

Joint Conference on Subway Strike Today Board of Estimate and Public Service Commission Will Attempt to Adjust Differences Between Them

THE Board of Estimate and Apportionment yesterday again took up the matter of adjusting, if possible, the situation created by the strike of the subway workers and which has been the subject of numerous communications, conferences and arguments on the part of the Board and the Public Service Commission. A resolution disapproving of the suggestions set forth in a letter from Chairman Straus of the Public Service Commission under date of June 7, and showing a way out of the difficulty was presented for the benefit of the Board and adopted by a unanimous vote.

Comptroller Craig then reiterated his assertion made several times before that the strike is founded on an attempt by the contractors to coerce a cancellation of the contracts now held by the contractors and who seek relief from the city treasury.

Judge Ransom, counsel for the Public Service Commission, refused to go into this phase of the matter, but said that the plan submitted by the Commission under the Lockwood law is the only plan to meet the situation.

"The Board cannot relieve any contractor without invoking the Lockwood law," said Mr. Ransom. "We have submitted propositions which you can call cancellations, modifications or new obligations; they will, if adopted, give relief."

Comptroller Craig stated that he is opposed to the cost-plus plan of completing the subway work and said that he had been informed by a prominent Federal official that the work being done for the Government on the cost-plus basis requires the services of a regiment of inspectors to check up and protect the Government from being mulcted.

President Smith of the Board of Aldermen, replying to a statement by Judge Ransom that a conference between the members of the Board of Estimate and the Public Service Commission could not be arranged, although every effort had been made to bring about such a conference, said:

"If this Board will appoint a committee of three to confer with the Public Service Commission as to the best way to bring about a resumption of the subway work at the earliest possible moment I am sure the problem will be solved. I move that such a committee be appointed and that this Board take a recess until Monday morning to give the committee a chance to report back. There hasn't been a proper spirit of cooperation between the Board of Estimate and the Public Service Commission and that is why we are so situated. I believe we can agree if we will only try."

Judge Ransom replied: "When you can send a committee of this Board to confer with the Public Service Commission you can lock the doors and out of that conference will come a cooperation that will solve the

problem and send those men back to work to complete the subways."

President Dowling of the Borough of Manhattan suggested that instead of a committee of three the entire Board go into conference with the members of the Public Service Commission, and this suggestion met the approval of the other members and it was so decided.

The question of holding the conference in public or in executive session was debated, and Mayor Hylan and Comptroller Craig both went on record as opposed to executive sessions, but when Mr. Ransom and Borough President Connelly suggested that the contractors might not like the idea of publicly confessing their financial straits it was finally decided to hold the conference in private and if an agreement was reached then to hold a public hearing.

The conference will take place this morning at 9:30 and at a conference held yesterday afternoon between Corporation Counsel Burr and Judge Ransom the legal aspects of the case were gone into and will be presented at the conference today.

The Board then passed the following:

Resolved, That the Board of Estimate and Apportionment hereby reiterates its approval of the plan presented in the opinion of the Corporation Counsel on June 7, 1918, for the relief of the contractors of subway construction by a speedy settlement and payment of their just claims by the Comptroller; and it is suggested that the Public Service Commission be requested to cooperate with this Board to that end; and that such relief shall be without prejudice to any application that may be made by any contractor under the Lockwood law.

Resolved, That this Board does not favor a general cancellation and annulment of existing subway construction contracts and the release of the sureties on the bonds of such contractors, but that it will consider the claim of any particular contractor for relief because of war conditions when presented by the Public Service Commission with the necessary facts and particulars in the manner heretofore outlined by this Board.

Resolved, That it being the earnest desire of this Board to secure the speedy completion of the subways, that the workmen employed thereon receive just compensation and that the interest of the people should be fully protected, the Board submits this statement of its policy to the earnest consideration of the Public Service Commission and the contractors and invite their cooperation to carry it into effect.

A tie-up of work on the subway costs the city \$41,000 a day in interest charges in addition to loss by deterioration of materials and tools.

National Organization of Building Industry

At Informal Meeting of Allied Interests Committee is Appointed to Effect Permanent Organization.

IN an effort to find some plane upon which the construction and building industries of the entire country may lend co-ordinate assistance to the Government during the period of the war, forty representatives of organizations within the industries held an informal meeting, preceded by a luncheon, yesterday in the Engineers' Club, 32 West 40th street.

The gathering was the result of a spontaneous understanding between the business men who have the building industry at heart to assist in an organized way the Government at Washington, in solving the problems which has arisen since the Nation's entry into war.

The meeting was opened by H. H. Murdock, chairman of the Building Industries of New York, who then introduced Allen Walker, of the Chamber of Commerce of the United States, who acted as chairman of the meeting. The latter announced at the outset that the meeting was to be entirely informal and that those present came as individuals and not as accredited representatives of the organizations of the building industry to which they are attached.

The keynote of the meeting was to the effect that "the industry must be adjusted to the Government and not the Government to the industry." The sentiment was voiced that in the past the various organizations represented in the building industries had been obliged to act singly in matters affecting their particular interests, and that now the time had arrived when united effort should be made in order that the best results might be accomplished.

At the outset of the meeting a letter was read from Harry A. Wheeler, president of the Chamber of Commerce of the United States, in which he expressed himself as being in hearty accord with the aims and purposes outlined by the Building Industries of New York in its efforts to coordinate the various organizations in the building industry.

Chairman Walker, after his opening address, stated that the aim of the meeting was to outline a plan of organization, which will give fullest representation to all branches of the industry, including the material, engineering, architectural, and contracting branches. This plan, he said, is aimed to insure the widest constituency and most equitable adjustment of suffrage, to the end that this industry may have a clearing house through which interchange of knowledge may be readily effected, and that it may be able to speak for the welfare of the industry as a whole.

The first speaker was W. B. King, of Washington, D. C., counsel for the National Association of Builders' Exchanges, who voiced the sentiment that each industry would best serve the Government if it were organized on a nation-wide basis with complete representation of all members of the industry. With this object in view he introduced the following resolution, which was unanimously adopted:

"WHEREAS, the national interests demand that the industries of the entire country shall be so organized upon a national basis as to render the greatest possible aid to the Government in the prosecution of the war in the most efficient manner to its earliest possible conclusion, and

"WHEREAS, it is of national importance that every industry shall, as far as is consistent with the vigorous prosecution of the war, continue to contribute to the increase of the national wealth, and

"WHEREAS, it is desirable in the public interest that at the close of the war there shall be a revival of normal business activity at the earliest possible date,

"BE IT RESOLVED, That the Chairman be empowered to appoint a committee of eleven on the National Organization of the Building Industry. Said Committee shall prepare an outlined plan for a proposed national organization of the building industry for the primary purpose of placing its resources at the disposition of the Government so as to render the greatest possible aid in prosecuting the war to a successful conclusion, and for the secondary purpose of continuing during the war the production of permanent wealth to the largest extent practicable in view of war needs and of conserving the organization of the building industry in such manner that, upon the return of peace, the industry may be prepared as soon as possible to resume its normal activity.

"For effecting these purposes the committee is authorized to confer with officers of the United States Government, to correspond with all constituent members of the building industry, and to act otherwise as may seem best in their discretion.

"The committee shall report its plan when drafted for the action of a general conference of the building industry, consisting of those here present and others interested, to be summoned at an early date, to be fixed by the committee."

Following the adoption of the foregoing resolutions brief addresses were made by Allen Walker of the United States Chamber of Commerce; W. R. Messenger, Executive Secretary of Building Industries of New York; Rudolph P. Miller, C. A. Fullerton, C. J. Curtin, George S. Bartlett and Franklin T. Miller. Each of these speakers voiced the sentiment that the federation of the building industries was particularly to be desired at this time, and active moral and financial support was promised.

The chairman then announced the following organization committee: F. H. Chapin, of Cleveland, Ohio, vice-president of the Hydraulic Press Brick Company; A. M. Maddock, Trenton, N. J., president of Thomas Maddock's Sons Company; W. D. Baldwin, Otis Elevator Company, New York City; W. H. Powell, Atlantic Terra Cotto Company, New York City; George F. Lindsey, Minneapolis, Minn., White Pine Bureau; F. T. Miller, F. W. Dodge Company, New York City; B. F. Affleck, Chicago, Ill., president of the Portland Cement Association; Colonel J. R. Wiggins, Philadelphia, Pa., president of the National Association of Builders' Exchanges, and H. H. Murdoch, chairman of the Board of Directors of the Building Industries of New York.

The meeting was adjourned subject to the call of the chairman, and this will depend upon the organization committee.

ONE of the most troublesome obstacles to the prosecution of needed construction by private interests is the fact that building material and labor costs have advanced until the cost of the finished structure at the present time is far greater than it was in normal times.

The Bureau of Labor Statistics classifies 292 commodities into various groups. This is perhaps the most comprehensive index that has been attempted. It is therefore thoroughly reliable, being weighed according to the relative importance of the commodities included. Over the period from 1913-1917 the general average of increase was 75 per cent. for these 292 commodities.

New York's Hub—Forty-second and Fifth Ave.

Banks, Trust Companies, Department Stores, Office Buildings and Hotels Cluster Near Transportation Centre

By ALBERT B. ASHFORTH.

IN considering a subject of this nature naturally the first question that arises is: What was the primary cause for the growth of the 42d street section? It might be truly said that the great stimulus given to this section within the past decade has been largely due to the extensive adaptation of electricity to all forms of transit facilities.

Twenty years ago 42d street was considered quite a prominent street, and it was predicted by many that it would soon rival 23d street. Upon what grounds was this prediction based? Why should this district develop to a greater extent than any other district? We had the old Grand Central Depot, the cross-town trolley cars, all of the elevated roads were running. What, then, would happen to create the enormous activity now in this district? Unless I am greatly mistaken to no small degree it was an accident.

Some eighteen or twenty years ago an engineer on a New York, New Haven & Hartford train, in testifying in court as to the cause of an accident in the New York Central tunnel, said that the steam and smoke from his engine obscured and completely hid the signal, resulting in the death of a number of commuters. If my memory serves me correctly the New York Central officials were contemplating improving the terminal facilities of the then Grand Central Depot. I think an investigation would show that the officials determined, as a result of the above mentioned accident, to electrify the lines leading into the proposed new Grand Central Terminal, and in order to accomplish this almost impossible task they enlarged their plans with the idea of making the entire surrounding section of the terminal one of the finest developments in the world.

Their plans embraced the erection of one or two of the finest hotels in the country, together with three or four office buildings, as well as sites for the best class of apartments on Park and Vanderbilt avenues. This was all going on while the New York Rapid Transit Commission were framing the laws in Albany for the construction of the present subway. Within a short space of time after the erection of the high-class buildings referred to and the starting of the construction of the new Grand Central Terminal a few wise builders were able to read the future and purchased the southwest corner of Madison avenue and 42d street, announcing at that time that they would erect a twenty-story office building. This announcement caused no little discussion among real estate men and the public in general, it being considered very doubtful whether it was a wise venture; and the question was asked on all sides: Where would the tenants come from to occupy this twenty-story building?

The Rapid Transit Commission soon discovered that it was necessary to purchase the site of the Hotel Belmont in order to complete the subway at this point. After the trains were running—or, to be exact, probably a year before the trains were running—the question arose what to do with this site, and the wise officials of the Interborough Railway decided to improve it with a hotel, the success of which needs no comment.

But what has all this to do with "electricity"? Just this: By electrifying the lines of the New York, New Haven & Hartford Railroad, as well as the Central, it greatly increased traffic. The only practical way to

run the subway was by electricity. This also had a tendency to bring the crowd to 42d street.

As soon as the different improvements mentioned above were completed it was no time before the public realized the enormous advantages of locating in or around the Grand Central Terminal, hence the builders of the 42d Street Building had no trouble in finding tenants. Large dry goods firms, such as Stern Brothers, Lord & Taylor, Vantine's, Arnold Constable, decided that the logical place for their establishments would be between the Pennsylvania zone and the Grand Central Depot, which is another cause for the growth of the 42d street district. In connection with the erection of the new terminal the Central officials also erected the now famous Hotel Biltmore, which, upon completion, immediately commenced to enjoy phenomenal success, chiefly because of its location. The success of this probably led Mr. John McE. Bowman to recently purchase or lease five hotels in the immediate vicinity of the Grand Central Terminal—viz., the Murray Hill, the Belmont, the Manhattan, the Biltmore and the new Commodore, at Lexington avenue and 42d street, all under his able management; another cause for the growth of the 42d street district.

The success of the 42d Street Building at Madison avenue more than likely influenced Mr. August Heckscher to secure the southeast corner of Madison avenue and 42d street, upon which he has erected the thirty-story office building, now 100 per cent. rented—another cause for the growth of the 42d street section.

The success of one building after another soon led some of the large institutions to either purchase completed buildings or lease property upon which to erect large office buildings. This is true with the Bankers' Trust Company, at Fifth avenue and 42d street; the Postal Life Insurance Company, at Fifth avenue and 43d street; the new Rogers Peet building, at Fifth avenue and 41st street; the Abercrombie & Fitch building, at Madison avenue and 45th street; Brooks Brothers' new building, at Madison avenue and 44th street; the Aeolian Building, and so on.

The question arises: Would the railroad lines have developed to the wonderful extent that they have without the use of electricity? Would the subways have been a success were it not for electricity? Would the large office buildings be a success were it not for electricity, both in elevator carrying capacity and in the artificial light? Would the surface and elevated lines be capable of carrying nearly one hundred million people a day were it not for electricity? Therefore the fundamental cause for the development of the 42d street section can be attributed primarily to the use of "electricity."

The growth of this district has been gradual, and one by one several of the large institutions have located in this district, such as the Guaranty Trust Company, the National City Company, the Fifth Avenue Bank, the Bankers' Trust Company, the Corn Exchange Bank, Equitable Trust Company, the Bryant National Bank, and Central Trust Company, and several other banks.

The main cause for this wonderful growth has been the enormous scale upon which the New York Central officials have developed the section from 42d street to

(Continued on Page 754)

Say Banking Loans Will Follow Six Cent Fare

Financiers Tell Chairman Harding, of the War Finance Corporation, How Public Utility Companies May Be Helped

THE six-cent fare proposition received direct encouragement at the meeting this week in New York City of W. P. G. Harding, chairman of the \$500,000,000 War Finance Corporation, and three of his associates, with a number of prominent city bankers.

The conference was called primarily to obtain the views of local bankers relative to the section of the war Finance Corporation act which states that advances to corporations desiring loans would only be made when the notes or securities of the said corporation are endorsed by banks, bankers or trust companies, unless exceptional conditions warrant loans directly from the War Finance Corporation.

The requirements of the law are not satisfactory to the bankers, who pointed out that for them to endorse the notes of a corporation obtaining relief from the War Finance Corporation would be the equivalent to incurring a contingent liability, and for that reason they do not consider it sound banking.

To relieve the public utility companies under the existing laws the proposition was advanced that the public utility companies take steps to obtain permission to increase their rates so that their revenue might be increased and their credit standing bettered to the point where banks and bankers would be more likely to undertake to finance them.

Mr. Harding issued the following statement after the meeting:

"A meeting of the board of directors of the War Finance Corporation was held at the Sub-Treasury this morning. A number of prominent bankers were present for the purpose of discussing the operations of the corporation in connection with the financial institutions of the country. The discussion of any specific

cases was merely incidental to the discussion of the general principles involved. No definite conclusions were reached, and the board of directors of the corporation has no announcement to make at this time."

Mr. Harding quoted the act in respect to the making of direct advances to business concerns, and said that the United Railways Company of St. Louis, which obtained a loan of \$3,235,000 for six months at 7 per cent., was an "exceptional case," as defined by the act. Mr. Harding admitted that the St. Louis concern could have obtained the funds it required from the regular banking channels. He referred to the fact that part of the collateral consisted of \$800,000 of 3½ per cent. Liberty Loan bonds.

Mr. Harding indicated that the advance made to the St. Louis concern was in the nature of a test case.

The conference was attended by Directors W. P. G. Harding, Eugene Meyer, Jr., Clifford M. Leonard and Angus W. McLean of the War Finance Corporation, Secretary McAdoo, the chairman, being the only absent member of the board.

The twelve New York bankers who attended the meeting were: J. P. Morgan and Thomas W. Lamont, of J. P. Morgan & Company; Jerome J. Hanauer, of Kuhn, Loeb & Company; Charles E. Mitchell, of the National City Company; Frederick Strauss, of J. & W. Seligman & Company; James S. Alexander, of the National Bank of Commerce; Walter E. Frew, of the Corn Exchange Bank; Francis L. Hine, of the First National Bank; Gates W. McGarrah, of the Mechanics and Metals National Bank; Seward Prosser, of the Bankers' Trust Company; Charles H. Sabin, of the Guaranty Trust Company, and Albert H. Wiggin, of the Chase National Bank.

Formulating Torrens Law Procedure

THE Recording Officers of Greater New York met the presiding Justice of the Appellate Division of the Supreme Court, Hon. John Proctor Clarke, with a view to carrying out the provision of the Torrens Law, over which the court has control.

It is provided in the law that there shall be a "Title Part" of the Supreme Court, where all titles to be registered under the Torrens Law are to be adjudicated. The Recording Officers requested that a particular judge be designated to take up the Torrens titles exclusively, in addition to his other duties, until such time as enough titles were presented to the court to make

it necessary to designate a Supreme Court judge for the sole purpose of taking up Torrens titles, very much on the same principle as in Massachusetts, where they have a land court exclusively for this purpose. The justice also took under advisement amendments to the general rules so as to apply them to the requirements of the Torrens amendments.

A sub-committee of the Recording Officers also met to decide upon uniform petitions and such other forms used in the examination of titles under the Torrens Law so that in each county of the greater city there will be uniformity in the forms and procedure.

New York's Hub—Forty-second Street and Fifth Avenue

(Continued from Page 753)

49th street. Such buildings as the Yale Club, the Vanderbilt Concourse, the Grand Central Palace, coupled with two or three hotels above mentioned, have attracted the public to this busy section.

Another cause for future development of this section will be the completion of the McAdoo tube to the Grand Central Terminal, which will increase the traffic in the 42d street section materially.

As to the prospect of the 42d street district, it can readily be seen that it will not be very long after peace is declared and conditions become normal that the development will continue at a pace almost unheard of.

The demand for space now in this section is unprecedented. Every large building that has been completed has been fully rented before it was practically ready for the tenants. The Equitable Trust Building, at Madison avenue and 45th street, recently completed, is 100 per cent. rented, and the Vanderbilt Concourse has been so for nearly the past two years. All of the 42d street buildings have also enjoyed this prosperity, to say nothing of the large office buildings on Madison and Fifth avenues, such as the Bankers' Trust Building, the Harriman National Bank, 501 Fifth avenue; the Rogers Peet Building, the Knox Building, and all

of the twelve-story, modern buildings on the adjacent streets, between Sixth and Madison avenues.

The completion of the "H" form of the subway, which is to be in operation on the fifteenth of next month, will also have a tendency to draw the public to the 42d street section. The opening of the Queensborough tunnel at 42d street to Long Island has also been a contributory cause of the development of 42d street, and will continue to give impetus to the future developments of this section. Upon the completion of all of these lines of transit it can readily be seen that from any point within the radius of ten to fifteen miles of the Grand Central Terminal, including New Jersey, the public can reach, within a remarkably short space of time, this hub or new center of Greater New York.

Practically all of the subways, surface and elevated lines of Greater New York converge or pass through the 42d street district, which undoubtedly will greatly add to the future development of this section of New York; in fact, it more than likely will cause this section to be one of the, if not the, busiest centers of the city.

It probably is no exaggeration to say that no section of any city in the world possesses a brighter future for enhancements of values of real estate and greater business activity than the 42d street district.

Realty Board's Suggestions to Mayor Hylan

Replies to His Request for Cooperation or Criticism of His Administration or of Any City Department

THE Real Estate Board of New York has sent to Mayor Hylan the following letter in reply to his invitation for cooperation by way of suggestion or criticism of his administration or any of the departments under his jurisdiction:

"The Real Estate Board of New York begs to acknowledge receipt of yours of the 1st instant, addressed to the President of the Board, inviting its cooperation by the way of suggestion or criticism of your administration or any of the departments under your jurisdiction.

"It has been the policy of this Board for a number of years past to present to the administration, or individual members of it, from time to time, criticisms or suggestions meant to be helpful both to the city and to the taxpayers.

"Nevertheless the Real Estate Board is gratified to know that it is now specifically invited to cooperate with your administration in working out the very grave problems which confront the administration and the taxpayers of New York City.

"It is, of course, quite impossible to take up seriously, in a single letter, the current problems of the city government. This Board proposes, from time to time, to make such suggestions or criticisms as you have invited on various phases of the city administration as they may affect real estate.

"In the meantime we call your attention briefly to certain outstanding facts which taxpayers now, more than ever, are profoundly concerned. These are:

"1. The absolute necessity for the most rigid economy in view of the condition of the city's finances. The 1918 city budget of \$238,000,000 necessitates a tax rate so high as not only to be of grave burden to real estate owners, but to make it impossible for many of them to pay their taxes. This is a serious matter for the city; and unless the most rigid economy is exercised the budget of 1919 will exceed that of 1918 by several millions of dollars.

"2. If the tax rate is materially increased in 1919 it will at least reach and perhaps will pass beyond the constitutional limit of two per cent. exclusive of the debt service. You will appreciate what a very serious

situation this would create.

"3. It is absolutely necessary that the most careful attention should be given to the valuation of real estate for the purpose of taxation. This is necessary not only to avoid inequalities as between properties of like value, but to secure an equitable assessment in the aggregate of all properties in the city. It is a conviction among well-informed persons that such property is largely over valued. This results not only in injustice to the taxpayers, but in creating a false conception of the value of the city's taxables.

"4. It is improbable that new sources of revenue can be found from which taxes in any large amount can be secured, but it should be one of the first duties of the administration to seek out such sources and to secure the tax derivable from them.

"5. It has been demonstrated that a personalty tax as high as the real estate tax cannot be collected and it is futile to try to collect it, but

"6. The city administration should cooperate with the Real Estate Board in renewing its efforts, as it will do, to secure legislation for a fixed tax rate on real estate and for a tax on personalty low enough to be collectable, but large enough to secure adequate revenue.

"7. There appears to be grave danger of the city drifting into a socialistic policy. Signs of this are already apparent in the ice, food and salary increase campaigns now in progress, and the desire for municipal ownership. It should be the duty of the city administration to administer the functions of the city government impartially to all citizens and to provide charity only for those who are the legitimate objects of charity.

"These suggestions, which are to be taken as tentatively indicating the interest of the Real Estate Board in these important matters, would be applicable at any time; but you will realize their unusual importance now when the country is engaged in a world war which places abnormal burdens upon the citizens. However willingly these burdens may be accepted it is plain that every care ought to be taken to so administer the affairs of the city that these burdens be not unnecessarily aggravated."

Titles Valid on Act of One Executor

A CASE of considerable importance to real estate interests has just been decided by the Court of Appeals. The question involved affected the title to some thirteen parcels of improved land on the upper west side of Manhattan. The action just decided was a test case, which was defended by the Title Guaranty and Trust Company, who had insured some of the titles.

The action was brought by Josephine R. Striker, as guardian ad litem of her infant son, Joseph M. L. Striker. Her claim was that the property had been, without authority, conveyed by her husband, Elsworth L. Striker, who died in the city of New York in 1912.

It seems that the father of Elsworth L. Striker left a large estate, including the property in question, and left a will whereby he appointed his son Elsworth and a friend, one George C. Miller, executors and trustees of his estate. Both the executors qualified, and Miller thereafter resigned. The power of sale, granted to both executors, was thereafter executed by Elsworth alone, he, under the will, being entitled only to the net income of the property during his life. It was the plaintiff's claim that Miller's resignation had been brought about by fraud and collusion so as to permit the other executor to convey the property and receive the proceeds and money which should have been kept for the benefit of the children.

The claim of the defendant, the present owner of the property, was that, since the will had given the power of sale to both executors and one of them had resigned, the other executor had full power to dispose

of the property. This view has been sustained by the Court of Appeals. Judge Andrews, who wrote the opinion in the Court of Appeals, sustained the title of the present holders of the property upon the ground that by the will a trust was created and that the power of sale being a mere incident in the carrying out of this trust was validly executed by the remaining executor after the resignation of the other one.

The decision just rendered disposes of several other pending actions which were held in abeyance until this case could be finally decided.

The various owners who had received their titles through Elsworth L. Striker were fortunate in the fact that some of the titles had been insured by a title guaranty company, otherwise it would have been necessary for them to have defended the actions against them. As it was they were able to wait until the title company had won one of its suits and the other claims fell to the ground.

SEVERAL important developments in the building material situation have transpired recently. The order of Director General McAdoo advancing freight rates 25 per cent. on all freight is one of these. While complete details of this freight regulation are not yet in hand, maximum increases have been established on various classes of commodities. Lumber, for instance, takes a maximum increase of 5c. per cwt. and basing calculations on approximately 25 hundred pounds to the thousand feet of lumber, this would make the maximum increase \$1.25 per thousand feet.

Next Winter's Coal Supply—Just What to Expect

Program of Distribution of Anthracite Authorized by the United States Fuel Administration—New York's Portion Increased

REAL ESTATE MEN will be particularly interested in the announcements of the plans of the United States Fuel Administration for the regulation of the coal supply for the coming Winter. Private individuals and owners of apartment houses in this city, as well as owners and managers of office buildings, are more interested in the anthracite supply than in the amount of bituminous coal in sight.

The Anthracite Committee of the Federal Fuel Administration, composed of Joseph B. Dickson, S. D. Warriner and W. J. Richards, has sent out a statement of the program, through the secretary, William T. Grier. Before doing this a close study of the situation as to production and distribution of anthracite was made and the definite plan for the control of the problem until next Spring was laid before Dr. Garfield and approved by him.

In the statement is the following:

"Certain basic conditions must be correctly understood. They stand as stern facts. We are in war times. In consequence, anthracite and fuel of all kinds are in such demand as never before. They are new demands of imperative kind for anthracite. At the same time the war, directly through the army draft and in less direct but even larger ways, has drawn down the anthracite mine-workers army from 177,000 to now about 145,000 in number. There is going on a further reduction in the force, which, already down to a point where it restricts the production of coal, is most threatening.

"The present coal year started with absolutely no carried over stocks of anthracite. Consequently the demands, to the utmost extent that they can be supplied, have got to be met out of the current production. With labor short, as it is, it will be difficult to get out materially more coal than the maximum amount which was shipped last year and which then proved to be insufficient to meet every need throughout the country.

"The anthracite industry is working now with full knowledge that every ton of coal that can be produced between now and next spring will be needed. It recognizes an urgent necessity not only to get out the greatest amount of anthracite, but to exert every effort and to utilize every process to increase to the maximum the quantity which can be used in domestic consumption. To accomplish this, it is necessary to recover and carry into the product, all coal that can be used in domestic service. It is highly important, and, under the circumstances, necessary, if the American people are to have sufficient anthracite next Winter, that the available labor power shall be increased both in volume and effectiveness.

"As the problem presents itself it is actually a case of cutting the coat to suit the cloth. It is also a matter of give and take between anthracite and bituminous. The war and its requirements compels this and demands conservation and sacrifices in use of coal as they are being made by the American people now in every way.

"It should be understood everywhere and by all that anthracite must be used carefully, that its waste or needless use by some will entail a shortage and suffering for others.

"The Anthracite Committee has gone over the whole problem of fuel supply and distribution in conference with the U. S. Fuel Administrator. Those in charge of the bituminous distribution, who have an equally difficult problem, have also been consulted. Both must be worked out together to best uphold the public interest. To meet the war needs compels use of very considerable anthracite in place of bituminous. This has been arranged through undertakings to substitute bituminous wherever it can be used.

"Upon such basis of cooperation, which entails not only readjustments in the country's fuel supply as between sections and uses, but a new balance as between anthracite and bituminous, domestic sizes of anthracite will be distributed during the coal year, which runs until April 1 next. This distribution and arrangement has the approval of Dr. Garfield, United States Fuel Administrator. The following allotments will be made under it:

"1. It is closely figured that a total of 54,345,783 tons

of anthracite of domestic sizes will be available for distribution to consumers during the period. Such amount will be an increase of 2,668,323 tons, or more than 5 per cent. over the actual distribution for the coal year 1916-1917.

"2. Distribution to New England and Atlantic States will be very materially increased to meet the greater requirements of their expanded population. It is to be noted that the greater needs in these States for domestic fuel are not in full proportion to the larger population, for the reason that the average number of people per house, particularly among industrial workers, has increased so that the additional houses to be warmed are not as many as might be expected.

"3. Government requisitions for anthracite to be supplied the army and navy, and to war industries and utilities which require it, will be fully met.

"4. To make possible such necessary increased distribution upon Government orders and through those sections of the country where the people are dependent upon anthracite for heating and cooking there is no alternative but to curtail shipments to other States and to bar anthracite entirely from many more where it has been used but in which bituminous and other fuels can be procured and substituted.

"Comparing with the coal year 1916-17 the above works out as follows:

	Tons.
Increased production	2,668,323
Curtailement in distribution.....	2,202,288
Gain from barred sections.....	765,931
	<hr/>
Total gained	5,636,542
Less Army and Navy.....	600,000
	<hr/>
New balance available.....	5,036,542

"Such available freed balance is allotted to increase the distribution of domestic anthracite among the New England and Atlantic States. It enables an increase of 1,497,621 tons, or 17 per cent., in the total amount to go to New England, and of 3,538,921 tons, or 13 per cent., in the amount for the Atlantic States.

"Fuel Administrators of the six New England States figured the probable demand of 10,699,400 tons for domestic requirements. The allotment made by the Anthracite Committee is 10,331,000 tons of domestic sizes for all purposes.

"Fuel Administrators of the Atlantic States—New York, New Jersey, Pennsylvania, Delaware, Maryland, Virginia and the District of Columbia—asked for a total of 33,413,621 tons for domestic requirements. To the Atlantic States the allotments by the Committee total 31,417,154 tons of domestic sizes for all purposes.

"Such increased allotments to New England and the Atlantic States are made with regard to their necessities—the larger population which the war has concentrated in such sections, their essential dependence upon anthracite, and the virtual impossibility of getting bituminous for their needs. Shipments to the full amounts of the allotments are dependent upon the expected output of domestic sizes being reached.

"It must be understood that these allotments to New England and the Atlantic States represent absolutely the maximum amounts which can be given without grave injustice to people elsewhere in the United States and Canada who require anthracite in substantial amounts.

"The Anthracite Committee states further that should it be possible to gain any anthracite out of the nearly 2,500,000 tons used by the railroads for fuel, or to expand the total production above the 54,345,783 tons of domestic coal estimated as the output for the year, such gained coal will be distributed to increase the allotments as now fixed for the Central and Northwest States, which, as it stands, are called upon to make large sacrifice from their accustomed pre-war supply of anthracite."

Compared with the actual distribution for the coal year 1916-17, both by States and groups of States, the allotment of domestic anthracite for all purposes for the cur-

(Continued on Page 757)

To Regulate Fuel, Transportation and Labor

War Industries Board, Fuel Administration and Railroad Administration Unite on Program for Eastern District

A PROGRAM to aid in co-ordinating the fuel transportation and labor problems in the East by regulating the expansion of industries engaged in war work within a restricted area, which includes many of the great manufacturing centers of the New England states, New York, Pennsylvania, New Jersey, Delaware and Maryland, was announced this week in a joint statement by the War Industries Board and the fuel and railroad administrations.

An official statement issued through the fuel administration reads:

"The following is authorized by the War Industries Board, the United States Fuel Administration and the United States Railroad Administration:

"A policy has been adopted and made effective for preventing further increase in the volume of war orders and the number of establishments handling them in the area known as the congested manufacturing and transportation district. This district comprises the New England states, Eastern and Southern New York, Pennsylvania as far west as Williamsport and Altoona, all of New Jersey and Delaware and Eastern Maryland, not including Baltimore.

"Exceptions to this policy will be made only if unavoidable through inability otherwise to provide for war needs.

"The congested district comprises those eastern states in which so large a proportion of war industries is located as to make it difficult to supply all with necessary raw material and fuel. This difficulty obtains because coal for those industries is mined in the territory west of the Allegheny Mountains. It must be carried into this congested district by a limited number of railway lines and by ships from Hampton Roads and Baltimore.

"The amount of coal, therefore, which can be transported into this congested area during any one season is limited and is an entirely separate problem from the production of coal. However much coal is mined in Western Pennsylvania, West Virginia and Ohio, only so much is available for this congested district as the railroads and ships can transport into it.

"A careful analysis of the possible coal movement shows that the increased industrial activity in those eastern states has created a requirement for coal which

exceeds the limit of possible transportation of coal, plus necessary materials for manufacture."

Because of the great demand for materials, fuel and labor for the war industries expansion of the less essential industries was limited some time ago, and curtailment in that direction is being put into effect. The new program will place the Government in position to dictate the activities of plants producing war supplies. The establishment of new industries in the zone may be prohibited.

New York City is included in the restricted area. Only the industries in the extreme southern and eastern section of the state are affected. A map will be published soon, giving the boundaries of the entire restricted area in detail. It is stated that industries producing about 90 per cent. of the war supplies are brought within the restrictions made.

Statements have been issued on numerous occasions by the fuel administration that radical curtailment was proposed and that many industries must not expect a full allotment of coal. An official announcement shows that the results accomplished were as follows:

"Fuel-saving work already done by the Conservation Bureau to June 1, 1918:

"Clay products and sanitary ware, window glass, boxboard.

"Temporary arrangements with automobile industry, brewers, piano manufacturers.

"Lightless nights.

"Skip-stop (electricity).

"Centralization of power plants.

"Economy in steam plants.

"Economy by domestic consumers."

Control in the future of all coal delivery priorities by the War Industries Board was announced yesterday in a joint statement by the Board and the Fuel Administration. A new priority list issued with the statement does not differ materially from the list in force since the shutdown order last winter.

Preference in deliveries will be given in the following order:

Railroads, army and navy, and other departments of the Government, State, and county departments and institutions, public utilities, retail dealers, manufacturing plants on the War Industries Board's preference list and those not included on the Board's list.

Next Winter's Coal Supply—Just What to Expect

(Continued from Page 756)

rent coal year as made and now publicly announced by the Anthracite Committee is as follows:

The allotment for New York, New Jersey and the New England States of domestic anthracite for all purposes for the current coal year compared with coal year 1916-1917 is as follows:

	1916-1917 Distribution (Gross Tons)	Allotment 1918-1919 (Gross Tons)	Increase Per Ct.
Maine	556,683	660,000	18.56
New Hampshire.....	314,945	375,000	19.07
Vermont	316,850	330,000	4.15
Massachusetts	5,027,993	5,689,000	13.15
Rhode Island.....	664,008	800,300	20.53
Connecticut	1,952,900	2,476,700	26.82
New York	14,169,809	15,855,300	11.89
New Jersey	4,961,622	5,460,784	10.04
Totals	27,964,810	31,647,084	13.16

The statement adds:

"With this statement of the situation and announcement of the measures which will be pursued to meet it, the Anthracite Committee is conscious that the plan can not be successful under the circumstances—labor shortage, consequent inability to much increase production of anthracite and unusual demands for it—unless there shall be earnest and active cooperation by all concerned. This means by State and local fuel administrations, dealers and consumers, each and all of whom must help to see that anthracite is confined to its most essential uses and that

in consumption it shall be conserved and made to go as far as possible.

"Otherwise there will be a shortage of anthracite next winter which no human power can then supply. The anthracite industry and this committee can meet the big problem only with general support and cooperation. In other lines of business, in these abnormal times, no one expects to get all he wants and just when he wants it. There is today a shortage of steel, of copper, of rubber, of wheat, of flour, of a hundred and one things.

"Anthracite is not an exception, but with due public consideration of the facts surrounding its supply and distribution, this committee believes that all actual needs for it can be supplied."

The allotment for the whole country follows:

	1916-1917 Distribution (Gross Tons)	Allotment 1918-1919 (Gross Tons)	Increase Per Ct.	Decrease Per Ct.
New England States.	8,833,379	10,331,000	16.95	
Atlantic States.....	27,878,233	31,417,154	12.69	
Central States.....	5,100,024	3,481,945		31.73
Northwest States....	2,710,188	2,380,000		12.18
Trans-Mississippi States	627,965			100.00
Twenty-four States...	137,966			100.00
Railroad Supply	2,481,754	2,481,754		
Canada	3,856,021	3,602,000		6.59
Miscel. Exports.....	51,930	51,930		
Army & Navy Camps and Cantonments.		600,000		
Totals	51,677,460	54,345,783	5.16	

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor
W. D. HADSELL . . . Vice-President
J. W. FRANK . . . Secretary-Treasurer
S. A. PAXSON . . . Business Manager
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

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

Copyright, 1918, by The Record and Guide Co.

TABLE OF CONTENTS

SECTION I.

Joint Conference on Subway Strike Today.....	751
National Organization of Building Industry.....	752
New York's Hub—Forty-second and Fifth Avenue.....	753
Say Banking Loans Will Follow Six-Cent Fare.....	754
Formulating Torrens Law Procedure.....	754
Realty Board's Suggestions to Mayor Hylan.....	755
Titles Valid on Act of One Executor.....	755
Next Winter's Coal Supply—Just What to Expect.....	756
To Regulate Fuel, Transportation and Labor.....	757
Editorials	758
Legal Notes Affecting Realty.....	760
Real Estate Review of the Week.....	761
Current Building Operations.....	768
Departmental Rulings.....	774
Leases	765
Personal and Trade Notes.....	769
Private Sales of the Week.....	761
Real Estate Notes.....	767
Statistical Table of the Week.....	767
Trade and Technical Society Events.....	743
Wholesale Material Market.....	769

SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

An Injustice Which Should Be Remedied Promptly.

Much favorable sentiment has been created by the suggestion of Mr. Frank A. Munsey, owner of the "Sun," that New York's splendid police force be better paid. Mr. Munsey the other day addressed to the citizens of New York an open letter, in which he expressed certainty they were not aware of the fact that their police force is on a "starvation wage." He presented various facts calculated to arouse thinking people, and subsequent developments show that he has succeeded.

Mr. Munsey pointed out the fact that the wages of a New York policeman have been advanced but once in twenty-four years. A policeman gets \$1,050 a year during his first three years of service, and out of that he has to pay from \$300 to \$350 for his equipment in the first year and half as much more each year thereafter. In his service on the force a patrolman advances gradually from \$1,050 to \$1,500 a year, but this latter amount is the limit.

"It is certain," Mr. Munsey states in his open letter to citizens, "that few of you have had any conception of the facts as set forth herein concerning the wages you are paying your policemen, or know that out of their wages they have had and still have to buy their own uniforms, their bedding, rubber coats, boots, revolvers, and all other special equipment. The city of New York supplies them with nothing but a shield, a key and a book of rules."

Mr. Munsey offers the further timely reminder that "the police of New York are carrying heavy responsibilities in these war times—heavier than the police of inland cities, far away from the dangers of the Hun

guns. Moreover, New York is a world city, vast in size, and is the abode of many nationalities, not all of whom are fully imbued with the American spirit. You must therefore get behind your police and protect them from starvation, even as they are watching out for your safety and stand between you and many dangers."

Numerous prominent citizens have adopted Mr. Munsey's suggestion, and publicly favor better pay for the New York police. The Board of Aldermen has adopted a resolution urging an increase, and a vast amount of public sentiment is now back of the idea. The Board of Estimate and Apportionment should act promptly. The injustice from which the members of the force have suffered should be ended at the earliest possible time.

Taxpayers properly have a keen interest in every suggestion for the increase of public expenses, but the Record and Guide is convinced there are few taxpayers in New York City who do not favor adequate wages for the uniformed men who are performing their work so exceedingly well. Certainly the city officials can find ways of saving the taxpayers' money in other directions if they apply themselves diligently to the task. Let them cut off some of the useless expenditures and give to the police force, as perhaps they should also to the men on the Fire Department, wages sufficient to meet the increased living expenses of the protectors of life and property in the metropolis.

The Party of the First Part.

Why is it that when such a controversy comes up as the subway construction strike so few give heed to the interests of the principal party affected by the controversy—namely, the people of the city of New York?

Since last Monday the Board of Estimate and Apportionment, the Public Service Commission, interested contractors and the striking workmen have had the center of the stage. A regular cross-fire of pronouncements, denials and ultimatums has been heard, all calculated to try the patience of thinking citizens.

When the recent Legislature passed the Lockwood Bill, which was approved by Mayor Hylan and signed by Governor Whitman, the public was led to believe that all obstacles to the prompt completion of the new subways had been removed. Far from such being the case, the week's developments have shown that serious delays in these important undertakings are yet possible.

The average citizen, it may fairly be assumed, still adheres to the simple theory that the only way to build subways is to build them. The public has too much at stake in this matter to look on patiently while various officials quarrel among themselves as to the best method of meeting unforeseen conditions created by the war.

When it comes to such a vital matter as subway construction the public is the party of the first part, and its interests should be considered first.

Long Rides and Short Fares.

When the last issue of the Record and Guide went to press the plan was to increase to ten cents passenger fares on the Hudson tubes, and it was pointed out in these columns that the establishment of these higher fares should bring home to the Board of Estimate and Apportionment the merit of the demand for higher fares on the transportation lines in Greater New York.

It was subsequently decided from Washington that a ten-cent fare for local passengers on the Hudson tubes should not be put into effect at this time. The

fare between New York and Newark, however, was placed at twenty-five cents to correspond with the rate of three cents a mile which prevails on the Pennsylvania Railroad.

Newark lies nine miles distant from New York City. If the Newark rate now prevailing on the Hudson tubes should be applied to passengers using the subway, elevated or surface lines of Manhattan and the Bronx a very great increase in fares would result. For five cents a passenger may now ride $17\frac{1}{2}$ miles in the Broadway subway and 23 miles in the Bronx Park subway. A nickel fare carries a passenger nearly 14 miles on the Second and Third Avenue "L" and 10 miles on either the Sixth or Ninth Avenue "L." Passengers on the surface lines may ride $9\frac{3}{4}$ miles for a nickel.

Readers' Comment on Current Subjects

June 13, 1918.

Editor of the Record and Guide:

It is always a pleasure to record the advent of a man who, overcoming all obstacles, rises to an emergency in the well-known American way, and this is a particularly pleasant duty when the man is a New Yorker. We pride ourselves, we New Yorkers, in always having the man to deal with a crisis.

And so it is with real enthusiasm that attention is called to Jonathan C. Day, Commissioner of Markets—the man of the hour, of the twenty-four hours; even, if you like, of the added hour which we gained by setting the clocks ahead—twenty-five-hour Day.

He it is who is going to arrange things so that, instead of suffering in cold storage, as we did last winter, we shall have a comfortable, luke-warm existence until next spring, whatever happens.

By a few strokes of his pen Day has made sure that we shall have abundant coal supplies for the chill and frosty period from November until March. This morning he contracts for 300,000 tons; this afternoon for another 200,000 tons, and tomorrow—well, he can sign up, he says, for as much as he wills to do, and he wills to have us all nice and comfy next Christmas and so on.

This is the kind of a man Day is—the kind that appeals strongly to Americans—who goes right on unterrified and undeterred from his praiseworthy object by the consideration of any of the stumbling blocks which got in the way of fuel providers last year—goes right on making contracts for coal, and more coal and still more coal.

For Day has dropped, temporarily only, let us hope, his other favorite plans for filling the refrigerators cheaply and supplying eggs and butter, fresh and without profit, to overburdened New Yorkers to devote his whole time and energy to pushing through to success this coaling project; and so we know he will get there.

For Day is a man who inspires confidence in himself. He is the sort of man who, if he appeared in Picardy and told the marines he wanted to go out and smash the Hohenzollern hordes single-handed, they would side-step and wave him on: "Go ahead, you Day! Oh, Boy!" And when a grateful people, in after time, should try to heap high honors on the marines they'd point to him and say: "Day did it!"

That is the spirit that actuates us all in these trying times—to do our bit and let each other one do what he thinks he best can do. And so no one has ventured to raise any objection to Day's plans. Neither have the Wall street powers suggested calling a halt, nor has the Real Estate Board protested on the score of increased taxation, nor does any citizen of this fair town

If it is necessary to charge twenty-seven cents to haul a passenger between Newark and New York City on the Hudson tubes, as has been decided officially in Washington, then it certainly is necessary to charge more than five cents for a ride on either the subway, the elevated or the surface lines in this city. Whereas the Hudson tubes now charge three cents a mile for Newark passengers hundreds of thousands of people in the metropolis are riding on the city transportation lines for a fraction of a cent a mile.

It is no wonder there is a rapidly increasing subway deficit for the owners of real estate to pay in the form of taxes. The people who ride, instead of real estate owners, should pay for the transportation advantages the public enjoys.

point out any of the difficulties and the drawbacks that may be in the way of Day. Keep us warm, say we, no matter what it costs.

Even that good old scout, Reeve Schley, Federal Fuel Administrator, who, with battered tugs and half seaworthy barges and railroads suffering from locomotor ataxia all last winter, while we stood round blowing on our frost-bitten fingers to get them thawed out, battled with the ice floes in the raging Hudson in the effort to relieve beleaguered Manhattan, stands nobly aside and says of Day: "I am willing that the commissioner shall contract for the coal—if he can get it away from the mines."

Meanwhile Day goes on his way contracting for coal until the experts, cool calculators, who figure that a ton of coal takes up thirty-five cubic feet of space, say that there is only one plot of ground in Greater New York centrally located, as it must be, with sufficient area on which to heap up the stores of coal which Day has got.

This plot is called Central Park; but in the very nature of things nobody, certainly not the park commissioners, nor the Municipal Art Commission, nor even the New York Times, the vigilant watch-dog of the people's big playground, can take exception to the use of its broad surface for any purpose that Day proposes.

Already we may see Day coating the park with a stratum of carbon, into which each one of us may dip, at the rate of \$6.50 for Broken to \$4.90 for Pea, for our much needed relief.

And so when this cruel war is over and we have all settled down in a world made safe for democracy; when we draw up around the good old base burner and watch through the panes of isinglass the fusing carbon throw off the gaseous glow that means warmth and comfort for all within the old heater's radius of action, we will think kindly and gratefully of Day—well named Jonathan C.—who labored and brought forth the heaven and the h-ylan of municipal ownership when this great city was in dire need.

K. C.

ONE of the most interesting developments in the labor situation is the plan of the Department of Labor to inaugurate a series of drives for various classes of skilled and unskilled workmen to supply the needs of war industry. This has already been done to some extent as is illustrated by the drive for shipyard builders last fall and winter, and recently by the move to take over the labor on docks. Whenever conditions demand an increased supply of a certain class of labor, a "drive" will be started for that class of workers.

NEW YORK INCOME CORPORATION

Bank of Commerce Bldg.
31 Nassau St., New York
Telephone, Cortland 4705

FINANCES Operation of Apartment
and Business Properties

Short-Term INCOME Loans

If you are Owner, Operator or Manager of Property, our Booklet No. 2 will interest you.

Realty Supervision Co.

45 West 34th St., New York
Business Buildings Only

Completely maintained
and operated at a

Fixed Annual Contract Price
We supply and pay for

ALL { COAL
HELP
SUPPLIES
REPAIRS
INCIDENTALS

May we submit our estimate?

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Real Estate Experts

155 WEST **DUROSS** 14TH ST.

Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

FIRM OF

LEONARD J. CARPENTER
Agents Brokers Appraisers

25 LIBERTY STREET

Branch: Corner Third Ave. and 68th St.
Entire Charge of Property
D. Y. Swainson A. H. Carpenter C. L. Carpenter

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 141 Broadway

LEGAL NOTES AFFECTING REALTY

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

Rescission—Caveat Emptor.

A DEED correctly described property by metes and bounds, and stated that it contained twenty acres, more or less, and that it lay in a triangular shape. The boundaries were definitely marked on the surface. The acreage was capable of ready measurement. The abstract contained a plot, showing on its face the extent of the acreage. The vendees visited the property before the sale, at which time the true boundaries were accurately pointed out. There was no fiduciary relation between the parties. The land was sold in gross. The Washington Supreme Court holds, *Hegberg v. Tripp*, 169 Pac. 822, that the vendees could not rescind because the tract contained eight square rods less than sixteen acres.

Successive Assignments of Rents.

The owner of real property may lawfully assign the rents to accrue, though he may grant the reversion to another. An owner of improved property validly and effectively assigned the rents to A. to secure an indebtedness of \$1,000 and until he should have collected that amount. The New York Appellate Division holds, *Conley v. Fine*, 169 N. Y. Supp. 162, that the owner could not lawfully assign the rents to B., though it could assign the rents to become due after A's debt had been paid. The assignment of rents to B., though absolute in form, conveyed no right to the rents assigned to A. The assignee of a non-negotiable clause in action can obtain no greater right than his assignor had, and B's assignor could not lawfully have collected and retained the rents until A's assignment had been satisfied.

Equitable Title to Land.

Under a vendor's and vendee's executory contract whereby the vendor agrees to convey to the vendee legal title upon the full and complete payment of the purchase price, and under which the vendee pays part of such price and is let into the possession of the premises, it is only when the purchaser performs or tenders full and complete performance of all the acts necessary to entitle him to a deed and conveyance of legal title that he becomes vested with an equitable title. It seems to be generally held that where, under such contracts, the vendee has performed in part and is let into possession, he acquires an equitable interest in the subject of sale which the courts will take into consideration and protect in cases involving such interests, although the vendee has not acquired an equitable title. It also seems to be a rule of universal observance that the legal title of land draws to it the legal possession, and that such rule is applicable to questions growing out of the relation of vendor and vendee. And it also seems to be generally held that an action to determine adverse claim or interests in real estate in the nature of ejectment may be maintained by a vendor as an appropriate remedy in all cases where a vendee who has been let into possession under such a contract fails to comply with the terms thereof, as where there has been a default in the stipulated payments; that in such cases the vendee forfeits the benefit of the contract and cannot avail himself of it as a defense to such an action by his vendee, although the courts will take into consideration the equitable interest of such a vendee in possession who has made part performance. The South Dakota Supreme Court holds, *Sweet v. Purinton*, 166 N. W. 151, that the vendor in such cases has an optional remedy either to sue for specific performance, bring an action for recovery of the land, or, under the statute of that State (Chapter 138, Laws of 1913), foreclose the adverse rights of the vendee under such contracts. This last-mentioned statutory remedy is cumulative and declaratory of pre-existing remedies. In whatever form the vendor

may seek his remedy, where there has been a failure on the part of the vendee to comply with the terms of the contract, and when time is not of the essence of the contract, or has been waived, it has been the usual rule of equity courts in terminating the equitable interest of the vendee to fix by the terms of the decree some reasonable stated time, with notice, within which the vendee must comply with the terms of his contract, and, upon failure to so comply, judgment will be entered against him, forever barring and foreclosing all his equities and rights under such contract.

Mutual Mistake in Assignment.

A trust company agreed to assign a mortgage, executed an assignment, and entrusted the papers to a solicitor for delivery and receipt of the consideration. He fraudulently inserted a description of an additional mortgage in a blank space and collected the amount due on both mortgages. The New Jersey Court of Errors and Appeals held, *Hubing v. Liberty Trust Co.*, 102 Atl. 636, that the case was one of mutual mistake, the trust company meaning to assign only one mortgage, and the purchaser meaning to acquire two; that the purchaser was entitled to rescind, and that the trust company was liable upon rescission to repay the whole amount paid by the purchaser to the solicitor.

Liability of Tenant for Repairs.

A lease provided that the lessee should make all repairs to the building, both inside and out, at his own cost and expense, with the exception of repairs necessary to remedy structural defects, such as the replacing of main walls or main supports of foundations or the main structure of the roof. The New York Appellate Division holds, *Rubeck v. Farmers' Loan & Trust Co.*, 167 N. Y. Supp. 1049, that the lessee, notwithstanding it involved a structural change, is liable for the expense of inclosing all interior stairways serving as a required means of exit, and the landings, etc., with partitions of fire-resisting material, even though the landlord would ordinarily be liable for such repairs which were ordered by the Department of Labor.

Building Restrictions.

The Pennsylvania Supreme Court holds, *Dewar v. Carson*, 103 Atl. 343, that, while building restrictions are enforceable, they are not favored by the law, and covenants relating to them are not to be extended by implication. A covenant in a grantee's deed that a space of 60 feet north from the line of an avenue "shall always be left open" is to be interpreted in the light of the manifest purpose of the parties, and the meaning and extent of the restriction which was within their contemplation when it was imposed must prevail. The deeds to lots in a residential district provided "that no dwelling house or other building of any kind be erected or placed on said lot within 20 feet" of the street, and that such space should be always open and clear of buildings. In a supplemental agreement the owners increased the space to 40 feet. A street railway company purchasing two of the lots proceeded to lower their grade within the restricted space and to erect poles and lay tracks thereon for a street car line. It was held that such improvement was a breach of the covenant and was enjoined.

In a suit to enforce restrictions on land, the Massachusetts Supreme Judicial Court holds, *Maclary v. Morgan*, 119 N. E. 189, that a ruling that the plaintiff, as the owner of one of the lots, was a person for whose benefit the restrictions were imposed, and entitled to mandatory injunction, necessarily implied a finding that the original owner imposed the same restrictions on each of the lots as part of a general scheme of improvement, and for the benefit of the several lots.

REAL ESTATE REVIEW OF THE WEEK

Tenants Continue to Buy Buildings They Occupy—
Week Somewhat Dull, But Few Good Sales Made

THE past week has been a very inactive one in so far as the number of sales made and the amounts involved are concerned. Few sales of any great consequence were reported, although there was a rumor yesterday that a deal is on involving property in the midtown section representing several millions of dollars in value and that several brokers are at present carrying on the preliminary detail work. The nature of the deal, however, has not been made known. Buying for occupancy by old-established merchants continues in the downtown section. Various influences have been responsible for the recent activity in the lower east side of the city, just north of the financial district, principally among which was the purchase by the Government of the major portion of the block in Maiden Lane, Nassau and Liberty streets for the purpose of erecting a monumental banking building for the Federal Reserve bank. It is rumored that the Government contemplates or at least aspires to purchase the William street frontage, thus controlling the entire block.

A sale reported this week and having interesting details was that in which Henry F. Sinclair, president of the Sinclair Oil and Refining Company, became the owner of the large limestone dwelling at the south corner of Fifth avenue and Seventy-fifth street, sold by the Metropolitan Museum of Art. The property is assessed at \$465,000 and will be occupied by Mr. Sinclair.

Other transactions involving apartment houses were reported. A syndicate in which Walter Russell and Penhryn Stanslaw are interested purchased from the Strauss Building and Realty Company the seven-story apartment house known as the "Chatham Court" at the northwest corner of Central Park West and Sixty-seventh street. The building will be altered into small apartments, which will be disposed of under the co-operative plan.

A sale involving eleven parcels of land in Manhattan, Bronx and Brooklyn was consummated by B. H. Weisker and John R. and Oscar L. Foley, who sold for Mrs. Carrie Chapman Catt, acting as representative of the Leslie Woman Suffrage Commission, to Harry Aronson, Inc.

A sale having sentimental features was that of the property at 386 Water street, sold by Pease & Elliman for the Estate of Henry A. Coster to Antonio Borelli. This property had been in the possession of the Coster family since 1789 and is one of the oldest family ownerships in Manhattan.

Leasing continued good during the week, but there was less activity than in recent weeks. A lease of interest was that of the new building at the northwest corner of Lexington avenue and Twenty-second street nearing completion for the Manhattan Trade school and which it was expected to have ready by July 1st, has been leased by the Government to be used as a war hospital. This structure cost in the

neighborhood of \$700,000 to build and is equipped with two restaurants, complete kitchen equipment and other modern facilities.

Because of the war there has been little doing for the past year in building operations, so that apartments are scarce, and while the demand is exceptionally good the supply does not begin to meet the situation and brokers are unable in all parts of the city to furnish clients with suitable quarters, but manage to keep fairly active in finding apartments for some.

Action to Dissolve a Trust.

A friendly action in which it is sought to dissolve a trust which for seventy years has tied up New York City real estate, estimated to be worth upward

of \$10,000,000, has been commenced in the Supreme Court for the benefit of Henry Astor, greatgrandson of John Jacob Astor, founder of the family fortune. In the suit Winthrop Astor Chanler appears as plaintiff and the action is made necessary by the death last week of Henry Astor, at his country home near Albany.

By the will of Henry Astor the children and other heirs of deceased's brothers and sister are entitled to share in the distribution and their proportionate shares are set forth in the complaint. It also sets forth that Amelia Rives Troubetskoy, the novelist, and "Natalina," commonly known as Lina Cavallieri, the prima donna, former wives of John Armstrong Chanler and Robert Winthrop Chanler, respectively, are not entitled to a share in the general division of the property, having no inchoate right or dower. A lis pendens filed against the property on Monday includes the property at the northeast corner of 50th street and Twelfth avenue, 225 feet 5 inches; southwest cor-

What did Experience Teach You?

Have you forgotten those days and nights of suffering last winter when coal was unobtainable, and the bins were empty?

What preparations, if any, have you made to provide heat and hot water for your tenants next winter?

Take Care of Your Gas Pipes Now

Especially those that caused you so much trouble last winter. See that your Building is "Piped for Gas" wherever you will want heat, or hot water supply.

Consider Gas for Lighting, Too

We are always ready to help in arranging lighting effects so that the very best results may be obtained with the least possible expenditure of money.

"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

PRIVATE REALTY SALES.

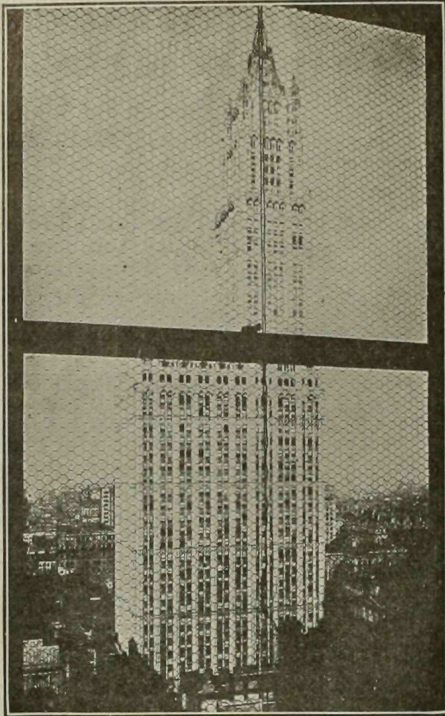
THE total number of sales reported and not recorded in Manhattan this week was 20 as against 36 last week and 20 a year ago.

The number of sales south of 59th street was 5 as compared with 13 last week and 6 a year ago.

The sales north of 59th street aggregate 15, as compared with 23 last week and 14 a year ago.

From the Bronx 8 sales at private contract were reported as against 16 last week and 9 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 767 of this issue.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

MISSISSIPPI WIRE GLASS CO.

Room 1712
220 Fifth Ave., New York City

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

Real Estate Appraiser
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

GET THE REAL FACTS

When you want to know the value of Brooklyn Real Estate, why not reap the benefit of our records extending for a period of 50 years?

BULKLEY & HORTON CO.

585 Nostrand Ave., nr. Dean St. }
414 Myrtle Ave., nr. Clinton Ave. } BROOKLYN
7508 Third Ave., nr. 75th St. }

ner of Tenth avenue and 48th street, 100.5x200.10; southeast corner of Tenth avenue and 50th street, 200.10x276.9; southwest corner of Eighth avenue and 46th street, 100.5x525; southwest corner of Ninth avenue and 46th street, 100.5x200; 46th street, north side, 50 feet east of Ninth avenue, 150x163.7; northwest corner of Broadway and 45th street, 80.7x308.11; 148 and 150 West 46th street, 885, 489, 607 and 503 Eighth avenue; 704 Third avenue; 302 West 37th street; 49th street, beginning 575 feet west of Ninth avenue, 38.6x87.4x139.10.

By the appointment of a court in Holland, the complaint further sets forth, Alphonse Lambert Eugene Chevalier De Stuers is named as curator of Hubert De Stuers. It is admitted in the complaint that Malvina Astor, widow of Henry Astor, is entitled to a one-third interest in the real estate for life as a dower. Some doubt as to whether New York State is entitled to the transfer tax is implied by a clause in the complaint which says that the state "may claim" an interest in the form of an inheritance tax.

Museum of Art Sells.

The Metropolitan Museum of Art, Robert W. DeForest, president, represented by Douglas Robinson, Charles S. Brown & Company as agents, sold through Pease & Elliman to Henry F. Sinclair, president of the Sinclair Oil and Refining Corporation, the dwelling at 2 East 79th street, at the southeast corner of Fifth avenue, size 32.2x100. This house was left by will to the Metropolitan Museum of Art by the late Isaac D. Fletcher, who erected the house from plans by C. P. H. Gilbert, and was occupied by Mr. Fletcher until his death. The house is generally considered one of the finest on the avenue and is of limestone. Its interior is finished in the finest kind of woodwork. In addition, Mr. Fletcher gave the Museum a very large collection of works of art. Adjoining the house to the east is the residence recently purchased by Joseph W. Harriman, while to the south are the residences of James B. Duke and Payne Whitney. This property is situated on the famous Cook block, all of the property between Madison and Fifth avenues, 78th and 79th streets, having been purchased by Mr. Cook and resold under very careful restrictions to various parties, who built private residences for their own occupancy, so that it is generally considered one of the finest blocks in the city. The buyer will occupy.

Syndicate Buys Apartment House.

Walter Russell and Penrhyn Stanlaws, representing a syndicate purchased from the Strauss Building and Realty Company, the seven-story apartment house known as "Chatham Court," at the northwest corner of Central Park West and Sixty-seventh street, on a plot 100x100. The property has been held at \$500,000. Malcolm E. Smith and Rudolph C. Culver were the brokers in the transaction. The property is to be taken over by the Fred T. Ley Company, which will reconstruct the building into small apartments, to be sold under the co-operative plan. The price of the finished building is to be \$807,500 and upon completion it will be taken over and operated by the Town House club.

Manhattan, Brooklyn, New Jersey Deal.

An operation involving Manhattan, Brooklyn and New Jersey properties was consummated on Monday when Frederick Brown, the operator, sold to Mrs. Bessie Rieff the five-story apartment house at the northwest corner of Convent avenue and 151st street, covering a plot 54x84xirregular. The house is fully tenanted and has been held at \$65,000. The buyer gave in part payment the three-story dwelling at 657 Hancock street, Brooklyn, on a plot 18.6x100 near Reid avenue, and also the three-story residence at 1203 Putnam avenue, Plainfield, N. J., on a plot 100x150. The Convent avenue house is one of the three occupying the entire block front on Convent avenue between 151st and 152d streets, bought by Mr. Brown last month from Joseph Shenk.

Sale of Waterfront Property.

A sale of waterfront property in Greenpoint removes from the market another parcel of New York water front and it is understood that the site is to be improved with a large plant. The property in question fronts on Bushwick Creek, Quay and West streets. It contains about 108,000 square feet of upland and considerable land under water. About 810 feet of the property fronts on the water. The other dimensions are 428 feet in Quay street, 126 feet in West street and 254 feet on the bulkhead line. A rubber company is reported to be the buyer, and \$175,000 the price paid.

Claremont Avenue Apartment Sold.

A valuable West Side apartment house passed into new ownership on Tuesday through the sale of the six-story "Crescent Court" at 195 Claremont avenue, at the southwest corner of 127th street. This property covers a plot 150.2x91, and has been bought by William P. Sheridan, from the Dorilton Corporation, Edwin F. Carey, treasurer. It abuts the Bordeaux apartment house at the south corner of Riverside Drive and 127th street. Both properties were acquired by the Dorilton Corporation from George Noakes three years ago, in an exchange involving the twelve-story Dorilton at the northeast corner of Broadway and 71st street. A few weeks ago the Dorilton Corporation sold the Bordeaux to the 549 Riverside Drive Corporation.

Manhattan Property in Exchange.

Dr. John A. Harriss, Special Deputy Police Commissioner, in charge of traffic affairs, has purchased from Mrs. Helen L. Stokes the country estate known as "Brick House," comprising about eleven acres forming the extreme end of Long Neck Point, Noroton, Conn. In part payment Dr. Harriss transferred to Mrs. Stokes the seven-story building at 58 and 60 East 94th street, the adjoining dwellings at 62 East 94th street, and the dwelling at 88 West 103d street. The deal involved properties valued at about \$1,000,000.

Deal Involves Eleven Properties.

Mrs. Carrie Chapman Catt, acting for the Leslie Woman Suffrage Commission, sold to Harry Aronson, Inc., eleven dwellings in Manhattan, the Bronx and Brooklyn. The sale was made on an all cash basis. The property sold includes 363, 365 and 367 West 117th street, each on a lot 16.8x100; 512 West 149th street, on plot 15x100; also 1674 Nelson avenue, on plot 25x100; 2385 Walton avenue, on plot 20x96; 923 Sedgwick avenue, 37.6x85; 2669 Heath avenue, 25x100; 2767 Decatur avenue, 25x86, and 234 East 202d street, 50x100, in the Bronx, and 410 4th street, 20x100, in Brooklyn. The brokers in the deal were B. H. Weisker and John R. and Oscar L. Foley.

First Break in Family Ownership.

Marking the first break in a family ownership that has extended over a period of more than 129 years, announcement has been made by Pease & Elliman of the sale of the property at 386 Water street, for the estate of Henry A. Coster to Antonio Borelli. It is a three-story building with stores on a lot 16.10x60, between Oliver street and Catharine Slip. The sale closes one of the oldest family ownerships in Manhattan, the property having been in the possession of the Coster family since 1789.

Buys in Coffee District.

The five-story business building at 52 Front street, on a plot 30.6 by 80, between Old Slip and Coenties Slip, was sold Thursday in a cash transaction by Henry A. Coster to the Markham Realty Corporation, Clarence W. Eckhardt, president. This is the first purchase of property in this block by the Markham Corporation, which has been buying and selling extensively in the immediate neighborhood within recent months. Cammann, Voorhees & Floyd and Pease & Elliman were the brokers in the transaction.

Buy Bronx Apartments.

Benenson Realty Company purchased from Louis C. Kleban, 870 East 170th street, a six-story apartment with six stores and housing forty-two families, on plot 88x107, northwest corner of Wilkins avenue, together with the adjoining six-story thirty-two family apartment, 56x100, at 1447 Wilkins avenue. The properties are fully tenanted at \$27,000 per annum and were held at \$185,000. In part payment Mr. Kleban took 1345 Brook avenue, a six-story apartment on a plot 42x100, built about three years ago, and valued at \$45,000. The trade was negotiated by S. Rosen.

Manhattan.

South—of 59th Street.

JOHN ST.—Ogden & Clarkson Corporation sold for Robert R. Livingston and Laura L. Davis the 4-sty building, on plot 22x100, at 62 John st, between Nassau and William sts. The buyer is Joseph L. Burke, the present tenant, who has conducted a restaurant on the premises for the last twenty years.

2D ST.—Griana Realities, Inc., purchased the 6½-sty tenement at 126 East 2d st, between 1st ave. and Avenue A, on a lot 25x120. Negotiations are pending for a resale of this property. Samuel Kronsky was the broker in the deal.

3D AV.—William J. Roome & Co., Inc., sold for Empire Trust Co., as trustee for Estate of Julius Bergeman, the property at 388 Third av, 25x65, adjoining the corner of 28th st.

North—of 59th Street.

67TH ST.—Malcolm E. Smith and Rudolph C. Culver sold for Strauss Building and Realty Co. the Chatham Court, a 7-sty apartment house, on plot 100x100, at the northwest corner of 67th st and Central Park West, to a syndicate represented by Walter Russell and Penrhyn Stanlaws, who will remodel the premises into small apartments of one and two rooms and bath on the co-operative plan. The property has been held at \$500,000.

78TH ST.—John Heep sold for Van Wagenan estate the 5-sty dwelling at 302 West 78th st, on plot 21x102.2, adjoining the southwest corner of West End av, to Hyman Schroeder, of Brookline, Mass., who will remodel it into small apartments at a cost of \$16,000. The Van Wagenan family occupied the house since its completion. The property was held at \$40,000.

115TH ST.—Theodore Davis purchased from Frederick Brown, operator, 108 West 115th st, a 5-sty double flat, on lot 31.3x100, located between Lenox and St. Nicholas avs. Mr. Brown recently acquired the property in a trade for a Bronx apartment.

130TH ST.—R. W. Smith sold for the Little Sisters of the Assumption to I. V. Cohen the former quarters at 125 and 127 West 130th st, consisting of two 4-sty houses, on plot 50x99.11, between Lenox and 7th avs. Mr. Cohen resold the houses to the Independent Order of St. Luke, a fraternal organization, which will remodel them into lodge rooms.

133D ST.—Cross & Brown Co. and Joseph P. Day sold for Port Morris Land & Improvement Co. a plot, with waterfront, 106x421, in the blocks bounded by East 133d, 134th and Walnut sts and the East River.

148TH ST.—Frederick Brown bought from Ellie T. Williams, of Greenwich, Conn., 554 and 558 West 148th st, two 5-sty apartment houses, on plot 100x100, adjoining the southeast corner of Broadway. The buildings accommodate forty families and show an annual return of about \$20,000. Laurence Timmons, of Greenwich, was the broker.

CLAREMONT AV.—The 6-sty Crescent Court elevator apartments, on plot 150.2x91, at 195 Claremont av, southwest corner of 127th st, have been sold by Dorilton Corp. to William P. Sheridan for investment. Recently Dorilton Corp. sold the Bordeaux apartments, at Riverside dr and 127th st, abutting.

2D AV.—James H. Cruikshank purchased from Hahnemann Hospital, of the City of New York, 1846 2d av, and from Mary Kimball Marsh, 1848 2d av, and from Frank H. Skidmore, 1850 2d av, consisting of three 5-sty tenements on plot 75x100, between 95th and 96th sts. Assessed by the city at \$54,000. Harry Sugarman was the broker.

Bronx.

147TH ST.—Kurz & Uren, Inc., sold in conjunction with Thomas J. Adams, for William Rankin, 433 East 147th st, 5-sty new law tenement on plot 45x100.

Joseph Bernstein purchased from Henry Holtz 434 to 440 East 165th st, 3-sty frame dwelling on plot 83.10x195.6.

AUDUBON AV.—James Bubser purchased from Frederick Brown, operator, 274 Audubon av, a 4-sty apartment, on plot 50x100, near 179th st. The seller secured the property recently from B. G. Gerken, and held it at about \$80,000. Heil & Stern negotiated the sale.

EDENWALD AV.—Schindler & Liebler sold for Joseph Frey three lots, 75x100, on south side Edenwald av, near Hill av, to Emil Matthiessen.

MORRIS AV.—William Sohmer, former State Controller, purchased from Arthur J. Barry the 3-sty dwelling at 2640 Morris av, adjoining the house at the northeast corner of Morris av and 193d st, recently acquired by Mr. Sohmer for his own occupancy. The newly acquired house will be occupied by Mr. Sohmer's son.

PROSPECT AV.—A. Blumenthal sold for Press Improvement Co. to Benenson Realty Co. the two 5-sty 20-fam. apartment houses, on plot 80x100, near Prospect av. The houses are fully tenanted and were held at \$80,000. It was a cash deal. Benenson Realty Co. resold the property on Tuesday to Mary Kaufman.

Brooklyn.

MONTGOMERY PL.—Charles E. Rickerson sold 34 Montgomery pl, between 8th st and Prospect Park West, a 3½-sty brick and stone dwelling, with extension, for Andrew Meurer.

PACIFIC ST.—James R. Ross Co. sold 1381 Pacific st, a 3-sty brick private house for Effie G. Darbee and Arline A. Darbee.

SUYDAM ST.—James R. Ross Co. sold the 6-fam. house 411 Suydam st to Mr. and Mrs. E. H. Richters.

Not a Speculation

If you enjoy being a paper millionaire one week and a pauper the next, don't buy Guaranteed Mortgages. You can't be a pauper while you own them, because they are always worth par.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn
160 Main St., White Plains, N. Y.

383 E. 149th St., New York
1354 Broadway, Brooklyn
367 Fulton St., Jamaica, N. Y.

CONNECTICUT TITLES INSURED

The Western Connecticut Title & Mortgage Company

Largest Exclusive Title and Mortgage Company in Connecticut
Gurley Building, Stamford, Conn.
NEW YORK OFFICE, ROOM 1002, MUTUAL LIFE BUILDING
32 LIBERTY STREET, NEW YORK CITY Telephone John 4647

Real Estate Brokers

JOHN ARMSTRONG

Real Estate Agent and Broker
Tel. 211 Harlem 1984 Third Ave., Cor. 109th St.

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 WEST 51st STREET, Tel. 1970 Columbus
27 BROADWAY, Tel. Worth 1823

WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser
3428 THIRD AVENUE, bet. 166th and 167th Sts.

ELIAS A. COHEN

Real Estate Operator
206 BROADWAY, Corner Fulton Street
Telephone, 5005-5006 Cortlandt

HARRY B. CUTNER

REAL ESTATE
1181 BROADWAY
Southwest Corner Twenty-eighth Street
Telephone—Farragut 4585

We Can Make Your Flats and Tenements Pay

O. D. & H. V. DIKE

Real Estate Specialists
In the Management of IMPROVED REAL ESTATE
Candler Building
220 West 42d Street

JAMES A. DOWD

Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

S. DE WALLTEARSS

Auctioneer, Appraiser, Broker
REAL ESTATE—LOANS
135 BROADWAY, Telephone 355 Cortlandt

J. ARTHUR FISCHER

Real Estate and Mortgages
Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE
Management of Estates a Specialty
148 WEST 57th STREET
Near Carnegie Hall Telephone 6095 Circle
260 LENOX AVENUE
N. E. Cor. 123rd Street Telephone 6500 Harlem

HENRY HOF

REAL ESTATE AND INSURANCE
BROKER AND APPRAISER
567 THIRD AVENUE Phone:
Above 37th St. Murray Hill 5994

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

FISHER LEWINE

IRVING I. LEWINE
Real Estate Operators
Tel. 980 Cortlandt 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators
37 LIBERTY ST. Tel. 6130 John

HARRIS & MAURICE

MANDELBAUM
Real Estate Operators
Telephone 8155 Cort. 135 BROADWAY

THOS. F. McLAUGHLIN

Real Estate and Insurance
1238 THIRD AVE., NEAR 72D STREET

SCHINDLER & LIEBLER

Real Estate and Insurance
Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

ULLMAN

Tel. Burke St. Sub. Station
36 W'msbldg. Station
Real Estate in All Branches
3221 White Plains Ave., at Burke St. (207th St.)

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 CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK; REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8, AND PUMP HOUSE—

at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 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 contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: June 3rd, 1918.

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

Brooklyn Real Estate Howard C. Pyle Co.

Mortgage Loans Expert Appraising
201 Montague Street BROOKLYN

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

VIVIAN GREEN, Pres. ABR. I. LEVY, Vice-Pres. RICH D. A. KENNEDY, Treas. DAVID L. KRAKOWER, Secy.

REALTY SUPERVISION COMPANY

45 West 34th St.

"Steam and Electric Service"
Phone: Greeley 3800

New York City

INVESTMENT DEPT.

BROKERS ARE INVITED

to submit high-grade improved property which may be leased or purchased at attractive prices.

7TH ST.—J. D. Ranck and Samuel Galitzka as brokers sold for Miller Burge Construction Co. a new 1-fam. stucco cottage with garage, on plot 40x100, at 1114 East 7th st, Flatbush.

8TH ST.—B. J. Storza sold for Antonio Ferrar the plot, 40x100, situated west side of West 8th st, 100 ft. north of Avenue O; also the lot, 20x100, situated south side of 60th st, 60 ft. east of 12th av.

17TH ST.—James R. Ross Co. sold 1379 East 17th st, a 1-fam. frame building, for John R. Reis Co.

8TH ST.—McInerney Klinck Realty Co., brokers, sold the 2-fam. limestone dwelling in the south side of 8th st, 167 ft. 6 inches east of 8th av, having a frontage of 20 ft. and a depth of 104 ft. on both sides. The property was sold for Bernadina A. Jennings.

20TH AV.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached brick dwelling at 6011 20th av to Joseph B. Levy of the Bronx.

22D AV.—Wm. A. White & Sons sold for Dime Savings Bank the 2-sty brick dwelling at 8841

22d av, Bensonhurst. The buyer is considering reselling.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam. brick dwelling at 1564 43d st, in the Martense district, to Y. Levitt.

48TH ST.—Tutino & Cerny sold for Cohen & Van Herpen the two 4-sty double brick apartments 512 and 514 48th st.

60TH ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached brick dwelling northeast corner of 60th st and 20th av to Abraham Goldstein.

61ST ST.—Alco Building Co., associated with Realty Trust, sold the twin semi-detached brick dwellings, with garages, at 2023 and 2025 61st st to S. Abrahamson and Theodore Marvin.

66TH ST.—Lorraine Realty Co., associated with Realty Trust, sold the 1-fam. dwellings 1913 and 1933 66th st, Mapleton Park, to Harry Kaplan and M. Platzman.

70TH ST.—Charles C. Stelle sold 1870 70th st to John Pender.

70TH ST.—Charles C. Stelle sold 1872 70th st to Ethel A. Chick.

72D ST.—Tutino & Cerny sold for Mary A. Cush, the 2-fam. dwelling at 1327 72d st.

AVENUE T.—J. D. Ranck and Samuel Galitzka, brokers, sold for Posner Construction Co. 1309 Avenue T, a 1-fam. semi-detached brick house, on plot 23x100.

BATH AV.—Meister Builders purchased from from M. Pitalch five 1-fam. houses at 1501 to 1509 Bath av, near Bay 9th st, on plot 90x100.

DE KALB AV.—Bulkeley & Horton Co. sold for estate of Mary L. Gimbernat the 3-sty dwelling and garage at 251 DeKalb av, on lot 19.2x90x irreg., at the northeast corner of Vanderbilt av.

OVINGTON AV.—Frank A. Seaver Co. sold 263 Ovington av, 1-fam. frame detached house on plot 52x143, for Land Estates to the Ninth Assembly District Democratic Club, who will occupy it for club purposes.

Queens.

ASTORIA.—A. Cantore sold the 3-sty house at the corner of Broadway and 3d av for Jacob Bender to M. A. Berry, and also the house at 249 11th av for Hurl Brothers.

BELLE HARBOR.—W. Meruk sold to J. E. Byrne a plot, 100x102, on the east side of Montauk av, 765 ft. south of Washington av.

FAR ROCKAWAY.—Lewis H. May Co. sold for Mrs. Carrie Weissman the Lodge property, fronting on Atlantic av, consisting of a 2½-sty house, on plot 50x100, also her private residence fronting on Franklin av, a 2½-sty Colonial house, on plot 50x100, to Mrs. Benj. Levy of Brooklyn. Both properties were held at \$25,000.

FLUSHING.—August Janssen purchased from Joseph Conklin his residence at the northwest corner of 20th st and Sandford av; also a plot of land containing 5,000 sq. ft. in the rear. I. G. Wolf negotiated the deal.

FLUSHING.—Charles H. Rust purchased three dwellings and another of the bungalow type in the west side of 28th st, 240 ft. north of State st. Mr. Rust, who recently came east from Mukowango, Wis., bought two houses of the modern Queen Anne type situated in the west side of 23d st, near Crocheron av. The sales were made through Halleran Agency.

HOLLIS.—H. C. Chamberlain sold to S. A. Eulert the dwelling at the southwest corner of Queens rd and Buckingham pl.

JAMAICA.—Bayview Dairy Farms, Inc., sold to J. M. Mayer of Wantagh, L. I., 7½ acres at Jamaica South, adjacent to the W. Lott property.

JAMAICA.—E. Zillman sold to O. H. Stine the dwelling and plot, 40x100, at the northwest corner of Hutton pl and Alsop st.

JAMAICA.—Degnon Contracting Co. sold to F. B. Smith a plot, 100x122, on the west side of Mayfield rd, 100 ft. north of Hampton pl.

LAURELTON.—C. H. Trent sold to R. E. Small a plot, 60x100, on the northwest side of Franklin blvd, 260 ft. northeast of Westminster blvd.

LONG ISLAND CITY.—T. J. Kirwan sold to J. H. Hughes a plot, 100x200, on the southeast side of 13th av, 100 ft. northeast of Wilson av.

LONG ISLAND CITY.—E. Hamburger & Co. sold to I. Mosson a plot, 73x191, at the west corner of Wilbur av and Grove st.

LONG ISLAND CITY.—Wallace J. Hardgrove of Queensboro Corp. sold to Queens Operators Corp. two apartment houses on Potter av, near Theodore st.

RICHMOND HILL.—P. V. O'Neill sold to O. Tolsdorf the dwelling at 366 Herald av.

RIDGEWOOD.—R. A. Schlesing, as broker, sold for Frederick W. David, of Burlington, N. J., the 2-fam. brick house at 133 Foxall st, on lot 20x100, to William La Marsch and wife.

ROCKAWAY.—Kurz & Uren, Inc., in conjunction with Charles Metzger, for Antonie Caplan 501 and 503 Central av, a 14-room dwelling, on lot 50x150.

ROCKAWAY.—Lewis H. May Co. sold for Helen A. Moore the property located on the east side of Merrill rd, consisting of a stucco and brick colonial house on plot 140x125, to Steve Hirschberger.

WOODHAVEN.—Allyn Tract Realty Corp. sold to A. J. Cobb a plot, 94x100, at the southwest corner of Woodhaven av and Hopkins court.

Richmond.

EGBERTVILLE.—Cornelius G. Kolff sold for Carl F. Grieshaber two lots, 40x100 each, in Eleanor st to A. Roth of Rosebank.

LIVINGSTON.—Cornelius G. Kolff sold for Dr. Robert H. Pentz a plot, 150x121, comprising six lots on North Mada av, near DeKay st, to E. E. Potberg, who recently purchased the adjoining property.

NEW BRIGHTON.—Duross Co. sold 654 Richmond ter, running through to 1st st, near Franklin av, to Mary Macavoy, a 3-sty dwelling, on plot 150x200.

PORT RICHMOND.—William J. Burlee sold through Cornelius G. Kolff to Norwegian Lutheran Zion Church of Port Richmond a plot, 77x100, in Bennett st, between Heberton av and Broadway, facing the Park.

Suffolk.

RONKONKOMA.—Kurz & Uren, Inc., sold to Mrs. Dunn of Chicago 14 acres of land, with 9-room cottage, furnished, garage and out-buildings, having a frontage on Ocean av and on Pond av, formerly known as the Rohrig Farm.

RONKONKOMA.—Henry Hof sold for Delco Holding Co., a 14-acre farm with cottage, garage and out-buildings on Ocean av and Pond rd at Ronkonkoma, L. I., to Mrs. Dunn of Chicago.

Westchester.

NEW ROCHELLE.—Robert E. Farley Organization, in conjunction with J. T. Lamprey, sold for J. Glasser his house to Robert Breen of New York.

PELHAM.—Fish & Marvin sold for estate of A. Marie Womrath a residence on Nyack av. The property was held at \$12,000.

RYE.—Fish & Marvin sold for George R. Cornwall his residence on the Post rd to Charles J. Hoffman, of New York City. The property comprises over seven acres, large residence and outbuildings. The place was held at \$75,000.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for James Veeder, of George E. Hohl Construction Co., his house on Colvin pl, in the Greenacres section, to Horace Parker.

SCARSDALE.—Scarsdale Estates Organization, Robt. E. Farley, president, sold for F. A. Hunt of Naushon Construction Co. his house on Walworth av, in the Greenacres section, to Mrs. Emily Martine of Scarsdale.

YONKERS.—Alfred E. Marling and Walter C. Noyes, as receivers of American Real Estate Co., sold to Frederick Brown the 5-sty apartment house at 242 to 246 South Broadway, on plot 100x150. The houses accommodate 24 families, with four stores, and were held at \$130,000. S. Brenner Co. negotiated the sale.

RECENT LEASES.

War Department Leases School.

The ten-story building at the north-west corner of Lexington avenue and Twenty-second street, just completed by the city for the Manhattan Trade School for Girls, has been leased by the War Department for use as a war hospital. The building occupies a plot of land 75x99.4 and is said to have cost upward of \$700,000 to build. The building has two restaurants, complete kitchen equipment and was to have been occupied by the trade school on July 1. The Board of Education will obtain an extension of the lease on the old school quarters at 209 and 213 East 23d street, until the building just leased to the government is turned back to them after the war.

Manhattan.

AMES & CO. leased for Charles B. Van Valen the second loft at 507 West 50th st to Frank E. Campbell Undertaking Establishment.

ALBERT B. ASHFORTH (INC.) leased the following apartments: at 152 West 58th st to Dr. Lee S. Shoninger; at 799 Park av to Mrs. Marion Rush; at 27 West 67th st to Mrs. E. M. Prellwitz; and at 124 West 55th st to Hubert H. Thomas.

ALBERT B. ASHFORTH leased space in the Acker, Merrill & Condit Building, 5th av and 35th st, to Lewis M. Rahe, the Quaker Braid Co., Joel Feder, Robert Le C. Hovey and John W. Fox; at 50 Broad st to Allaire Paint Co. and Kenneth A. Rodger, and in the Brokaw Building, Broadway and 42d st, to Wharton Releasing Corp., Wilson Motor Truck Co. and United Motor Transportation Co.

BARNETT & CO. leased the store at 182 East 125th st to New York Furniture Co., at an aggregate rental of about \$12,500.

BASTINO & CO., INC. leased the parlor floor at 14 West 31st st to Elk Embroidery Co.

BASTINE & CO., INC. sublet the parlor floor at 40 and 42 East 19th st to Elk Embroidery Co. from July 1, 1918, to January 31, 1919; also renewed the lease for F. & G. Pfomm from February 1, 1919, to January 31, 1922.

BASTINE & CO. leased the 3d floor at 822 Broadway to Louis Levy; at 653 1st av the store and basement to Charles S. Schlenoff, Inc.; and at 112 East 19th st space to Belgian Knitting Works; for American Real Estate Co. space at 114 4th av to Erlich Manufacturing Co.

CROSS & BROWN CO. leased for the Gramercy Investing Co., to Clark School, the four houses at the northwest corner of West End av and 72d st, on plot 81x115, at an aggregate rental of approximately \$170,000.

CROSS & BROWN CO. leased the store and basement at 1651 Broadway to Maxim Munitions Corp. for William B. May & Co., agents of the building.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment, consisting of 12 rooms and 4 baths, at 270 Park av for Mrs. C. E. Railing to Mrs. A. G. Kay; also an apartment at 156 East 79th st to Thomas E. Forrest.

DOUGLAS L. ELLIMAN & CO. leased for John N. Tonelle to Louis and Mary Duverrier a portion of the 3d floor at 12 East 48th st, and for Kenneth Dows to C. Paul Lane a portion of the 3d floor at 416 Madison av, and subleased the same premises to the same tenant until the expiration of the present lease to E. V. Douglass.

HORACE S. ELY & CO. sublet for Argulmbau & Ramee, Inc., the 6-sty loft building at 385 to 387 Washington st, to O. J. Weeks & Co. and John Duncan's Sons. The present tenant recently took this property, through the same brokers, from Katharine M. Dreyer. The new rental records an increase of about 100 per cent.

J. B. ENGLISH leased for James Miller Realty Co. to W. J. O'Hearn an office at 1552 Broadway; for estate of J. P. Knight the store at 221 West 49th st to Thomas Moore; also offices in the Astor Theatre Building to T. B. Harms & Francis Day & Hunter; and offices

at 1416 Broadway to M. Jacobs, M. Wainstock, Harry Coleman and Alfonso Alfau.

JOSEPH F. FEIST & CO. has rented the store and basement at 646 9th av, and the store and basement at 413 West 41st.

JACOB FINKELSTEIN & SON leased the 3-sty business building at 170 Canal st to Berger & Waldman; also the store and basement at 272 Bowery for Louis Carreau, agent, to Louis Rice.

J. ARTHUR FISCHER leased for Agnes Wilfe Peck to A. Wesson the store and basement at 666 6th av; also to Charles F. Rhodes an apartment at 108 West 39th st; and to D. Boerkow and D. Dimadona apartments at 325 7th av.

EDWARD FRANKLIN rented space at 838 1st av for his business, which has been increased by taking over the management of fifty-six houses belonging to Wilson & Co., beef packers, and the estate of F. Sulzberger.

Window Shades

Shades manufactured according to standardized specifications---insuring shades that are perfect in all details.

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

Ordinator Co.

101 PARK AVENUE

(40th Street)

Telephone, Vanderbilt 3250

Members of Real Estate Board

FRANK D. AMES Pres. BURTON J. BERRY Secy.-Treas.

AMES & COMPANY

Real Estate Agents and Brokers

Telephone: Madison Sq. 3570 26 WEST 31st ST.

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

A. M. CUDNER REAL ESTATE CO.

Real Estate Brokers and Managers

Chelsea Section Specialists

254 WEST 23rd ST. TEL. CHELSEA 1276

Francis Day
Auctioneer

31 NASSAU STREET

J. B. ENGLISH

REAL ESTATE BROKER

INSURANCE ESTATES MANAGED RENTS COLLECTED HOUSES FOR SALE AND TO LET

1531-7 Broadway N. W. corner 45th St. Astor Theatre Building Phone: Bryant 4773

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET Tel. Cortlandt 1730

Edgar A. Manning Anton L. Trunk

MANNING & TRUNK REAL ESTATE

489 Fifth Avenue, New York

Telephone: Murray Hill 6834

OGDEN & CLARKSON Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

GEO. J. RYAN

Queens Borough Real Estate

AGENT BROKER APPRAISER

Member Real Estate Board of New York

46 Jackson Avenue, Long Island City

Telephone: Hunters Point 3451-2

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, near 39th Street

Telephone, Murray Hill 2750

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE Established 1819 Phone, Chelsea 5266

BROOKLYN'S OLDEST

Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey
Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers

Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

ESTABLISHED 1882

DAVID PORTER, Inc.

Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR

The United States Government
The State of New York
The City of New York
The Equitable Life Assurance Society
Equitable Trust Co.
The U. S. Title Guaranty Co., etc., etc.

32 COURT STREET

Telephone, 828 Main BROOKLYN, N. Y.

The Leading Agency
Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City
Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property851 Manhattan Avenue, Brooklyn
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Tel. 5900 Bedford

Member Brooklyn Board of Brokers

Chas. L. Gilbert

REAL ESTATE BROKER
APPRAISER

Renting, Collecting, Insurance

WATER FRONTS
FACTORY SITESEfficient management
of Brooklyn Real Estate753 Nostrand Ave.
at St. Johns PlaceBROOKLYN
NEW YORKMember Allied Real Estate Interests
Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

H. FREUND leased to St. Regis Restaurant Co. the store at 1460 Broadway, adjoining the Knickerbocker Hotel, now occupied by the Lehigh Valley Railroad Co. as a ticket office.

A. A. HAGEMAN leased the 2d loft at 101 West 37th st to Beau Site Co., and the 3d loft at 626 and 628 6th av to Benjamin Annis.

HENRY HOF leased for Mrs. Farnan the building at 236 East 34th st to Mrs. L. Berger.

HOUGHTON CO. renewed the lease of 616 West 114th st for Josephine D. Morgan to Zeta Beta Tau Fraternity.

HOUGHTON CO. leased for Dr. Louis Heitzmann the 4-sty dwelling at 112 West 78th st to George H. Switzer.

HOUGHTON CO. leased to Dr. David B. Blumstein the 3-sty dwelling at 243 West 103d st for Samuel J. Clarke.

SAMUEL H. MARTIN leased the store and basement at 805 9th av to Joseph Lieberman.

MOORE, SCHUTTE & CO. rented the dwelling at 504 West 142d st for Jondrock Realty Corp. to James E. Carlson; also 512 West 142d st for May Helen Eagan to Florence Dean; also the 4-sty private dwelling at 414 West 142d st for Ella R. Andrews to Louis C. Jacob; the 3-sty private dwelling at 453 West 148th st for Lillian S. Bopp to Alired Faure.

OGDEN & CLARKSON CORPORATION leased the building at 110 and 112 East 59th st for Nathan Kaufmann to Paris E. Singer at an aggregate rental of about \$100,000; 162 Madison av to Mary De Wire; at 125 5th av the top floor to A. Feinstein; and at 29 to 33 West 26th st the 9th loft to Lorraine Hat Co.

OGDEN & CLARKSON CORP. leased the basement store at 607 5th av to D. Z. Noorian, and 1st loft at 4 East 48th st to Collins Marsh, Inc.; at 66 Pearl st, southwest corner of Coenties slip, the corner store to James J. MacNamara and the inside store to Max Rubenstein.

OGDEN & CLARKSON CORP. leased space on the 3d floor of 512 5th av, southwest corner of 43d st, to William J. Carroll, and the store and basement at 15 West 38th st to Allegretti Chocolate Cream Co.

G. M. PEARSON & CO., INC., in conjunction with American Bureau of Real Estate, leased office space at 6 Church st to American Iron Products Co., Inc.

PEASE & ELLIMAN leased for Miss C. H. Livingston to Dr. Fergus Butler the 3-sty dwelling at 55 East 52d st.

PEASE & ELLIMAN leased for Saint Regis Modern Buffet, Inc., the three upper floors at 108 West 44th st, adjoining the Claridge Hotel; the lessees are the Manhattan Waiters' Association, which will occupy these floors for club rooms; also let furnished for Mrs. G. S. Montgomery to Richard Ware the 4-sty dwelling at 519 West 76th st, between West End av and Riverside dr; and a store at 42 West 39th st to Miss Viola Carpenter.

PEASE & ELLIMAN rented an apartment at 100 West 59th st to Mrs. Elizabeth van Beuren; at 103 East 84th st to Mrs. E. Moyer; and a large apartment at 21 East 82d st to A. M. Stewart.

PEASE & ELLIMAN leased to Frederick Haims, for Neverfall Realty Corp., the store and basement at 172 5th av, northwest corner 22d st.

PEASE & ELLIMAN leased a loft at 4 West 37th st, to Stein Hat Co., for Dr. W. W. Herrick, now a United States Army Surgeon, to Miss Louise McClellan; the 5-sty dwelling at 49 East 53d st, between Madison and Park avs; an apartment, furnished, at 50 Central Park West, for Mrs. C. E. Ralling, to Conrad J. Holland; one at 150 West 80th st to W. F. McClelland; one at 320 West 86th st to Mrs. O. M. Ansley; one at 44 West 77th st, for Allied Underwriters, to R. Siedenburg; one at 88 Central Park West, for Orinoco Realty Co., to Miss F. Hirschhorn; one at 120 West 70th st, for Brixton Holding Corp., to Ralph M. Burch; one at 67 Riverside Dr to Edward P. Thompson, and have renewed for Estate of John D. Wing the lease, held by Mary A. Saint John, of the 4-sty dwelling at 16 West 49th st.

PEASE & ELLIMAN leased the following apartments: 129 East 82d st to Mrs. S. Dolph, 64 East 86th st. to Dr. David Friedman, 103 East 86th st. to Lloyd H. Atkinson and 911 Park av to Mrs. John A. Linder.

RICE & HALL, INC., leased for Edgar S. Appleby, trustee, and D. Remsen Robinson, to United Cigar Stores Co., at a rental aggregating \$125,000, the 4-sty building at 1544 Broadway, between 45th and 46th sts on lot 20x100.

RULAND & WHITING-BENJAMIN CORPORATION leased building at 213-215 East 44th st to Beyer Dyeing and Printing Co.

LOUIS SCHRAG leased for estate of Jacob Appell the store and basement at 216 7th av to Farragut Press; and for Urus Iron Works the 8th loft at 521-5 West 26th st to Art Department of Morimura Brothers.

R. W. SMITH leased for King Model Realty Corp. to I. V. Cohen the six 4-sty dwellings at 2380 to 2388 7th av and 203 West 139th st, at the northwest corner of those thoroughfares.

E. A. TURNER, INC., leased for J. B. Underhill estate the building at 44 East 29th st to Mrs. Truffin of Middletown, N. Y.

CHARLES B. WALKER leased for Berlin and Trosky the store floor at 57 West Houston st to S. B. Atwater; for estate of John R. Graham space at 210 and 212 Canal st to A. Salamon, Inc.; for P. Murphy space at 86 Walker st to Samuel Schemin & Co.; for Inverness Realty Co. space at 147 and 151 Lafayette st to Eagle Die Co., Inc.

WILLIAM R. WARE leased for Louis T. Romaine 55 West 83d st to Julia Murphy, and for Caroline E. Finley 68 West 95th st to Frances Ritter; also the two dwellings at the southeast corner of Riverside dr and 77th st, at an aggregate rental of about \$35,000.

WHITE-GOODMAN leased the 2d loft at 142 and 144 West 26th st to Weinstein & Grabsky; also space for Cruikshank & Co. at 1123 Broadway to Samuel Strelser; for Thomas Watson & Son the 2d loft at 38 East 21st st to Klein & Kaufman.

Established 1879

WILLIAM P. RAE
COMPANYAPPRAISERS
AUCTIONEERS

192 Montague Street

Telephone Main 4390-4391

BRANCH OFFICES

400 Nostrand Avenue
Sea Gate, New York Harbor
Jamaica

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

BROOKLYN
ESTATE MANAGERS
Members Brooklyn Board of Real Estate Brokers
NOAH CLARK, Inc.

B. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites
Appraisals837 Manhattan Avenue
Brooklyn, N. Y.Member Brooklyn Board
of Real Estate BrokersBROOKLYN
REAL ESTATE

EXPERT APPRAISER

S. WELSCH

215 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Ave.

Tel. Decatur { 464
465

Member Brooklyn Board of Brokers

Andrew Reis Co.

REAL ESTATE BROKERS
and
ManagersEastern Parkway
Section Specialists253 Kingston Av., Cor. St. Johns Pl.
Brooklyn, N. Y.

WM. A. WHITE & SONS leased the store and basement at 321 East 3d st to Israel Altman & Co. for the storage of furniture.

WM. A. WHITE & SONS leased office space at 68 William st to Ervin T. Bernhard; to Almarin Co. office space in the Singer Building; and for E. S. Willard & Co. to O. G. Orr & Co. space at 45 Beaver st.

WM. A. WHITE & SONS leased to Joseph M. Feinson space at 335 to 339 5th av for office and salesroom purposes, and at 28 East 12th st to Israel Zankel.

Bronx.

WILLIAM J. SMITH leased for Arville Realty Co. and Charles A. Schroeder the Garden Theatre, 742 Tremont av, including the plot immediately adjoining, utilized as an airdrome, to George Sell for a term of ten years.

Richmond.

CORNELIUS G. KOLFF leased for Mrs. E. Campbell to Frederick Montandon the apartment at 309 Westvelt av, New Brighton.

REAL ESTATE NOTES.

GOODWIN & GOODWIN have been appointed managerial representative of 547 Riverside dr and 12 1/2 West 118th st.

DUFF & CONGER, INC., have been appointed managing agents for the following apartment houses: 58, 60 and 62 East 94th st and 88 West 103d st.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its last meeting before the summer recess Monday evening, June 17, at the Hotel Majestic.

MOORE, SCHUTTE & CO. have been appointed agents of the block front, Amsterdam ave, 141st to 142d sts, being the 7-sty elevator apartments known as "The San Samone."

CHARLES GRIFFITH MOSES, of the firm of J. Romaine Brown Co., has been commissioned by Governor Whitman as major in the Engineer Corps of the State of New York, and is in command of the Third Battalion of the 22d Engineers, N. Y. G. He is also connected with the United States Shipping Board Emergency Fleet Corporation in connection with the locating and purchase of land necessary for the housing of shipyard employees in various parts of the offered to the Government.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.		
Conveyances.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	97	121
Assessed Value.....	\$5,935,700	\$6,518,400
No. with consideration.....	17	22
Consideration.....	\$2,043,300	\$647,962
Assessed Value.....	\$2,317,500	\$566,200
Mortgages.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	2,894	3,838
Assessed Value.....	\$168,044,780	\$274,294,225
No. with Consideration.....	460	498
Consideration.....	\$23,245,263	\$22,356,509
Assessed Value.....	\$26,080,200	\$30,580,850
Mortgage Extensions.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	32	55
Amount.....	\$414,700	\$1,661,635
To Banks & Ins. Cos.....	5	13
Amount.....	\$70,000	\$904,000
No. at 6%.....	17	12
Amount.....	\$142,400	\$445,400
No. at 5 1/2%.....	3	2
Amount.....	\$125,000	\$23,000
No. at 5%.....	8	18
Amount.....	\$110,300	\$829,303
No. at 4 1/2%.....	2	2
Amount.....	.....	\$55,000
No. at 4%.....	.....	1
Amount.....	.....	\$5,000
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	20
Amount.....	\$37,000	\$393,932
Building Permits.		
1918	1917	
June 8 to 14	June 9 to 15	Jan. 1 to June 15
New Buildings.....	2	7
Cost.....	\$110,000	\$58,500
Alterations.....	\$220,705	\$200,316
Mortgage Extensions.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	22	28
Amount.....	\$1,094,000	\$1,862,000
To Banks & Ins. Cos.....	9	15
Amount.....	\$618,000	\$956,000
Building Permits.		
1918	1917	
June 8 to 14	June 9 to 15	Jan. 1 to June 15
New Buildings.....	84	187
Cost.....	\$5,679,550	\$21,230,325
Alterations.....	\$4,589,092	\$6,478,75

BRONX.		
Conveyances.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	89	104
No. with consideration.....	13	12
Consideration.....	\$245,700	\$160,200
Mortgages.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	37	39
Amount.....	\$506,400	\$478,394
To Banks & Ins Cos.....	3	.....
Amount.....	\$105,250	.....
No. at 6%.....	22	15
Amount.....	\$291,900	\$178,200
No. at 5 1/2%.....	6	3
Amount.....	\$140,500	\$22,800
No. at 5%.....	5	6
Amount.....	\$40,000	\$17,200
No. at 4 1/2%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$1,795
Interest not given.....	4	14
Amount.....	\$34,000	\$258,399
Mortgage Extensions.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
Total No.....	15	11
Amount.....	\$188,500	\$95,750
To Banks & Ins. Cos.....	2	2
Amount.....	\$52,500	\$21,000
Building Permits.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
New Buildings.....	7	7
Cost.....	\$101,900	\$31,000
Alterations.....	\$13,400	\$16,700
BROOKLYN.		
Conveyances.		
1918	1917	
June 6 to 12	June 7 to 13	Jan. 1 to June 13
Total No.....	476	402
No. with consideration.....	34	40
Consideration.....	\$170,905	\$194,994
Mortgages.		
1918	1917	
June 6 to 12	June 7 to 13	Jan. 1 to June 13
Total No.....	301	238
Amount.....	\$821,281	\$1,047,492
To Banks & Ins. Cos.....	29	40
Amount.....	\$104,800	\$372,400
No. at 6%.....	222	143
Amount.....	\$546,751	\$606,345
No. at 5 1/2%.....	49	46
Amount.....	\$183,695	\$200,075
No. at 5%.....	9	34
Amount.....	\$44,800	\$206,139
Unusual rates.....	.....	1
Amount.....	.....	\$2,450
Interest not given.....	21	14
Amount.....	\$46,035	\$32,483
Building Permits.		
1918	1917	
June 7 to 13	June 8 to 14	Jan. 1 to June 14
New Buildings.....	89	52
Cost.....	\$629,680	\$749,500
Alterations.....	\$84,310	\$60,200
QUEENS.		
Building Permits.		
1918	1917	
June 6 to 13	June 8 to 14	Jan. 1 to June 14
New Buildings.....	73	62
Cost.....	\$138,140	\$156,235
Alterations.....	\$30,657	\$41,070
RICHMOND.		
Building Permits.		
1918	1917	
June 6 to 13	June 8 to 14	Jan. 1 to June 14
New Buildings.....	21	10
Cost.....	\$22,040	\$94,525
Alterations.....	\$2,715	\$3,875

Satisfied Tenants

A satisfied tenant is assured when provision is made for the proper use of the modern conveniences you have installed in your buildings.

Adequate sidewall outlets make your electrical equipment truly modern and provide for the convenient use of household electrical appliances now so generally in use.

Let our experts advise with you on the layout of the wiring of your buildings. It will pay you in satisfied tenants.

Edison Electric Illuminating Co. of Brooklyn

360 PEARL STREET

Telephone: Main 8000

Established 1879

WILLIAM G. MORRISEY

REAL ESTATE BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN

FOR SALE OR LEASE

For long term, the buildings 370-372-374 East Houston Street. This site has been used by the old-established firm, "Altman Furniture Company," for more than forty years, and the buildings, which are practically new, are adapted for that purpose, or are suitable for manufacturing purposes or wholesale house.

ALBERT E. KELLY

Successor to
Frederick A. Booth

41 UNION SQUARE, NEW YORK

Tel. Stuyvesant 1125

Let a trained and equipped organization manage your property.

SPEAR & CO., Real Estate

840 Broadway, New York

Tenants and Service versus Rats, Mice, Bugs, Roaches

Service is the binding links which tends to form that amicable business relationship between the tenant and the property owner. Vermin, carriers of disease, destroyers of property and loathsome pest of civilization, is the only wedge that can break the iron links of service. ORIENTAL SERVICE is your absolute guarantee to keep your apartments Vermin-free.

"Ask Those Who Know"

ORIENTAL

VERMIN EXTERMINATING CO.

198 BROADWAY, N.Y. PHONE CORTLANDT 730

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

REPORTS from various sources indicate but scant improvement in the building situation during the past week. During the period a number of altogether new factors have developed to complicate affairs and it now seems as though the building trades could not anticipate any great volume of activity for this year at least. This applies to private construction, as it is well known that Federal operations will maintain their prominence in building circles for a long time to come and probably will materially increase in number and total cost.

The major portion of active building at the present writing is directly for Government use, and a large part of the balance is for structures that will contribute in winning the war. Private construction is at a low ebb and consists mainly of small dwellings in suburban districts and a relatively few apartments and tenements in this and neighboring cities.

Projects of a more important character are few and far between, and in view of the conditions surrounding the building business this type of activity is not likely to be increased. Architects and engineers have been working on plans for a number of large and imposing structures. Some of these have been under advisement for a long while, but high material costs and transportation difficulties have combined to prevent their starting. Now it is feared that they will be held up for considerable time.

Although the demand for building materials and supplies is relatively light there are no great reserves of commodities available at present. Manufacturing in almost all lines has been seriously curtailed on account of the scarcity of fuel and labor and the difficulties attendant upon the shipment of raw materials to manufacturer and also the transportation of finished products to jobber and consumer. In almost every line of manufactured commodity the output of the current year will be greatly below that of past seasons, and while there is no material famine at present it is feared that a revival of building activity might create a market condition that would be unusual to say the least.

Common Brick.—Market conditions for Hudson River common brick are practically unchanged from those which marked last week. The demand is dull, but owing to the small quantities of brick coming down from production points it about equals the supply. The manufacturers are experiencing great difficulty in obtaining men to load the scows. There is plenty of brick ready for shipment and the scows are tied up to the docks waiting for labor to load. Manufacturing is proceeding on a most limited scale and from all accounts the total production of this year will be far below that of any season for a long time past. Prices are steady with a disposition toward greater firmness. The ruling quotations are \$10.50 to \$11 to dealers, in cargo lots, alongside dock. At this writing there is a strong possibility that brick prices will advance to \$11 a thousand for barge run and if the demand should increase prices might jump to a considerably higher level. The Raritan district is exceptionally quiet and only a limited production is possible on account of the scarcity of labor and the difficulty of obtaining fuel. No brick from this district is available for the New York market and no quotations are being made. What little production is possible at the Raritan plants is being

shipped by rail to Government building projects located in New Jersey.

SUMMARY—Transactions in the North River brick market for the week ending Friday, June 14, 1918. Condition of market: Demand fair; prices firm. Quotations: Hudson Rivers, \$10.50 to \$11.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 12. Distribution: Manhattan, 4; Brooklyn, 5; New Jersey points, 3.

Second Hand Brick.—There is little demand for second hand brick, owing to the general recession in building construction. Prices are steady at \$6 a load of 1,500, at the wrecking job and \$10 from yard, plus the usual charges for haulage.

Portland Cement.—Manufacturers are producing to the maximum of their abilities but are considerably hampered by the difficulty of obtaining adequate fuel and the extreme scarcity of labor. The latter condition is most serious at present. There is a steady demand for this commodity and naturally Federal building operations are the most important factor in the market. Prices are firm and likely to be further increased about 8 cents a barrel as a result of the advance in freight rates.

Crushed Limestone.—Producers of this commodity are daily obtaining larger orders from Federal sources and as a consequence the market situation is firm, with prices somewhat higher. It has been stated that one of the most important of the Government operations will require several hundred thousand cubic yards of crushed limestone, and producers are now engaged in deliveries to this job. Prices during the week have advanced to \$1.70 a cubic yard for 1½ in. and \$1.80 for the ¾ in. size. The latter size is the one generally called for in the Government specifications, and if the present schedule is adhered to there is likely to be a scarcity of this size for some time as far as private usage is concerned.

Trap Rock.—The demand is steady for this material and likely to hold for some time, and although the Government is not using this commodity for building purposes it has made a heavy demand upon the producers for stone to be used in road construction. Prices are advancing as a consequence of the increasing towing rates and the advanced wages of the labor required to produce this material. Current material quotations are \$2 a cubic yard for 1½ in. and \$2.10 a yard for ¾ in.

Sand and Gravel.—Almost the entire business in these commodities is coming from Government sources and no material improvement in the volume of private construction is anticipated at the present writing. Prices are firm and according to prominent producers likely to remain at their existing levels for some time.

Hydrated Lime.—Although the demand is quiet owing to the scarcity of new building operations, prices have firmed up because of the higher manufacturing costs and the increases in freight rates. Hydrated common is now bringing \$15 a ton, New York, in duck bags, plus the increased freight charges and Hydrated finishing is selling at \$17.20 a ton in cotton bags, plus the freight increase.

Linseed Oil.—Stocks in reserve are negligible and there is a scarcity of this commodity in the hands of the jobbers that is likely to increase within the next few weeks. There is practically no domestic or foreign seed available for the crushers and the new crop will not be matured and ready for crushing before next October. The demand, considering the amount of oil available, is considered heavy, although it is not comparable to that of previous years at this time. Prices are firm at

the levels that now have maintained for some weeks.

Window Glass.—Trade in this line continues to be extremely light and there is no possibility of a marked increase in demand according to the present outlook. Manufacturers of hand-made window glass have practically ceased production and those who continue are likely to end the blast at almost any time. Stocks in the hands of the manufacturers are low and in the majority of instances barely one-half of that at this time one year ago. Jobbers' stocks are depleted and broken. Notwithstanding the adverse conditions involving the production of this material manufacturers have not as yet revised their schedule of discounts.

Structural Steel.—With the Government now taking 100 per cent of the output of the steel industry of the country, the builders contemplating an early start of structural projects involving the use of fabricated steel to any extent have been forced to abandon their plans for the present. The outlook from the standpoint of the building trades is not of the best and the situation will not improve until there is some likelihood of obtaining the necessary steel product used in construction, within a reasonable period of time. The conditions affecting the steel industry have induced a number of perspective builders to revise their plans so as to utilize heavy timber construction or reinforced concrete where possible, but a number of operations have been of a character where such a substitution is impossible and these will be held in abeyance indefinitely.

Wire Products.—Mills producing both wire and wire nails are devoting their entire output to Government needs and there is practically no new business being taken for orders aside from Federal business. Immense quantities of wire and nails are being turned out for England and France and the United States is shipping a large tonnage for the use of the army in Europe. Although there is a strong demand from the usual commercial sources, manufacturers of commodities not essential to the war are being curtailed in their deliveries as jobbers' stocks are low and it will be impossible to replenish them for some time. Mill base prices are unchanged.

Cast Iron Pipe.—Business in this line is slack and the manufacturers are mostly concerned with Government orders for pipe and fittings. The conditions affecting the production of steel in all forms have been felt in this industry and there will be but a small volume of cast iron pipe available for private consumption. Prices are subject to the new Government schedule as recently announced.

Lumber.—Market conditions are but slightly changed and although the demand is considered fair at wholesale and retail, both of these interests have experienced difficulty in obtaining new supplies to refill their depleted stocks. The transportation of lumber from production points is one of the serious factors of the present situation and there seems to be no immediate prospect of relief. The demand from manufacturing consumers is well sustained and builders are also in the market for a considerable volume of timber. It is generally felt that there would be a material improvement in the number of small dwellings built of lumber and trim could be obtained without long waits for delivery. This type of construction is, with the exception of purely Government building, the best present market for the lumber dealers.

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.....\$10.50@ \$11.00
Raritan common.....No quotation
Second hand common, per load of 1,500.....\$6.00@

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.

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

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale): Trap rock, 1 1/2 in. (Nominal).....\$2.00@
Trap rock, 3/4 in. (Nominal).....1.95@

Crushed limestone, 1 1/2 in.1.70@
Crushed limestone, 3/4 in.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.): Eastern common, dealers' price.....\$3.25@
Eastern finishing, dealers' price.....3.45@
Hydrated common (per ton).....15.20@
Hydrated finishing (per ton).....17.20@

Linseed Oil—
City brands, oiled, 5 bbl. lots.....\$1.57@
Less than 5 bbls.....1.58@

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.....34.50@
Hemlock, W. Va., base price per M.....34.50@
(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.....\$68.00@
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.....\$60.00@ \$64.00
Red oak, quartered, select.....60.00@ 64.00
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, 3/4 in. x 8 ft......15 1/2

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

Structural Steel (Plain material at tide-water, 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.\$0.50 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.....83%

PERSONAL AND TRADE NOTES.

Holtzer-Cabot Electric Co. announces that it has opened a New York office in the Architects' Building, 101 Park avenue.

Wolfinger & Lasberg Contracting Co., formerly at 44 Court street, has moved its offices to 4408 Fourteenth avenue, Brooklyn.

Portland Cement Association recently moved its New York office from the Architects' Building, 101 Park avenue, to 347 Madison avenue.

Willard Reed Messenger, executive secretary of Building Industries of New York, 50 East 42d street, has been commissioned Captain of Engineers, U. S. R.

Starrett & Van Vleck, architects, 8 West 40th street, announce that Paul Starrett, president of the George A. Fuller Co., has consented to act as trustee and business advisor in connection with the firm's real estate holdings and other affairs in the routine of the continuation of the business, until further notice.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY.—U. S. Government, General Army, Brig. Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, will erect 2-sty frame barracks at Center, Leonard and Baxter sts and City Hall pl, to be used for Military Police. The site selected is owned by the City of New York, Court House Board, Walter J. O'Brien, chairman, 3 Rector st; L. Lafin Kellogg, secy., 115 Broadway, and Hon. John P. Hylan, Mayor, City Hall, all of Manhattan.

BROOKLYN, N. Y.—Brooklyn Line Improvement Co., 1607 45th st, has the general contract for a 2-sty brick brig and guard house, 60x28, at the Marine Barracks, Navy Yard, for the U. S. Government, Navy Dept., C. W. Parks, and Public Works Officer, Navy Yard, Bklyn., owner, from privately prepared plans.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Public Works Officer, Navy Yard, Brooklyn, owner, is taking bids on the general contract, to close 4 p. m., June 14, for alterations and an addition to Building No. 27 at the New York Navy Yard, from plans by J. T. Mathews, U. S. Navy Yard, Brooklyn, Assistant Civil Engineer. Nieman & Luth, 33 West 42d st, Manhattan, are figuring the general contract.

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 11 a. m., June 17, for ten 2-sty magazine bldgs, 50x190, from privately prepared plans. Cost, \$300,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for two sea plane hangars, marine railway and landing pier. Cost, \$113,000.

NEW YORK CITY.—William Crawford, 7 East 42d st, Manhattan, has the general contract for erecting a group of 2-sty hollow tile or frame hospital bldgs at General Hospital No. 1, on Gun Hill rd, for the U. S. Government, Construction Quartermaster, on premises; Depot Quartermaster, New York City, and Lieut. Col. R. C. Marshall, Jr., Construction Division, U. S. A., 7th and B sts, N. W., Washington, D. C., owner, from privately prepared plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

135TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 5-sty brick tenement, 25x87, at 229 West 135th st, for Michael Pisapia, 1927 Broadway, owner. Cost, \$5,000.

144TH ST.—Samuel Levingson, 101 West 42d st, has plans in progress for alterations to the 6-sty apartment house at the southeast cor of 144th st and Broadway, for the Arbrook Realty Co., owner. Cost, \$5,000.

67TH ST.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for alterations to the 6-sty brick apartment house, 100x100, at the northwest cor of 67th st and Central Park West, for the Town House Club, owner, c/o Walter Russell and Penry Stanlaws, 1 West 67th st, Frederick T. Ley Co., 19-25 West 44th st, has the general contract. Cost, \$100,000.

DWELLINGS.

55TH ST.—Cornelius R. Agnew, on premises, owner, has had plans completed privately for alterations and addition to the 4-sty brick dwelling, 20x97, at 66 East 55th st, for which Stevenson & Cameron, 37 West 25th st, have the general contract. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

WOOSTER ST.—Pietro Traverso, Fort Lee, N. J., owner, has had plans completed privately for the alteration of the 4-sty brick school, 75x86, at 180 Wooster st, into a warehouse. Jacob Gescheidt, 142 East 43d st, has the general contract. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

6TH AV.—Alfred Auslander, architect, on premises, will draw plans for the alteration of the 7-sty brick, stone and iron department store, on plot 184x460, on 6th av, from 18th to 19th sts, into a hospital. J. B. Greenhut, Inc., 6th av and 18th st, is the owner, and the U. S. Government (Gen. I. W. Littell, 15th and M sts, N. W., and Lieut. Col. R. C. Marshall, Jr., 7th and B sts, S. W., both of Washington, D. C.) is the lessee. Hospital will contain 4,000 beds, and project consists of dividing the seven floors into wards.

133D ST.—V. W. Tandy, 1931 Broadway, has working plans in progress for a 6-sty hospital, probably brick, limestone and terra cotta, 56x80, at 20 West 133d st, for the McDonough Memorial Hospital, owner, c/o architect. Present buildings on site will be razed, and the hospital will be for negro soldiers and sailors. Cost, \$100,000.

HOTELS.

7TH AV.—B. H. & C. N. Whinston, 148th st and 3d av, completed plans for the alteration of the 13-sty fireproof hotel, 75x125, at 861-871 7th av, with an "L" to 151 West 55th st, into a hotel and restaurant for the Hotel Wellington Corporation, Miss Mima E. Fritz, pres., and A. L. Brown and C. C. Soest, managers, on premises, owner, and the C. & L. Lunch Co., lessee. Architect will take bids on general contract June 17. Cost, \$9,500.

STABLES AND GARAGES.

158TH ST.—Frederick Vollweiler, 696 Bushwick av, Bklyn, completed plans for alterations to the 2-sty brick garage, 25x75, at 668 West 158th st, for Charles M. Rosenthal, 30 East 42d st, owner, and M. Beardsley and R. Nattleson, lessees. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

WILLIAM ST.—Frederick Ebeling, c/o general contractor, completed plans for alterations to the 11 and 20-sty brick office bldg, 87x115, at 11-21 William st, for the Corn Exchange Bank, on premises, owner. Valentine-Lynch Co., 13-21 Park Row, will probably have the general contract. Cost, \$5,000.

BROADWAY.—R. H. Almirot, 220 5th av, has plans in progress for a 2-sty brick store and loft bldg, 25x125, at 1991 Broadway. Cost, \$20,000.

WATER ST.—William Kennedy, 5654 Newton av, completed plans for the alteration of the 2-sty brick loft bldg, 45x60, at 374-376 Water st, into a garage, for Matthew J. Sullivan, 109 Cliff st, owner. Cost, \$5,000.

NASSAU ST.—R. H. Almirot, 220 5th av, has plans in progress for alterations to the 8-sty brick and stone office bldg, at 90 Nassau st. Cost, \$3,000.

23D ST.—R. H. Almirot, 220 5th av, has plans in progress for alterations to the 12-sty brick loft bldg, 25x100, at 30 East 23d st, and is taking bids on the general contract. Cost, \$5,000.

BEEKMAN ST.—B. H. & C. N. Whinston, 509 Willis av, Bronx, completed plans for alterations to the 12-sty brick restaurant and office bldg, 96x144, at the cor of Beekman st, Park Row and Nassau, for the O. B. Potter Properties, Inc., 71 Broadway, owner, and the Silver Lunch Co., 510 West 53d st, lessee. Cost, \$20,000.

EAST HOUSTON ST.—B. H. & C. N. Whinston, 509 Willis av, Bronx, have plans in progress for alterations to the 5-sty brick loft bldg, 25x100, at 11 East Houston st, for James Dean Estate, owner, c/o John B. Mayes, Ludgato Hall, Ludgato, England Cost, \$20,000.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE

AND

BONDS

FOR

BUILDING OPERATIONS

Architects' Bldg. 101 PARK AVE.

Edward Corning, President. Charles F. Berger, C.E., Vice-President.

Edward Corning Company Builders

52 VANDERBILT AVENUE
NEW YORK

Edward P. Corning, Treasurer. Clinton L. Frobisher, Secretary.

J. P. Duffy Co.

Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue

Phone 281-282 Melrose

CHARLES E. KNOX CONSULTING ENGINEER

For Electrical Equipment and
Elevators for the Hotel Penn-
sylvania and Hotel Commodore

101 Park Avenue, New York

Bronx.

DWELLINGS.

FORDHAM ST.—Anton Pirner, 2069 Westchester av, completed plans for a 1-sty frame dwelling, 20x38, in the south side of Fordham st, 240 ft east of City Island av, for Jane M. Hawkins, 321 King av, owner. Cost, \$4,500.

MUNICIPAL.

BROOK AV.—Hoppin & Koen, 4 East 43d st, are preparing plans for a 4-sty brick and granite police station house at the southwest cor of Brook av and 142d st, for the City of New York, Police Dept., Centre, Lafayette and Grand sts. R. E. Enright, Comr., owner. Cost, \$125,000.

STABLES AND GARAGES.

RIVER AV.—Philip Wattenberg, 960 Prospect av, contemplates building a garage on plot 100x100, on the east side of River av, 57 ft north of 149th st. Architect's name will be announced later.

FERRIS PL.—B. Ebeling, 2400 Westchester av, completed plans for a 1-sty brick garage, 100x148, on the west side of Ferris pl, 125 ft south of Thomas st, for the Westchester Land & Dock Co., on premises, owner. Cost, \$25,000.

MISCELLANEOUS.

177TH ST.—Charles E. Silkworth, Jr., 423 76th st, Bklyn, completed plans for two 1-sty frame stages and stands, 91x79 and 180x115, in the south side of 177th st, from Bronx River to N. Y., W. & B. R. R., for the N. Y. W. & B. R. R. Co., 481 Morris Park av, owner. The Bronx Exposition Co is the lessee, and R. McConnell, Times Bldg, Manhattan, is in charge for lessee. Cost, \$27,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

CEDAR ST.—Shampan & Shampan, 772 Broadway, completed plans for two 4-sty apartment houses, on plot 116x139, at the northeast cor of Cedar and East 17th sts, for Louis Montalbine, owner.

EAST 17TH ST.—Shampan & Shampan, 772 Broadway, have plans in progress for two 4-sty brick and stone apartments, 116 x138, at East 17th st and Cedar av, for Louis Montalbine, 1320 East 17th st, owner and builder. Cost, \$125,000.

CHURCHES.

CLINTON AV.—Allen & Collens, 40 Central st, Boston, Mass., will draw plans for a brick and stone church on plot 100x170, at Clinton and Lafayette avs, for the Clinton Ave Congregational Church, Rev. Dr. Nehemiah Boynton, 379 Washington av, owner. Cost, \$200,000.

DWELLINGS.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for four 2-sty brick dwellings, 19x55, on the west side of Hopkinson av, 300 ft south of Lott av, for the F & G Construction Co., 189 Glenmore av, owner and builder. Cost, \$20,000.

WEST 22D ST.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty brick dwellings, 20x55, in the east side of West 22d st, 140 ft south of Neptune av, for W. J. Airtable and A. Garmesi, 463 63d st, owners and builders. Cost, \$10,000.

SUNNYSIDE AV.—William C. Winters, 106 Van Sicklen av, has plans in progress for seven 2-sty brick dwellings, 20x36, on the north side of Sunnyside av, near Hendrix st, for Frank Richards, 172 Jamaica av, owner and builder. Cost, \$31,500.

TEN EYCK ST.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 2-sty brick dwelling and garage, 25x100, in the south side of Ten Eyck st, 25 ft west of Lorimer st, for George W. Lenartz, 46 Ten Eyck st, owner. Architects will take bids on general contract about July 6. Cost, \$7,500.

WEST 22D ST.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for four 2-sty brick dwellings, 20x58, in the east side of West 22d st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Cost, \$22,000.

WEST 17TH ST.—Frank V. Laspia, 525 Grand st, completed plans for a 2-sty brick dwelling, 20x55, in the east side of West 17th st, 180 ft south of Av Z, for Salvatore Preca, 5 East 3d st, Manhattan, owner. Cost, \$6,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for two 2-sty brick dwellings, 20x58, in the west side of West 27th st, 140 ft south of Neptune av, for Ida Semmer, 55 West End av, owner and builder. Cost, \$11,000.

CONEY ISLAND AV.—Philip Caplan, 16 Court st, completed plans for two 2-sty brick dwellings, on Coney Island av, 90 ft south of Av N, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$10,000.

AVENUE N.—Philip Caplan, 16 Court st, completed plans for six 2-sty brick dwellings, on the south side of Av N, 25 ft east of Coney Island av, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$30,000.

AVENUE N.—Philip Caplan, 16 Court st, completed plans for three 2-sty brick dwellings, at the southwest cor of Av N and East 12th st, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$15,000.

CONEY ISLAND AV.—Philip Caplan, 16 Court st, completed plans for a 2-sty brick dwelling, 18x36, at the southeast cor of Coney Island av and Av N, for A. N. Smith, 65 Washington av, Newark, owner and builder. Cost, \$5,000.

EAST 4TH ST.—J. C. Wandell, 8523 4th av, completed plans for three 2-sty brick dwellings, 18x41, in the east side of East 4th st, 196 ft north of Albemarle rd, for Louis Obermeyer, 319 East 3d st, owner and builder. Total cost, \$12,000.

80TH ST.—M. A. Cantor, 373 Fulton st, completed plans for two 2-sty brick dwellings, 19x62, in the north side of 80th st, 87 ft west of 5th av, for the Beverly Building Corp., 44 Court st, owner and builder. Cost, \$16,000.

PRESIDENT ST.—Slee & Bryson, 154 Montague st, completed revised plans for a 2-sty brick dwelling, 28x50, in the south side of President st, 200 ft east of Brooklyn av, for Frederick Seifter, 261 Penn st, owner. Cost, \$15,000.

BAY RIDGE—Slee & Bryson, 154 Montague st, have plans in progress for four 2½-sty brick dwellings, 36x40, for Jerome H. Pennock, 186 Remsen st, owner and builder. Exact location will be announced later. Total cost, \$24,000.

FACTORIES AND WAREHOUSES.

SHEFFIELD AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for exterior alterations to the 4-sty brick factory, at the southwest cor of Sheffield and Belmont avs, for Parker Stearns & Co., 288 Sheffield av, owner. Cost, \$12,000.

SHEPHERD AV.—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 2-sty factory on the west side of Shepherd av, 91 ft north of Atlantic av, for the American Numbering Machine Co., 224 Shepherd av, owner. Cost, \$6,000.

GATES AV.—Shampan & Shampan, 772 Broadway, Bklyn, have revised plans in progress for a 1-sty brick factory, 25x125, at 1470 Gates av, for George H. Amann, 1356 Greene av, owner. Lessee's name will be announced later. Owner will take bids on general contract June 15. Cost, \$15,000.

BOGART ST.—B. W. Dorfman, 26 Court st, completed plans for a 2-sty brick factory, at the southwest cor of Bogart and Moore sts, for Isaac Meseritz, on premises, owner. Cost, \$8,000.

PARK AV.—Max Hirsch, 215 Montague st, has plans in progress for a 3-sty brick factory, 50x67, on the south side of Park av, 20 ft east of Navy st, for Alphonso Monaco, 71 Navy st, owner. Cost, \$15,000.

HOTELS.

ATLANTIC AV.—Eisendrath & Horwitz, 500 5th av, Manhattan, completed plans for an extension to the two 4-sty hotels at Atlantic and 4th avs, for Peter T. Reilly, 538 Carlton av, owner, and Morris Schneider, lessee. Architects will take bids on general contract about July 7. Cost, \$7,000.

STABLES AND GARAGES.

BERGEN ST.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 50x114, in the south side of Bergen st, 100 ft west of Grand av, for Nicholas V. Caifa, 368 St. Marks av, owner. Cost, \$9,000.

BRIDGE RD.—B. W. Dorfman, 26 Court st, has plans in progress for a 1-sty brick garage, 44x70, at the southwest cor of Bridge rd and Navy st for P. Hamill, owner and builder. Cost, \$10,000.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage, 71x130, on the north side of De Kalb av, 63 ft west of Bushwick av, for Morris Ginsberg and Simon Mann, 122 Livingston st, owners. Cost, \$35,000.

NEPTUNE AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 1-sty brick automobile repair shop, 20x50, on the north side of Neptune av, 60 ft west of West 17th st, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$4,000.

ST. JOHNS PL.—Eugene Schoen, 112 East 19th st, Manhattan, completed plans for an extension to the 1-sty brick and stucco garage, 50x122, in the south side of St. Johns pl, 330 ft east of Classon av, for Michael Tuch, 855 Park pl, owner. Architect will take bids on general contract about June 28. Cost, \$14,000.

GRAND ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick public garage, 100x100, in the south side of Grand st, 175 ft east of Waterbury st, for Shokhoff & Fein, 116 Essex st, owners and builders. Cost, \$30,000.

LEXINGTON AV.—Cohn Bros., 361 Stone av, have plans in progress for a 2-sty brick garage, 25x100, on the north side of Lexington av, 275 ft west of Patchen av, for James Acomadelo, 215 Montague st, owner and builder. Cost, \$25,000.

45TH ST.—S. Millman & Son, 26 Court st, completed plans for three 1-sty brick garages, 10x18, in the south side of 45th st, 220 ft east of 15th av, for the N. R. Realty Co, 4408 15th av, owner and builder. Cost, \$10,000.

GRAND AV.—Carlson & Wiseman, 226 Henry st, completed plans for a 2-sty garage, 170x100, on the west side of Grand av, 300 ft north of Myrtle av, for Rogers & Hagarly, 3d av and 125th st, Manhattan, owner. Cost, \$50,000.

16TH ST.—C. N. Shubert, 366 5th av, Manhattan, completed plans for an extension to the brick garage, 25x100, in the north side of 16th st, 147 ft east of 10th av, for George W. Ballway, 1513 8th av, owner and lessee. Cost, \$25,000.

4TH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 50x97, at the southeast cor of 4th av and 6th st, for Isadore Polivnick, 572 Powell st, owner and builder. Cost, \$8,000.

ST. MARKS AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 1-sty brick garage, 175x150, on the south side of St. Marks av, 300 ft west of Frankl'n av, for the Cranford Co., 52 9th st, owner and builder. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—LeRoy C. Morris, 533 Nostrand av, completed plans for an extension to the 3-sty store bldg at the southwest cor of Bedford and Putnam avs for Hugo Tollner Estate, 1174 Bedford av, owner. Cost, \$6,000.

THEATRES.

WASHINGTON AV.—Frank Laspia, 525 Grand st, completed plans for an extension to the 1-sty moving picture theatre at the northeast cor of Washington av and Bergen st for B. Mosca, 637 Washington av, owner. Cost, \$5,500.

Queens.

DWELLINGS.

JAMAICA, L. I.—Arthur Short, 196 Helen av, South Ozone Park, L. I., owner and builder, has had plans completed privately for a 2-sty frame dwelling, 16x37, at the southeast cor of Cannonbury rd and Madison av. Cost, \$3,000.

FLUSHING, L. I.—George O. Barnes, Grace av, Great Neck, L. I., completed plans for interior alterations and a 2½-sty frame extension, 10x68, to side and rear of the dwelling and garage, at the northwest cor of 20th st and Sandford av, for Ray Glassberg, 195 2d av, Manhattan, owner. Cost, \$7,500.

WOODHAVEN, L. I.—S. Millman & Son, 26 Court st, Brooklyn, completed plans for seven 2-sty brick dwellings, 20x32 and 20x52, on the east side of Forbell av, 20 ft south of Atlantic av, and at the southeast cor of Atlantic and Forbell avs, for the Nebur Construction Co, 95 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$35,000.

RIDGEWOOD, L. I.—Louis Allmendinger, 20 Palmetto st, completed plans for fourteen 2-sty brick dwellings, 20x40, and 19x38, at the southeast cor of Cypress av and Stephen st, for Anthony Mayer, 1015 Hancock st, Bklyn, owner and builder. Total cost, \$42,000.

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, 320 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, owner. Cost, \$4,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for two 2-sty frame dwellings, 24x25, on the east side of Jackson av, 97 south Walnut st, for Harry E. Wade, 460 Guion av, Richmond Hill, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for three 2-sty frame dwellings, 26x31, on the east side of Park av, 40 ft north of Ayling av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$10,500.

Richmond.

CHURCHES

CLIFTON, S. I.—William Edgar Moran, 15 East 38th st, Manhattan, will draw plans for a 1-sty brick church for the First Christian Scientist Church, 67 Stuyvesant pl, New Brighton, S. I., owner. Details are undecided. Cost, \$10,000.

DWELLINGS.

CLIFTON, S. I.—F. Averkamp, 525 West 138th st, Manhattan, completed plans for two 2-sty brick dwellings, 22x24, in the north side of Hope st, 50 ft west of Bay st, for the Belair Manor Co., 52 Broadway, Manhattan, owner. The Industrial Improvement Co., 130 Mountainview av, Clifton, S. I., has the mason contract. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

SHOOTERS ISLAND, S. I.—Standard Shipbuilding Co., A. Goroy, plant mgr., and E. N. Scott, in charge of construction, Shooters Island, S. I., and 44 Whitehall st, Manhattan, owner, has had plans complete privately for alterations and addition to the plant. Cost, \$60,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. H. Schanck, Park Hill, Yonkers, completed plans for a 2½-sty frame and stucco dwelling, 30x42, on Park Hill, for C. W. Hodgson, Park Hill, Yonkers, owner. Ninian Jamieson, Inc., 243 South Broadway, Yonkers, has the general contract. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for two 4-sty brick and limestone apartments, 114x106 (over all), at 63-71 Washington av, for Morris Daniel, 69 Mt. Pleasant av, Newark, owner and builder. Owner will award subs. Cost, \$150,000.

NEWARK, N. J.—R. Botelli, 207 Market st, Newark, has plans in progress for a 4-sty brick and stone apartment house at 480 Clifton av, for Joseph Bell, 174 Ridgewood av, Newark, owner and builder. Cost, \$40,000.

DWELLINGS.

TEANECK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans in progress for a 2½-sty brick veneer and hollow tile dwelling, 35x121, on Teaneck rd, for Bernard Lippman, owner. Project also includes garage and gate lodge. Cost, \$50,000.

NUTLEY, N. J.—W. A. Lambert, 233 Broadway, Manhattan, has plans in progress for six 1 and 2-sty frame dwellings for the Nutley Realty Co, High st, Nutley, owner and builder. Cost, \$5,000-\$6,000 each.

Waging War

To list New York's war industries using Edison Power is to list the great body of industries that are making this city an unequalled war supply factor. Never was dependable electric service so in demand and the superiority of Edison Service so clearly demonstrated

The question with war industry is not "Can we provide ourselves with current that is approximately reliable"; but "How quickly can we get connected with the never failing service of the Edison Company?" This vital matter once settled, the industry—ship-building, machine parts, clothing, or camp equipment—can devote its brains and energies to the task in hand

High-pressure emergencies bring out the truth about Edison supply. It has been found indispensable for war industry. It is just as indispensable for every industry that is slated to win. Learn from the war. Our resources will gain you your true objectives

The New York Edison Company

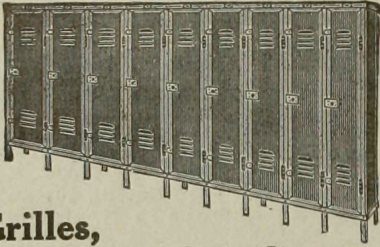
At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



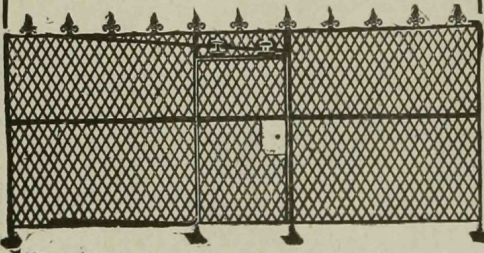


Grilles, Lockers and Railings for Banks and Offices

Made by one of the oldest-established firms in the business. Sound, honest workmanship, quick delivery and as promised, and minimum expenditure both for merchandise and installation.

"If it's wire-work, we make it"

OSCAR STOLP WIRE WORKS
21-23 Fletcher St. New York
Phone: John 1048
Dept. A



Gnybco
COPYRIGHT APPLIED FOR

Good
New
York
Buildings
Carry
Only

**GREATER NEW YORK
BRICK CO.**

Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

INSURANCE

34 West
33d St.



Mad. Sq.
3060

**COMPENSATION
LIABILITY
ACCIDENT**

Are You Moving?

We remodel your old fixtures so as to harmonize with the new surroundings. Our past experience enables us to serve you most economically and expeditiously. Let us assist you with layouts, plans, estimates—without obligations.

JOHN N. KNAUFF
Fine Cabinet Work

334 Fifth Ave. (at 33rd St.), New York
Tel. Madison Square 1754

FACTORIES AND WAREHOUSES.

DUNELLEN, N. J.—George C. Moon Co., George C. Moon, pres., in charge, Garwood, N. J., owner, has had plans completed privately for a 1-sty brick factory, 80x200. Salmond Bros., 506 Elm st, Arlington, N. J., have the general contract, and will also do the mason and carpentry work.

JERSEY CITY, N. J.—H. J. Baker & Bro., Edward Rapp, plant manager, 77 Bay st, Jersey City, owner, contemplates rebuilding the 2-sty brick storage bldg at the southwest cor of Greene and Bay sts, from privately prepared plans.

PASSAIC, N. J.—Lockwood, Greene & Co., 101 Park av, Manhattan, architects and engineers, have plans in progress for a 1-sty brick and steel power house, 60x150, for the New York Belting & Packing Co., 91 Chambers st, Manhattan, owner. Project will include an overhead reinforced concrete coal bunker of 600-ton capacity and a 1-sty brick and steel pump house, 30x75.

LONG BRANCH, N. J.—C. D. Wilson, 184 Broadway, Long Branch, N. J., completed plans for a 2-sty brick warehouse, 40x145, on the east side of 3d av, opp. the railroad station, for David Lerner, Central Hotel, 3d and Morris avs, Long Branch, owner. Cost, \$6,500.

LONG BRANCH, N. J.—C. D. Wilson, 184 Broadway, Long Branch, N. J., completed plans for alterations and a 2-sty brick addition, 49x70, to the 2 and 3-sty brick warehouse and garage, on Broadway, opp. City Hall, for Cohen & Gordon, 386 Walburton pl, Long Branch, owners. Cost, \$15,000.

MUNICIPAL.

MORRISTOWN, N. J.—A. S. Pierson, Trust Co. Bldg., Morristown, N. J., Town Engineer, completed plans for constructing a sewage system for the Town of Morristown, William H. Frapwell, Supt. of Sewerage Disposal, 2 Speedwell av, Morristown, N. J., owner. Project consists of three sand filters, 2,000 ft 18-in vitrified tile pipe, and a 1-sty brick valve house, 12x25. Cost, \$25,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN—Harby, Abrons & Melius, 30 East 42d st, have the general contract for the alteration of the 5-sty brick and stone dwelling, on plot 10x100, at 302 West 78th st, into apartments, for Hyman Schroeder, Brookline, Mass., owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$16,000.

MANHATTAN—T. J. McWalters, 225 5th av, has the general contract for alterations to the 3-sty brick tenement, apartments and stores, 20x58, at 38-46 3d av, and 92-6 East 10th st, for the Petersfield Realty Corp., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$12,000.

CHURCHES.

BROOKLYN, N. Y.—Peter Cleary, 115 Marion st, has the general contract for an extension, about 40x40, to the brick and stone church, at the northeast cor of Clarkson av and Sterling pl, for St. Teresa's R. C. Church, Rev. Father Joseph McNamee, Pastor, 367 Clermont av, owner, from plans by Robert J. Reiley, 477 5th av, Manhattan, architect. Consists of addition to increase seating capacity 200; also rearranging altar. Cost, \$30,000.

DWELLINGS.

MANHATTAN—James I. McCallum, 323 East 22d st, has the general contract for alterations to the 4-sty brick rectory, 20x50, at 304 East 47th st, for St. Boniface R. C. Church, Rev. Father Francis Xavier Edward Albert, pastor, on premises, owner, from privately prepared plans. Consists of partitions and a 2-sty extension. Cost, \$6,000.

BROOKLYN, N. Y.—McGough & Hoey, 16 Court st, have the general contract for a 4-sty brick or stone convent, 50x100, at the cor of Hooper and Marcy avs, for the Roman Catholic Church of The Transfiguration, Hooper st and Marcy av, Rev. Father W. J. Maguire, pastor, from plans by Elliott P. Lynch, 345 5th av, Manhattan, architect.

ASTORIA, L. I.—P. M. O'Brien, 114 Liberty st, Manhattan, has the general contract, and is ready for bids on subs for a 3-sty brick addition, 24x48, to the 3-sty convent bldg, at Flushing av and Crescent st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Charles F. Gibney, pastor, on premises, owner, from privately prepared plans. Cost, \$10,000.

TENAFLY, N. J.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 1-sty and mezzan-

ine frame nurses' home, 30x85, at Camp Merritt, for the National Red Cross Assn., John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans.

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42d Street NEW YORK
Telephone, M. H. 3338

Shades, Awnings and Canopies

The fact that we have been established since 1871, specializing in shades, awnings, and the like, places us in a position where we are able to insure satisfaction to our customers.

We are also specialists in decorative lettering—either on your own material or those we supply.

Our prices are most reasonable, and you will be greatly satisfied after giving us a trial.



PHONE: Franklin 2216

F. J. KLOES

243 Canal St., New York

BAKER'S SPECIFICATION STEEL SASH PUTTY

Is Guaranteed to give Absolutely Satisfactory Service without running, sagging or falling away from sash for a period of at least ten years, though by reason of the high quality of its composition, it can be relied upon to give service for many times this period.

WILLIAM T. BAKER Inc.
218-232 Suydam Ave., Jersey City, N. J.

John Gallin & Son

Masons—Builders
General Contractors
Repairs, Alterations
Concrete Floors
and Sidewalks

6 GOLD ST.

Established 1886 Phone: *John 2907

"HAYES" SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

HENRY MAURER & SON Manufacturer
of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

FACTORIES AND WAREHOUSES.

MANHATTAN—Frank Heitzner Construction Co., 420 West 130th st, has the general contract for the alteration to the 6-sty brick and iron loft bldg, 50x100, at 236-238 Spring st, through to 27 Clark st, into a warehouse, for the Trinity Corporation, 187 Fulton st, owner, and Snows, Ltd., 17 Battery pl, lessee, from plans by Charles C. Grant, 15 West 38th st, architect. Cost, \$8,000.

BROOKLYN, N. Y.—Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 4-sty brick and concrete factory, 149x35, on the west side of 1st av, 125 ft north of 58th st, for the Bay Ridge Dock Co., owner of land, and Kenyon Co., owner of bldg, both of 754 Pacific st, from plans by William Higginson, 15 Park Row, Manhattan, architect. Tenney & Ohmes, and Charles E. Knox, both of 101 Park av, Manhattan, are the heating and electrical engineers, respectively. Reis & O'Donovan, 207 East 37th st, Manhattan, have wiring contract. Cost, \$375,000.

BROOKLYN, N. Y.—R. S. Pollock Co., 118 East 28th st, Manhattan, has the general contract for a 2-sty brick and heavy timber factory, 124x120, at the southeast cor of Division st and Kent av, for the Knickerbocker Bag Co., 7 Front st, Manhattan, owner, from plans by Gross & Kleinberger, Bible House, Manhattan, architects. Cost, \$45,000.

LONG ISLAND CITY.—Walter J. Bond, 12 Hallett st, Astoria, L. I., has the general contract for a 3-sty brick factory, 50 x100, in Queens st, for Rosenwasser Bros., Joseph Piddian, supt. in charge, Orchard st and Jackson av, L. I. City, owner, from plans by Frederick Korfmann, 406 9th av, Astoria, L. I., architect. Cost, \$26,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

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.

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

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.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will hold its annual convention in Chicago June 20 to 22. Headquarters will be at the Hotel La Salle.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete in the preparation for and waging of war.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.

ATLANTIC SLATE WORKS, Inc.

FURNISHERS AND SETTERS

SLATE Plumbers, Structural, Roofers, Electrical
BLACKBOARDS MARBLE AND TILE

436 West 31st Street.

Phone, Chelsea 4635

TELEPHONE, KENMORE 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

THE JOHN C. ORR COMPANY

LUMBER AND TIMBER, FLOORING AND CEILING
OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS
BORO OF BROOKLYN

WAR SAVINGS STAMPS DELIVERED TO YOUR HOME

Tear Out—Fill In—Hand Letter-Carrier—or Mail to Post Office

TO THE LOCAL POSTMASTER:—Kindly have letter-carrier deliver

to me on _____ for which I will pay on delivery:

_____ \$5. U. S. WAR-SAVINGS STAMPS at \$_____ each

(State number wanted) (See prices below)

_____ 25c. U. S. THRIFT STAMPS at 25c. each.

(State number wanted)

Name _____

Address _____



W. S. S. COST DURING 1918			
April	\$4.15	July	\$4.18
May	4.16	Aug.	4.19
June	4.17	Sept.	4.20
		Oct.	\$4.21
		Nov.	4.22
		Dec.	4.23

W. S. S. WORTH \$5.00 JANUARY 1, 1923

LEHIGH CEMENT

NATIONAL

DISTRIBUTION **REPUTATION**

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending June 8.

MANHATTAN ORDERS SERVED.

- Bowery, 297—Louis Warn. DC-GE
Bowery, 297—Zucker & Chainis. GE-Rec
Bowery, 327—Mendel Cohen. DC-Rec
Division st, 107—Joseph Kline. DC-Rec
12 st, 37 E—Al Horowitz Co. Rec
12 st, 37 E—Wolf Bros. Rec
12 st, 37 E—M Simmons Co. Rec
12 st, 37 E—Leo Glaser Co. Rec
12 st, 37 E—Textile Glove Co. Rec
East Broadway, 36—Nebenzahl, Landau & Steinberg. Rec
28 st, 332-40 E—Manhattan Brass Co. DC-FA-ExS
46 st, 2 E—2 East 46th St Co, c B Q Meyer, 50 E 42. SA-GE-ExS-FE(R)
47 st, 9 E—Est Adela A Dortic, c Eugene A Philbin, 52 William. GE-FE(R)-ExS
112 st, 105 E—Julius Marder. FA
119 st, 303 E—Sam Eishler. DC-FA
119 st, 34 E—Ritt & Stelink. FA
135 st, 31 E—John Okin. Rec-FA
1 av, 1993—Harry Chonay. DC
Front st, 215—William A Winant. Rec
Fulton st, 195-197—Mary J Sampers, 121 E 61. St-St(R)
Grand st, 72—Est Thomas Lewis, c William C Walker, 299 Broadway. FE(R)-St(R)-ExS-Ex(R)
Grand st, 72—Julius Jacobson. Rec-Rub
Greene st, 51—Est W H Gunther, c Franklin L, 375 Park av. St(R)
Maiden lane, 25—Katherine S Galbraith, 76 William. FE(R)-St(R)-Ex(R)
Manhattan st, 28-40—Anna McGuire. DC
Orchard st, 63—Edward A Ridley, 59 Allen. Stp
Sheridan sq, 5-6—George H Baker. DC-FA
6 av, 182—Isaac Koucouly. FA-DC-Rec
6 av, 182—Nathan Dallas. FA-DC-Rec
Thomas st, 68—Florence C Satterwhite, 803 5 av. SA

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

Installed as a Local System or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE
SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway
New York City

FRANKLIN 4188

- Vesey st, 66—George Lange. O
Walker st, 36—Isaac Saldin. DC
Washington st, 232—Salvatore Cannava. Rec-FA
West st, 400—Stephen Fuerst. FA
West st, 400—Stephen Ransom. FA-Rec
West st, 400—Marine Transport Workers Union. FA
West st, 400—Chas E Horton, 5 Chester av, White Plains, N Y. FE(R)-St(R)-ExS-O-Ex(R)
West Broadway, 533—Columbia Paper Co. FA
14 st, 51 W—Abraham Markowitz. FE(R)
20 st, 18-22 W—Morris Kellner. Rec
20 st, 18-22 W—Jos D Farkas. D&R
20 st, 18-22 W—Saml Bernstein. Rec
20 st, 40-46 W—Eleda Realty Co, care Randolph Guggenheimer Est, 725 Bway. FD
21 st, 133-41 W—133 W 21 St Realty Co, care David Zipkin, 180 Bway. Ex
22 st, 518-20 W—William J Kennedy, FE(R)-SA-ExS-Ex(R)-O-GE
26 st, 460-62 W—Isaac Untermeyer, 120 Bway, FE(R)-ExS-SA
28 st, 49 W—Saml Bolton Fur Co. DC-Rec
28 st, 106 W—Saml A French, FE(R)-ExS-Ex(R)
45 st, 148 W—Chas S Furst. DC
46 st, 53 W—Saml Rosenblum. FA-DC-Rec
46 st, 71 W—Grace Fitzpatrick, 254 W 76, ExS-Ex(R)-FE(R)-St(R)-GE
56 st, 614-8 W—Thos G Patterson, 637 W 55, A-FD-SA-ExS
118 st, 106 W—Pauline Lieberman. A-FD
126 st, 270 W—Jas Thornton. FA
129 st, 219 W—Margt A Bogert, 240 Lenox av, DC
Bleecker st, 92-6 O B Potter Properties, 71 Bway. Stp(R)
Broadway, 1185-95—Harry Shapiro. FA
Bowery, 108-108 1/2—Emma G Townshend, 109 W 69. FE(R)-St(R)-SA-ExS-Ex-DC
Chambers st, 150-2—Clement March, 25 Washington Sq N. FE(R)-ExS-Ex(R)
4 st, 9 E—Palty & Goldberg. Rec
9 st, 48 E—Benjamin Rosenstein, ExS-Ex(R)-FE(R)-St(R)
12 st, 3 E—Est Edward H Buckley, FE(R)-St(R)
12 st, 65-7 E—Est Charles A Chesebrough, 33 Howard. WSS(R)
25 st, 104-112 E—Braender Bldg & Const Co, c Philip Braender, 315 4 av. Stp(R)
27 st, 116-20 E—D & M Co, 30 E 42. Stp(R)
33 st, 30-38 E—Wallack Const Co, 30 E 42, Stp(R)
53 st, 2 E—Morris Schatz. Rec
53 st, 2 E—Marson Violette. Rec
59 st, 121 E—Edgewater Realty Co, 261 W 44. DC
61 st, 138 E—Margaret R Haskell, Middletown, N Y. DC
128 st, 149 E—Ella M Bedell, 215 W 2, Mt Vernon, N Y. DC
5 av, 315—Est Mathias Rock, c Mathew, 315 5 av. Stp(R)
5 av, 665—Morris Maidoff. Rec
5 av, 665—Marson Violette. FA
5 av, 665—Louis Tarbisy. Rec
5 av, 665—James Disk. FA
5 av, 665—Benjamin Montalto. FA-Rec
1 av, 542-6—Paul L Bryant, FE(R)-St(R)-ExS-O
Forsythe st, 2—Julius Realty Co. A-FD
Fulton st, 119—Henry Allen. WSS(R)
Grand st, 72—Est Thomas Lewis, c Wm C Walker, 299 Bway. GE
Grand st, 309—Matosh & Cohen. Rec
Hester st, 187—Benjamin Feder. FA-DC-D&R
John st, 102—Mary Findlay, Lake Grove, L I. DC
Lafayette st, 150—Israel Maisel. Rec
Lafayette st, 150—Geo I Wilson & Sons, D&R-Rec-Ex(R)-O
Lafayette st, 150—Eastern Printing Co. Rec
Lafayette st, 150—Feinberg Bindery & Mailing Corp. Rec
Lafayette st, 150—Amer Blank Book Mfg Co, Rec
Leonard st, 31—Cook & Bernheimer. Rec-D&R
Madison av, 1531—Theresa Rosenberg. DC
Madison av, 1771-3—Sundel Hyman, 435 W Bway. Stp(R)
Madison av, 2162—John Okin. FA-Rec
Monroe st, 303-7—Cordner Realty Co, FE-St(R)-ExS
Park av, 521—521 Park Av Co, care Edward Corning, 52 Vanderbilt av. Stp(R)
Pier 104 E, North River—N Y Central R R Co, Grand Central Terminal. A
6 av, 391-5—Hausner & Mann. FA-Rec
6 av, 391-5—Chas Sulskey. FA-Rec
6 av, 475—Harris, Goodman & Norvick, El-DC-GE
10 av, 262-4—Isaac Untermeyer, 120 Bway, FE(R)-St(R)-ExS-SA
10 av, 262-4—Clansen & Flanagan Co, Rec-D&R
Thomas st, 68—Florence C Satterwhite, 803 5 av. FE(R)-ExS
Walker st, 47—Est Geo Bell. ExS
Walker st, 81—Emil Bommer, 352 Clermont av, Bklyn. ExS
Water st, 102—John Putman. GE
19 st, 30 W—Siegel & Roundberg. FA
20 st, 18-22 W—Arragon Holding Corp, care Walter S Newhouse, 37 Liberty. ExS
22 st, 132 W—Paris Cloak & Suit Co, FA-El-GE-Rec
23 st, 119-21 W—Sam Friedenber. FA-GE
23 st, 119-21 W—Jacob Rubin. FA
23 st, 119-21 W—Morris Goldstein. FA
23 st, 119-21 W—Osterman & Kupferberg. ul
23 st, 119-21 W—Jacob Grabsky. Rec
23 st, 119-21 W—Stephen Tobian. FA
23 st, 119-21 W—Habib & Homsy. FA-Rec
24 st, 157 W—Jabot Brody Co. O
24 st, 109-11 W—Robt J Horner, 185 Mad av, SA
25 st, 58 W—Saml Elsuver. Rec-El
26 st, 141-3 W—Anna E Leonard, care Geo B, 710 Lodi, Syracuse, N Y. FE(R)
27 st, 27 W—David Olinger. O
28 st, 37-9 W—Modern Dress Co. El-Rec
46 st, 20 W—Wm Simon. Rec
46 st, 20 W—John DuCoff. Rec
47 st, 34 W—Seaman & Townsend. FA-Rec
47 st, 74 W—Est Jacob Knight, care Bernard Kreizer, 152 Chambers, DC-St(R)-FE(R)-ExS-Ex(R)
47 st, 34 W—Weiner Bros. Rec-DC
47 st, 107 W—Jas Thornton. FA
123 st, 342 W—Est Mary Olmstead, 352 W 123. DC
138 st, 62-4 W—Wm Wilson. FA
Worth st, 5—Carl Ahlers. Rec

- BRONX ORDERS SERVED.
Boston rd, 1328—Woolworth Stores Co, Woolworth Bldg, Man. Rec-D&R
Boston rd, 1328—Henry Weaver. El
Westchester av, 703—Wecaw & Co, 1029 E 163. St(R)

BROOKLYN ORDERS SERVED.

- Bedford av, 1226—Frank Dorseman. D&R
Cook st, 199-207—Herman Bulkin & Rosen, thal. Rub
Moore st, 27—Mendel Levin. Rub
9 st (foot)—South Bklyn Storage Yards, NoS-Stp-FP
Nassau st, 237—Bridget Acer. DC
Osborne st, 660—Saml Brown. DC
Water st, 261—Reliable Steam Power Co, 200 Fulton. FP
Watkins st, 47-9—Isaac Rubin. Rub

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, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

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, June 18, at 10 a. m.

Under Building Zone Resolution.

- 717-18—784-786 Hart st, Brooklyn.
457-18—111 West 122d st, Manhattan.
1008-18—89-91 Logan st, Brooklyn.
1161-18—780-782 Eagle av, The Bronx.
1190-18—351-361 Troy av, Brooklyn.

Appeals from Administrative Orders.

- 964-18—300-304 West 124th st, Manhattan.
1035-18—370 Gates av, Brooklyn.
1024-181801-1805 7th av, Manhattan.
579-18—50-52 Pine st, Manhattan.
307-17—77 East 10th st, Manhattan.
692-18—602-4 West 52d st and 603-5 West 51st st, Manhattan.
695-18—512 Broadway, Manhattan.
1032-18—47-65 West 42d st, Manhattan.
1033-18—158 Miller av, Brooklyn.
1036-18—177 Sheffield av, Brooklyn.
1148-18—255 East 5th av, Brooklyn.
1150-18—53 Sunnyside av, Brooklyn.
1151-18—189 Cooper st, Manhattan.
1152-18—389 Hamilton st, Long Island City.
1153-18—345-9 West 40th st, Manhattan.
1157-18—607 West 137th st, Manhattan.
1158-18—611 West 137th st, Manhattan.
999-18—2201-2211 Tilden av, Brooklyn.
1000-18—398 St. Marks av, Brooklyn.
977-18—4227 Decatur av, Brooklyn.
2143-17—1943-1945 Pitkin av, Brooklyn.
1031-18—Central and Cornaga av, Far Rockaway.

- 1192-18—246-8 West 125th st, Manhattan.
1193-18—62 East 3d st, Brooklyn.
1197-18—256-57 Broadway, Manhattan.
1198-18—1306-12 Madison av, Manhattan.
1202-18—77 Woodbine st, Brooklyn.
1207-18—95 Remsen st, Queens, Long Island City.

- 1208-18—294-5 Central Park West, Manhattan.
1209-18—146-8 Wooster st, Manhattan.
1210-18—392 Warwick st, Brooklyn.
1211-18—4441-3 Broadway, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 20, at 10 a. m.

Petitions for Variations.

- 192-18-S—1255-1261 Broadway, 522-524 6th av & 45-47 West 31st st, Manhattan.
193-18-S—1255-1261 Broadway, 522-524 6th av & 45-47 West 31st st, Manhattan.
1193-17-S—147 West 22d st, Manhattan.
555-18-S—387 6th av, Manhattan.
1026-18-S—419 1/2-421 6th av, Manhattan.
1027-18-S—243 East 151st st, Manhattan.
1030-18-S—175 Bristol st, Brooklyn.
763-18-S—40-42 Walton st, Brooklyn.
1500-17-S—77 Pike Slip, Manhattan.
419-18-S—49 East 9th st, Manhattan.
1422-17-S—460 West Broadway, Manhattan.
1471-17-S—44 East 9th st, Manhattan.
1585-17-S—30 Greenwich av, Manhattan.
2296-17-S—54 East 10th st, Manhattan.
738-18-S—347 West Broadway, Manhattan.
1034-18-S—9 Monroe st, Manhattan.
1160-18-S—16-20 East 12th st, Manhattan.
1162-18-S—103-15 West 24th st, Manhattan.
1164-18-S—340 East 125th st, Manhattan.
2460-17-S—507-509 6th av, Manhattan.
284-18-S—150 Nassau st, Manhattan.
1439-17-S—3 East 44th st, Manhattan.
300-18-S—42 John st, Manhattan.
975-18-S—103 Cook st, Brooklyn.
897-18-S—20-42 Hewes st, and 689-697 Kent av, Brooklyn.
925-18-S—217 East 38th st, Manhattan.
1060-18-S—12 East 33d st, Manhattan.
1525-17-S—154-56 Grand st, Manhattan.
1189-18-S—631-633 Kent av, Brooklyn.
821-18-S—14 Waverly pl, Manhattan.
1059-18-S—64-68 Fulton st, Manhattan.
84-16-S—65 Chrystie st, Manhattan.
1214-18-S—53 Greene st, Manhattan.
1215-18-S—436 6th av, Manhattan.
696-18-S—403 6th av, Manhattan.
1591-17-S—116 Elizabeth st, Manhattan.
1702-17-S—60-62 Nassau st, Manhattan.
499-17-S—23-27 City Hall pl, Manhattan.
494-17-S—392 Broadway, Manhattan.
465-17-S—58 Nassau st, Manhattan.
467-17-S—1957-1965 Pitkin av, Brooklyn.
2294-17-S—34 West 13th st, Manhattan.