs. Paul Renshaw.

REAL ESTATE NOTES.

JOHN J. FENTON is the buyer of the 5-sty building at 592 Water st.

ELIZA WOLEF is the buyer of the dwelling at 47 West 91st st sold recently by Houghton Co.

A. A. HAGEMAN has been appointed agent for the property at 686 10th av and 455 West 48th st.

DUROSS CO. have been appointed managing agents to lease the stable and warehouse property at 214 and 216 West 17th st.

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.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Mortgages.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Amount, Unusual Rates, Interest not given, and Amount. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Mortgage Extensions.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Building Permits.

Table with columns for 1918 (May 18 to 24) and 1917 (May 19 to 25). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to May 24.

WURTS BROTHERS, expert general photographers, have removed their studios to 1358 Broadway, at the northeast corner of 36th st. DUROSS CO. have been appointed agents for the properties at 135 West 22d st, 120 West 17th st, 276 West Broadway and 210 and 212 West 11th st.

RALJAN HOLDING CO., with a directorate of A. J. White, A. Balgley and H. Lesser, is the buyer of 66 West 12th st. The company has just been organized.

SEABOARD TRADING CO., which bought the property at the southeast corner of Front and Moore sts, last January, is the buyer of 20 South st, recently reported sold.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of 43 cases and disposed of them as follows: Withdrawn, 4; dismissed, 13; laid over, 2; granted, 17; denied, 7.

MORGANSTERN BROTHERS SYNDICATE and Harris Maran & Son are the buyers of the 5-sty tenement at the southwest corner of Daly av and 181st st, sold recently at auction in a foreclosure for \$49,300.

NEW YORK STATE LEAGUE of Savings and Loan Associations will hold its thirty-first annual convention at Saratoga Springs on June 20 and 21. The programme will include: "The Question Box" and addresses by Walter Scott, Anning S. Prall, secretary of the North Shore Association of Richmond Borough and member of the New York City Board of Education; Sydney W. Stern and John G. Farwell. Mr. Farwell will speak on "The Relation of the Banker to the Savings and Loan Associations."

BRONX. Conveyances.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., No. with consideration, Consideration, and Amount. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Mortgages.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., Amount, To Banks & Ins Cos, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Interest not given, and Amount. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Mortgage Extensions.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

Building Permits.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

BROOKLYN. Conveyances.

Table with columns for 1918 (May 16 to 22) and 1917 (May 17 to 23). Rows include Total No., No. with consideration, Consideration, and Amount. Summary rows for Jan. 1 to May 22 and Jan. 1 to May 23.

Mortgages.

Table with columns for 1918 (May 16 to 22) and 1917 (May 17 to 23). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Amount, Unusual rates, Interest not given, and Amount. Summary rows for Jan. 1 to May 22 and Jan. 1 to May 23.

Building Permits.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

QUEENS. Building Permits.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

RICHMOND. Building Permits.

Table with columns for 1918 (May 17 to 23) and 1917 (May 18 to 24). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to May 23 and Jan. 1 to May 24.

LOTS PLOTS ACREAGE

The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

HOUSES FACTORY SITES

Developers of

Queens Borough Real Estate

# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

**C**ONDITIONS in the local building situation have undergone but slight change during the past week. Private building operations, other than alteration projects, are a negligible quantity and the most important factor at the present time involves those structures under way or contemplated for Government occupancy, and those being erected for industrial and commercial interests requiring additional facilities for handling war contracts, foodstuffs, or other purely essential construction.

There is an enlivened interest manifest in speculative construction which is most gratifying to the building industry. For many months this phase of construction has been neglected owing to the difficulty of securing adequate building loans and also by the high cost of materials and supplies. From the latter influence it is now conceded that no relief is possible for a long time, at least not until the war is ended and perhaps not for years afterward. With this fact in mind, and recognizing the great need for living accommodations in this city and surrounding sections, speculative builders have matured their plans and some have already started their buildings. Those who complete their structures during the summer will reap large benefits next autumn as their will be an unusually heavy demand for apartments in modern multi-family houses and the rentals to be obtained will be greater than those ever paid in the past.

The most important phase of purely private building construction at the present time is the alteration work now in progress, not only in Manhattan, but throughout the entire greater city. The fact that but comparatively few structures of any description have been erected during the past year has created a demand for space that is far in excess of the supply, and the owners of properties that might be improved by the expenditure of relatively small sums for alterations and repairs will be substantially repaid for any outlay they make in modernizing their buildings. Rentals are steadily advancing for almost every type of rentable space and the city abounds in properties that now only pay the carrying charges but which could be made to return excellent dividends if the owners could be made to realize the advantage of improving them.

The building material markets have demonstrated no unusual activity during the past week. The general volume of business is considered satisfactory under the circumstances and few lines, notably those supplying commodities for Federal building operations, are reporting good trade. Prices are firm in all branches and in some instances increases have been announced. The undercurrent of feeling still exists that the material price situation has not reached its high level and that before the summer is past structural commodity prices will be considerably higher than they are today in those lines that are not subject to Federal control.

**Common Brick.** Although the volume of sales is about similar to that of last week the situation in the market for Hudson River common brick is slightly improved. As predicted recently the wholesale prices of common brick have been advanced and the market is now firm at \$10 to \$10.25 a thousand, to dealers, in cargo lots, with manufacturers asking \$10.50 for top grades. Although the latter price has not been obtained as yet, there is every likelihood that the market will soon advance to this as its level. Practically no new demand for general building purposes has developed during the week, but there is a feeling of confidence owing to the fact that some important Government contracts

have recently been placed and which will utilize common brick in good quantity. No definite orders have been placed, but there is a feeling that before long orders from Federal sources will be coming into the market. The manufacturing situation in the Hudson Valley is very quiet, only a small percentage of the plants are operating and those which have started machines are working upon an extremely limited scale. The production in this section will be lighter than for many years past. The Raritan district is also almost inactive and what little brick is being made is going to New Jersey points. No quotations are being made on Raritan brick for New York delivery.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, May 24, 1918. Condition of market: Demand fair; prices advanced. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 17. Distribution: Manhattan, 4; Brooklyn, 3; New Jersey points, 7; Staten Island, 1; outside, 2.

**Structural Steel.**—Aside from a few miscellaneous inquiries for small amounts of fabricated steel for building purposes there is practically no activity current in this line. All of the mills have pledged their entire output to Federal uses for the time being and local dealers and contractors are out of the market at this time. The condition has effectually held up a number of important building projects in the Metropolitan district for which plans have been completed for some time and which were fully expected to proceed. Owing to the present situation in the steel industry these structures are likely to be held in abeyance for some time, at least until the present emergency is passed and, as a matter of fact, they might not now be started until the war is finally ended. At the present writing the fabricating mills of the country have all of the business they are able to handle in the Government orders which are daily becoming heavier. The various departments of the administration engaged in constructive war work are steadily increasing their requirements and the full volume of demand is yet unknown. According to the report of the Bridge Builders and Structural Society for the month of April, sixty-four per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. The total was approximately 115,000 tons or 30,000 tons more than the previous month. Mill shipments of fabricated materials are nominally quoted at the Federal control figure of 3.195c. New York.

**Lumber.**—Every effort is being made by the producers of lumber designed for Government uses to speed up their cutting to the greatest possible degree. Demands for ship timbers and other lumber required in the shipbuilding program are steadily increasing and other Federal requirements are also daily growing more insistent. One of the prime difficulties of the producers is the inability to obtain the labor needed in the woods and relief in this direction would be of the greatest benefit to both producer and Government. There is a slight local demand for lumber to be used in private construction, but the suburban districts report a fairly active demand from activity of this character. Manufacturing consumers in this territory are factors in the market and their wants are heavy, particularly for the production of materials and supplies designed for war usage. Lumber prices are well sustained in all branches of trade and there is a constant tendency toward further increases as stocks are depleted and dealers unable to replenish owing to the Federal priorities and other factors that enter into the local situation.

**Window Glass.**—Business in this line is practically dead, the manufacturers feeling the effects of the shortage of fuel and raw materials and the jobbers the lack of demand from building sources. Large building projects are extremely scarce and the bulk of the work now in progress is not consuming glass in any material volume. Orders for glass are only for immediate requirements or specific orders, but the low volume of production this season will have a tendency to keep glass prices at their existing high levels. With the advent of summer weather the factories that have been working will cease their operations for the season and it is generally considered that within the coming week or two the manufacturing for this year will be brought to an end. At the present writing the schedule of manufacturers' discounts remain unchanged but there is no guarantee as to the length of time existing prices will maintain.

**Portland Cement.**—The market for Portland cement is fairly active, and while Government demands largely dominate the situation there is a continued activity from private building sources that is most gratifying to the manufacturers. One of the most interesting operations recently announced was the mammoth structure of reinforced concrete to be erected for the Quartermaster's Department, in Brooklyn, by the Turner Construction Co. It has been estimated that this operation will require upward of half a million barrels of Portland cement. Other Federal projects are daily being announced that will likely tax the producing capacity of the cement mills for some time to come.

**Wire Products.**—All of the manufacturers of wire and wire products have pledged one hundred per cent. of their output to the Government as long as it is required and recently notified their sales managers not to accept new orders for either wire or wire nails while the present emergency maintains. The Railroad Administration is in the market for about 18,000 kegs of wire nails to be used in the construction of the wooden cars recently ordered. Stocks of both wire and wire nails in the hands of the jobbers are extremely light and the dealers are daily experiencing greater difficulty in obtaining renewal stocks from the mills. Practically all orders are subject to delays until Federal requirements are filled. Government control prices dominate all trade.

**Cast Iron Pipe.**—The market for this commodity is fairly active and there is considerable new business in prospect that will undoubtedly develop during the summer, but the manufacturers are hesitating somewhat about seeking trade in any great volume owing to the problems incident to obtaining pig iron for the production of pipe. Also the question as to whether the Government will put cast iron pipe on the preferred list is still unsettled. Plans for a large amount of municipal work have lately been perfected, but bids have not been called for owing to the uncertainty of delivery. Prices are unchanged from the Government control figures of \$55.35 for 6 in., 8 in. and heavier and \$58.35 for 4 in., New York.

**Linseed Oil.**—Crushers throughout the country are short of seed and are considerably behind in their deliveries on contracts. Dealers' stocks are low and there is likely to be a scarcity of this commodity for some time to come. Prices are firm and with an advancing tendency. The top of the market has not yet been reached according to the best informed.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.: For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ \$10.25
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.....\$2.59@
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 1/2 in. (Nominal).....\$1.85@
Trap rock, 3/4 in. (Nominal).....1.95@
Crushed limestone, 1 1/2 in.....1.50@ 1.60
Crushed limestone, 3/4 in.....1.70@ 1.80
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.....\$1.57@
Less than 5 bbls.....1.58@

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale): 1 1/2 in. (nominal).....\$2.00@
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 cargoes, 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.....\$66.00@
Cypress shingles, 6x18, No. 1 Hearts.....10.00@
Cypress shingles, 6x18, No. 1 Prime.....8.50@
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@

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, returnable 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, 3/4 in. x 8 ft......12 1/2
Boards, 1/2 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@
Zeas and tees.....3.195@
Steel bars, half extras.....3.195@

TURPENTINE: Spot in yard, N. Y., per gal.....\$0.52 1/2 @ \$0.51

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%

Planning Hotel for Havana, Cuba.

Warren & Wetmore, architects, 16 East 47th street, Manhattan, are preparing the preliminary plans and specifications for a modern fireproof hotel to be erected on the Malacon, Havana, Cuba, at a cost placed approximately at \$2,500,000. The structure will be located on a triangular plot and will be constructed of reinforced concrete, probably four stories in height. The project is backed by a syndicate of Havana and New York capitalists, care of Walton H. Marshall, Hotel Vanderbilt, Park avenue and 34th street, Manhattan. This proposed hostelry will be known as the Hotel Vanderbilt-Moro.

Contemplated Apartment Project.

The Absar Realty Co., Abraham Weismann, president, 919 Fox street, has recently purchased a large plot containing approximately sixteen lots in the south side of 192d street, between the Grand Boulevard and Concourse and Crescent avenue, the Bronx, and contemplates the improvement of the same by the erection of six high-class multifamily dwellings. The plans will probably be prepared by Charles Kreymborg, architect, 2240 Quimby street. This operation will involve the expenditure of about \$625,000. Further details of this project will be available later.

Contract for Department Store.

R. S. Pollock, 118 East 28th street, Manhattan, has obtained a general contract for the construction of a four-story, fireproof brick and terra cotta department store building in West Front street, Plainfield, N. J., for Tepper Brothers, owners, 113 West Front street. The plans and specifications for this project were prepared by Wilder & White, architects, 50 Church street, Manhattan. The building will have ground dimensions of approximately 60 x169 feet and will be equipped with modern store conveniences. The cost is placed at \$100,000.

Important Bronx Theatre Project.

Plans and specifications have recently been completed in the office of Wm. H. McElpatrick, architect, 701 Seventh avenue, for a four-story fireproof structure, 100x200 feet, to contain a theatre and stores. This operation is for F. B. Keith's N. Y. Theatre Corporation, Inc., Paul Keith, president, 1564 Broadway, and will cost approximately \$400,000 to build. It is undecided when estimates will be called for.

Plans for Model Tenements.

Grosvenor Atterbury, architect, 20 West 43d street, Manhattan, is preparing the plans and specifications for two model tenements to be erected in West 22d street, Bayonne, N. J., by the Bayonne Housing Co., a corporation now being formed under the auspices of the Bayonne Chamber of Commerce. The details of construction are not available at this time and will be announced later. This project will cost in the neighborhood of \$200,000.

PERSONAL AND TRADE NOTES.

Frank A. Rooke, architect, formerly at 489 Fifth avenue, has moved his offices to 15 East 40th street.

Fanning & Quinn, general contractors, have recently moved their offices from 104 West 42d street to 105 West 40th street.

Sidney F. Ross, architect, formerly located at 15 East 40th street, has moved his office to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

McLean Long, consulting engineer, has recently moved his offices from the Park Row Building, 13-21 Park Row, to the Equitable Building, 120 Broadway.

Electric Hoist Manufacturers' Association at its recent annual meeting elected the following officers for the ensuing year: F. W. Hall, Sprague Electric Works, General Electric Co., New York, chairman; C. W. Beaver, Yale &

Towne Mfg. Co., New York, vice-chairman; R. T. Turner, of the Shepherd Electric Crane & Hoist Co.'s New York office, secretary and treasurer.

Edward De V. Tompkins, consulting and constructing engineer, who has for the past seven years had offices at 17 East 38th street, has moved to Chicago to take the general agency of the Cement Gun Co., Inc., of Allentown, Pa., in charge of their Midwest Territory, with headquarters in the Fisher Bldg., Chicago, Ill. During the past twenty-five years Mr. Tompkins has designed and built many important water front developments, including bulkheads, piers, power houses, factory buildings, conveyor systems, etc. He has also executed many contracts of magnitude for the Federal and Municipal Governments, including piers, bridges and sewers. He was Bridge Engineer in Charge of Construction for the City of New York for six years, and during the past administration was Deputy Commissioner of Department of Docks and Ferries of New York City. His previous commercial experience was as manager of the New York office of the Trussed Concrete Steel Co., manager of the Philadelphia office of the Columbian Fireproofing Co., and manager of the New York office of the Main Electric Co.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

ROCKAWAY, L. I.—Williams - Gerstle Engineering Co., 198 Broadway, Manhattan, has the general contract for a 1-sty concrete magazine bldg, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$2,500.

BAY SHORE, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for an extension to the seaplane hangar, No. 3. Cost, \$25,000.

PELHAM PARK, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close 11 a m, May 31, for erection of swimming pools, from privately prepared plans. The following are figuring the general contract: M. F. Hasbrouck, 29 Broadway; Carleton Co., Longacre Bldg; George Colon Construction Co., 81 East 125th st, and G. T. M. Construction Co., 103 Park av, all of Manhattan; also King Lumber Co., Charlottesville, Va.; Austin Co., 1313 H st, N. W., Washington, D. C.; R. U. V. Co., 41 South 15th st, Philadelphia, Pa., and Coleman Bros., 1 Marginal st, Chelsea, Mass. Cost, \$125,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close June 10, for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. The following are figuring the general contract: Norman Ker Co., 1123 Broadway; Berlin Construction Co., 220 Broadway; North Eastern Const. Co., 225 5th av; Frymier & Hanna Co., 25 West 45th st; G. T. M. Const. Co., 103 Park av; Levering & Garrigues, 552 West 23d st; O'Rourke Engineering Const. Co., 17 Battery pl; Charles Mead & Co., 38 Park Row; W. G. Cooper, Inc., 220 Broadway; Hamilton & Chambers, 29 Broadway; Warren Bros. Co., 50 Church st; W. J. Taylor, 7 East 42d st; 7th Ave. Const. Co., 277 Broadway, and George Colon Const. Co., 81 East 125th st, all of Manhattan; also DeKimppe Construction Co., 70 Hudson st, Hoboken, N. J.; King Lumber Co., Charlottesville, Va.; King Const. Co., North Tonawanda, N. Y.; Freeman-Sweet Co., 608 S. Dearborn st, Chicago, Ill.; McClintic Marshall Co., Munsey Bldg, Washington, D. C.; Penn Bridge Co., Beaver Falls, Pa.; New Jersey Cement Const. Co., 116 Market st, Newark, N. J.; C. M. Beach, P. O. Box 2285, Boston, Mass.; Weiss Const. Co., 40 Court st, Boston, Mass., and the Austin Co., 1313 H st, N. W., Washington, D. C. Cost, \$300,000.

ELIZABETH, N. J.—E. M. Waldron, Inc., 665 Broad st, Newark, N. J., has the general contract for a testing field No. 4, for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner, from plans by Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M.

Gunby, advisory engineer, both of 7th and B sts, S. W., Washington, D. C.

**MONTAUK, L. I.**—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract, to close May 27, for foundation work for gas holders, from privately prepared plans. Plans and specifications may be seen on application at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$8,000.

**PLANS FIGURING.**

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

**DWELLINGS.**

**STAMFORD, CONN.**—Frank Uso, 453 Main st, Stamford, architect, is taking bids on the general contract for a 2-sty dwelling, 36x68, in Hawthorne st, for which owner's name is withheld. Cost, \$12,000.

**HALLS AND CLUBS.**

**WOODBIDGE, N. J.**—Township Committee of Woodbridge, Andrew Keyes, Township Clerk, Town Hall, Woodbridge, N. J., owner, is taking bids on the general contract, to close 8.30 p. m., June 3, for a 2-sty brick and terra cotta Town Hall, adjoining the present Town Hall, from plans by J. N. Pierson & Son, 175 Smith st, Perth Amboy, N. J., architects. Cost, between \$15,000 and \$20,000.

**HOSPITALS AND ASYLUMS.**

**PHILMONT, N. Y.**—Board of Supervisors of Columbia County, owner, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., is taking bids on the general and separate contracts for the 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$50,000.

**SCHOOLS AND COLLEGES.**

**NEWARK, N. J.**—Board of Education of the City of Newark, Frank H. Sommer, pres., City Hall, Newark, owner, is taking bids on the general contract to close June 3, for a 3-sty addition to the brick and stone public school in Hawkins st, from plans by Louis Sonntag, school architect, and George W. Knight, school engineer, both of City Hall, Newark. Addition will be about 275x50 feet, and will provide 15 classrooms, assembly room, kindergarten and two gymnasiums. Cost, \$225,000.

**CONTEMPLATED CONSTRUCTION.**

**APARTMENTS, FLATS & TENEMENTS.**

**71ST ST.**—W. F. Staab, 30 East 42d st, has plans nearing completion for the alteration of the 4-sty brick and stone dwelling, on lot 20x100, at 136 West 71st st, into bachelor apartments, for A. L. Mordecai, 30 East 42d st, owner and builder. Owner is ready for bids on subs and materials. Cost, \$8,000.

**57TH ST.**—Schwartz & Gross, 345 5th av, have plans in progress for the alteration of the 4-sty brick dwelling, 25x100, at 52 West 57th st, into apartments and store, for Mrs. Marie N. Davis, owner, and the City Leasehold Corp., 1 East 53d st, lessee. Architects will take bids on the general contract about June 1. Cost, \$25,000.

**BANKS.**

**CHAMBERS ST.**—B. Cunningham, 120 Broadway, has plans in progress for addition and interior alterations to the 5-sty brick and stone bank annex, 50x75, at 85-86 Chambers st, for the Chemical National Bank, 270 Broadway, owner. Marc Eidlitz & Sons, 30 East 42d st, have the general contract. Cost, \$50,000.

**DWELLINGS.**

**59TH ST.**—Starrett & VanVleck, 8 West 40th st, completed plans for alterations to the 6-sty brick dwelling and store, 25x100, at 22 West 59th st, for the U. S. Realty & Improvement Co., 115 Broadway, owner. Owner will take bids on general contract shortly. Cost, \$5,000.

**BOWERY.**—Edward Morrison, 430 West 23d st, completed plans for a 3-sty brick dwelling and store, 25x52, at 116 Bowery, for Paul Whitecomb, 110 West 40th st, owner. Cost, \$4,000.

**FACTORIES AND WAREHOUSES.**

**SPRING ST.**—Snows, Ltd., 17 Battery pl, lessee, and F. H. Sawyer, pres., in charge, have leased the 6-sty brick and iron loft bldg, on lot 40x100, at 236-238 Spring st, through to 27 Clark st, for a long term, and will alter same for a warehouse. Trinity Corporation, 187 Fulton st, is the owner. Details will be available later.

**HOSPITALS AND ASYLUMS.**

**63D ST.**—A. W. Place, 79 Wall st, completed plans for the alteration of the 6-sty brick tenements, 50x100, at 423-5 East 63d st, into a hospital annex, for the Flower Hospital, Dr. Royal S. Copeland, resident physician, Eastern Boulevard and 63d st, owner, and Charles M. Warner, 79 Wall st, donor. Cost, \$25,000.

**STABLES AND GARAGES.**

**104TH ST.**—De Rose & Cavaliere, 509 Willis av, have plans nearing completion for alterations to the 2-sty brick garage, 129x100, at 427 East 104th st, for Frank De Rosa, on premises, owner. Architect will take bids on the general contract. Cost, \$18,000.

**30TH ST.**—William H. Rahmann & Sons, 96 Liberty st, completed plans for a 4-sty brick garage and stable, 40x98, at 628 West 30th st, for the John T. Stanley Co., 642 West 30th st, owner. Cost, \$7,000.

**FRONT ST.**—W. B. Wills, 1181 Myrtle av, Bklyn, has plans in progress for a 2-sty brick and steel public garage, 140x100, at the cor of Front and South sts. Owner's name will be announced later. Cost, \$50,000.

**10TH ST.**—Walther Wandke, 45 West 34th st, completed plans for the altera-

tion of the 1-sty brick dwelling and factory, 40x97, at 229-235 East 10th st and 98-104 Charles st, into a garage, for Mrs. Nancy Hall, 72 West 120th st, owner, and the Village Garage, Inc., 27 Perry st, lessee. Cost, \$30,000.

**STORES, OFFICES AND LOFTS.**

**15TH ST.**—Randolph H. Almirot, 220 5th av, has plans in progress for a 2-sty brick store and loft bldg, 25x206, at 317 West 15th st, through to 314 West 16th st, for Ransom J. Parker Estate, owner. James M. Simpson & Co., 316 West 30th st, has the general contract. Cost, \$15,000.

**MISCELLANEOUS.**

**BLEECKER ST.**—George B. Post & Sons, 101 Park av, have plans in progress for a 4-sty brick and stucco chapel, day nursery, gymnasium and meeting room, 50x91, at 196-8 Bleecker st, for the Bethlehem Chapel Memorial Nursery, 198 Bleecker st, owner. Architect will take bids on general contract about June 5. Cost, \$50,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**  
**192D ST.**—Irving Margon, 355 East 149th st, completed plans for a 5-sty brick tenement, 78x97, at the northeast cor of 192d

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st and University av, for William M. Moore Holding Co., northeast cor of University av and 190th st, owner and builder. Owner desires bids on all subs and materials. Cost, \$78,000.

### DWELLINGS.

VIREO AV.—Lewis V. LaVelle, 261 East 201st st, completed plans for three 2-sty frame dwellings, 27x31, on the west side of Vireo av, 56 ft north of 236th st, for J. & P. O'Hara, 2873 Webster av, owners and builders. Cost, \$5,000.

### MUNICIPAL.

BRONX PARK.—Brinley & Holbrook, 156 5th av, architects, will draw plans for a 1-sty concrete, steel and glass economic plant greenhouse, 40x100, at the Bronx Park Botanical Gardens, for the City of New York, Dept of Parks, William F. Brell, pres. Zbrowski Mansion and Claremont Park, owner. Cost, \$24,000.

### SCHOOLS AND COLLEGES.

EAGLE AV.—Greek American Institute, 909 Eagle av, owner, and Vasilus Georgopoulos, treas., in charge, contemplates erecting a 3 or 4-sty children's school, on a plot 40x100, at 911-913 Eagle av. Architect's name and details will be announced later.

### Brooklyn.

### CHURCHES.

63D ST.—Robert J. Reilly, 477 5th av, Manhattan, completed plans for an extension to the brick and stone church, at the southeast cor of 63d st and 14th av, for St. Theresa's R. C. Church, Rev. Father Charles E. McDonald, pastor, 367 Clermont av, Bklyn, owner. Architect will take bids on the general contract about May 25. Cost, \$30,000.

AV. R.—Blook & Hesse, 18 East 41st st, Manhattan, completed plans for a 1-sty brick synagogue, 42x95, on the north side of Av R, 90 ft west of East 17th st, for the Temple of Ahavath Fholon, on premises, owner. Cost, \$20,000.

### DWELLINGS.

52D ST.—William T. McCarthy, 16 Court st, completed plans for a 2-sty frame dwelling, 22x41, in the north side of 52d st, 239 ft east of 16th av, for the Ramel Building Co., 3907 Av D, owner and builder. Cost, \$7,000.

BROOKLYN, N. Y.—Cohn Bros., 361 Stone av, has plans in progress for a 3-sty brick dwelling and bakery, 40x90, for Joseph Klein, 465 Rockaway av, owner and builder. Exact location will be announced later. Cost, \$25,000.

JOHNSON AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 2-sty brick dwelling and stable, 25x100, on the south side of Johnson av, 25 ft east of Bogart st, for Frederick Hamburger, on premises, owner and builder. Cost, \$8,000.

32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2-sty brick dwelling and store, 20x60, at the northeast cor of 32d st and Railroad av, for Max Steckler, 2809 Mermaid av, owner and builder. Cost, \$6,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for two 2-sty brick dwellings, 22x58, on the south side of Mermaid av, 37 ft west of West 29th st, for Paul Hudus, 515 Park av, owner and builder. Total cost, \$11,000.

49TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling and garage, 40x40 (area of ground 50x100), at the southeast cor of 49th st and 15th av, for Morris Seid, 385 Jay st, owner. Architect will take bids on general contract June 1. Cost, \$12,000.

EMMONS AV.—R. T. Short, 370 Macon st, completed plans for ten 1-sty frame dwellings, 18x24, at the southeast cor of Emmons av and Coyle st, for the Boyd Realty Co., Flatiron Bldg, owner and builder. Cost, \$10,000.

53D ST.—Charles A. Olsen, 1649 69th st, completed plans for a 2½-sty frame and stucco dwelling, 17x35, in 53d st, for Salvatore Ghesari, 1548 59th st, owner and builder. Cost, \$4,000.

13TH ST.—Max Hirsch, 215 Montague st, has plans in progress for a 2½-sty frame and stucco dwelling, 23x42, in the west side of 13th st, 300 ft north of Av R, for Vincent Ingulia, 24 State st, Manhattan, owner. Architect is taking bids on the general contract. Cost, \$5,500.

BELMONT AV.—Charles A. Paff, 673 Enfield st, completed plans for a 1-sty brick dwelling, 20x50, on the south side of Belmont av, 120 ft west of Grant av, for Charles Ancato, 223 Sheridan av, owner. Cost, \$3,000.

82D ST.—O. L. Perfect, 2125 81st st, completed plans for four 2-sty frame dwellings, 20x42, at the southwest cor of 82d st and 23d av, for the Stucco

House Building Co., 22d av and 80th st, owner and builder. Cost, \$20,000.

HANCOCK ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for fourteen 2-sty brick dwellings, 19x38, for Anthony Meyer and George Doreham, 1015 Hancock st, owners and builders. Exact location will be announced later. Total cost, \$42,000.

23D AV.—O. L. Perfect, 2125 81st st, completed plans for four 2-sty frame dwellings, 20x42, at the southwest cor of 23d av and 83d st, for the Stucco House Building Co., 22d av and 80th st, owner and builder. Total cost, \$20,000.

68TH ST.—S. Millman & Son, 26 Court st, completed plans for fourteen 2-sty brick dwellings, 20x65, in the south side of 68th st, 180 ft west of 4th av, for the G. C. Building Corp., 5305 5th av, owner and builder. Total cost, \$13,300.

84TH ST.—M. W. Del Gaudio, 401 East Tremont av, Bronx, completed plans for a 2-sty frame dwelling, 26x45, at the northeast cor of 84th st and 12th av, for Pasquale Setcia, 1375 64th st, owner. Cost, \$8,000.

75TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, has plans in progress for eight 2-sty shingle or stucco dwellings, 16x40 ft each, at 75th st and 18th av, for Mainard B. Schill, 1701 77th st, owner and builder. Cost, \$4,000 each.

EAST 18TH ST.—B. F. Hudson, 503 Church av, completed plans for a 2-sty frame dwelling, 20x35, in the east side of East 18th st, 185 ft north of Av R, for Malborn Lucas, 2121 Bay av, owner and builder. Owner is taking bids on subs. Cost, \$4,500.

### FACTORIES AND WAREHOUSES.

10TH ST.—James B. Whiskerman, 30 East 42d st, Manhattan, completed plans for a 3-sty brick storage bldg, 100x75, in the south side of 10th st, 96 ft east of 2d av, for the Hauck Mfg Co., 103 11th st, owner. Owner will take bids on the general contract. Cost, \$25,000.

### STABLES AND GARAGES.

BROOKLYN, N. Y.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2-sty brick public garage, 105x127, for which owner's name and exact location will be announced later. Cost, \$30,000.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, have had plans approved by the Fire Dept. for a public garage on plot 200x100 in the north side of North 1st st, 55 ft west of Driggs av, for the Lurwall Realty Co., owner.

CHARLES ST.—Thomas Lantry, 214 Carroll st, completed plans for a 2-sty brick garage, 25x100, in the north side of Charles st, 104 ft west of Henry st, for Thomas A. O'Neill, 433 3d st, owner. Cost, \$12,000.

DEGRAW ST.—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick garage, 55x100, in the south side of Degraw st, 215 ft west of 4th av, for Charlotte Brown, 412 41st st, owner. Cost, \$12,000.

BERRY ST.—Max Cohn, 189 Grand st, completed plans for a 1-sty brick garage, 50x75, in the west side of Berry st, 50 ft south of North 8th st, for Jacob Woloshem, 286 Wythe av, owner. Cost, \$5,000.

44TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension and interior alterations to the 1-sty garage, 37 x100, in the south side of 44th st, 325 ft east of 13th av, for the Borough Park Garage, Inc., 116 29th st, owner. Owner will take bids on the general contract. Cost, \$10,000.

ADELPHI ST.—Boyle & Kelly, 367 Fulton st, Brooklyn, completed plans for a 1-sty brick garage, 55x100, in the east side of Adelphi st, 100 ft south of Park av, for William J. Smith, 63 Adelphi st, owner. Architect will take bids on general contract when plans are approved. Cost, \$12,000.

PROSPECT AV.—Samuel Millman, 26 Court st, has plans in progress for a 1-sty brick public garage, 100x200, at the southeast cor of Prospect av and Seeley st for Rechnitz Bros., 44 Court st, owners and builders. Cost, \$50,000.

### THEATRES.

CHURCH AV.—Charles M. Straub, 147 4th av, Manhattan, has revised plans in progress for a 1 and 2-sty brick theatre and store bldg, 75x135, on the north side of Church av and east side of Gravesend av, 108 ft north of Church st, for the Beverly Amusement Corp., 220 Broadway, Manhattan, owner. Theatre will have a seating capacity of 1,600, and includes a 2-sty extension with an entrance and stores on the Church av side. Cost, \$75,000.

### MISCELLANEOUS.

JOHNSON AV.—American Packing Engineering Co., 126 Liberty st, Manhattan, completed plans for an extension to the



brick abattoir, at the southwest cor of Johnson av and Vogart st, for Louis and Jacob Weill, on premises, owners. Owners will take bids on general contract shortly. Cost, \$8,000.

**Queens.**

**DWELLINGS.**

**WOODHAVEN, L. I.**—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for six 2-sty frame dwellings, 16x38, on the west side of Diamond av, 743 ft north of Jamaica av, for Gatehouse Bros., 57 Chestnut st, Bklyn, owners. Cost, \$18,000.

**KEW GARDENS, L. I.**—Slee & Bryson, 154 Montague st, Bklyn, completed plans for a 2½-sty frame dwelling, 17x42, in the south side of Audley st, 100 ft west of Greenfield av, for John F. Kendall, 1023 Beverly rd, Bklyn, owner. Owner will take bids on general contract shortly. Cost, \$15,000.

**WOODHAVEN, L. I.**—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for seven 2-sty frame dwellings, 16x40, at the southeast cor of Bigelow av and Hopkins Court, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Total cost, \$21,000.

**QUEENS, L. I.**—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for a 2-sty frame dwelling, 25x26, on the west side of Lincoln av, 240 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, L. I., owner and builder. Cost, \$4,500.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, Jamaica, completed plans for two 2-sty frame dwellings, 26x31, on the east side of Clinton av, 40 ft south of Chatin st, for the Startan Realty Co., 66 Orange st, Bklyn, owner and builder. Owner will take bids on subs. Cost, \$7,000.

**ELMHURST, L. I.**—John Simpkin, 24 Elmhurst av, Elmhurst, completed plans for a 2½-sty frame dwelling, 25x32, at the southeast cor of Geery and Toledo avs, for F. Woods, Geery av, Elmhurst, owner. Cost, \$5,000.

**JAMAICA, L. I.**—Charles Infanger, 2634 Atlantic av, Brooklyn, completed plans for a 2½-sty frame dwelling, 16x48, at the southeast cor of Hillside and Husson avs, for Wilmot Losee, 726 Hatch av, Woodhaven, L. I., owner and builder. Owner will take bids on sub contracts. Cost, \$4,000.

**JAMAICA, L. I.**—Sim & Greig Corp., 165 2d st, Union Course, L. I., owner, has had plans completed privately for four 2½-sty frame dwellings, 16x37, at the northeast cor of 87th av and 144th st. Total cost, \$24,000.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY.**—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick extension, 75x51, to side and rear; also interior alterations to the factory in the east side of Hamilton st, 125 ft north of Graham av, for Willard F. Meyers, on premises, owner. Architect will soon take bids on the general contract. Cost, \$10,000.

**STABLES AND GARAGES.**

**HAMMELS, L. I.**—Philip Caplan, 16 Court st, Bklyn, has plans in progress for twenty-six 1-sty reinforced concrete garages, 134x50, in North Division st, for R. Rehm & Co., 11 S. Chase av, Hammels, owner and builder. Separate contracts will be awarded. Cost, \$7,000.

**MISCELLANEOUS.**

**ARVERNE, L. I.**—Henry Meyer, Jr., Rockaway Beach, L. I., completed plans for a 1-sty frame bath house, 45x96, on the east side of Jerome av, 654 ft south of Ocean av, for Moe Levy, 119 Walker st, Manhattan, owner. Owner and architect will take bids shortly. Cost, \$5,000.

**NORTH BEACH, L. I.**—Fougnier Concrete Ship Building Co., 50 Pine st, Manhattan, owner and builder, contemplates erecting frame bulkheads for shipyard, to be 2,000 feet long on Bowery Bay, from privately prepared plans.

**Richmond.**

**DWELLINGS.**

**GRANT CITY, S. I.**—Paul R. Delile, 62 Fairview av, West New Brighton, S. I., owner, has had plans completed privately

for a 2-sty frame dwelling, 24x34, on the south side of Greely av, 25 ft east of Kruser st. Frank Davenport, Dongan Hills, S. I., has the general contract and Louis Tobat, Dongan Hills, has the mason contract. Cost, \$4,000.

**FACTORIES AND WAREHOUSES.**

**CLIFTON, S. I.**—Rene Inenok, architect, completed plans for the alteration of the 2-sty brick brewery on the north side of Maple av and on the south side of Willow av, into a warehouse, for the Bachman

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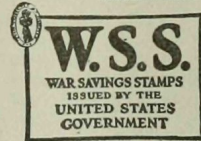
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### Nassau.

#### DWELLINGS.

SANDS POINT, L. I.—Sidney F. Ross, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 42x128, for Albert Freeman, 120 Broadway, owner. Architect will take bids on the general contract about June 15.

### Westchester.

#### DWELLINGS.

NEW ROCHELLE, N. Y.—August Sundberg, 78 North av, New Rochelle, owner and builder, is having plans prepared privately for a 2½-sty frame dwelling, 36x27, on Brookdale av. Owner will take bids on subs June 1. Cost, \$10,000.

PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for interior alterations to the 2½-sty frame and stucco dwelling, on the Boulevard, for J. W. McAuliffe, 501 5th av, Manhattan, owner.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, has plans in progress for a 3-sty brick nurses home, 95x40, for the Yonkers Homeopathic Hospital & Maternity, 127 Ashburton av, Yonkers, owner.

#### SCHOOLS AND COLLEGES.

MAMARONECK, N. Y.—John H. Jackson, 1328 Broadway, Manhattan, has plans in progress for an addition to the 2 and 3-sty brick and frame school for Mrs. Merrill's School, Mrs. Merrill, pres., Mamaroneck, N. Y., owner.

HAWTHORNE, N. Y.—Frederick Schwarz, Colt Bldg, Paterson, N. J., has about completed plans for a 4-sty brick and stone or terra cotta trim college bldg, 144x56, for Columbus Institute of Hawthorne, owner. Will contain class rooms, chapel, dormitory, study hall, gymnasium, kitchen, laundry and dining room. Architect will soon be ready for bids on the general and separate contracts. Cost, \$90,000.

#### STABLES AND GARAGES.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, completed plans for a 1-sty stone garage, 65x52, at 24 Ashburton av, for Felix Spisito, on premises, owner and builder.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for two 4-sty brick and limestone apartments, 56x117 ft each, at the northeast cor of Park av and Walnut st, for Louis Koppelon, 290 Belmont av, Newark, owner and builder. Owner will award sub-contracts. Cost, \$90,000 each.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, has new plans in progress for two 2-sty brick and stone apartments and stores, 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. Bids will probably be taken about May 27.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 4-sty brick and limestone apartment house, 96x50, at the southwest cor of Lincoln and Delevan avs, for Joseph Mayzel, 187 1st st, Elizabeth, N. J., and Joseph Kruvant, 31 Walnut st, Newark, owners and builders. Owner will do the mason and carpentry work and will award subs. Cost, \$80,000.

#### DWELLINGS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for a 2½-sty brick and limestone dwelling, 27x42, with two 1-sty extensions, 13x27 and 9x26, and a 1-sty brick garage, 20x20, at 60 Baldwin av, for S. Levin, 214 Harrison av, Harrison, N. J., owner. Architect will soon be ready for bids on general and separate contracts.

NEWARK, N. J.—Raphael Calabrese, 97 Duncan st, North Arlington, N. J., completed plans for a 2-sty brick and limestone dwelling, 22x38, at 21 Tiffany blvd, for Ludovico Gesuelli, 70 Garside st, Newark, owner. Owner will take bids on the general contract. Cost, \$4,500.

EAST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty frame dwelling, 34x27, with a kitchen extension, 14x12, for which owner's name and exact location will be announced later. Cost, between \$5,000 and \$6,000.

NEWARK, N. J.—Alfonso Del Guercio, 800 Broad st, Newark, has plans nearing completion for a 3-sty brick and stone rectory, 25x55, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquila, Ferry and McWhorter sts, Newark, owner. Architect will take bids on the general contract about May 27. Cost, \$10,000.

### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Terminal Transit Co., J. P. O'Connor, mgr., 1 Broadway, Manhattan, contemplates erecting a ship-building plant which will include the construction of four ways at Doyer's Point on Newark Bay Shore, for which plans will be prepared privately. Details will be available later.

IRVINGTON, N. J.—Nobbe & Klemmer, 142 Market st, Newark, completed plans for a 1-sty concrete block warehouse, 20x200, in Coit st, west of Cottage st, for the Pierce, Butler & Pierce Mfg. Corp., 437 East 162d st, Bronx, owner. The National Concrete Block Co., 180 Coit st, Irvington, has the general contract, will do the mason work, and is taking estimates on sub-contracts. Cost, \$15,000.

NEWARK, N. J.—Ballinger & Perrot, northwest cor of 17th and Arch sts, Philadelphia, Pa., have plans in progress for an addition to the brick and concrete factory. Owner's name is withheld, and exact location will be announced later. Cost, \$25,000.

JERSEY CITY, N. J.—Christopher Ziegler, 75 Montgomery st, Jersey City, completed plans for a 1-sty steel, frame skeleton and common brick warehouse, 100x100, at 91 Cambridge av, for R. Tonn, on premises, owner, and the New Jersey Tobacco Co., lessee. August Kleinke, 333 Clinton av, West Hoboken, N. J., has the general contract and desires bids on subs. Cost, between \$20,000 and \$25,000.

#### STABLES AND GARAGES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, completed plans for a 1-sty addition, 25x115 and wing, 54x44, to the public garage, at 66-70 High st, for Abram Satz, 156 8th av, Newark, owner. Cost, \$10,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans in progress for a 2-sty brick public garage, 30x96, in Newark st, near Central av, for B. Gerber, 258 Warren st, Newark, owner. Cost, \$12,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Matthias Plum, Inc., S. Haines Plum, 2d Secy. in charge, 114 Loantaka Way, Madison, N. J., contemplates rebuilding the 4-sty brick and terra cotta store and loft bldg, 75x100, at 19 Clinton st, recently destroyed by fire. Cost, \$75,000.

#### MISCELLANEOUS.

WEST ORANGE, N. J.—W. F. Bower, 44 Harrison st, East Orange, has plans in progress for a 1-sty frame cow barn, 20x35, in the Eagle Rock section for which owner's name will be announced later. Includes a frame silo about 26-ton capacity. Cost between \$4,000 and \$5,000.

MORRIS PLAINS, N. J.—F. H. Bent, State House, Trenton, N. J., State Architect, completed plans for a 1 and 2-sty hollow tile milk house, 26x55, at the New Jersey State Hospital for Insane, owner, c/o C. M. Bowen, warden, on premises. Architect will take bids on general contract soon. Cost, \$5,000.

PATERSON, N. J.—Amnos Silk Dyeing Works, owner, has had plans completed privately for a 1 and 2-sty brick dye house, 60x100, at 118-120 Burhans av, cor Oxford st. Haenichen-Bogertman Co., 126 Market st, Paterson, has the general contract. Cost, \$11,000.

#### Other Cities.

##### BANKS.

DARIEN, CONN.—Frederick P. Hill, 299 Madison av, Manhattan, is revising plans for a 3-sty brick and stone bank and apartments, 40x75, at Main and Centre sts, for the Home Bank & Trust Co., owner, c/o Henry M. Baker, pres., Darien, Conn. Cost, \$50,000.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (SUBS) — Rheinhardt Bros., 645 5th st, and M. Davis & Son, 1048 Morris av, Bronx, have the mason and carpentry contracts respectively, for the alteration of the 5-sty brick tenement, 25x100, at 2261 7th av, for the Excelsior Savings Bank, 79 West 23d st, owner, from plans by Randolph H. Almiroty, 220 5th av, architect. Cost, \$6,000.

MANHATTAN—A. L. Mordecai & Son, 30 East 42d st, have the general contract for the alteration of the 4-sty brick dwelling at 10 East 53d st, into bachelor apartments, for the Farmers Loan & Trust Co., owner, from plans by Walter Schmidt, architect.

MANHATTAN—H. Cahane, 305 West 150th st, has the general contract for alterations to the 7-sty brick apartments, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, N. Y., owner, from plans by Frederick G. Frost, 19 West 44th st, architect. Cost, \$25,000.

DWELLINGS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 5-sty brick dwelling, 25x75, at 5 West 54th st, for Dr. Allen Starr, on premises, owner, from privately prepared plans. Cost, \$3,000.

FREEHOLD, N. J.—Henry F. Pierce, 6th av, Belmar, N. J., has the general contract and will do the carpentry work, for alterations and addition to the 2½-sty frame dwelling, at 84 West Main st, for Dr. W. T. Robinson, Main st, Freehold, N. J., owner, from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost between \$6,000 and \$7,000.

PATERSON, N. J. (SUBS)—Cornelius Tanis, 137 Franklin st, and Barnet Kock, 49 North York st, both of Paterson, N. J., have the mason and carpentry contracts respectively for the 2½-sty frame stucco and shingle dwelling, 34x36, and a 1-sty frame garage, at Graham av and Lawrence st, for Louis Berman, 301-3 River st, Paterson, owner, from plans by Albert E. Sleight, Romaine Bldg, Paterson, architect. Cost, \$12,000.

ELMSFORD, N. Y.—L. G. Barnhard, 109 Saratoga av, Yonkers, N. Y., has the general contract and will do the carpentry work for a 2½-sty terra cotta blocks and stucco dwelling, 110x40, for Herman Yunker, 303 5th av, Manhattan, owner, from plans by Buchman & Kahn, 56 West 45th st, Manhattan, architects. Includes one outbuilding, a terra cotta block and stucco garage, gardner's cottage and chauffeur's quarters, 2 stys, 75x30. The ground has an area of ten acres. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam engineer, and J. Haag, 109 Park av, Mt. Vernon, N. Y., has the mason contract. Cost, \$75,000.

PORTCHESTER, N. Y.—Allison Coe, 47 Park av, Portchester, has the general contract for a 2½-sty frame and shingle dwelling, 24x45, on Colonial Ridge, for Ernest Parker, Irving av, Portchester, owner, from plans by W. Stanley Wetmore, Liberty sq, Portchester, architect. Cost, \$7,000.

PELHAMWOOD, N. Y.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for a 2-sty frame and stucco dwelling and garage for John Young, owner, from plans by Bloodgood Tuttle, 44 West 34th st, Manhattan, architect.

IRVINGTON, N. J.—Vincenzo Altieri, 25 Park av, Newark, has the general contract and will do the mason and carpentry work for the six 2-sty hollow tile and stucco dwellings, 120x30 over all, in Grace st, for Mario Caruso, 18 Prospect av, Irvington, owner, from plans by A. Del Guercio, 800 Broad st, Newark, architect. Total cost, \$21,000.

WEST NEW BRIGHTON, S. I.—Ole Koenick, 91 Dubois av, West New Brighton, has the general contract for a 2-sty frame dwelling, 20x46, on the west side of Burger av, 200 ft east of Delafield av, for John Kane, 885 Columbus av, Manhattan, owner, from privately prepared plans. Cost, \$5,000.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract and will do mason and carpentry work, for the 1-sty brick and marble trim addition to the dwelling at 191 Ballantine Parkway, for Dr. H. V. Walker, 437 Riverside av, Newark, owner, from plans by F. S. & S. E. Sutton, Union Bldg, Newark, architects. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William H. Henry, 316 Flatbush av, has the general contract for an extension to the 3-sty storage bldg, in the west side of VanBrunt st, 200 ft south of Summit st, for the Atlantic Basin Iron Works, Imlay and VanBrunt sts, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$25,000.

LONG ISLAND CITY.—Industrial Steel & Concrete Co., 342 5th av, Manhattan, has the general contract for a 4-sty reinforced concrete marcaroni factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner, from plans by Adolph Mertin, 34 West 28th st, Manhattan, architect.

NEWARK, N. J.—Halsey Construction Co., Elmwood av, near Summit st, South Orange, N. J., has the general contract and will do the carpentry work, for the 1-sty brick foundry, 50x150, at the south-

west cor of Thomas st and Av D, for C. A. Goldsmith, 42 Cutler st, Newark, owner, from plans by J. Frederick Cook, West End av, Newark, architect. Josef Christenson, 270 Tremont av, Orange, N. J., has the mason contract. Cost, \$25,500.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—William L. Crow Co., 103 Park av, Manhattan, has the general contract for a 2-sty brick and steel convalescents home, 85x176, at the northeast cor of Jerome and McLean avs, for the Neustadter Foundation, owner, c/o William R. Rose, 128 Broadway, Manhattan, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$250,000.

STABLES AND GARAGES.

MANHATTAN.—Joseph Paterno, 601 West 115th st, has the general contract for a 4-sty brick garage, on a plot 75x100, at 641-5 West 131st st, for the Weber McLoughlin Co., 131st st and North River, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$50,000.

BROOKLYN, N. Y.—John Farina, 293 21st st, has the general contract for a 1-sty brick garage, 25x100, in the south side of State st, 75 ft west of Hoyt st, for Patrick H. Quinn, 44 Court st, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$5,000.

BROOKLYN, N. Y.—Greenwald & Pollack, 215 Montague st, have the general contract for a 1 and 2-sty brick public garage and lodge room, 25x100, in the north side of Varet st, 250 ft east of Graham av, for the Hebrew Burial Society, 101 Varet st, owner, from plans by Tobias Goldstone, 50 Graham av, architect. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Charles A. Cowen Co., 30 East 42d st, has the general contract for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90-96 Wall st, for Louis Ettliger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, and G. Amsinck & Co., 6 Hanover st, lessee, from plans by Frederick Putnam Platt, 1123 Broadway, architect.

MANHATTAN—H. Kart, 87 Sunswick st, L. I. City, has the general contract for alterations to the 5-sty brick store and office bldg, 20x70, at 740 Lexington av, for the Commission Merchants Assn., 151 East 59th st, owner, from plans by M. Joseph Harrison, World Bldg., architect. Cost, \$20,000.

MANHATTAN.—Milton Veisler, 54 Beaver st, has the general contract and is taking bids on subs for remodeling the 5-sty brick and stone store and loft bldg at 48-54 Beaver st, for Zabriskie Estate, owner, c/o R. A. Carroon, 68 William st, owner, and the Eastern Marine Underwriters, Inc., 111 Broadway, lessee, from privately prepared plans. Cost, \$25,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Curtis C. Woodruff & Co., 213 10th st, L. I. City, has the general contract for a 1-sty freight shed and platform, 63x400, at the southwest cor of Kent av and North 6th st, for Havemeyer & Elder, 129 Front st, Manhattan, owners, from privately prepared plans. Cost, \$38,000.

VALHALLA, N. Y.—Isaac Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for the construction of a granite and limestone gateway and arch, north of Valhalla, adjoining Ken-sico Cemetery, for the Trustees of St. Patrick's Cathedral, Cardinal John Farley, Madison av and 50th st, Manhattan, owner, and Bryan L. Kennelly, chairman of Bldg Com., 156 Broadway, Manhattan, from plans by Charles Wallford Leavitt, 220 Broadway, Manhattan. Project includes an iron gate.

JERSEY CITY, N. J.—J. Gronan Co., 138 4th st, Union Hill, N. J., has the general contract for an addition to the brick and steel baking plant, 90x195, at the southwest cor of Mercer and Meserole sts, for the National Grocery Co., 480 Montgomery st, Jersey City, owner, from plans by Rudolph W. Sailor, 76 Montgomery st, Jersey City, architect. Cost, \$66,144.

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.

# The Value of a Name

Every business man seeks to establish his product, his trade-mark or the quality of his services, and uses publicity to create a demand for them, recognizing the demand thus created as a valuable and very definite asset of his business.

He also understands that after this demand is created, competition obliges him to constantly defend this asset and perpetuate this demand aside from his desire to increase it.

In some lines the name or trade-mark thus established is regarded as equivalent in value to the total capital investment and good will of the business.

In these times, manufacturers are apt to overlook the necessity of constantly maintaining this value, on account of their inability to keep up normal conditions, and their failure to consider the high rate of depreciation that occurs due to the forgetfulness of the public in all matters that are not vital to their own interests.

The following emphasizes the same point in another way:

"One of the best things that has come to my attention recently was the statement that Henry Ford, a rather well-known and comfortably-fixed citizen of Detroit—now that he is embarking in the Tractor business—finds himself legally restrained from calling it the 'Ford Tractor' because a small municipal concern was smart enough to copyright that name."

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month.

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.

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.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918.

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

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served.

\*A—Interior Alarm System; DL—Locked Doors; El—Electrical Equipment; Ex—Exits; FA—Fire Appliances...

\*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, StSys, when followed by the letter (R) in parentheses...

Week Ending May 18.

MANHATTAN ORDERS SERVED.

Bleecker st, 2—Brodsky & Friedberg... El-Rec Bleecker st, 2—Silverbush & Kaufman... FA-Rec

Canal st, 368—Leonard Weill, 128 Bway... ExS-O Centre st, 120—David S Grey... O Cliff st, 18-20—Mitchel Rand Mfg Co... D&R

Nassau st, 110-6—Levi P Morton, 400 Park av... Stp New st, 18-28—August Oest... FA-Rec

2 av, 1615-7—Est Patrick Sheehy, 1374 Lexington av... ExS-WSS (R)-Ex-O

6 av, 126-8—Brick & Ballerstein... Rec 6 av, 211—Marie L Fanshawe... DC

24 st, 27 W—G & M Dress Co... Rec 24 st, 27 W—Podell & Solomon... FA-El-GE

46 st, 22 W—Herman Gurvitch... Rec 46 st, 22 W—Winifred Coggin... Rec

46 st, 22 W—Elsie Auvray... Rec 46 st, 34-6 W—Robert P Bowler, 2 Rector... ExS

46 st, 440 W—Jacob Lahn... FA-Rec-D&R-O 37 st, 4 W—Philip Nelson... Rec (R)-GE-FA-Rec

BRONX ORDERS SERVED.

133 st, 570-580 E—Schiefflin & Co, ExS-Ex (R) Ex 137 st, 801-7 E—Fordham Laundry Co... FA 142 st, 781-3 E—Josephine Priemer, 250 E 52, FD-Ex (R) Jerome av, 1898—Owner... O 9 st, 221-3—George Kishner... FA-Rec-NoS-CF

BROOKLYN ORDERS SERVED.

Fulton st, 49-51—Presto Chemical Co... Rec QUEENS ORDERS SERVED. Jackson av, 404—J T Buckley, Jr... NoS-FA

New York av, 34—Alex F Baylis... NoS-FA-Rec Washington av—General Chemical Co... CF-StSys Woodside and Meyers av—George C Hubbs, FA-Rec-NoS

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 28, 10 A. M.

Under Building Zone Resolution.

618-18—South side Robinson st, 76 ft 3 1/2 in west of Nostrand av, Brooklyn. 457-18—111 West 122d st, Manhattan. 788-18—307-11 East 115th st, Manhattan

Appeals from Administrative Orders.

572-17—82-86 Rutgers Slip and 515-517 Water st, Manhattan. 2286-17—3 Maiden la, Manhattan. 2143-17—1943-1945 Pitkin av, Brooklyn.

BOARD OF STANDARDS AND APPEALS. BOARD OF STANDARDS AND APPEALS. Thursday, May 30, at 10 A. M. MEMORIAL DAY—No meeting.

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