

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 21, 1916

ASH AND TRADE WASTE SHOULD BE REMOVED BY THE CITY AUTHORITIES

THE question of trade waste and ash removal from office and other business buildings is one of the important problems now before the real estate community. Aside from the great inconvenience to which building managers and owners are placed, the question of the health of the community is one which must be considered. It is claimed by many, and with some justice, that private individuals should not be put to the extra expense of having this waste removed and that it is the clear duty of the city to do it. To be sure there is a law which gives the Commissioner power to decline to remove this class of waste from these structures, but he can also decline to remove this waste from any building in the city.

At the present time ashes and waste, as well as garbage is being removed from tenement houses and dwellings, and this form of discrimination has aroused a protest. It is claimed that it is perfectly proper that this refuse be removed from the residential class of buildings, but the service should be extended so that all classes of buildings be included, except possibly those which derive a direct benefit from selling heat and power.

B. E. Martin, president of the New York Building Managers Association, said this week:

"Commissioner Fetherston's article in the Record and Guide of October 14, is indeed a full report, and undoubtedly covers the matter thoroughly. However, I disagree with him in a few points and would like to offer some few suggestions, which matters I will take up in turn as paragraphed in his statement:

Paragraph 1: Discrimination: "I admit that the law does not require the department to remove ashes and waste, but believe that it should for reasons as stated many times:

"First—As a protection to public health.

"Second—As a unit of service which serves all. This to apply to buildings excepting public service corporations and certain factories that have ashes as a residue of a large proportion of their profit. If the State does not believe in the removing of ashes, waste, etc., its function, then I agree with the Commissioner's suggestion that some plan be devised 'whereby each person pays an amount in proportion to the amount of material removed,' thus treating all alike. I believe the carting of this material would be done more efficiently and economically by outside contractors, as the removal of same from the dumps is handled today. The Street Cleaning Department has ample duties to cover if the streets of the city are properly cleaned. Again the equipment of the Street Cleaning Department makes the work costly.

Paragraph 2: Early History: "Later on the Commissioners finding that the private cart owners were giving inadequate service and charging excessive prices, demanded the collection of waste, etc., by the municipality.' This could be overcome as suggested, by the city authorities making the contracts and superintending the work, as they do with the barges at the present time. As a matter of fact, when referring to cost would state that many private individuals are unnecessarily paving twice for

the service which the city is rendering today. I hold no brief for the people who are responsible for this condition. In my opinion the one who gives is as guilty as the one who receives. I am concerned as a taxpayer in knowing that I am forced to pay a share towards discriminatory work and perhaps dishonest work.

Paragraph 3: 1,200 Permits Issued: "Office building owners claim that the discrimination was arbitrary until very recently, as some office buildings received this service as against others. We also believe the discrimination between office buildings and apartment houses is rather arbitrary for the reason that ashes is a residue of the same unit in both cases. First-heating; second-elevating. We admit that both services are rendered at a profit, but do not admit the fairness of the line drawn.

Paragraph 4: Bearing on the Problem: "Shall the city collect and dispose of all classes of waste on the ground that the payment of this service comes from general taxation?" As to ashes only, we say yes, with the exception of removing same from public service corporations, and certain factory buildings.

Paragraph 5: Taxes and Service: "This, of course, covers the statement regarding the N. Y. Edison Co. and the N. Y. Steam Co. and similar power plants. As the Commissioner states, undoubtedly all those who sell steam or electric power, figure the cost of ash disposal, etc., in the price charged the consumer, therefore, I do not believe it fair to ask the authorities to remove such ashes. The same applies to department stores, etc., regarding their waste collection, such as boxes, packing cases, barrels, etc. The Commissioner speaks of the possibility of the Department being called on to remove constructions waste, cellar excavations, condemned buildings, etc. This possibly has been done through favors granted by the driver or captains in the district who we know have been granting all kinds of special favors at the expense of the tax budget and undoubtedly to their profit.

"The preservation of the health of the community requires that all waste materials which directly or indirectly affect health shall be removed from the streets at public expense." Garbage and rubbish from households may contain bacteria dangerous to health, this I agree to. I believe there is more bacteria and danger to health caused by what is known as trimming at the dumps, where all debris which the contractor desires to select (usually filthy rags, bottles, etc., notwithstanding their sources) are selected and returned to places in New York City for cleaning. Of all evils I believe this is one of the most glaring and should be prohibited by the Board of Health at once, much disease results from this source. Commissioner Fetherston states that steam ashes, etc., are frequently a source of revenue, if this is true I wonder what consideration the contractors give the city in return for ashes.

"I am advised that the only steam ashes that can be used for sidewalk concrete and building construction are absolutely clean ashes which are usually delivered direct from factory to barge by Public Service Corporations, such as

the N. Y. Edison Co., Gas Co., Steam Co., or from other large manufacturers along the river front. This supply, I believe, is more than ample for the purpose mentioned. Supposing the people should dump their refuse in the street it would be interesting to know if the Board of Health would compel the authorities or the owners of adjacent property to remove same. In accordance with my understanding the authorities are compelled by the Board of Health to maintain sanitary streets. It would seem that recently instead of relieving the situation there was a move made to aggravate same, when it was suggested that the private contractors pay for dumping on the city scows. This meant that the now unjustly taxed owner would be compelled to add to his burden. This matter was referred by the Board of Estimate to a special committee which resulted in its defeat, therefore, at the present time outside contractors are allowed to dump ashes free at the city dumps.

"Since January 1, 1916, a newly organized trade waste force (four inspectors) have been actively engaged in getting information regarding waste removal, etc., yet no result of their investigation is given in the report. We do not believe the Street Cleaning Department should increase its service for this work, but should maintain ample service for cleaning streets only, then perhaps we would not have the spasmodic cry of cleanup which occurs so often when an epidemic arrives. This cleaning is usually too late to be effective.

"The controversy between property holders and the city regarding this matter is not of recent origin but notwithstanding the fact that some hold that it is not the city's function to remove ashes, I still maintain that it is one of the most useful and beneficial units the city could offer citizens, a vast majority of whom I believe would support this contention. Inconsistency is the hidden motto of many of our laws, court decisions, and department processes. This whole question should be solved on an intelligent basis of final economy. If the taxpayers could, through a central department, dispose of all garbage, ashes, rubbish and even trade waste to better advantage than by handling it through the city, such arrangement I believe could readily be made with some of the public contractors today thus causing an enormous saving to the taxpayers and avoiding the temptation of graft, etc.

"Undoubtedly one of the reasons for the city's excessive cost for ash removal is caused by lack of proper equipment and management, much saving could be made by using large trucks and doing less separating of household waste material. At the present time I believe three trucks are necessary to remove household waste as follows: Truck No. 1, ashes; truck No. 2, garbage; truck No. 3, paper boxes, waste, etc.

"Great economy can be effected by mixing some of this waste, for instance, waste and garbage might possibly be hauled by one truck, and all sent to an incinerating plant. Some might say that by mixing other matter with the garbage that the contractor would not allow the city any return, as a matter of fact, all the city has received for garbage de-

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LEGAL NOTES AFFECTING REALTY

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

Business in Residential Section.

IN an action of mandamus to compel the issuance of a permit for the erection of a store building in a residential section of a city, the main question was whether the state has the constitutional power to regulate the location of grocery stores in a large city. The Minnesota Supreme Court, *State v. Houghton*, 158 N. W. 1017, held that prohibiting an owner from erecting a store building upon land within a residential district cannot be sustained as a legitimate exercise of the police power, and is an unlawful invasion of the rights secured to him by the Constitution. The use which an owner may make of his property is subject to any reasonable restrictions and regulations, imposed by the legislative power, which tend to promote the public welfare or to secure to others the rightful use and enjoyment of their own property; but only such use of property as may produce injurious consequences, or infringe the lawful rights of others, can be prohibited without violating the constitutional provisions that the owner shall not be deprived of his property without due process of law, or without compensation first paid or secured.

Procuring Sale.

It is true that a sale of property is often effected by simply bringing it to the buyer's attention; but it is not because he brought the property to the buyer's attention that the broker is entitled to his compensation, but because by doing so he became the procuring cause of the sale. If the purchaser abandons all idea of looking up the property to which the broker has called his attention, and is led to examine it by another, and did not buy as a result of the broker's efforts, the broker is not entitled to a commission. In an action for commission, the burden is on the broker to prove that the sale was procured by him. The employee of a broker, who had no exclusive right to the sale of the property, after first calling the purchaser's attention to it, abandoned all effort to get the purchaser to look at it. The purchaser was not induced to look at it by this employee, and would not have looked at it or purchased it except for subsequent independent action. The Michigan Supreme Court, *Kinsey v. Barth*, 158 N. W. 872, held that the employee was not the procuring cause of the sale.

Failure of Title.

It is the settled doctrine of most courts in this country that a grantee in a quitclaim deed, in the absence of fraud, has no remedy either in law or in equity against the grantor for failure of title. This doctrine is based on the ground that the grantee in a quitclaim deed knows that he takes only such title as his grantor has to convey, that he assumes the risk of its being a good title, and that the consideration is based upon the value of the kind of conveyance made.

A seller of land refused to warrant the title, but offered a quitclaim deed in payment of an indebtedness, representing only that he thought his tax title was good, and the buyer had the abstract examined and received legal advice that it was good. In an action by the buyer to set the deed aside for failure of title the Wisconsin Supreme Court held, *Drott v. Stevens*, 158 N. W. 329, that the buyer, in accepting the deed, assumed the hazard, since he had an equal opportunity to investigate, and received the consideration agreed upon, and there was no fraud or mistake; and he could not have the deed set aside.

Agent's Liability.

In an action by a tenant of an apartment against the agents for the owners of the apartment house for personal injuries, it appeared that a firm of electrical contractors had been employed to

wire the building, and had removed a board in the hallway and placed an oil-cloth over the hole, into which the plaintiff stepped, when the hall was unlighted. The defendants collected the rents and had general charge of the repairs on the building. The Iowa Supreme Court, *Cramblitt v. Percival-Porter Co.*, 158 N. W. 541, held that the defendants were not liable, as any duty they owed to keep the hallway safe was due to the landlord and not to the tenant.

Option to Avoid Foreclosure.

Unless the mortgage confers upon the mortgagee the power to purchase at the sale, the general rule is that he cannot become the purchaser at the sale which he himself makes under the power. But such sales are voidable only, giving the mortgagor an election either to ratify and affirm the sale, or disaffirm it by seeking to set it aside. The election must be exercised within a reasonable time and before the property passes into the hands of an innocent purchaser for value and without notice. *Cleveland v. Bateman*, New Mexico Supreme Court, 158 Pac. 648.

Tenant's Occupation.

Where a tenant holds over after the expiration of his lease, without any express agreement, but with the assent of his landlord, he holds on the same terms as those of the original lease, including all the covenants thereof, unless made

inapplicable by changed conditions. Where the original lease bound the lessee to surrender possession of the premises "in as good condition as they now are," with certain stated exceptions, and the lessee, after the expiration of the term therein named, continued in possession of the premises, with the assent of the landlord, the Supreme Court of New Mexico holds, *Otero v. Albuquerque*, 158 Pac. 798, that he was bound to restore the premises to the landlord, when he surrendered possession, in as good condition as they were when the lease became effective, with the exceptions stated, no changed conditions appearing to render the provision inapplicable.

Spite Fence.

In an action for damages for the malicious construction and maintenance of a high brick wall on the line between adjoining lot owners, without advantage to the defendant and without intent to benefit himself in any legal manner, but maliciously and for the sole purpose of injuring the plaintiff in the enjoyment of his premises and the value of the property, depriving him of light and air which had resulted in pecuniary damage to him, the Oklahoma Supreme Court, *Hubbard v. Halliday*, 158 N. W. 1158, held that the petition stated facts sufficient to constitute a cause of action for damages against the defendant. The court said that "no man can pollute the atmosphere or shut out the light of heaven for no better reason than that the situation of his property is such that he is given the opportunity of doing so, and wishes to gratify his spite and malice toward his neighbor."

ENTERS PROTEST.**Street Railway Company Claims that it Should Not Replace Pavements.**

IN the annual report of the New York Railways Co., for the year ending June 30, 1916, made public on Wednesday, President T. P. Shonts made a special appeal for some relief from the obligations now resting upon his company to take care of pavements between and adjacent to its tracks, as well as to remove snow and ice in winter.

The company paid out in this fiscal year just ended \$293,867.97 on account of paving, and \$149,022.65 for removing snow and ice.

Mr. Shonts said:

"Paving expenses were arranged for and imposed upon the street railway companies at the time of horse-car operation. The arguments and reasons given for requiring a pavement clause in the franchises were largely based on the fact that the horses wore out the pavement.

"The fundamental reason for imposing this burden on the railway companies has been removed, and the conditions to-day are that all sorts of street traffic, pleasure conveyances, and trucking, both automobiles and horse drawn vehicles, are continually wearing out the pavement, which is paid for by the Railways Company, and not in any way paid for by the parties who are actually making use of it.

"It is very apparent therefore, that a change in the paving requirements is not only justified by the existing conditions, but is absolutely necessary to conserve the revenues of the company so that they may be used in rendering efficient and adequate transportation service to the public.

"The burden which this company bears in the shape of direct taxes on its real estate and special franchises is but part of the contribution which it must make each year to the City of New York. Other obligations, particularly those occasioned by the statute requiring maintenance and renewal of pavement and removal of snow and ice from the so-called 'railroad area,' form a considerable part of the total.

"Payments of that character are just as much taxes as are those which are actually entered on the tax rolls each year, because the Courts have repeatedly

held that they are imposed by an exercise of the State's taxing power. The aggregate of these various items, estimated in part, for the year ending June 30, 1916, is as follows:

Description.	Amount.
Taxes paid in 1916:	
On gross earnings.....	\$196,257.38
For stipulated rents.....	41,000.00
For car license fees.....	57,829.99
On real estate.....	278,899.70
On special franchises.....	278,355.33
Paid in 1916 for other municipal obligations:	
Removal of snow and ice..	149,022.65
Paving	293,867.97
Rent of tracks, ferry terminals, etc.	3,054.39
Williamsburgh Bridge tolls	20,593.20
Track and terminal rental—	
Williamsburgh Bridge...	3,916.53
City inspectors	9,724.24
Total	\$1,332,521.38

"A comparison of similar figures for the other years shows that the above total is under rather than above the average. Nevertheless that total is almost 10 per cent. of the gross passenger revenue for the year. If the taxes which the company pays the State and the Federal government were included the total and percentage would be much greater.

"Certainly some arrangement should be made for paving and snow removal as well as special tax burdens on a basis that will enable the operating railway companies to secure a reasonable return on the capital invested and proper compensation for services performed."

City Island Motor Bus.

The Public Service Commission has adopted an order granting a certificate of necessity and public convenience to the City Island Motor Bus Co., Inc., to operate a motor bus route between the station of the first subway at Boston road and 177th street and City Island, by way of City Island road, Pelham Bridge road, Fordham road, Pelham parkway and other thoroughfares. Action was taken by the Commission under the Act of 1915 which made necessary application to the Public Service Commission for right to operate bus lines, in addition to permission granted by the local authorities. The company already has the necessary franchise.

PROPOSED HIGHWAY TO LINK CHELSEA DOCKS WITH TIMES SQUARE

JUST 114 years ago Bishop Benjamin Moore came into possession of a house on a farm, covering the land now bounded by 18th, 24th, Eighth avenue and the Hudson River. One of the first settlers in what was then a suburb of New York City, he entered his homestead "Chelsea," and that was the beginning of famous Chelsea Village. Today his namesake and direct descendant, Benjamin Moore, is about to lead a movement to assure the continuance of Chelsea's value as a center for homes and industrial development. He proposes the opening of a new thoroughfare, to be known as Chelsea Highway, which will connect Times Square with the giant piers along the Hudson, called the Chelsea Docks.

Chelsea Highway at its northern end would offer to the city a new avenue for business development upon the opening of the new Broadway and Seventh avenue subways. The new street would be near the Metropolitan Opera House and the New York Central and Pennsylvania terminals, which it would skirt at the intersection of 36th street and Ninth avenue. The southerly portion of the highway would be a manufacturing artery for the large industrial plants which are massing in this section of the central mercantile district. It would prove an outlet especially for the concerns along Tenth and Eleventh avenues.

Speaking of this project Mr. Moore, who was elected this week president of the Chelsea Neighborhood Association, said:

"New York City lacks a systematic scheme whereby such transverse streets as Broadway shall be laid out. This has been tried in the southern part of the city with great success, but in the central part there has been much discussion but no accomplishment. True, the initial cost will be great, but it will be more than covered by the increased assessments for taxation resulting from realty improvements. The city, moreover, requires such streets to relieve the congestion of its north and south avenues. It is an improvement which is bound to come and is a natural complement of the zoning plan, which is protecting neighborhoods and inducing owners to build and improve their holdings by assuring them against objectionable encroachments.

"Paris has fully awakened to a realization of the need for these transverse streets, and as a result every year various sections of that city bid against one another for the privilege of having the one such new street, opened annually. The new thoroughfare is considered a local improvement and is partly paid for by the owners of the district making the successful bid. Congested avenues have been relieved and opportunities for new shops and lofts of the highest type have consequently been multiplied. A committee on Chelsea planning will be ap-

pointed by the neighborhood association to consider the proposed Chelsea Highway and related problems."

The Moore estate is the largest property owner in Chelsea, 580 lots cut from the old Moore farm still remaining in the hands of the various Moore heirs. In 1883 Clement Clarke Moore, son of Bishop Moore, writer of the famed "Twas the Night Before Christmas," was offered \$40,000 for his farm. Mr. Moore, a scholar little versed in real estate operations, before accepting this offer, traveled from present 23d street down to the city to consult James N. Wells, a real estate agent who advised Mr. Moore not to sell but to lay out the farm in suburban lots, because he felt sure that "some day New York City was bound to extend uptown as far as the

tory, 100x98, Hopkins Manufacturing Co.; 541-3 West 22d street, four-story factory, 50x98, Orange County Milk Association; 533-7 West 22d street, four-story warehouse, 75x98, American Tobacco Co.; 521-3 West 23d street, ten-story loft building, 50x98; 311-3 West 24th street, six-story apartment, 37.6x90, and remodeling 356 and 362 West 22d street for studios and studio apartments.

Improvements by Moore estate tenants include: 533-7 West 20th street, six-story factory and lofts, 100x95, C. Hofferbroth; 533-7 West 23d street, three and two-story garage, 75x196, Autocar Co.; 504-6 West 24th street, two-story factory, 50x90, E. H. Binns; southwest corner Eighth avenue and 22d street, five-story bachelor apartments, 57x100, Allerton Realty Co., and remodeling several houses in the

Chelsea Cottages, south side of 24th street, Ninth to Tenth avenue, for artist colony.

Enterprises on the site of the old Moore farm by various Chelsea owners include: 428-30 West 19th street, four-story garage, 50x92; 435-7 West 19th street, six-story garage, 50x92, Crocker Chair Co.; 440-54 West 18th street, two-story garage, 200x92; 513-9 West 20th street, seven-story warehouse, 100x92, Baker & Williams; 521-7 West 20th street, nine-story warehouse, same size and occupant; 334-6 West 22d street, six-story apartments, 45.6x81, Chelsea Arms; 357-9 West 23d street, six-story apartments, 50 x 86; 315-9 West 24th street, six-story apartments, 54 x 86, and 261-5 West 22d street, six-story apartments, 56x84.

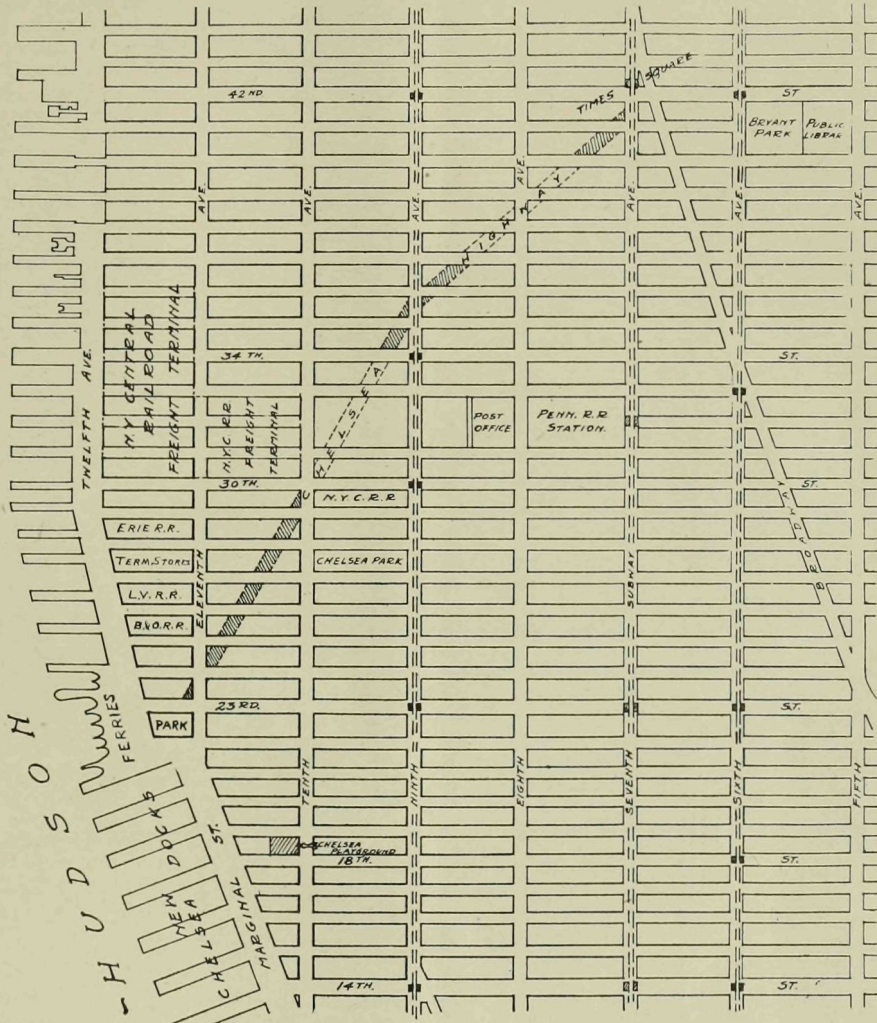
In addition, the Moore estate plans erecting in the near future a twelve-story loft building, 50 x 95, at 549-51 West 23d street, at a cost of \$150,000. This is not included in the \$1,625,000 above mentioned.

"Chelsea is famous to most minds through the fine Colonial dwellings, known as the London Terrace and Chelsea Cottages," said Mr. Moore, speaking of the district's future, "but it is only a matter of time before there will be erected near these landmarks modern apartments to meet the demand in this convenient section. The zoning plan has wisely restricted numerous blocks from 19th to 24th streets, from Eighth to Tenth avenue, for residential use, and here will some day be housed the vast army of employes.

"The development of the Moore holdings will, of course, be along the lines of the zoning plan; factories, lofts and warehouses in the unrestricted sections, west of Tenth avenue, and apartments in the restricted areas, similar to the ones already being erected. At 19th street and Eighth avenue the estate owns a large plot which will probably be among the first to be improved for dwelling purposes.

"Commercially and industrially the future of the westerly part of Chelsea is assured. The Chelsea docks, Manhattan's most valuable waterfront, bringing

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MAP SHOWING PROPOSED CHELSEA HIGHWAY.

Moore farm." Mr. Moore followed his advice, made Mr. Wells his agent, and since then to the present day James N. Wells' Sons have had charge of the Moore property, occupying the same office site for eighty-one years, at 191 Ninth avenue.

The Moore farm, cut into 980 lots, of which 580 are still owned by the estate today, once almost sold for \$40,000, is now worth more than \$10,000,000. By riparian rights in the fifties the estate gained six square blocks along the waterfront, when the river front west of Tenth avenue was filled in.

Building improvements worth \$1,625,000 have been projected during the last five years, on the old Moore farm. The Moore estate itself has expended \$650,000 in improving its property and its tenants have invested upwards of \$300,000. Other owners on the original farm land have spent approximately \$675,000 in building innovations.

The Moore estate's own improvements, made under the supervision of James N. Wells' Sons, include: 516-30 West 20th street, four-story garage, 175x90; 541-5 West 22d street, eight-story storage warehouse, 75x95, Tower Stores; 548-54 West 22d street, four-story fac-

TRAFFIC ON TRANSIT LINES FOR YEAR ENDING JUNE 30, 1916

FIGURES showing the number of passengers carried on the surface, elevated and subway lines of New York City for the year ending June 30, 1916, compiled by the Bureau of Statistics of the Public Service Commission, and soon to be published in pamphlet form, reveal an increase of more than 91,000,000 passengers carried by these lines in the period mentioned. This is the largest increase recorded in any one year save in 1906 and 1910 when the figures were, respectively, more than 120,000,000, and 128,000,000.

The increase for the year 1915-16 serves in a measure as a thermometer of the condition of business in New York City, inasmuch as the year 1914-15, which reflected the worst business conditions seen in the city in a great many years, showed a decrease in passenger travel of more than 5,500,000 for the year. Eliminating the decrease of 1914-15, the year 1915-16 shows a net increase over 1913-14 of about 85,000,000 passengers. The year 1914-15, according to the statistics above mentioned, is the first year to show a decrease since New York was consolidated into the Greater City.

Passenger traffic by the methods mentioned has increased in New York City more than 1,000,000,000 in sixteen years. The total number of passengers carried on subways, elevated and surface lines for the year 1915-16 was 1,898,735,615. In the year 1900, traffic was only 846,353,058. The first increase after that date in the figures of travel in New York City appears in the figures of 1905-06, when there is a sudden increase of traffic of 120,858,000 for the year, reflecting the first year of full reports from the operation of the subway.

The big crowds carried during several days of the Hudson-Fulton Celebration in 1909 account in part for the tremendous increase in traffic on the various sorts of lines mentioned above in the year 1910, when the increase as mentioned was 128,845,000, the record breaking year. This great figure followed two years of relatively small increases, which in their turn reflected the business conditions after the panic of 1907.

The following table shows the figures of travel year by year, together with the increases:

Year end. June 30.	Number of Passengers.	Annual Increase.
1900.....	846,353,058	
1901.....	881,344,801	34,991,743
1902.....	938,989,964	57,645,163
1903.....	1,000,767,483	61,777,519
1904.....	1,065,984,910	65,217,427
1905.....	1,130,928,696	64,997,786
1906.....	1,251,841,175	120,858,479
1907.....	1,315,381,388	63,540,213
1908.....	1,358,000,407	42,619,019
1909.....	1,402,417,642	44,417,235
1910.....	1,531,262,914	128,845,272
1911.....	1,603,901,397	72,638,483
1912.....	1,680,913,935	77,012,538
1913.....	1,769,876,508	88,962,573
1914.....	1,813,204,356	43,327,848
1915.....	1,807,632,726	*5,571,630
1916.....	1,898,735,615	91,102,889

*Decrease.

Study of these statistics, together with others in the possession of the Public Service Commission, reveals the fact that street railway passenger travel increases at a very much more rapid rate than population. This is indicated by a table showing the average number of fares or rides per capita, as follows:

Year.	Fares per capita.
1860.....	43
1870.....	103
1880.....	152
1890.....	218
1900.....	246
1905.....	283
1910.....	321
1916.....	356

The new subways, together with the old elevated lines operated by the New York Consolidated Railroad Company of Brooklyn, and the first subway operated by the Interborough Rapid Transit Company, contributed almost equally to the year's increase in passenger travel, the increase reported by the former, including elevated and subway lines, being 26,667,600, and by the latter 25,919,569. The Interborough's elevated division reports an increase of 10,454,279 passen-

gers, which increase was in part due undoubtedly to the fact that the new third tracks on these elevated lines were placed in operation on January 17, 1916, and have cared for big crowds ever since.

The surface lines operated by the New York Railways Company carried 8,454,084 more cash passengers than in the year preceding. The increase on the Brooklyn Rapid Transit Company's surface lines amounted to 6,174,408, and that on the lines of the Third Avenue Railway Company, including the Bronx and North River line, but excluding the Yonkers line, amounted to 6,587,738. The Second Avenue line in Manhattan was one of the few railroads to show a decrease, reporting for the year 186,157 less fares than in the year previous.

The Hudson and Manhattan Railroad Company reported an increase of 4,327,120 passengers, and there was an increase of 1,481,295 on the lines of the trolley car company operating in the Borough of Queens, excepting lines of the Brooklyn Rapid Transit Company.

The following table shows the increases by boroughs in street surface railway travel as distinguished from passenger travel on the elevated and in the subway lines:

Street Surface Railways—	Rev. Passen- gers 1916.	Increase over 1915.
Manhattan	427,373,847	11,822,731
The Bronx	84,535,737	3,032,934
Brooklyn	363,568,755	8,868,642
Queens (excl. B. R. T.) ..	54,167,403	1,481,295
Richmond	14,884,534	572,525
Total	944,530,276	25,778,127

THE CITY BUDGET.

Taxpayers Should Attend Meetings and Study Expenditures.

IN its review of last week's budget work the Institute for Public Service says that members of the Board of Estimate began without hearing appeals from department heads who wanted to protest against decreases recommended by the sub-committee; that the Corrections Department was heard without the sub-committee's having before it the census showing the great discrepancy between increases requested for 1917 and the immense reductions in the number of prisoners; that the sub-committee insists that it will not be feasible to allow taxpayers three days to study the tentative budget; that the sub-committee is wrong in asserting that the printer cannot easily set up the tentative budget so as to show decreases and increases and then saw off from the type set by the linotype machine the portions of the page which need not be retained as part of the final budget; that without having the increases, decreases and disallowances with brief reasons, not only taxpayers but the Board of Estimate and Apportionment itself will not understand the budget for 1917 until after it is voted.

Attention is also called by the Institute to the fact that budgets are really made not by the Mayor, Comptroller and Presidents, but by subordinates whom it calls "budget arbiters and architects." The statement made reads in part:

"For the two of the budget sub-committee, Tilden Adamson and George Tirrell, salary increases of \$1,500 are requested for 1917." They now draw \$6,000 each; the proposed salaries are \$7,500. Mr. Adamson is chief of the Division of Contract Supervision; Mr. Tirrell has been chief salary standardizer and now proposes that his future work be supervision of salaries.

When the elected officers of the Board of Estimate do what they say ought to be done they refer to Mr. Adamson all proposals which involve later contracts; and all proposals about salaries to Mr. Tirrell. As these two men are also on the budget sub-committee which reviews all budget estimates, they have a vital and often determining part in whatever saving is done or whatever advances are made.

Should their salary increases, the largest proposed for 1917, be allowed? Will

taxpayers favor or oppose these increases? The Institute for Public Service suggests that before answering these questions, taxpayers have representatives visit one or two of next week's hearings and see just such work as these men do. What any one may decide about these two particular men, no one can doubt that their jobs, when well performed, will save taxpayers millions every year through prevention of waste and increase of efficiency.

Other members of the sub-committee on budgets who represent all-city responsibility rather than boroughs have a personal significance to taxpayers: Robert B. McIntyre, chief of the Division of Municipal Investigation and Statistics, who has been helping to improve budget procedure since Comptroller Coler's time; Mrs. Mathilde C. Ford, secretary of the Board of Estimate's Education Committee; L. M. Wallstein, Commissioner of Accounts, and Paul C. Wilson, of the Mayor's office.

These six employees were not elected to office; they do not sign papers, they deal with taxpayers as a rule only indirectly through other city departments; but the budget for 1917 will be but a little above what they think it ought to be and the elected Board of Estimate will follow pretty closely what they recommend. Their colleagues on the sub-committee, J. W. F. Bennett, A. E. Hull and George W. Tillson, help materially by asking questions, but it is the questions asked and testimony given by these six budget architects which primarily concern the taxpayer. They are budget architects and arbiters because for years they have been budget investigators. So far as any one of them is prejudiced or partisan or superficial, taxpayers throughout the year and at budget time pay a heavy price not only in budget allowances, but in actions by elected officers that may cost either millions or progress or both.

Before taking a stand as to their salaries or their jobs or their recommendations, will not taxpayers carefully observe their work, especially between now and the tentative budget hearing of October 30? Very important estimates will be heard next week; the one involving most money is the Board of Education estimate, which asks for \$43,000,000, an increase of about \$2,750,000 over 1916.

CHELSEA HIGHWAY.

(Continued from page 557.)

\$1,780,000 yearly in revenue, two-thirds of the income from all the Manhattan frontage, offer unequalled facilities. The three important steps in manufacturing are the shipping of raw material to the plant, production and shipment from the plant. The docks and rail facilities along the Chelsea waterfront provide uniquely for foreign distribution as well as coast-wise shipping and for the receipt of raw materials from all points. Because of this advantage land is naturally somewhat higher in Chelsea, but this initial expense is well offset by continual savings in the matter of trucking. The district, moreover, with its network of local transportation lines is highly accessible to the city's labor supply.

Appoints Wm. T. Ritch, Inc., Agent.

The Aetna Life Insurance Company makes the following announcement: "We are pleased to announce the appointment of Wm. T. Ritch, Inc., 34 West 33d street, as our special agents for all lines of fidelity, surety and court bonds. Mr. Ritch, president of the corporation, has represented us for many years as our uptown special agent for all casualty and compensation lines. Heretofore, Mr. Ritch has represented the National Surety Company for all lines of fidelity and surety bonds, and he has now resigned from that company for the purpose of merging all his interests in the Aetna organization, believing thereby he can better serve the bond interests of his many clients. We can assure you, on behalf of the Aetna Companies, that Mr. Ritch, who has made a specialty of insurance for members of the building industry, will give you service at least equal to any you have heretofore received."

LAWS GOVERNING REGULATION OF TENEMENTS

Digest of Statutes Made, in Ready Reference Form, to Aid Owners and Building Managers

By HARMON ACKERMAN

WITH a view of setting before the tenement house owners and managers, laws governing the regulation of tenement houses and to acquaint them with such rules and regulations, the following digest has been prepared. The statutes have been followed as closely as possible and all legal superfluity has been disregarded and the statutes rewritten in simple language. It was not thought necessary to include the laws affecting new buildings, alterations or extensive repairs, as plans for such work must first be submitted to the Tenement House Department, or the Building Department before the work can be started. The laws with reference to Water Supply, Gas and Electricity Departments have also been omitted.

It is needless to say that the burdens of tenement house owners are becoming more and more onerous every day; it is, therefore, incumbent upon owners to devise some method by which tenement houses will once more appeal to the general public for investment. All tenement house owners must awake to the fact that they must play with team work; all must share the burdens, and all must work for a common purpose with the utmost amount of zeal. "Unison" should be their byword.

Doubtless new laws will be introduced to regulate further tenement houses. If the law is a good one and will not impose upon landlords a hardship, then no opposition should be encountered, and on the other hand all should give aid in seeing it approved. It is only when a law is proposed that would impose a hardship on owners that any opposition should be made and this opposition should be decisive. In this way the popular opinion of tenement house owners will eventually be changed and co-operation between tenant and landlord will ultimately come to pass.

Some of the troubles which heap upon the heads of tenement house owners are as follows:

(1) The custom of leasing entire buildings to irresponsible people, whose only desire is to mulct the building and leave it a wreck.

(2) Building tenement houses for speculative purposes and the system of building loans for that purpose, the building being necessarily erected with the cheapest materials, causing unnecessary annoyance and continuous repairs, costing an amount equal to rebuilding.

(3) The numerous small and petty violations that are filed against tenement houses because the owner is penny-wise and pound-foolish.

(4) The habit of leaving the entire premises in charge of janitors, who have all the work they can possibly do in merely seeing that the house is kept in a clean and sanitary condition. The collection of rents, receiving of complaints and making repairs should be the duty of the landlord or his representative.

(5) The lack of attention given by owners to the needs of the building and the infrequent visits by them to see whether or not the property is in good condition. It should be the duty of every tenement house owner to visit his building from top to bottom at least twice a month and make certain that everything is in ship-shape condition. It is questionable whether the average owner would know whether conditions are as they should be, and therefore the really safe way is to employ some capable managing agent to look after the property.

(6) The landlord generally blames the tenants for all his troubles and vice versa. There is no doubt the tenants imagine that the landlord should fix every tiny hole, paint and paper the rooms once a month, and make a four-room apartment a palace, all for a rental less than it would cost to rent a room in a

second class hotel. The only way to relieve this condition, in part, is for the owner to run his house in the same way that he would conduct his business, in a systematic manner.

The digest follows:

Areas.—Areas opening at the top must be properly protected with suitable railings and mounted with gates opening inwardly. (C. O., Chp. 23, Art. 14, Sec. 161.) (C. O., Chp. 5, Art. 21, Sec. 450.)

Chimneys and Fireplaces.—Buildings must be provided with adequate chimneys running through every floor, and connecting every apartment with an open fireplace or grate, or place for a stove. (T. H. L., Sec. 78.)

Chimney and Flues.—If any chimney, stove-pipe or flue takes fire the owners are liable to a penalty of \$5.00, unless tenant occupies entire building. (C. O., Chp. 12, Art. 2, Sec. 29.)

Elevator.

Fireproof Shafts.—In every non-fireproof building all elevators not enclosed in fireproof shafts must be so enclosed. (C. O., Chp. 5, Art. 18, Sec. 373.)

Inspection and Regulation.—Superintendent of Buildings must inspect passenger elevators and those used for employees every three months. He can require any repairs necessary. If dangerous, he can stop use until orders complied with. (C. O., Chp. 5, Art. 27, Sec. 565-568.)

Elevator Runners.—Elevator runners must have qualifications prescribed by Superintendent of Buildings. They must not be less than 18 years of age and must have at least one month's instructions from a competent person. (C. O., Chp. 5, Art. 27, Sec. 566.) (Building Department Bulletin 29/1911, Sub. 5.)

Freight Elevators.—Freight elevators must contain sign: "This is not a passenger elevator. It is unlawful for any person other than the operator or those necessary to handle freight to ride on this elevator." (C. O., Chp. 5, Art. 27, Sec. 566.)

Passenger Elevators.—Every passenger elevator is now given a serial number which must be posted in the elevator car. (C. O., Chp. 5, Art. 27, Sec. 564.)

Accidents.—The owner, lessee or person in charge of elevator must immediately notify Superintendent of Buildings of any accident to person or damage to apparatus. (C. O., Chp. 5, Art. 27, Sec. 568.)

Employees.

Employment of Children.—Children under sixteen cannot be employed in apartment houses more than 48 hours a week or six days of eight hours. They are not permitted to work before 8 a. m. and after 7 p. m. (163) Children under 14 not allowed to work in an apartment house under any condition. (Labor Law, Sec. 161-163.)

Injury to Employees.—Where an owner of a building employs an engineer, fireman, elevator attendant or operator, electrician, carpenter, painter or other repair men, he is liable for an injury sustained by the employee arising out of and in course of the employment, without regard to fault to anyone, except where the injury is willfully caused by the employee or another, or he is intoxicated while on duty. (Workmen's Compensation Act, Art. 2 Sec. 10 Art. 1 Group 12-22 and 42.) The article does not apply to cases where the workmen are employed to do a certain job at a fixed compensation for the work. It refers to regular employees.

Fire Protection.

Fire Extinguishing Appliances.—Fire Department or Police Department may require adequate means and appliances to be installed for the prevention and extinguishing of fires; also for the communication of alarm of fire, accident, or

danger to the Police or Fire Department. (C. O. Chp. 12 Art. 2 Sec. 20.)

Water tanks on roof or in cellar, standpipes, automatic sprinklers, hose, nozzles, wrenches, fire extinguishers, hooks, axes, and such other appliances may be required by the Fire Department.

On buildings 85 feet in height, or exceeding 13,000 square feet in area, a 3-inch or larger vertical pipe already installed, is a compliance with this section. (C. O. Chp. 5 Art. 28 Sec. 580-581.)

Bakery.—No bakery is permitted where the building is not fireproof unless the bakery is made fireproof. (T. H. L. Sec. 40.)

Combustible Materials.—Storing, keeping or handling any combustible articles without permit from Fire Department is prohibited. (T. H. L. Sec. 39.)

Doors.—Doors leading into the hall where paint, oil, spiritous liquors or drugs are stored must be made fireproof. (T. H. L. Sec. 41.)

Exits.—Every building which is not provided with exit facilities prescribed for new buildings, and in which the exit facilities are inadequate for the safety of occupants, shall be provided with sufficient fire escapes, stairways or other means of egress in case of fire, as shall be directed by the Superintendent of Buildings. (C. O. Chp. 5 Art. 8 Sec. 161.)

Fat Boiling.—No place of business in which fat is boiled is permitted in a non-fireproof building, unless the place in which the fat is boiled is made fireproof. (T. H. L. Sec. 40.)

Fire Escapes.—Buildings erected prior to April 18, 1912, must be provided with fireproof outside stairways or with fire escapes directly accessible to each apartment without passing through a public hallway, which must be kept in good order and repair. When rusty, must be painted with two coats of paint. (T. H. L. Sec. 16.)

Inspection of Fire Appliances.—Person in charge of building must once a month inspect all fire appliances, and see that they are in perfect working order. (C. O. Chp. 5 Art. 28 Sec. 585.)

Pumps and Elevator.—Building exceeding 100 feet in height must have steam or electric pumps, and at least one passenger elevator, which must be kept in readiness for immediate use by Fire Departments night and day. (C. O. Chp. 5 Art. 28 Sec. 583.)

Standpipes Necessary.—Buildings exceeding 85 feet (or exceeding 10,000 square feet in area) in height must have standpipes unless already provided with a 3-inch or large vertical pipe. (C. O. Chp. 5 Art. 28 Sec. 581.)

Wainscoting.—When wainscoting is placed in building, the surface of the wall or partition behind it must be plastered down to the floor line, and any intervening space between plastering and wainscoting must be filled in solid with noncombustible material. (T. H. L. Sec. 37.)

(END OF PART ONE.)

TRADE WASTE.

(Continued from page 555.)

livered has been expensive, for the reason that the question of city claim is constantly in court and if any monetary result is gained, I believe that it has cost far more than the return. When we consider the expense of carting garbage separate, I believe it could be easily found that the city is a great loser, even if it receives payment promptly for same, the contractors make the money on this deal, the city usually loses. In other words if the ashes were hauled by one truck, the garbage and waste by another, ashes sent to sea to be dumped, the waste and garbage to an incinerating plant, much money would be saved the taxpayers and all would be satisfactorily served."

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A sign of the times: "Union Laborers Wanted" reads a large painted sign at a theatre in course of erection in West 44th street.

Pending in the Board of Aldermen is an ordinance to end the moving van extortion. It fixes a maximum rate for moving goods and office furniture. Every spring and fall the van companies have had a harvest of profits at the expense of migrating public, adding heavy charges to the horrors of moving day.

Comptroller Prendergast's office has announced that nothing further will be done about the Brooklyn Marginal Railroad until the terminal problems on the west side of Manhattan are settled. No agreement could be made with the railroad companies for operating the marginal road.

Too many people for personal comfort are obliged to use the city traffic lines. Ninety-one million more passengers were carried during the last fiscal year than in the preceding one on the surface, subway and elevated lines, and a billion more than sixteen years ago. The crowding that one has to submit to during the rush hours is almost intolerable. If New York City is not too big, then it has been built on a poor plan when on an average nearly two million people must be transported by cars every day in the year, principally because they must live too far away from their business to walk the distance.

Chief Engineer Lewis of the Board of Estimate, in his book, "The Planning of a Modern City," takes a definite stand in favor of a radial street system and against an inflexible rectangular street plan that rides roughshod over all kinds of topography. Who would not like to see a city built in the way Mr. Lewis describes? A good many practical folk, since horse stables have been disappearing and private garages coming in, believe in having alleys between streets, as a great convenience, and recommend them for new town plottings where land values are not prohibitive.

Subway Disappointments.

Admission has been finally made in official circles that the construction of the new subways has been delayed and that they will not be finished and in operation for several years yet, or sometime during the year 1919. All the dates heretofore named for the opening of certain traffic lines have been canceled. Two sets of causes have combined to put off the time when the taxpayers will be receiving a financial return for their enormous investment and the general public relieved of the discomfort now attendant upon the use of the present routes owing to overcrowding.

One arose out of the delay on the part of the Public Service Commission in coming to a decision respecting plans for certain sections, and the other set of causes has since grown out of war conditions that have interfered with the normal delivery of construction material.

It is obvious that had the official board, however constituted at the critical period, been prompt in awarding contracts, the difficulties which have been encountered since the war began would have been largely avoided. The first section contracts for the Lexington avenue subway were signed and delivered in July, 1911, more than five years ago, and the last one for this route (the diagonal station contract under New York Central property) not until January of last year, an interval of three years and six months. But for the non-completion of this diagonal station connection the entire Lexington avenue system, from Woodlawn to the Grand Central Station, and thence by the old Fourth avenue subway to the Battery and to Brooklyn, would be in operation today beyond peradventure, with the result that real estate in Manhattan and the Bronx would be reaping some of the rewards of its long forbearance and heavy contribution to the cost of construction, and the public would be more comfortably accommodated on the traffic lines.

Moreover, those contractors who have lost more or less of their prospective profits by reason of the advance in the cost of material and labor since their contracts were signed would have been saved this disappointment had they been permitted to begin and finish their work at an earlier period. As conditions now exist, thousands of tons of structural steel are still behind in deliveries, its non-receipt delays other work, and in the meantime construction costs are rising.

Whoever were responsible for the early indecisions and delays, which have brought about the present state of affairs with its accompanying losses and discomforts, can hardly look back with complacency upon their failure to synchronize the work and bring it all to a timely consummation. For real estate interests there may be some consolation in the thought that while they are waiting for the opening of the new lines of travel their properties are well rented, that the real estate market is steadily broadening, and that when the more speculative element among the builders feel warranted in resuming their operations building costs may possibly have lessened.

Hoarded Wealth.

The United States of America is what the Roman Empire once was, the greatest, strongest, richest power of the known world. At the zenith of its glory the ancient empire had a population of 25 million souls and revenues equivalent to 100 million dollars of our money. The annual revenues of the United States are 1,000 millions of dollars, or ten times as much. No nation at any time in the history of the world ever made such gigantic strides in material wealth.

In the last three years the deposits in national banks have increased 33 per cent., and the deposits in State banks and trust companies 28 per cent. They have more than doubled in the last fifteen years. They are so huge that if a sum equal to the total resources of the

Bank of England, the Bank of France, the Bank of Spain, the Banks of the Netherlands, Sweden, Switzerland and the Imperial Bank of Japan all combined, were withdrawn from American banks, the deposits in our banks would still be as great as they were three years ago. So the Comptroller of the Currency, John Skelton Williams, told the American Bankers' Association.

With so much new money in the country, why has so small a proportion of it been invested in real estate in the last ten years? Because, unfortunately, this vast accumulation of wealth has not been circulated to the economic advantage of the people. It is piled in great heaps—in the banks, in the steel and munition business, in stocks and bonds, and favored industries—and has not yet become liquid and allowed to flow freely through channels of ordinary business. Something is keeping it back from the people at large. Is there a lack of confidence somewhere—a half-formed belief that this is a critical, if not a dangerous, period?

Time will, of course, bring the remedies—the economic forces that will distribute this great accumulation of wealth more to general public advantage, that will level down the high prices or level up the low incomes, turn the thoughts of men from gambling to thrift and solid investments, to the establishing of their families and to the upbuilding of their communities. Lately some of this new wealth has come into the real estate market. Count the fine residences on the East Side that are being purchased, built and improved, the high-priced apartment houses that are being leased as soon as completed, the offices and lofts that, after years of vacancy, are again being tenanted. The rich will soon be crowding into the realty market for safe investments, but the real problem is to rekindle the interest and hopes of the average man.

Where Realty Values Grow.

While 42nd street is one of the most traveled crosstown routes in the city, those influences to which real estate values respond have not been felt in proportionate measure throughout the whole of its extent. The higher valuations which, in the opinion of the appraisers of the Tax Department, have come within the past year, for example, to the section near the Grand Central Terminal, have not been shared by any other part of this busy highway.

Apparently the opening of the Queensboro Tunnel had no effect upon values, inasmuch as the material advantages which were possessed by the street before the advent of the tunnel have neither been added to nor subtracted from. Whatever value the tunnel contributed to realty has obviously been merged with other favorable new influences into the immediate neighborhood of its terminus at the railroad station. Consequently, between Park avenue and the East River there had been no appreciable change in values in the twelve months preceding the issuance of the 1917 Land Value Maps.

Nor had there been any between Sixth avenue and the North River, where realty conditions had assumed a settled character. But between Park avenue and Fifth, on the north side of 42nd street, valuations were raised within the year from \$10,000 to \$11,000 a unit foot; and on the south side of the street from \$8,500 to an even \$10,000 a foot, which is a very substantial increment for so brief a period. This is the most active section of 42nd street at the present time, the center of one of the most progressive movements in the history of New York real estate. Five years ago land was valued at but \$8,000 a unit foot between Fifth and Madison avenues, on both sides of the street.

In the block between Fifth and Sixth avenues, opposite the Public Library and Bryant Park, land values have risen \$1,000 a front foot in the same time, being now reckoned as worth \$8,000 near Fifth avenue. Between Broadway and Sixth avenue there had been no change in

assessed valuations in the five-year period, but between Seventh and Eleventh avenues, a steady accretion had been observed by the official appraisers, evidently on account of the constantly growing traffic to and from the West Shore ferries, as well as because of the growth of the theatre section.

Forty-second street is a composite of nearly everything that makes a thoroughfare grow, being a shopping center by day, and an amusement center by night, as well as a hotel and traffic center of the first importance. There are signs that the advantages, which so far have been mainly restricted to the middle and western sections, will presently be extended farther in the direction of the extremities.

A Fallacious Argument Exposed.

Editor of the RECORD AND GUIDE:

As a suburban home owner I have been waiting for some one more capable than myself to point out the fallacy of the argument made by "Cynic" in a recent issue, when in comparing city and country housing costs, he said that if he should invest \$4,500 in a house he would first have to sell that amount of Brooklyn Rapid Transit stock, which was bringing him in a dividend of \$270 a year, a sum which he added to the annual cost of maintaining his dwelling, besides the expense for car fare, coal, taxes and repairs.

In other words, the apostle of rent-paying insists on figuring interest on the cash investment among the charges. Does he figure the interest on the amount of his rent receipts and add it to the cost of living in a flat? It is as proper and logical to do so in one case as the other.

Why should he sell his B. R. T. stock? There is no need of it. He can continue to draw the dividends and apply them to paying his monthly installments to a building and loan association, which installments he pays in the form of rent, with this difference, that, in one case at the end of ten years he owns his house free and clear, and in the other case he has nothing to show for the monthly sums he has paid to his landlord, except rent receipts.

COMMUTER.

Need of a Municipal Market System.

Editor of the RECORD AND GUIDE:

For the past five years the real estate interests of this city have urged the plan whereby the annoyance arising from over-inspection and lack of direct control in the erection and maintenance of buildings could be abated.

This has resulted in centralizing the control of the chief functions of building in the Building Department of each borough. We all know what confusion in building operations this law was designed to abate.

A similar state of affairs exists in our markets, such as they are. The Borough President's office, the Finance Department, the Board of Health, the Bureau of Weights and Measures, the Street Cleaning Department, the Department of Water Supply, Gas and Electricity, the Police Department, the Fire Department and the Dock Department all have something to say about our poor little market system.

It is quite evident that we should have a Municipal Market Department. In the meantime, for lack of proper facilities for receiving and distributing foodstuff, much valuable foodstuff is kept out of the market, and waste and excess of handling charges make prices high. Bradstreet says that commodity prices have actually reached Civil War levels. A great deal of the high cost of food is owing to the extraordinary expense for distribution.

The City of New York has spent of public and private capital \$500,000,000 for rapid transit facilities for conveying and distributing human beings, and over \$200,000,000 for facilities for carrying and distributing water, but when it comes to carrying and distributing food, which calls for the spending of 50 per cent. of the income of an average working man's family, our facilities are put to shame by those of a border town.

The New York Central Railroad spent \$20,000,000 for a terminal, and the Pennsylvania Railroad \$15,000,000, for receiving and distributing passengers, yet if we talked about spending \$20,000,000 for a market system in a city which handles \$900,000,000 worth of food products in a year we would hear a howl which could be heard from Tottenville to Yonkers.

Everyone who has been in the country recently knows of quantities of foodstuffs which have been left there to rot because there were no means of getting them into the cities. The farmer claims he is robbed by the city dealer, while the city dealer claims he is making little money.

Our market system is fifty years behind the age. While human suffering from lack of food is far more important than rents, still the inability to pay rents on the part of the tenants will be a hardship to many owners of property.

Landlords this winter will have difficulty in collecting rents because the tenants must pay most of their money for food. There is no excuse for the high prices for a great many kinds of foods, as there is plenty in the country. A proper market system would bring it in at lower prices.

The City of New York usually waits until there is a great deal of suffering before it takes up the building of any new facility. I think the time has come when we should pay serious thought to improving the facilities for bringing food into the City of New York and its distribution.

CYRUS C. MILLER.

The Scarcity of Labor.

Editor of the RECORD AND GUIDE:

Scarcity of labor is one of the most serious problems confronting the United States at the present time. The greatest difficulty is being experienced by the farmers in the West in obtaining sufficient help to gather the crops. Many manufacturers in the Middle West are finding that, with increased wages, many workers were content to labor only five days a week and draw about their previous scale with less work. If our business activity continues to increase, it is hard to predict where the necessary men are coming from. When the war ends, there is little doubt that the various belligerent countries will put an embargo on emigration, so that we cannot look to Europe for a supply of labor for at least many years to come.

With wages high and commodities high, the purchasing power of the dollar reduced, and the abundance of money in circulation, people generally seem to be conducting themselves into false standards of living. If there is any material check to our present prosperity before or after the close of the war, millions of Americans are going to have a rude awakening and must reduce their modes of living to a saner basis.

It is my belief that words of warning should be preached by employers to employees who are now receiving wages they never dreamed of before. The enormous debt of Europe must be paid in part by America. When the time comes that we can no longer export our goods at war prices, when a drain upon our gold supply begins, and we experience a renewed foreign competition, stirred to extreme lengths by the need of a rapid recovery from the war, the strength of the United States will undergo a severe test.

S. W. STRAUS.

Prof. A. D. F. Hamlin says it is much harder now than twenty-five years ago for a young architect to start in independent practice, and that his chances of securing important commissions are relatively smaller. "There are more big firms to absorb these than there were then, and more young architects like himself to compete for what does not go to their big rivals. Undoubtedly the prospects are less certain, less alluring than they used to be." Is not the same true of every profession and calling in long-settled communities? The only recourse is to emigrate to new fields.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

QUESTION No. 150.—What is the distinction between the Hudson River and the North River?
C. O.

Answer No. 150.—The popular notion is that the northerly limit of Manhattan Island on its west side marks the difference between the North River and the Hudson River, the term North River applying to the river below this point. As a matter of fact the terms are interchangeable and are so used in federal reports.

Question No. 151.—A lease was made on December 1, 1912, for a period of 29 months, expiring by limitation on May 1, 1915. There was no reference in the lease to cancellation or renewal. The tenant is still in possession of the premises. Is the tenant a monthly tenant, a yearly tenant or a tenant for the full second term of 29 months?
A. F.

Answer No. 151.—Lease written or parole—tenant in possession by permission of landlord after expiration of term is tenant for one year from May 1, 1916.

Reeder v. Sayre, 70 N. Y. 180.

Adams v. City of Cohoes, 127 N. Y. 175.

Question No. 152.—In an apartment house where one tenant renders himself generally obnoxious and repeated complaints are made to the landlord, who makes no effort to get rid of the undesirable tenant, is there sufficient justification for one of the dissatisfied tenants to break his lease?
G. V. K.

Answer No. 152.—The landlord is under no obligation. There is not sufficient ground for "breaking lease." Apply to a City Magistrate and proceed against the obnoxious neighbor.

Question No. 153.—When I bought a piece of land in the Bronx, my neighbor asked me to buy from him a little gore adjoining it, which he had no use for; nor is it of any use to me. Can my neighbor put up a spite fence, and how high may it be?
A. V.

Answer No. 153.—He may erect an ordinary fence to a height of twelve feet. He can carry up a fireproof fence as high as he wishes.

Question No. 154.—Under what theory are charitable institutions, churches, etc., required to obtain Supreme Court permission to buy, sell or mortgage their real estate?
A. C.

Answer No. 154.—When the trustees of the charity are invested with an express power to make the alienation there is no necessity to ask the permission of the court. In the absence of such an express power, it being of the very essence of a charity that it shall endure forever, lands which are made the subject of a charitable trust are deemed to be alike inalienable, whether it be so declared in terms or not. But a court of equity has power, by virtue of its general and inherent jurisdiction over charitable trusts, to direct the sale of property devoted to a charity, or to modify the directions of the founder concerning the alienation thereof. Whenever an alienation of the estate becomes essential to the beneficial administration of the charity, from the lapse of time, or changes as to the condition of the property and the circumstances attending it, as happens especially in this country, because of our rapid growth, the court of chancery may authorize an alienation or sale of the property, even if alienation is forbidden by the founder, and an investment of the proceeds in other funds or in a different manner, care being taken that no diversion of the gift is permitted. This question is discussed exhaustively in *Lackland v. Walker*, 151 Mo., 210. See also *Crerar v. Williams*, 145 Ill., 625.

REAL ESTATE NEWS OF THE WEEK

Demand for Space Now Exceeds Supply, Therefore
Builders are Active Despite High Cost of Materials

By CLARKE G. DAILEY, Vice-President, Alliance Realty Co.

REAL estate conditions are better and, in my opinion, they are going to improve. One of the brightest spots in the market is the renting situation, which is unusually good. This statement applies to practically every section of Manhattan.

As an example I can cite the South Ferry Building which is 100 per cent rented above the ground floor. In fact the demand for space has reached such proportions that we are erecting a twelve story annex to this structure, and this is being done in spite of the high cost of building material and labor. I am sure there are several other high class buildings in the district which will make an equally good showing.

As an indication of the betterment in renting conditions, several important leases have been closed during the last few weeks. This week a lease was reported involving large space in the old retail drygoods section on Sixth avenue, south of 23rd street. A number of important leases have been closed in this district which has long been in a dormant state since the exodus of many of the department stores. The district has changed from a retail to a wholesale center and will soon cease to be the "graveyard for buried hopes."

The apartment house renting conditions are better than ever before. There are practically no vacancies in desirable apartments in any section of the city. The strength of the Park avenue section has often been mentioned. In West 86th street we have two houses which are 100 per cent rented, and this example is not an extreme case, but rather the rule. On the West Side and also on Washington Heights a couple of years ago there was a saying that the tenant was the autocrat, but now the landlord is coming back to his own.

The money market is much easier, the only difficulty being in obtaining building loans. This class of loans is always more or less restricted, and perhaps this is as it should be, for the result surely will be that the more reputable class of builders will do the construction work, and that the buildings, when completed, will rent.

The zoning resolution, restricting and districting the city is a good move in the right direction. I feel that it will have the effect of stabilizing values. It is taking time to accustom ourselves to the intricacies of this new law and I have heard of many cases where deals were almost consummated before any one thought to see if the improvements were now possible. A loss in land values directly attributed to this restriction of the height of buildings has not been noticeably felt. This is partly due to the high cost of construction (especially the steel work, which is a large factor in tall structures), as this increased cost is in itself a deterrent and discourages the erection of high buildings.

The excessive cost of construction which prevails today is the one fly in the ointment. Owners of vacant land are confronted with a good demand from tenants, but this increase in building costs over that of two years ago makes the boldest hesitate. One does not like to "build on a bulge," but the prevailing feeling now is that this advance in cost has come to stay. An increase in the cost of labor has rarely been followed by a decrease, as labor usually manages to hang on to what it has gained. The strikes in the various trades and the increase in the cost of various articles all seem to be steps in a general readjustment of prices which perhaps means that the value of the dollar has again become permanently depreciated. If this be true the value of land will not of necessity suffer inversely to the increased cost of the building, but may, on the other hand, eventually get its share in the advance.

There is no doubt the brokers, generally speaking, are busy and are making money. As to whether the prosperity of the country is permanent or merely caused by the war abroad is too large a subject to be considered here. The question of the tariff is also a factor. The best informed disagree on these subjects, but I personally believe that there is something in the seven lean years and the seven fat ones. Certainly 1907 to 1914 were lean years, but now we are in an era of prosperity which should endure for some time. Real estate will receive its share.

BOARD HOLDS ELECTION.

Laurence McGuire Re-elected President of Organization.

THE Real Estate Board of New York on Tuesday, October 17, held its annual meeting for the election of three members to the Board of Governors. There were 74 ballots cast. The following were elected to serve for three years: Alfred V. Amy, Eugene J. Busher and Thomas P. Graham.

The retiring members of the Board of Governors were Lawrence B. Elliman, Vice-President; Frederick D. Kalley, Treasurer; and John P. Kirwan. A vote of appreciation for the work of the retiring members was unanimously carried.

Immediately after the election, the organization meeting of the Board of Governors was held and the following officers were elected to serve one year: Laurence McGuire, President, (re-elected); William L. DeBost, Vice-President; Edward C. Cammann, Secretary (re-elected), and Alfred V. Amy, Treasurer.

Other elections at the members meeting were as follows: Nominating Committee—Albert B. Ashforth, Walter Stabler, Joel S. de Selding, Gerald R. Brown and Frank D. Ames. Auditing Committee—Irving Ruland, Louis Schrag and Frank A. Shaw.

TORRENS PROPAGANDA

Real Estate Board Will Undertake Campaign on Title Registration.

THE Real Estate Board of New York, through its Torrens Law Committee, has addressed itself to the work of an educational propaganda on the advantages of the Torrens System of land title registration. With this end in view the board has recently been in communication with taxpayer and commercial organizations throughout Greater New York, Westchester and Long Island. The Board has asked these organizations to allow one of its representatives to address them on the benefits of the Torrens Act as amended by the last Legislature.

Responses are coming in very rapidly and arrangements are being made as quickly as possible for carrying out this program.

On Thursday night, October 19, the Fulton Street Board of Trade, Brooklyn, was addressed at Ceres Hall by Professor Alfred G. Reeves, lecturer on Real Property Law at the New York Law School and Chairman of the Real Estate Board's Torrens Law Committee.

On Tuesday evening, October 24, Harry Percy David, a member of the Board's Committee, will address the Borough Park Heights Civic Association at 8:15 o'clock at the Borough Park Club House, Thirteenth avenue and Fiftieth street, Brooklyn.

On Wednesday, October 25, Dorr Viele, a member of the Board's Committee and President of the Associated Official Examiners of Title in the State

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of New York, will address the Bronx Board of Trade at their headquarters, Third and Lincoln avenues and 137th street, the Bronx, at 8:30 o'clock. This association has invited members of the Real Estate Board to attend the meeting.

The following organizations have already expressed a willingness to arrange for a meeting as soon as this can be done conveniently: Manhattan—Merchants' Association, West Side Taxpayers' Association, Washington Heights Taxpayers' Association, Harlem Board of Commerce, Harlem Property Owners' Association. Brooklyn—The Manufacturers' and Business Men's Association. Queens—Chamber of Commerce of the Borough of Queens. Westchester—Westchester County Realty Board.

Certified Service.

A group of persons intimately connected with real estate interests of New York have started a service that seems to fill a long-felt want.

Renting agents, brokers and owners have for years felt that many "dead beats" and irresponsibles have been able to lease high class apartments and business properties with little or no difficulty. This has been true because real estate interests have thus far had no avenues through which they could obtain reliable information regarding the financial and moral responsibility of prospective tenants.

Now comes the announcement of the Tenants' Record, Inc., a corporation organized to furnish information to owners, brokers and agents as to the financial and moral responsibility of applicants. The company thus organized promises a twenty-four-hour certified report service.

Seventh Avenue Subway.

With the announcement yesterday by the Public Service Commission of the letting of the contract for station finish on the new Seventh avenue line the prediction was made that that part of the line from Times Square south to Pennsylvania Railroad station would be in operation early in the coming year.

The contract was for the construction of station finish for the diagonal station at 42d street between Park and Lexington avenues near the point where the Lexington avenue line connects with the first subway, and for five other stations—at Times Square, the Pennsylvania station at 33d street, 28th street, 23d street, and 18th street.

The contract provides that work shall begin within thirty days and be completed within six months. Louis Wechsler, of 1133 Broadway, got the contract on his bid of \$382,521. He must furnish a bond of \$40,000.

Trade Developments.

William S. Kies, vice-president of the National City Bank of New York and vice-president of the American International Corporation, will address the members of the Chamber of Commerce of the Borough of Queens at their October meeting Friday, October 27, on the subject of "Trade Developments of the Future."

Mr. Kies' activity as an executive of the two corporations that have led the movement in the expansion of banking facilities and foreign sales of American goods since the Federal Reserve Banking legislation of 1913, promises an address of practical value to the business men of Queens, not only to those already engaged in foreign commerce, but to those who are contemplating trade expansion.

In addition to directing the organization of the Foreign Trade Department of the National City Bank, Mr. Kies' position as vice-president of the American International Corporation permits him to present first-hand information regarding the handling, financially and physically, of the use of United States investment capital in big ways connected with our commerce, such as government loans abroad, development of railways, utilities and industrial concerns in foreign countries, organization of direct movement of raw materials for American manufacture,

To Extend Gas Mains.

The Public Service Commission has recently been upheld by unanimous decision of the Court of Appeals as to its powers to direct public service corporations to undertake "reasonable improvements." This decision, described by lawyers familiar with the public service statutes as far reaching in its effect, reverses a unanimous decision of the Appellate Division, First Department, which annulled an order of the Commission made March 19, 1915, directing the New York and Queens Gas Company to extend its mains and supply service from Bayside, Queens, to Douglaston and Douglaston Manor, sections without gas.

Judge Cuddeback, writing the opinion of the Court of Appeals, holds that the courts have no right to exercise administrative powers such as those possessed by the Public Service Commission. The Commission directed the extension of the gas mains after several hearings. The gas company appealed contending that the cost would be greater than any financial return possible in the succeeding few years warranted. The Appellate Division upheld this view and describing the order of the Commission as unreasonable, annulled it.

The Court of Appeals, however, has decided that the order of the Commission was reasonable and should stand.

Counsel for the Commission contended in the latter tribunal that the lower court had assumed to itself powers and duties belonging to the Commission. This view the Court took, Judge Cuddeback holding that the Appellate Division had the power only to determine that the Commission's order was unreasonable in that it was "an unlawful arbitrary or capri-

cious exercise of power." He held further that if the decision of the Appellate Division were allowed to stand it would "go far toward defeating the efforts of the Legislature to establish agencies to regulate the great public service corporations."

Realty Convention.

Alfred H. Wagg, of this city and Malverne, Long Island, is slated to be elected president of the Real Estate Association of this State, which opened its annual three-day convention Thursday morning at Long Beach, Long Island. At a recent meeting the executive committee of the organization decided to recommend to the nominating committee that he be the successor of Leo Day Woodworth, of Rochester.

Mr. Wagg is the general chairman of the convention.

This is expected to be one of the most important conventions of real estate interests ever held. The leading members of the organization are in favor of the establishment of a taxpayers' bureau at Albany, and such a bureau will undoubtedly be opened at the State Capitol next year.

Company Expands.

A. W. McLaughlin & Co. are among those who look for a continued and marked improvement in New York city real estate and mortgage market conditions, having in recent weeks associated with their organization George W. Porter, formerly for four years with Frederick Southack & Alwyn Ball, Jr.; Luther B. Pollard, formerly with Geo. R. Read & Co., and Charles A. Cool, formerly with William Peters & Co.

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PRIVATE REALTY SALES.

ACTIVITY continued along well defined lines, many sections contributing to a fair sized amount of trading. A demand was manifested for residential properties, both of the private house and apartment house character, and this phase of the business which has been witnessing considerable activity within recent weeks, continued to be prominent.

An encouraging element in the business was the revived interest shown in the old drygoods district, where the uptown drift has left enormous areas of unoccupied space, which presented formidable problem to owners and brokers. This space has been made more marketable and rentable through remodeling and altering to meet modern requirements, and practically all of the deals closed affecting property in this section has

concerned buildings which have been modernized. Those merchants who are located in the zone which is to be restricted against manufacturing purposes have signified their willingness to leave the district, but they have insisted upon new quarters which represent present day types of business construction.

It has often been said by those familiar with conditions in the abandoned districts, that the exodus would not have been nearly so marked, if the owners had realized years ago that their property was being permitted to deteriorate, to such an extent that they could not compete with the newer buildings that were being erected.

Brooklyn held the center of interest in the auction market during the past week, and buyers acquired offerings in various parts of the borough. After a two days' session at Manhattan Beach, which ended on Monday, Joseph P. Day disposed of 190 plots containing from two to five lots each, for a total of

\$556,725. The property is in a section which has witnessed considerable home building within recent years and it is said that a number of the purchasers acquired plots in the tract for early improvement. Last Saturday at Canarsie, the Jere Johnson, Jr., Company sold at auction by order of the Title Guarantee & Trust Company, 56 lots for a total of \$10,575. Lots on Denton avenue brought from \$200 to \$370 each, on Sea View and Remsen avenues, from \$100 to \$135, on Avenue L, from \$275 to \$305, in East 96th from \$250 to \$270, and on Avenue M from \$195 to \$250. Complete details regarding this sale will be found in the Second Section of the Metropolitan edition of the Record and Guide.

Westchester will be the scene of the next big suburban lot sales. Bryan L. Kennelly will offer this morning, at 11 o'clock, in a large tent at Main street and Mamaroneck avenue in White Plains, 414 lots at Silver Lake Park, Harrison, N. Y., near the city line of White Plains. The same auctioneer to close the estate of Joseph Silverman will offer next Saturday, 49 lots in the residential section of White Plains.

The total number of sales reported, and not recorded, in Manhattan this week was 22, as against 23 last week and 31 a year ago.

The number of sales south of 59th street was 6, as compared with 7 last week and 9 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week and 22 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 571 of this issue.

Oakleigh Thorne Sells His Residence.

Oakleigh Thorne, once president of the Trust Company of America, has sold, furnished and ready for occupancy, his residence at the northeast corner of Park avenue and 73rd street on a plot 27.6 x 96 feet. The house which is four stories in height, cost Mr. Thorne, together with the land, about \$350,000, but when the unusually fine decorations and furnishings are included, the deal amounts to about \$800,000. Dr. Alexander Hamilton Rice, who occupied the house under lease last winter, is supposed to be the purchaser, but this could not be verified. Mr. Thorne has not occupied the dwelling for several years. Two winters ago Frederick Vanderbilt was its occupant, and a few days ago Mrs. John W. Blodgett leased it, but when the sale was negotiated, she permitted the lease to be cancelled, and leased instead the Lloyd Warren house at 1041 Fifth avenue.

Interesting West Side Project.

Henry Mandel, president of the Columbus Circle Construction Company, is negotiating for the purchase of the plot of eight lots, 100x200 feet, at the southwest corner of Central Park West and 97th street, adjoining the First Church of Christ, Scientist. The property was sold this week by heirs of the Redmond estate to a company headed by Irving I. Lewine, through the Douglas Robinson, Charles S. Brown Company. It is understood that if the resale is consummated, the new owner will improve with a fourteen-story apartment house to contain small suites. The house is to run back 150 feet in the street, and on the remaining 50 feet a six-story extension will be built, this form of construction being necessitated in order to conform with the Zoning Resolution.

Greenwich Village Sale.

Shuttleworth, Keiller & Company, paper bag manufacturers, bought the old building at the southwest corner of Houston and Congress streets, and the four-story building at 191 West Houston street. The former lots include three four-story buildings* at 179-181 West Houston street, and 1 Congress street, and the adjoining five-story loft at 3-5 Congress street, 50 x 160.4. The frontage is 42 feet in Houston street and 125

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feet in Congress street, the latter being a narrow thoroughfare of one block between King and Houston streets. This property was purchased from the Mutual Life Insurance Company. The parcel at 191 West Houston street is separated from 181 by four old buildings, and it abutts on the large Congress street plot at Nos. 3 and 5. It points 121.9 in Houston street and is 100 feet deep. It was bought from James P. Graham. The corner plot faces a small square at the junction of Hancock, Bedford, Houston and Congress streets. The property will be altered and used as an annex to the firm's main factory on West Broadway. A. J. Roux & Company were the brokers.

Enlarges Holdings.

P. J. McLaughlin Sons who recently bought the two five-story flats on plot 66.3 x 120 x irregular, at the southeast corner of Broadway and 105th street, have enlarged the site through the acquisition of 228 West 105th street, a four-story building on a plot 25 x 100.11 feet. Edward A. Powers was the seller and Slawson & Hobbs the brokers. The buyers now control a frontage of 66.3 feet on Broadway, and 145 feet on 105th street, and the combined property will be improved with a thirteen-story apartment house for which a building and permanent loan has been contracted for by the Metropolitan Life Insurance Company.

Sale in 75th Street.

Wm. A. White & Sons sold 136 and 138 West 75th street, having a frontage of 42 feet, to the Merritt-Ferguson Construction Company for improvement with a nine-story apartment house, which will probably be erected within the next year. This is the first improvement of the kind in the street, as heretofore it has been strictly confined to private house uses. The Wilmore Realty Company, the sellers, have owned one of the houses for several years, but acquired the other one last spring in order to complete their plot.

Exchange Near Washington Square.

Robert E. Mills, a Brooklyn decorator, bought the three-story dwelling at 32 West 9th street, from Mrs. Charlotte Robert. Albert E. Kelly in conjunction with Geo. R. Read & Company were the brokers. The buyer will use the premises for business purposes and residence. This marks the first invasion by business in this block. Mrs. Robert has owned the property since the early Eighties, and sold it free and clear in an all-cash transaction.

Lofts in Exchange.

Lewis H. May Company sold for the Charter Construction Company (Bing & Bing), 146 and 148 West 28th street, a seven-story loft building on plot 50x98.9 to Victor Hartogensis, who gave in part payment, in addition to cash, twenty-six lots fronting 400 feet on Mott avenue and Westbourne Boulevard, Far Rockaway, L. I., known as the Weichman property. Stoddard & Mark, attorneys, represented the sellers and David L. Galewski, attorney, the buyers. Negotiations are pending for the resale of the Far Rockaway lots.

Buyer for Irving Arms.

Nason Realty Company sold to the Remer Corporation the Irving Arms apartment house, a seven-story fireproof elevator structure containing accommodations for twenty-eight families at the northeast corner of 94th street and Riverside Drive. The property was bought by the selling company early in the year from the bond holders of the New York Real Estate Security Company.

Sale in 15th Street.

Nason Realty Company sold to a client of V. Z. M. Boyajian the ten-story apartment house known as Swannanoa, at 105 East 15th street, on plot 50x100 feet; also the six-story elevator house known as Biva Court, at 103-109 West 141st

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five years practical experience, real estate and insurance accounts; hard worker; references unexcelled. Box 222, Record and Guide.

YOUNG MAN, 21, desires to locate with real estate firm; thoroughly experienced in the rental and management of all kinds of property; can furnish the best of references. Box 223, Record and Guide.

FOR SALE OR TO LEASE

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plot for sale on 18th St., 75x about 200.

ZIEGLER, 48 Carmine St., N. Y.

60x100 LOTS,

Edenwald, near Dyre Station.

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2-family house, improvements, \$1,500, the rest easy terms.

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TWO-FAMILY,

new interior, up to minute improvements; electricity, heat, 2 doors from Bushwick Ave. **SCHMIDT, 34 Lawton St., Brooklyn.**

FOREST HILLS, L. I.

Sage Foundation plot, 50x107; unimproved; excellent location; part cash.

C. H. E., 20 West 43d Street.

PRIVATE DWELLING.

3-story and basement; fine condition; near 86th St. cars; \$9,900. See

OWNER, 514 East 87th St.

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Modern two-family detached house; bargain; fine neighborhood. Apply

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in Hoboken or Jersey City, on high land, near trolley or tube, for manufacturing.

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choice corner lots; also four boulevard lots; easy terms; Bargains. **OLDFIELD, Owner, 185 Halsey St., Brooklyn.**

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6-room house, running water, barn, fruit, shade; half mile from station; price \$3,000; \$1,500 down. **JAMES HOSIER, Phillipsport, Sullivan County, N. Y.**

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3-STORY SINGLE CORNER FLAT,

22x53x90, 6 large rooms, bath and store room, each floor furnace heat; first mortgage \$6,000; low price \$10,500.

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Pretty home, six rooms, tile bath, steam heat, parquet floors, hardwood trim, sash and screen enclosed; lot 37½x110; five minutes from station. Box 203, Record and Guide.

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5 minutes to Ave. H. Station, 11 rooms; all improvements; porches screened; rented \$65; equity \$2,550; will exchange for lots or sell for \$7,750.

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street on plot 100x100 feet. The building houses forty-two families. In exchange, the selling company took the Ritz-Carlton, a six-story elevator apartment house with stores, occupying the block front in west side of Audubon avenue, from 187th to 188th streets. The property measures 187x195 feet.

South—of 59th Street.

BEDFORD ST.—Horace S. Ely & Co. sold 6 Bedford st, a 4-sty tenement house, 22x86x irreg, for the State National Bank of Fort Worth, Texas.

1ST AV.—Ennis & Sinnott have bought from Catherine and Mary J. Gelhin of Montreal, Canada, 976 1st av, a 5-sty tenement, with stores on lot 25x95. Joseph S. Murray negotiated the sale.

North—of 59th Street.

84TH ST.—Frank L. Fisher Co. sold to Alexander J. Felix and Anna Gross 107 East 84th st, a 5-sty dwelling, 25.1x102.2. The buyers own 103 and 105, and with their latest purchase, now control a 76 foot plot, 57 ft. from the northeast corner of Park av.

100TH ST.—Frederick A. Ross has resold 239 West 100th st, a 4-sty dwelling, on lot 15x100. He purchased it last week from John Barbey, Slawson & Hobbs negotiated both sales.

101ST ST.—John H. Scully sold the plot of five lots, 125x100, at 429 to 437 East 101st st, occupied for many years as a stone yard. The buyer is a client of Louis F. Bernholz who contemplates erecting a public garage.

105TH ST.—T. J. McLaughlin's Sons, who recently bought the two 5-sty flats, 66.3x120x irreg., at the southeast corner of Broadway and 105th st, have enlarged the site by the purchase of an adjoining house on the street at 228 West 105th st, a 4-sty dwelling, on lot 25x100.11. The buyers now control a frontage of 66.3 ft. in Broadway and 145 ft. in 105th st, which will be improved with a 13-sty apartment house.

122D ST.—Ada Brown is reported to have re-sold 120 West 122d st, a 3-sty dwelling, on lot 19x100.11.

144TH ST.—Moore, Schutte & Co. sold for the estate of Emily Charles 455 West 144th st, a 3-sty dwelling, on lot 20x99.11.

148TH ST.—Daniel H. Jackson sold to the Savid Holding Corporation the plot, 50x100, in the north side of 148th st, 125 ft. west of Broadway, as the site for a 5-sty apartment house. P. M. Gardner and David Spring were the brokers.

BROADWAY.—Joachim S. Van Wezel has sold Crystal Court, at 3840 to 3846 Broadway, northeast corner of 160th st, a 6-sty apartment house, with stores, fronting 99.11 ft. on Broadway and 100 ft. on the street. The seller acquired the property seven years ago from the Crystal Realty and Construction Co., which built the house. It is assessed at \$215,000.

CONVENT AV.—Duff & Brown Co. have sold for the National Savgs Bank of Albany to Dr. G. S. Harrington, the 4-sty dwelling at 328 Convent av, 20x100.

WEST END AV.—The F. R. Wood, W. H. Dolson Co., has sold for Walter J. Donovan 917 West End av, a 3-sty dwelling, on lot 20x100, adjoining the southwest corner of 105th st.

Bronx.

233D ST.—The Jerome Property Corporation has sold for the Menard Realty Co. at Edgewood, Bronx, lot 25x100 on north side of 233d st, 50 ft. from West Amundson av; plot 56x150 on the west side of Pratt av, 225 ft. north of 233d st, and plot 50x130 on the east side of Amundson av, 400 ft. south of 233d st.

BOSTON RD.—Heller & Sussman and D. A. Trotta sold for the Mason Construction Co. 1506 Boston rd, a 5-sty new law tenement, on a plot 70x107. In part payment the buyers gave a plot 46x76x irreg. on the northwest corner of White Plains av and Unionport rd.

BRIGGS AV.—Douglas Robinson, Charles S. Brown Co. have sold for the Lincoln Trust Co., as executor of the estate of Patrick F. McGowan, one time president of the Board of Aldermen, the vacant plot, 50x110, on the west side of Briggs av, 150 ft. north of Bedford

Park Boulevard, to a builder represented by Stoddard & Mark, attorneys, who intends to immediately improve the plot.

TREMONT AV.—F. J. Wood & Co. sold for J. P. Sullivan to John J. Brennan the cafe of the Bronx Building at northwest corner Tremont and 3d avs, including the adjoining 5-sty building at 4216 3d av.

UNIVERSITY AV.—Frederick Brown purchased from James F. Meehan the two 5-sty apartment houses, each 56x100, at 1632 and 1646 University av, between Brandt pl and Featherbed lane. The houses were recently completed and accommodate fifty families. H. L. Phelps & Damione were the brokers in the sale.

VAN CORTLANDT PARK.—Frederick Brown sold to Adolph Weiss the plot, 75x114x irreg., at the southeast corner of Van Cortlandt Park and Putnam av. Mr. Weiss resold the plot to Harris Barry, who gave in exchange the 5-sty tenement, 25x100, at the southwest corner of St. Ann's av and 147th st, opposite St. Mary's Park.

Brooklyn.

CLARENDON RD.—McInerney-Klinck Realty Co. sold for William S. Colver to the L. A. S. Holding Corporation, 2179 Clarendon rd, a 2-sty house, on lot 20x100.

HERKIMER ST.—Frank H. Tyler sold the Marquise Family Hotel, at 126 Herkimer st, to the 126 Herkimer St Inc., and has leased all apartments for the coming year. Harry M. Knauss, for many years a steward for the Union League Club, has taken over the management of the new corporation.

UNION ST.—E. T. Newman sold for James Keogh 836 Union st, a 3-sty dwelling.

54TH ST.—I. Salzberg sold for Perlman & Leff to Sak & Birenbaum, a 2-family stucco cottage, on plot 37.6x80, at 1517 54th st.

73D ST.—Frank H. Tyler reports the sale of 27 lots on the north side of 73d st, between 16th and 17th avs, to the Sylvan Holding Co., 44 Court st.

73D ST.—Frank A. Seaver & Co. have sold the plot, 40x100, on the south side of 73d st, 199.6 west of 18th av, for H. R. Doten.

For Sale or To Lease—Continued

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about one (1) acre of land, suitable for factory site; in the vicinity of Hoboken or Jersey City. For immediate occupancy; to be used in the manufacture of chemicals; no explosives; must be so situated that fumes and odors of chemicals are not objectionable; water supply on or near lot, and good road for trucking essential.

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75TH ST.—Louis Stern sold for Benjamin & Raymond, builders, the dwelling at 1737 75th st.
80TH ST.—Frank A. Seaver & Co. sold for J. W. Ellison, the 2-fam. house, 173 80th st, on plot 40x109.

HAMILTON AV.—H. O. Harris has sold for Annie E. O'Connor the two buildings at 91 and 93 Hamilton av.

7TH AV.—Tutino & Cerny have sold for Hal Building Corp. the 2-sty store and dwelling, on plot 20x83, on the west side of 7th av, 60 ft. north of 62d st.

LEASES.

Lease in Old Retail Center.

Manning & Trunk, leased 100,000 square feet of space involving the six-story basement and sub-basement building at 108-114 West 22nd street through to 113-115 West 21st street, covering a plot of about 12,500 square feet to Duparquet, Euot & Moneuse Company, French ranges. The concern has been located for the past sixty years at 43 Wooster street. The property just leased comprises the westerly end of the former Adams Dry Goods Building, occupying the west side of Sixth avenue, between 21st and 22nd streets. Title to the property is held by the Onaco Realty Corporation, representing the Scottish Provident Institution, of Scotland. The lease is for a term of twenty-one years from February 1, 1917, at an aggregate rental of about \$500,000. The tenants take the property as it is with an allowance from the owners to pay for the extensive alterations that have to be made to the structure in order that it may be separated from the rest of the block and also to meet their requirements. This is the second lease involving a large amount of space that has been announced in the old retail center within the last month, the other being a lease to the Bijou Waist Company of the building at 121-131 West 19th street.

Activity in Dry Goods District.

The removal of West, Baker & Company to the Everett Building has led to a significant expansion of quarters of other firms in the Worth street wholesale dry goods district and should relieve the present congestion. The Cone Export & Commission Company, of 74-76 Worth street, that has been waiting for a larger store for some years, has rented West, Baker & Company's premises at 61-63 Worth street for a term of years; William Simpson Sons & Company, of 77 Worth street, have taken the store of the Cone Export & Commission Company, practically doubling their space; Coriell, Williams & Company, of 59 Worth street, have taken a lease, doubling their space, at 57-59 Worth street, necessitating the removal of W. H. Langley & Company to 77 Worth street, now occupied by William Simpson Sons & Company. The above leases have been arranged by Alfred R. Kirkus, Secretary of the New York Real Estate Association and the Merchants' Real Estate Company, in conjunction with C. G. Edwards, of Daniel Birdsall & Company. Besides those made earlier in the season, other term leases have been made by Mr. Kirkus to E. H. Behrens & Company, 57-59 Worth street, Cohen & Ehrenberg and A. S. Haight & Company at 61-63 Worth street, and Warner-Godfrey Company, 86-88 Worth street.

\$400,000 Lease on Madison Avenue.

Manning & Trunk, leased to the Exchange Buffet Corporation, as its twenty-eighth link in its chain of restaurants, the entire ground floor and basement of the twelve-story building now in course of erection by the Brunswick Realty Corporation, Robert P. Zobel, president, at the northwest corner of Madison avenue and 29th street. The space rented, which is Gerry leasehold, contains about 18,000 square feet, and has been held at an asking price of \$22,000 a year. The lease is for a term of nineteen years from February 1, 1917, at which time the building is scheduled to be completed. It is the intention of the lessees to occupy for its own purposes only the basement with a separate and direct entrance from the street, and to divide the ground floor into two stores which will be sub-leased to silk concerns or kindred lines. The closing of this lease completes the renting of the entire building.

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BROOKLYN, N. Y.

47th Street Lease.

Centre-White Company, S. H. Stone, treasurer, leased to Fraser & Company, chemists, the store and basement in the new building at 5 East 47th street, between Fifth and Madison avenues, for thirty-one years at a reported aggregate rental of about \$150,000. The lessees have been located at 583 Fifth avenue for about fifty years, and move to the new location opposite Sloane's and the Ritz-Carlton, on account of the changing character of Fifth avenue business.

Manhattan.

AMES & CO. have rented for F. R. Wood, W. H. Dolson Co. the store at 4 West 28th st to A. Cotromano for restaurant purposes; also for Julius M. Cohen the 3d loft at 226-32 West 26th st to the Fraad Talking Machine Co. for a term of years.

AMES & CO. rented for Walsh and Ives the 5-sty and basement business building at 115 Park Row to Messrs. Max Schwartzberg & Co., retail jewelry. This building is now occupied by the Horton Ice Cream Co., who have been in the premises for about 50 years.

AMES & CO. leased for Jesse T. Meeker a grade floor store at 44 East 34th st, adjoining Madison av, to the Hammerstein Millinery Co. Mr. Hammerstein has been located at 6th av and 18th st for more than twenty years.

ALBERT B. ASHFORTH (INC.) has leased the 9th floor, consisting of 5,000 sq. ft., at 362-4 5th av to E. B. Estes & Sons, dealers in turned wooden goods, who, for a great many years, have been located at 74 Warren st; also space in the Acker, Merrill & Condit Building, 5th av and 35th st, to Harry A. Friedman to Bernard Sirota; in the Frances Building, southeast corner of 5th av and 53d st, to Cosmus & Co., Ella M. Albin, George W. Copley, Jr., Julia McDonough and Elinor Nolan.

VASA K. BRACHER has leased for the Seventy-Sixth Street Co. an apartment in the "Lombard," on West End av and 76th st, to John Lilly, of Montrose, Pa. This house is now fully rented.

CARSTEIN & LINNEKIN (INC.) leased for Ewing, Bacon & Henry, in the building now being erected at the northwest corner of 28th st and 4th av, large space on the 14th floor to Grossman & Goldstein; at 136 5th av, half the 13th floor to Oscar Fribourg; space at 874 Broadway to Cohen & Hiller; and at 3-7 West 29th st to the Pickran Co. (Inc.).

CROSS & BROWN CO. has leased the store and basement at 1224 Broadway, together with the large store and basement for the Wallack Construction Co., at 29-31-33 West 30th st. The Broadway store is part of the old Wallack Theatre, which has been rebuilt for mercantile purposes, and the 30th st store is the lower floor in the 12-sty building recently built by the Wallack Construction Co. The lessee is the R. S. Stern Co., millinery dealers.

CROSS & BROWN CO. has leased the store and basement at 495 Broome st to Moritz Souberg; at 220 5th av space to Frederick Rolker and Standard Madeira Embroidery Co.; at northwest corner West End av and 64th st the 4th floor to Orteig Motor Co.

DUFF & CONGER have leased an apartment at 16 East 96th st to David W. Ross, and for Morton R. Cross, his apartment to Mrs. Henry Meyer Johnson, and apartments at 1261 Madison av to Morton R. Cross; at 1239 Madison av, to Jacob Burnstein; at 1135 Madison av, to Maud Clarke; at 18 East 88th st, to Burt Hendrickson; at 124 East 86th st, to J. S. Brown; at 138 East 94th st, to Chiblers, Lowenthal & Fields; at 60 East 96th st, to R. Rissland; at 127 East 86th st, to Henry Sidden; at 110 East 84th st, to Mrs. H. Craw, and at 1244 Madison av, to H. L. Greenberg.

L. W. ELBERSON leased apartments at 152 West 58th st to Adele Forest; at 45 West 39th st to Edwina Behr; at 26 West 43d st to Frank Erne; at 126 West 48th st to Dr. Frank Smith, and at 347 West 55th st to Josephine E. Stedman.

DOUGLAS L. ELLIMAN & CO. have leased for Bing & Bing a large apartment at 570 Park av, adjoining the Colony Club, to Rudolph Ortman; also at 829 Park av to James F. C. Archibald; in the "Verona," 32 East 64th st, furnished for the winter season, an apartment of 11 rooms and 4 baths for Mrs. C. R. Woodin to Joseph Clendenin; at 122 East 82d st, furnished for the winter season, for Mrs. Mary Van Amburgh to Colgate Hoyt, Jr., of Oyster Bay, L. I.; at 416 Madison av for Kenneth Dows to Nelson M. Beach; and at 130 West 57th st to Frances F. Perry, and at 127 West 56th st to Mrs. Emily Butterworth.

DOUGLAS L. ELLIMAN & CO. have leased for G. Hunter Brown 56 East 52d st, a 5-sty dwelling, to Frederick Conde for the season furnished; also a large duplex apartment at 901 Lexington av, furnished, for the season for Mrs. Robert C. Cornell to Henry R. McLane, of Millbrook, N. Y.; a furnished apartment at 61 East 73d st for J. A. Brower to Miss Lucy H. Hodgman; a furnished apartment at 103 East 86th st for Mrs. L. Montgomery to Mrs. Joseph Garneau; and apartments at 116 East 58th st to Clarence Chauncey and at 26 East 49th st to Henry S. Beardsley.

DOUGLAS L. ELLIMAN & CO. have leased a large furnished apartment at 850 Park av, for Lorenzo Semple to W. H. Bush; a furnished apartment at 540 Park av, for William J. Matheson to George W. H. Allen, of Cazenovia, N. Y.; apartment at 130 West 57th st to Content Johnson; at 20 East 48th st to John E. Sheridan; at 18 East 48th st to Katherine McGarry; and have renewed leases at 414 Madison av to

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Charlotte Ives and at 130 West 57th st to J. R. Wickwire.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment, furnished, for the season at 823 Park av for Cecil Barret to Mrs. Frances A. MacNutt, formerly of Brixen Tyrol, Austria; also an apartment at 68 East 86th st to Mrs. Herman Gruntal, who recently sold her house at 122 East 61st to Joel Rathbone;

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a large furnished apartment at 555 Park av for Clarence C. Chapman to J. Parker Kirlin; and an apartment at 145 East 49th st to Mrs. Fannie Donnell.

DOUGLAS L. ELLIMAN & CO. have leased for Vincent Astor, 122 East 78th st, a 5-sty dwelling, on lot 36.8x102.2. Mr. Astor has leased this house fully furnished for the past year from Dr. Frederick Goodrich, but expects to occupy the Astor mansion at the corner of 5th av and 65th st hereafter. The 78th st house is leased fully furnished to H. L. Blum, of Hartsdale, N. Y.

DOUGLAS L. ELLIMAN has leased for Lloyd Warren, of Warren & Wetmore, 1041 5th av, a 5-sty dwelling. This house, which is leased furnished for the winter, contains many unusual features, including a very large living room, about 40x30, with a ceiling 25 feet high, running through two floors. It was held at \$18,000 for the season and has been leased to John W. Blodgett, of Newport, R. I.

FRANK L. FISHER CO. leased for the Iberia Realty Co. to Dr. Paul H. Tracy the 4-sty dwelling 30 West 83d st.

J. ARTHUR FISCHER has leased to E. J. Gordon, tailor, the first floor store at 667 6th av.

GOODWIN & GOODWIN leased the two buildings at 327 and 329 East 125th st, on plot 40x100, for Gottfried Walbaum to Thomas McElhinney and John Wenk, who will occupy as a garage after extensive alterations have been completed.

GOODWIN & GOODWIN leased the only remaining vacant store in the building at the southwest corner of 7th av and West 130th st for the Goldsmith estate to Peter J. Loughran.

GOODWIN & GOODWIN leased an apartment in the Alcelyde, at south corner of 94th st and Central Park West, to William B. Larkin.

HEIL & STERN have leased for Eliza Gugenheimer the 9th loft at 715-17 Broadway and the adjoining building at 719 Broadway, making a total floor space of 15,000 ft. to Lewis Bros. for a long term.

HEIL & STERN have leased at 18-22 West 18th st, the 7th loft to Ferdinand Kuhn, and at 153-9 West 27th st, the 9th loft to the Kamy Cloak Co.

M. & L. HESS (INC.), acting for the Gold-enberg estate, have renewed the lease of the 4th, 5th, 6th and 7th floors at 18-22 Washington pl, containing approximately 33,000 sq. ft., to Light & Schlesinger, manufacturers of men's clothing. This lease completes the renting of the entire building; leased for the George Holding Co. the 12th floor at 15-7 East 16th st to the Sylvia Children's Dress Co.; leased the 12th floor at 114-6 East 16th st to Stephen Sanford & Sons.

M. & L. HESS (INC.) leased for Oppenheim, Collins & Co. about 12,000 sq. ft. on the 7th floor at 33-9 West 34th st, through to 48-54 West 35th st, to A. Bourjois & Co., of Paris, France, for the sale of perfumes. The lease is for a long term at an aggregate rental of about \$100,000; also leased for the Hasco Building Co. the 3d floor of 44-50 East 32d st to D. Schustack & Co.

M. & L. HESS (INC.) has leased the 10th floor at 39-47 West 19th st, to Al. Benjamin & Bro.; the southerly store and basement at 517-19 8th av, including 302 West 36th st, to McAvoy & Bradley, retail furniture, and the 5th floor at 479-83 1st av, to Julius Bohm & Son.

HOUGHTON COMPANY leased to Edith Forbes the 4-sty dwelling at 324 West End av, for Walter J. M. Donovan.

HOUGHTON COMPANY has leased for the Arawil Realty Co. the 3 1/2-sty dwelling at 344 West 84th st to Lenora H. Boswell.

HOUGHTON COMPANY has leased for Francis B. Robert the 3-sty dwelling 323 West 87th st to S. Stribeck Von Reyn.

E. P. HUME, representing Huberth & Huberth, rented for Samuel E. Jacobs to the Willys-Overland Co. the large store at the southeast corner of 149th st and Courtland av in the Public Market Building.

CHARLES S. KOHLER leased dwellings at 81 West 104th st for Laura Bilings Lee to J. Kern; at 54 West 104th st for Excelsior Savings Bank to A. Klobber; at 131 Manhattan av for George W. Stokes to Mrs. R. Short; at 107 Manhattan av for M. H. Goodkind to Mrs. S. H. Taylor; and stores at 101st st and Columbus av for H. Markowitz to Bright Store & Sunshine Laundry Co. for 6 years; also at 836 Columbus av for same owner to M. Wood for 5 years.

PAYSON McL. MERRILL CO. rented apartments at 36 East 40th st to Miss Mary A. Roberts; 150 West 59th st to Dr. Charles M. Williams and Edwin D. Worcester and at 140 West 57th st to Dr. James C. Ayer.

SAMUEL H. MARTIN has leased for the estate of Charles Garneau 163 West 64th st to Elizabeth Mulcahy.

SAMUEL H. MARTIN has leased for James Van Dyke Card the 3-sty dwelling at 313 West 70th st to A. C. Ward.

MOORE, SCHUTTE & CO. have leased the private dwelling at 462 West 14th st for Mrs. Emma H. Worcester to Edward H. Lynes.

CHARLES F. NOYES CO. has leased the store at 527 Water st for Lawrence F. Witzel to Atlantic Fruit Co.; a store in the Masonic Building, at 6th av and 23d st, to the Auto Trucking Co.; a loft at 45 Lafayette st for Herman P. Suerken to the N. Y. & N. J. Paper Co., and a floor at 307 Pearl st to William Rubinsky.

CHARLES F. NOYES CO. has leased the store 73 at 71 West 23d st to the Auto Trucking Co.; the store at 78-80 Cortlandt st for J. del Drago to John S. Molony, and space on the 18th floor of the Madison Square Building for the Jacob Ruppert Realty Corporation to Geiger & Newman.

CHARLES F. NOYES CO. has leased the store and basement of 210 Water st for William H.

White to Schell Chemical Co.; the store and basement of 63 Fulton st for Charles H. Chapman to McCarthy Aniline & Extract Co., and space at 72-4 Beaver st to Myron J. Marvis.

PEASE & ELLIMAN have leased for Nathan A. Cushman to Eugene Cable the 3-sty dwelling at 103 West 71st st; a furnished apartment at 808 West End av, to Arthur Bodanzky, the conductor of the Metropolitan Opera House; for Samuel A. Herzog a 14-room apartment in his new house at 470 Park av, to T. E. Mitten of Philadelphia. This is the house recently reported sold to William Ziegler, Jr.; for the Park Av Operating Co., which manages the real estate of William Ziegler, Jr., an apartment at 104 East 40th st, to R. C. Saint George; furnished, for Mrs. Marmaduke Tilden an apartment at 63 East 74th st, to E. R. Duer; and have leased apartments at 330 West 102d st, to Frederick T. Livermore; at 105 West 88th st, to Wm. H. Murphy at 44 Gramercy Park, to E. J. Moon, and at 21 East 82d st, to Mrs. J. Dahlgren Pierce.

PEASE & ELLIMAN have leased for G. F. Martens to Mrs. Carolyn R. Pfeiffer the 3-sty dwelling at 59 West 91st st; to Huntington Wilson, formerly Secretary of State, an apartment at 829 Park av; for Mrs. Wisner R. Townsend her apartment at 125 West 58th st to Dr. W. M. Grosvenor; at 149 East 40th st, an apartment to Mrs. Bertha S. M. Seymour; for Mrs. Mary J. Piper a store at 22 West 47th st, to Julia Lombard; renewed the loft leases at 31-3 East 32d st, held by Luntz & Michaels, and by A. Rittmaster & Sons; apartments at 44 Gramercy Park to Louise Upton Brumbach and Charles S. Brooks, and have rented furnished for Blair Smith his apartment at 42 East 66th st to Albert Newcombe.

PEASE & ELLIMAN have leased for Clarence C. Abbott to Dr. J. Bruce Ferguson the 3-sty dwelling at 316 West 85th st; furnished, for Mrs. E. R. Odee, of Tuxedo, her 4-sty residence at 129 East 35th st to Phillips B. Thompson; furnished, for Charles H. Dickinson his apartment at 535 Park av to Gardiner B. Penniman; for Bing & Bing an apartment in their new house at 570 Park av to Gouverneur M. Carnochan; for the Title Guarantee & Trust Co. an apartment at 150 West 59th st to E. Dutilh Smith; and for the Jati-con Construction Co. to Mrs. H. Corning an apartment at 30 West 70th st, now under construction.

PEASE & ELLIMAN have leased for Miss Adele Kneeland to George W. Morgan the 5-sty dwelling at 159 East 70th st; also for W. H. Clark an apartment in the "Cliff Haven," at the north corner of 114th st and Riverside dr, to Richman Levering; furnished for W. F. Moynan his apartment at 11 East 68th st, the northwest corner of Madison av, to Mrs. P. H. Hiss; the store at 954 Park av to Leon Weinstock; and the store at 950 Park av to Jacob Snyder; for Goldberg & Kramer apartments in their new house at 145 East 49th st to Herman S. Rosenbaum to R. L. Burton, and to Mrs. Maud M. Cameron.

PEPE & BROTHER have leased for the Livly Realty Co. apartments in the studio building at 50 West 12th st to M. Dix, Edward B. Edwards and Hazel Woillard.

PEPE & BROTHER leased for Z. T. Piercy apartments at 17 West 8th st to Anton Hellman, Wm. A. Hoy, Helen H. Greeley, Charles Caffen and Charles G. Shaw.

PEPE & BROTHER have leased apartments at 118 Waverly pl to Julia Gallagher, Lucy Trevor, Jule Dierchx and Ida Raulh.

PEPE & BROTHER have leased apartments at 40 South Washington sq to Dr. E. Perone, A. J. Hammerslough and E. Wilcox.

PORTER & CO. have leased for Addie L. Birdsall, to Robert H. Dulaney, the 3-sty dwelling at 104 West 132d st.

PORTER & CO. have leased for Laura Jean Libbey Stilwell to Antonio Plantieri the 3-sty dwelling at 72 West 126th st.

JACOB RABINOWITZ has rented to I. Harris a loft at 126-8 5th av to the Gotham Paper Box Co.; the store and basement at 101-3 Wooster st to Green Bros.; the store and basement at 119 Mercer st to the West Side Paper Stock Co.; the entire building at 151 West 28th st, and the entire loft at 106-112 West 11th st to Hall & Paneth.

GEO. R. READ & CO. have rented offices at 79 Wall st, to Wm. H. Stiles; in the Corn Exchange Bank Building, to Jules Schulmann, William St. John Tozer, Barker & McGovern, Fisher & Walter, C. Schulze, Oscar E. Hagen and the Central Timber Export Co.; at 31 Nassau, to Beale & Sisson, John T. Walsh and Jonnsen & Raean; at 68 Broad st, to A. G. Psomiades, L. F. Wood, the Muller Export Co., McLoughlin & Lamb, Southseas Export & Import Co., A. & B. Export & Import Corp., Siberian Co., Ltd., Schuyler S. Moore and G. S. Nicholas; and at 120 Liberty st, to the Watson Flagg Engineering Co., the Italo Guatemala Coffee Importing Co., the Pittsburgh Can Co., Van Zandt & De Mott, Dusenbery & Co., and the Allied Products Corp.

M. ROSENTHAL CO. has leased for the Imperial Holding Co., lofts at 22-26 West 32d st to Wiz Dress Co. and A. H. Morgan.

M. ROSENTHAL CO. has leased to Berg Garsson & Co. the entire store and basement at 36 Union Square East for a long term.

SCHINDLER & LIEBLER have leased for five years, at an aggregate rental of \$26,000, a 6-sty new-law tenement at 437-41 East 80th st for Ellen E. McQuade.

LOUIS SCHRAG has leased for Julius M. Cohn, the ground floor and basement, 224 to 232 West 26th st to the Domestic Laundry Equipment Corporation; also for the Cashman, Princess Co., the 5th loft at 236 West 23d st, to Nathan Linding, and for the Jeffrey Realty Co., space at 27 to 35 West 24th st, to the Herald Embroidery Co.

ROY SCHERICK has leased for the Felcourt Realty Co. the store and basement at 42-48

West 83th st to Max Witt & Co., importers and dealers in silks, ribbons, etc., who have been at 22-24 West 33th st for two years and on account of increase in business have taken four times the space they now occupy. The lease is for ten years, totaling about \$100,000.

SHAW & CO. have leased for the estate of William Moran, the 3-sty dwelling at 1983 Madiison av, to the Musical Art Club of New York.

SHAW & CO. have leased for Elizabeth Yorkey the 3-sty dwelling at 54 West 126th st to Helen Mackenzie.

SHAW & CO. have leased for Cecilia L. A. Slater the store at 2200 7th av to Harry N. Stagg.

SHAW & CO. have leased for the Ideal Mortgage Corp., the 3-sty dwelling at 9 East 129th st, to John J. Meehan.

LOTON H. SLAWSON CO. have leased at 120 West 32d st large showroom space to S. E. Canaday; also for the receivers of the American Real Estate Co. a floor at 38 West 32d st to Levett, Frank & Co.

TYSON CO., William J. Fallon, president, who operate the rock-candy and theatre ticket booths in most of the large hotels throughout New York, Boston and Philadelphia, have leased through Albert J. Moore the store at 503 5th av for a long term of years from the 503 5th Av. Co., Walter J. Salomon, president.

CHARLES B. VAN VALEN leased to the Renaud, Rigoulot Co., watch case manufacturing concern, the top floor of 50-6 John st, containing about 5,000 sq. ft.

VAN VLIET & PLACE have leased the dwellings 74 Bank st to John J. Ryan, and at 76 Bank st to Ralph M. Pearson.

JOHN T. WALL and the Ludin Realty Co. have leased for Mrs. Ann Duffy the newly-erected garage building on a plot 48x98, at 220 and 222 West 30th st, for a long term, to Albert Bourriau.

WILLIAM R. WARE leased apartments at 318 West 84th st to D. Wills and Charles J. Foster; at 60 West 76th st to I. Sharfner and Alonzo Burg, and 323 West 83d st to Mrs. Julia Sheffield.

WILLIAM R. WARE leased dwellings at 145 West 64th st to Nellie Tenney, at 263 West 37th st to E. Gebore and at 261 West 37th st to Vastile Carenta.

WM. A. WHITE & SONS have leased for the Rhineland Real Estate Company, 5,600 sq. ft. of space on the 4th floor of the Rhineland Building, 230-240 William st. The lessee is James A. Rogers, Inc., a printing house, who have been for the past 10 years at 63 Cliff st.

WM. A. WHITE & SONS have leased the entire 5-sty building at 76 Pearl st to Engels' Express Co.

OBITUARY.

JOHN C. R. ECKERSON, head of the real estate firm of Thomas & Eckerson, 299 Madison av, died, on Saturday, October 14, at the home of friends in Summit, N. J., where he had gone to spend the week end. He was born in New York City, sixty-six years ago and lived at 168 West 88th st. For years he has been interested in numerous activities. He was an enthusiastic horseman and owned a number of fast driving horses which he drove on the Speedway. Mr. Eckerson was a member of the Real Estate Board of New York, the Board of Insurance Brokers of New York, and several other business associations. He is survived by his widow, who was Miss Edith Coleman; two daughters, Mrs. Frank Nichols, of Greenwich, Conn., and Mrs. Morgan McMonagal, and a son, William E. Eckerson, both of Cold Spring Harbor, L. I.

GEORGE H. HALLETT, of the firm of Hallett & Zoehrer, real estate brokers, with offices at 1247 Lexington av, died, of heart disease, on Saturday, October 14, 1916, at his home, 762A Greene av, Brooklyn. He was sixty-four years old.

REAL ESTATE NOTES.

A. Q. ORZA has moved his office to 170 Bleecker st.

HENRY HOF was the broker in the recently recorded sale of 218 East 39th st, for Margaret Sexton to Dr. Thomas F. Quinlan.

REV. S. PARKES CADMAN was the speaker at the luncheon of the Brooklyn Civic Club, on Wednesday.

VAN NORDEN & WILSON have been appointed agents of the 5-sty tenement, at 2495 2d av; also of the 5-sty flats and stores at 467 4th av.

WM. D. BLOODGOOD & CO. have been appointed agent by the Greenpoint Savings Bank for two apartment houses at 7-9 Davis st, Long Island City.

JOHN BRUCCOLI has opened offices at 3648 White Plains av, near 215th st, where he will engage in a general real estate and insurance business.

CROSS & BROWN CO. has been appointed managing agents for 104 Reade st, 111 Reade st, 158 Reade st and for the 8-sty building at 434-438 Broadway.

NEW YORK TITLE & MORTGAGE CO. has loaned \$45,000 to the 187th St Construction Co., Frank Stola, president, to finance the erection of a 5-sty apartment house, at the southwest corner of Morris av and 183d st.

DOUGLAS L. ELLIMAN & CO. sold 130 Commonwealth av, Boston, Mass., known as the Goodwin house, a 5-sty residence, to a client of Poole & Bigelow, of Boston. This house was held at \$90,000.

WM. D. BLOODGOOD & CO. (INC.) were the brokers of a 4-sty dwelling on plot 100x100 at

856 Eagle av, Bronx, to Mrs. Frances Stavracos. This was formerly occupied by Adolph Hupfel, Sr.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) announce that out of a large number of apartment buildings in their charge as managing agents every building is fully leased, and this concern has no vacant apartment in the houses under its management.

JOHN P. O'BRIEN, Assistant Corporation Counsel, spoke at the meeting of the Real Estate Owners' Protective Association, at the Hotel Majestic, on Monday, and discussed the plan and scope of the new zoning law. President Joseph S. Schwab, of the Association, presided.

M. & L. HESS (INC.) have been appointed agents for the 11-sty building 11-19 West 19th st, through to 10-16 West 20th st; also for the 11-sty building, 236-250 Wooster st, 39-41 West 3d st, and 48-52 West 4th st; the 8-sty building, 3-5 West 18th st; the 9-sty building, 7-9 West 18th st, and 9 West 19th st, 5 stories high.

NAIL & PARKER sold for the United States Trust Co., 207 West 133d st and for Frank G. Wild, 209 West 133d st, two private houses, each 20x99.11, to St. Philip's Protestant Episcopal Church, owners of the adjoining property through to the next street. The church intends at some future time to erect a gymnasium in connection with the church work. Title passed on Monday.

JOHN A. GOODWIN, of the firm of Goodwin & Goodwin, is now making his headquarters at their office at 148 West 57th st. Mr. Goodwin is well known in connection with the long established office at 123d st and Lenox av, where he has built up a business known throughout Manhattan. It is his intention to bring before the people an office up-to-date in every particular, with 20 years' experience behind his efforts.

JOHN FINCK has placed the following loans: \$200,000 at 4 1/2 per cent. for Raymond M. Owen on 225-229 West 39th st; \$14,000 at 5 per cent. for estate of M. Barnett on 11 East 125th st; \$35,000 at 5 per cent. for estate of Louis Schoolherr on 241-51 East 72d st; \$110,000 at 4 1/2 per cent. for Ice Manufacturing Co. on 348-54 Broome st; \$13,000 at 5 per cent. for A. B. Casey on 60-70 East 130th st; \$21,000 at 5 per cent. for Joseph Personeni on 227 East 29th st and 230 East 30th st, and \$14,000 at 5 per cent. for A. Goos on 1515 Lexington av.

REAL ESTATE STATISTICS

The Following Table is a Resumé 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 1915. Following each weekly table is a resume from January 1 to date.)

MANHATTAN. Conveyances.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 21. Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 24), and Jan. 1 to Oct. 19. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916 (Oct. 14 to 20), 1915 (Oct. 16 to 22), and Jan. 1 to Oct. 19. Rows include New buildings, Cost, and Alterations.

Jan. 1 to Oct. 20 Jan. 1 to Oct. 22

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 21. Rows include New buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include Total No., No. with consideration, and Consideration.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 21. Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

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Building Permits.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include New buildings, Cost, and Alterations.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 21. Rows include New buildings, Cost, and Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 18. Rows include Total No., No. with consideration, and Consideration.

Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 20. Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 18. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

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Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 20. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 18. Rows include New buildings, Cost, and Alterations.

Table with 3 columns: 1916 (Oct. 11 to 18), 1915 (Oct. 14 to 20), and Jan. 1 to Oct. 21. Rows include New buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include New buildings, Cost, and Alterations.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 21. Rows include New buildings, Cost, and Alterations.

RICHMOND. Building Permits.

Table with 3 columns: 1916 (Oct. 13 to 19), 1915 (Oct. 15 to 21), and Jan. 1 to Oct. 19. Rows include New buildings, Cost, and Alterations.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

AN extraordinary condition of affairs exists in commodity prices. It is such as has not been known since the Civil War. Some prices are higher than at that period, according to Bradstreet's, whose Index Number for October is 2.2 per cent. above the September 1 level, which was itself a record, 22 per cent. above August 15, 1914, and 20.5 per cent. above October 1, 1915. Everything which enters into the cost of living seems to be rising and causing general unrest among the working classes, notwithstanding reports of great prosperity in various industries and callings, large earnings by the railroads and vast accumulations of bank deposits.

The labor situation is unparalleled. Labor is not only insufficient for a normal production of materials and equipment used in building construction, but demands an unusual rate of wages. In a sense the shortage of labor and the high commodity prices following therefrom offset each other. The high costs reduce demand, and the limited production maintains a fair price for the producer.

Reports to the Record and Guide giving details of the building situation in metropolitan territory are very favorable. The rate of contract lettings increases as the season advances, giving the prospect of an increasing demand for materials. Unless production can be raised this will mean higher prices this winter and next spring. The expectation of higher prices in all lines is very general. Wire products were advanced \$2 a ton this week. Linseed oil continues to advance. No recession in values was reported for any important material. Lumber is moving more rapidly, with prices firm and tending upward. Hudson River brick was advanced 25 cents a thousand, to \$7.75 to \$8.00.

A number of structural steel contracts were let, significant of just so many more buildings about to be started. The George A. Fuller Company commenced operations on the site of the new Hotel Commodore, one of the two great hotels which the construction company has in hand in New York. Current report says the Fuller company has over four thousand men employed here and elsewhere.

Large general contracts at the present time for private work are made principally on the percentage basis, as a protection for the contractor against rising costs of labor and material. As all the subway work was taken under lump-sum

Brick.—The minimum price for Hudson River brick was advanced 25 cents a thousand, to \$7.75, this week. A few cargoes brought \$8.00 a thousand. The arrivals were light, owing to inadequate labor at the works for loading. Demand was also light owing to the rains of Thursday and the hod carriers' strikes. Rival unions of masons' helpers are fighting each other. The members of one will not work on jobs where the members of the other are employed, and on some jobs nobody is working.

SUMMARY of transactions in the North River wholesale brick market for the week ending Friday, October 20, 1916:

Condition of market, firm under short supplies. Quotations: Hudson Rivers, \$7.75 to \$8.00. Number of cargoes carried over from previous week, 5; cargoes arrived, 29; cargoes sold, 22. Distribution: Manhattan, 7; Brooklyn, 5; Bronx 1; New Jersey points, 7; Yonkers, 1; other points, 1. Left over, 12.

Lumber.—Metropolitan demand in both wholesale and retail lines continues to improve. Hardwoods are moving somewhat better, especially red birch. The demand for oak for interior trim has been indifferent for some time. An advance of 50 cents to \$1.50 has been made in the cypress industry within the past month.

contracts, there is no denial of the report that the prospective profits in instances where prices have occurred since the contract lettings have shrunk.

Speakers at the convention of the Eastern Supply Association at the Hotel Astor on Wednesday expressed the opinion that buyers have not yet seen the top of the prices of plumbing and heating supplies, which are now higher than ever before. The general opinion was that both labor and raw material costs would advance, Mr. Conran of the Standard Sanitary Mfg. Co., said he expected to see pig iron selling at \$25 a ton, instead of \$15 or less, as in normal times. A resolution was adopted by the convention requesting manufacturers of piping and fittings to make them of standard sizes regardless of weight. After listening to Henry R. Towne of Yale and Towne, the convention went on record as approving of any effective method of peaceably settling controversies between labor and capital. About one hundred manufacturers and dealers were in attendance. Guilford R. Adams of Rochester was elected president, Frank S. Manley of New York secretary, and Martin Behrer of New York treasurer.

Many difficulties arise to hamper the efforts of American producers of building materials to find new markets abroad; especially in South America and continental Europe—language difficulties, measurements, weighing and packing difficulties, beside credit difficulties. Exporters find it difficult to meet the ideas of new customers, and the latter are not inclined to make concessions to American ways. The New York City lumber trade, which has hopes of organizing an export combination, has encountered a difficulty concerning measurements. American lumber is cut to feet and inches; foreigners use the metric system. To apply the metric system to our saw and planing mill machinery would be costly, if not impossible.

Only about 10 per cent. of the lumber production of the United States goes abroad, and this amount mainly because other countries can't do without it, and must accept it as it comes to them. The South Atlantic States have the only forests of yellow pine in the world, and foreign builders, who must have it, are forced to abide by our measurements. High freight rates have interfered with sales of lumber to South America since the war began. Larger shipments have been made to Europe, where the need is greater and outweighs considerations of freight rates.

A reported shortage of spruce is expected, to help hemlock. North Carolina pine's position is steadily strengthening. A good fall and winter trade is looked for. There is a big inquiry for yellow pine, but much competition between dealers. Wholesale prices for yellow pine are, on the whole, something like \$1 better than in August.

Dealers say the popular idea that lumber has advanced to such a high price as to be no longer available to ordinary building purposes is highly erroneous. Yellow pine, the leading lumber product, had an average value at the mill last year of \$12.50 a thousand, as compared with \$15.02 a thousand feet ten years ago. Hemlock fell off to \$13 a thousand, as compared with \$15.02 a thousand. The average price of oak f. o. b. mill in 1906 was \$21.76, while last year its value was \$19; and so on through the list.

Lime.—A leading manufacturer reports that present demand is taking the entire available supply which, however, is limited by both labor shortage and car shortage. Prices are firm but unchanged.

William E. Carson, president of the National Lime Manufacturers' Associa-

tion, writes from Riverton, Va., to the Record and Guide that he has a request from a manufacturer who wants to purchase a magnesium lime, 50 per cent or more magnesium oxide, the remainder calcium oxide, and who also wants a lime containing 5 per cent to 15 per cent magnesium oxide, and the remainder calcium oxide. If any manufacturer having such a grade of lime will write President Carson he will give him the name of the party wishing to purchase.

Iron and Steel.—Fabricators supplying the local trade, and averaging the total amount of their bookings for structural steel, are found to be well supplied, with work for several months to come. The fall season has turned up a considerable amount of new work, in the aggregate. It does not take very many new lettings for steel buildings each week to make a considerable total in three months' time. Conditions at manufacturing points are unchanged. For comparatively early deliveries 2.70 cents, Pittsburg, or 2.869c., N. Y., is the minimum quotation for plain material, and ranging up to 3.019c., N. Y. The local warehouse figure continues at 3.35c.

An advance of \$2 per ton in wire products has been made by the American Steel Wire Co. The new prices are 2.70c. a pound for nails and 2.65c. a pound for plain wire, at mill. Other articles also have been advanced in proportion to those of nails and plain wire.

Heavy demand for pig iron continues with a large volume of orders being received for export. Prices are rapidly advancing and the outlook is that there will soon be a decided shortage of basic.

New local contracts for structural steel reported this week are: Eidlitz & Ross have received the contract for 100 tons steel for improvements to the Orchard telephone exchange. The Bethlehem Steel Company will fabricate 250 tons for improvements to the United Engineering Societies Building at 25 West 39th street. An extension to the Pennsylvania Railroad terminal here requiring 700 tons steel has been booked by the American Bridge Co. Hay Foundry & Iron Works have taken 200 tons structural shapes for a turbine building for the Public Service Company at Newark, N. J.

Electrical Machinery Prices.—Trade reports are to the effect that recent weeks have seen no new price advances for electrical machinery and that it is believed the peak of the market has been reached. Since a year ago there have been not a few but many items increased in price, not as a measure of the demand, but as an unavoidable consequence of the rising costs of labor and raw materials.

Ten per cent was added to the price of electric motors a year ago, and since then about every article in the list has been advanced, in some cases as much as 100 per cent. Manufacturers of electrical machinery are sold far up into next year, and buyers must wait for the release of some portion of manufacturing capacity so they can be supplied.

Window Glass.—Present rates are expected to hold until about October 25, when manufacturing will be resumed. New glass will be coming through by November, when some reduction in prices is probable. Wages have been increased at the factories, necessitating higher prices for the material. The jobbing houses are busy.

Rope.—Manufacturers have about all the business they can handle. Harbor business is taking a large amount. Manila rope, first quality, is unchanged at 19c., second quality, 18c., and third quality, 16c. base per lb. Sisal rope, first grade, is 14c., and second, 13½c., base per lb.

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, alongside dock, to dealers only), per M.:

North River common.....\$7.75@**\$8.00**
 Raritan common.....@
 Second hand common, per M. 4.50@
 Red face brick, rough or smooth, car lots.....\$21.00@**\$27.00**
 Buff brick for light courts.. 21.00@ 27.00
 Light colored for fronts.... 25.00@ 36.00
 Special types..... 36.00@ 50.00

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

Domestic Portland, Spot.....\$1.67@
 Over 30 days.....@**\$1.72**
 Rebate on bags, returned, 10c. bag.
 Mill base..... 1.05@

Rosendale Natural, to dealers, wood or duck bags......90@
 Rebate on bags returned, 10c. bag.

Alsen's German.....No Quotation
 Dyckerhoff's German.....No Quotation

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

1½ in.....@**\$1.00**
 ¾ in.....@ 1.10
 Paving gravel..... 1.25@
 P. S. C. gravel.....@ 1.25
 Paving stone..... 2.20@ 2.40

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

Exterior—
 4x12x12 in.....\$0.07
 6x12x12 in......098
 8x12x12 in......119
 10x12x12 in......114
 12x12x12 in......175

Interior—
 2x12x12 in..... \$0.048
 3x12x12 in......048
 4x12x12 in......054
 6x12x12 in......072

LIME (standard 300-lb. bbls., wholesale):
 Eastern common.....\$1.50@**\$1.55**
 Eastern finishing..... 1.60@ 1.70
 Hydrated common (per ton)... @ 9.50
 Hydrated finishing (per ton)...@12.68

LINSEED OIL—
 City brands raw, 5 bbl. lots...\$0.83@**\$0.86**
 Less than 5 bbls.....@ 0.87

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b. N.Y.).
 8-to 12 in., 16 to 20 ft....\$26.75@**\$31.75**
 14 to 16 in..... 34.75@ 40.00
 Heart face siding, 4-4 & 5-4 @ 32.00

Hemlock, Pa., f. o. b. N. Y.
 base price, per M.....@ 24.00
 Hemlock, W. Va., base price
 per M.....@ 23.50
 Hemlock, Eastern mixed
 cargoes..... 22.00@

(To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered)...\$23.00@**\$26.00**
 Wide cargoes..... 26.00@ 29.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$4.05@**\$4.15**
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in....\$47.00@
 Cypress shingles, 6x18, No. 1
 Hearts..... 8.75@ 9.00
 Cypress shingles, 6x18, No. 1
 Prime..... 7.25@
 Quartered oak.....\$85.00@**\$88.00**
 Plain oak..... 60.00@ 63.00

Flooring:
 White oak, quartered, select.....@**\$51.00**
 Red Oak, quartered, select...@ 51.00
 Maple, No. 1.....\$41.00@ 42.00
 Yellow pine, No. 1, common
 flat.....@ 26.00
 N. C. pine, factory flooring,
 Norfolk..... 17.75@ 19.50

PLASTER—(Basic prices to dealers at yard, Manhattan):
 Masons' finishing in 100 lb. bags, per ton.....@**\$11.00**
 Mill base.....\$10.50@
 Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.50@ 7.00
 Block, 2 in. (solid), per sq. ft.....\$0.06
 Block, 3 in. (hollow)......06
 Blocks, 4 in. (hollow)......07½
 Boards, ¼ in. x 8 ft......11
 Boards, ¾ in. x 8 ft......145
 Boards, ½ in. x 8 ft......185

SAND—
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..\$0.50@
 STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in..2.869@
 Beams & channels over 14 in..2.869@
 Angles 3x2 up to 6x8.....2.869@
 Zees and tees.....2.869@
 Steel bars, half extras.....2.869@

TURPENTINE:
 Spot, in yard, N. Y., per gal..\$0.46@**\$0.46½**
 WHITE LEAD (in oil):
 100 to 500-lb. kegs.....10.50c.
 25 to 50-lb. kegs.....10.75c.

WINDOW GLASS. Official discounts from jobbers' lists:
 Single strength, A quality, first three brackets..... 87%
 B grade, single strength, first three brackets..... 89%
 Grades A and B, larger than the first three brackets, single thick.. 86%
 Double strength, A quality..... 87%
 B quality..... 89%

\$1,000,000 MOTOR FACTORY PROJECT

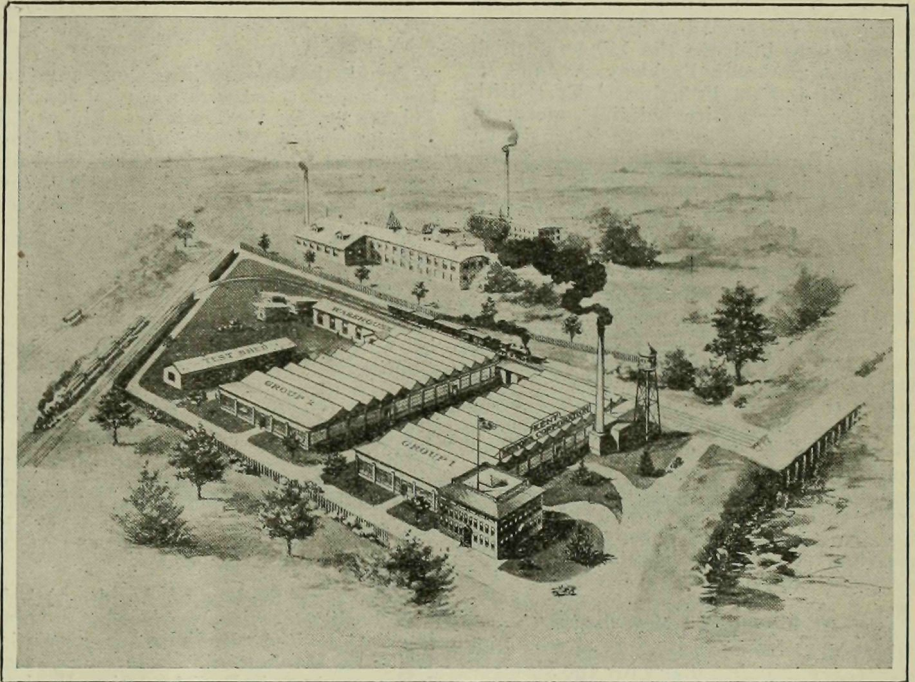
Kent Company to Erect Plant Containing 120,000 Square Feet, at Belleville, N. J.

CONSTRUCTION work will be commenced shortly on the first two buildings of the group to be erected by the Kent Motors Corporation, F. H. Clarke, president, 1790 Broadway, Manhattan, at Belleville, N. J. Plans are being prepared by Marvin & Davis, 305 Fifth avenue, Manhattan, architects, and the general contract has been awarded to the American Concrete Steel Company, 27 Clinton street, Newark.

A tract of about seventeen acres almost opposite Hillside Park, Belleville, N. J., reaching from Washington avenue across the Erie Railroad tracks down to the Passaic River, has been purchased, to furnish the site for the project, which will represent in its entirety an outlay of close to \$1,000,000. The plans call for buildings taking up approximately 120,000 square feet, exclusive of the power plant, warehouses and administration building.

advantage of shipment by water. To the west is the Paterson and Newark division of the Erie Railroad, a spur of which will connect with the yard of the plant, and will afford shipment by rail if desired. Labor will also be available from the cities of Newark and Paterson, and from about twelve towns within the five-cent trolley radius, including Montclair, Bloomfield, Arlington, Kearney, Nutley and the Oranges. The tract is large enough to permit ample extension of the factory buildings if the growth of the business requires it.

The Kent Motors Corporation was recently organized in New York City and its plan is to assemble cars rather than to manufacture them. Among the men who are interested in the corporation are F. H. Clarke, who has been elected president; Thomas L. Raymond, Mayor of Newark; Major A. White, president of the New York Plate Glass



American Concrete Steel Co., Gen'l Con.

Marvin & Davis, Architects.

NEW FACTORY PLANT FOR BELLEVILLE N. J.

Eventually six buildings will cover the tract, and will be used for the various purposes of the company; the first structure to be erected will be a one-story reinforced concrete and steel building, 125x400 feet, and this will be followed by a warehouse, 100x200 feet, and a temporary power house of similar construction, representing an initial outlay of approximately \$200,000. These buildings will be of reinforced concrete, absolutely fireproof throughout. The sashes will be made of steel, and practically the entire exterior of factory glass, the roof being of saw-tooth construction.

There will be no distinctive ornamental features in connection with the exterior design of the building, and it will represent the usual type of factory building in every respect, combining all the details of modern construction along these lines. On account of the comparative cheapness of the land, the buildings will be of unusual size, and only one story in height, and all the activity of the plant will be centered on the one floor. The main factory building is to be devoted for the setting together of the various parts of the automobile that have been assembled, including the different accessories and the paint and varnish shops. The warehouse will be used for the storage of these units preliminary to their transfer to the main building.

The site is admirably adapted for factory purposes. On the east is the Passaic River, where riparian rights and private dock facilities afford the great

Insurance Company; Wallace C. Hood, P. P. Dean, L. A. Dalrymple Percival, president of the British Amalgamated Paint Company of London, and Raymond J. Cosgrove.

Gas Rates.

The Public Service Commission has directed a reopening of the hearings into the rate for electric current charged by the Flatbush Gas Company which serves the residents of the 29th Ward of Brooklyn. The rate charged by the company is now 12 cents per kilowatt hour. The reopened hearing will be held before Commissioner William Hayward on October 23 at 2.30 p. m. Hearings in the Flatbush Gas Company case were closed on October 15, 1913, and a decision in the case has been withheld pending a decision in the Brooklyn Edison case. A decision is expected shortly in the latter case and the Public Service Commission has decided to reopen the Flatbush proceeding for the purpose of bringing all statistics and data concerning the operation of the company down to date so that any rate decision made may be entirely in keeping with facts as they now exist.

Fiftieth Anniversary.

The New York Board of Fire Underwriters, at a meeting held this week, decided to celebrate its fiftieth anniversary of the incorporation of the organization next May. A committee was appointed to take charge of the matter and an appropriation was made.

Large Contracts Awarded.

The Hecla Iron Works, with works at North 10th and 11th streets, Brooklyn, have been awarded the contracts for the architectural iron and bronze work in the following buildings: Alteration to Pennsylvania Railroad station, New York, McKim, Mead & White, architects; Portland, Ore., Post Office, James A. Wetmore, acting supervising architect; Savannah, Ga., Municipal Auditorium, Henrick Wallin, architect; United States Volunteer Life Insurance Building, Chattanooga, Tenn., Barnwell & Barnwell, architects; Dayton, Ohio, City Trust Co. building, Pretreger & Mussilman, architects; Montpelier, Vt., State House, Dinsmore & Le Clair, architects; Lane Bryant Building, New York, Holabird & Roche, architects.

To Build Brooklyn Dwellings.

The Maynard Construction Company will erect eight one-family cottages at Avenue M and East Fifth street, Brooklyn, at an estimated cost of \$48,000 from plans by Cantor & Dorfman, architects. These buildings will be semi-detached with wide driveways and a garage is to be erected in conjunction with each residence. These buildings are the third group to be started by this firm in their campaign to improve the 150 lots which they own at Ocean Parkway, Avenue M, East Third, East Fourth and East Fifth street, and the entire building operation is being ascribed to the activity shown by the Brooklyn Rapid Transit Company, in the erection of the new three-track elevated road on Gravesend avenue, near the property.

Start on New Hotel.

Work has been started on the \$6,000,000 Hotel Commodore, which is to be erected on the block bounded by Lexington avenue, 42nd and 43rd streets, and Depew Place, for J. McE Bowman and others, by the New York Central Railroad, from plans by Warren & Wetmore, 16 East 47th street, architects. The building will be twenty-eight stories high and will measure 275x208 feet. The general contractor is the George A. Fuller Company, and the steel contract has been awarded to the American Bridge Company, 30 Church street.

Architects for New Lofts.

Maynicke & Franke, 25 East 26th street, are drawing plans for the sixteen-story brick, steel, limestone and terra cotta store, office and loft building to be erected at 921-925 Broadway, and 149-151 Fifth avenue for the Bradish Johnson Estate. The estimated cost of the structure is \$600,000.

\$1,000,000 Potash Plant.

J. Norman Bulkley, 120 Broadway, Manhattan, has been selected architect and engineer to draw plans for a \$1,000,000 potash plant, which will be built on a site somewhere along the Hudson River. The owner is Richmond Levering & Co., 120 Broadway.

PERSONAL AND TRADE NOTES.

Line-a-Time Manufacturing Company has removed its New York office from 90 West Broadway to 277 Broadway.

Charles F. Ames has been appointed manager of the New York office of the Epping-Carpenter Pump Company.

McGowin Lumber & Export Co., L. G. Leonard, manager, has moved its office from 1 Madison avenue to 1790 Broadway.

Jacob B. Wallach, architect, formerly with Bing & Bing, has opened an office in the Burrell Building, 171 Madison avenue.

William R. Pitt, composite iron works, is moving his office, showroom and factory from 136 West 24th street to 219 West 26th street.

Vulcanite Portland Cement Co. contemplates opening an office in Jacksonville, Fla., to take care of the increasing trade in that State.

New York State Association of Builders has been invited to hold its conven-

tion in Buffalo, N. Y., near the end of next January or early in February.

George E. Crane, architect, 4710 Jamaica avenue, Richmond Hill, has moved his office to the Bohack Building, Jamaica and Stoothof avenues.

Louis V. Bruigere, architect, formerly at 15 West 38th street, has moved to Cleveland, Ohio, where he has established an office at 705 Columbia Building.

Harry J. Strong, manager of the New York office of the John D. Mershon Lumber Co., of Saginaw, Mich., has returned from a three months' trip to the Pacific Coast.

J. F. Gill Construction Co. has opened offices at 215 Montague street, Brooklyn. Mr. Gill was formerly a partner in the firm of Harris & Gill and the Hargil Building Co.

The H. W. Johns-Manville Company has opened a new branch office at Great Falls, Mont., at 418 Ford Building, in charge of J. H. Roe. With the opening of this office, the company increases its number of branches to fifty-five.

H. H. Oddie, general contractor, is at work on the apartment house which is to occupy the site of the former Waldo residence at Madison avenue and 72nd street, one of the most prominent residential neighborhoods in the city.

Terminal Engineering Company has been incorporated with a capital stock of \$50,000 by H. F. Thomson, Richard J. Dearborn and W. C. Brinton, 7 East 42d street, New York. The company intends to do a general electrical, mechanical consulting-engineering business.

Macbeth-Evans Glass Co., of Pittsburgh, has published two new catalogues, No. 87 illustrating Alba, the diffusing glassware, and No. 82 illustrating Thebian, a decorative glassware, furnished in a variety of designs and colors. Copies of these catalogues may be had upon request.

George W. Scherff & Company of New York, N. Y., have incorporated with a capital stock of \$10,000 to manufacture and deal in machinery, appliances and devices used in connection with electricity. The incorporators are G. H. Scherff, C. W. Kemmler, Jr., and H. S. Craig, of 17 Battery place.

New York Society of Architects held its monthly meeting on Tuesday evening in the United Engineering Societies Building, Manhattan. Letters were read from members in Buffalo, Utica, Rochester and cities in other States announcing that branch organizations were being established. It was the first meeting of the session for 1916-1917 and there was a large attendance.

Empire State Gas & Electric Association, at its recent meeting held in the Engineering Societies Building, elected the following officers: President, Stuart Wilder, Westchester Lighting Company, Mt. Vernon; vice-presidents, H. M. Beugler, Central Hudson Gas & Electric Company, Poughkeepsie, and H. W. Feck, Schenectady Illuminating Company, Schenectady; treasurer, C. A. Graves, Southern New York Power Company, Utica; secretary, C. H. B. Chapin, 29 West 39th street, New York City. The Executive Committee consists of I. C. De Long, C. G. M. Thomas, F. H. Hill, A. B. Tennev, M. I. Brayton, E. H. Rosenquest and S. J. Magee.

Insurance Institute of America held its eighth annual conference in the rooms of the Cleveland Fire Insurance Exchange, Chamber of Commerce Building, on October 17, 18 and 19. The present members of the Institute are the following named societies: Fire Insurance Society of Philadelphia, Fire Insurance Club of Chicago, Insurance Library Association of Boston, Insurance Society of New York, Insurance Institute of Hartford, Fire Underwriters' Association of the Pacific, Insurance Club of Memphis, Fire Insurance Society of Pittsburgh, Insurance Society of Cleveland, Tennessee Underwriters' Association, the Profile Club of Manchester, N. H., Insurance Society of Baltimore, the Fire Insurance Club of Watertown.

Austin Whittlesey, of New York, has been awarded the 1916 Le Brun travelling

scholarship of the New York Chapter, American Institute of Architects. Honorable mentions were given to Burnham Hoyt, of New York; Ernest E. Welhe, of San Francisco, and Robert Pelleson, of New York. The drawings submitted in the competition are on view at 215 West 57th street. This scholarship was founded by Pierre Le Brun in 1910 and is awarded every second year. It pays the expenses of a trip abroad, to last not less than six months. Each competitor must be nominated by a member of the New York Chapter, American Institute of Architects, must not be under 23 nor over 30 years of age and shall for at least three years have been engaged in active practice or employed as an architectural draughtsman and is not or has not been the beneficiary of any other travelling scholarship.

Lumber Trades Club.—At a recent meeting of the Board of Governors of the Lumber Trades Club, the president was authorized to form new committees to carry on the work for the next six months. In this connection President Van W. Tyler made the following appointments: Executive.—C. H. Hershey, Chairman; E. F. Perry, vice-chairman; A. E. Lane, A. C. Crombie, and Charles Hill, House Committee.—C. W. Manning, chairman; A. R. Carr, vice-chairman; I. N. Rudgers, D. Theo. Kelly, and H. S. Janes, Membership Committee.—W. W. Schupner, chairman; H. P. Lambert, John L. Cutler, and J. V. Smeaton, and Entertainment Committee.—Cornelius E. Kennedy, chairman, Arthur E. Lane, and T. H. Silver. At a special meeting of the House Committee it was voted to hold a Club Smoker on Saturday afternoon, October 28, between 1 and 3, with vaudeville and general entertainment programme.

Electrical Engineering.—A number of important courses of free public lectures on electrical subjects will be given in New York City during the school year, under the direction of the Department of Education. Dr. Ernest R. Von Nardoff, of Stuyvesant High School, will deliver 12 lectures on "Electricity, Atoms and the Ether" at the American Museum of Natural History, Manhattan, on successive Saturday evenings, beginning October 7. The fourth of 12 Monday evening lectures by W. Wallace Ker, of the Hebrew Technical Institute, on "Principles and Practices of Electrical Engineering," was given October 16 at Public School 62, Manhattan. On October 10 Charles L. Harrington began a course of six lectures, given on alternate Tuesday evenings, on "Electricity and Magnetism," at Public School 36, the Bronx. In Brooklyn, Frederick W. Huntington, of Erasmus Hall High School, is giving a course of lectures on "Electricity and Magnetism," at Public School 159, on alternate Mondays. On alternate Mondays he will repeat the lecture in Queens, at Public School 34.

OBITUARY

PETER TAYLOR SHARP, for many years a carpenter and builder, died, aged eighty-five, at his home, 374 8th st, Brooklyn, on Sunday.

JOHN E. SPARROW, treasurer of the Mahnen Building Material Co., died last week, at his home, 306 Carlton av, aged fifty-one. He was a trustee of Long Island Lodge, F. and A. M., and a member of Constellation Chapter, No. 209; Clinton Commandery, Knights Templar; Kismet Temple, Mystic Shrine, and also of the Grand Lodge. He leaves his widow, one son and one daughter.

R. L. DAUS, formerly a New York architect, who designed, among other buildings, the Brooklyn Hall of Records, the German Hospital in Brooklyn, the 13th Regiment Armory and the Church of Our Lady of Lourdes, died in Paris last week. He was a member and secretary of the commission appointed in 1898 to frame the building laws for New York City, and during 1899-1900 was Surveyor of Buildings for Brooklyn. Dr. Daus was a member of the Society of Beaux Arts Architects, a Fellow of the American Institute of Architects, and a member of the Atlantic Yacht and Brooklyn Clubs of Brooklyn and the Durg and Chemical Club of New York City.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

PHOENIX, N. Y.—The Oswego County Independent Phone Co., c/o L. R. Owens, Fulton, N. Y., contemplates the erection of a 2-sty brick and tile telephone building for which no site has been selected and no architect retained. Cost, \$20,000.

ENDICOTT, N. Y.—Lodge No. 925 of the I. O. O. F., Endicott Lodge, c/o Ray Whittiker and others, Endicott, N. Y., has purchased property on Washington av and contemplates building a lodge structure. No architect has been selected, and details are undecided.

ONEONTA, N. Y.—The Fox Memorial Hospital, c/o W. L. Brown, 97 Main st, contemplates an addition to the hospital on Norton av, for which no architect has been selected and details will be available later. Cost, \$25,000.

MT. KISCO, N. Y.—B. F. MacDonald and George B. Cranston, 19 West Main st, contemplate building a moving picture theater on Kisco av near Main st, for which no architect has been selected, and details are undecided.

HASTINGS, N. Y.—An association now being formed, c/o William Ross, Hastings, N. Y., contemplates building a community club house on Broadway, for which no architect has been selected.

WEST ORANGE, N. J.—The Town Council of West Orange, N. J., contemplates erecting a municipal building on Valley road for which no architect has been selected, and details will be available later.

NEWARK, N. J.—M. Augenblick & Bro., 16 Commerce st, Newark, N. J., intend to build a 4-sty brick and steel store and loft building on a plot 140x70 ft, at the northwest cor of High and Orange sts, for which no architect has been selected.

LOCKPORT, N. Y.—The Masonic Temple Association, Cottage and Main sts, Lockport, is receiving competitive sketches for a 2-sty brick and tile or stucco clubhouse at 23 East av. Cost, \$30,000.

SCHENECTADY, N. Y.—The Church of the Immaculate Conception, c/o James B. Hayden, pastor, 7 Thompson st, contem-

plates erecting a 1½-sty church, for which no site has been selected. No architect has been retained and details are undecided.

HOBOKEN, N. J.—The Chocolate Mennier Co., c/o J. Van Lierde, manager, 358 7th st, contemplates rebuilding a brick and stone factory at 358 7th st, for which no architect has been selected, and details are undecided.

PLANS FIGURING.**CHURCHES.**

BRONX.—The Bethlehem Swedish Congregational Church, c/o Erick W. Anderson, 304 St Anns av, is taking bids to close Oct. 28, for the alteration and addition to the 1-sty church at 632-634 East 135th st, from plans by Forman & Light, 40 Cedar st. Cost, \$16,000.

DWELLINGS.

OSSINING, N. Y.—Armstrong & De Gelleke, 122-124 East 25th st, Manhattan, architects, are taking bids to close Oct. 23, for the remodeling and addition to the dwelling and the alterations to the garage and stable on Cedar Lane, for Walter Geer, owner. Cost, \$10,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, architect, is taking bids to close Oct. 25 for the 2½-sty frame and clapboards dwelling, 28x54 ft, at 760 Clifton av, for Frank Carolin, 452 Clifton av, owner. Cost, \$8,000.

GLEN COVE, L. I.—Leeming & Upton, 20 Broad st, Manhattan, architects, are ready for bids on the general contract for the alterations and addition to the 2½-sty hollow tile and stucco residence, for Dr. James Ayer, Glen Cove, L. I. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, N. J., is taking bids on the general contract to close November 15, for the 4-sty brick and reinforced concrete community factory bldg, 75x300 ft, in Gray st, near Beckwith av, on the Erie Railroad, for the Paterson Industrial Development Co., Colt Bldg., Paterson, N. J., owner. Cost, \$145,000.

BATAVIA, N. Y.—The City of Batavia, H. J. Burkhart, Mayor, is taking bids, to close October 25, on the general and separate contracts for the superstructure of

a 1-sty corrugated iron and steel filtration plant and power house, from plans by Chester & Fleming, engineers, Union Bank Bldg., Pittsburgh, Pa. Cost, \$44,000.

EAST VIEW, N. Y.—The Board of Supervisors of Westchester County, Court House, White Plains, N. Y., is taking bids to close 2 p. m., October 25, for a central heating, lighting and power plant, from plans by Clark, MacMullen & Riley, 101 Park av, Manhattan.

SCHOOLS.

GARFIELD, N. J.—The Board of Education, Jacob Noonburg, pres., is taking bids to close 3 p. m., November 2, on the general and separate contracts for the 2-sty public school in Outwater Lane, from plans by John J. Kelly, Post Office Bldg., Passaic, N. J. Cost, \$55,000.

SEASIDE PARK, N. J.—The Board of Education, Frank Brookway, pres., is taking bids to close October 27, for the addition, 35x40 ft, to the 1-sty frame and shingle public school, from plans by Clinton B. Cook, 505 Bond st, Asbury Park, N. J., architects. Cost, \$4,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

VERMILYEA AV.—George F. Pelham, 30 East 42d st, has been selected architect for the apartment house at the southwest cor of Vermilyea av and 204th st, for the Merritt-Ferguson Construction Co., 131 Cathedral Parkway, owner and builder. Details of construction will be announced later.

87TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 13-sty brick, limestone and terra cotta apartment house at 174-176 West 87th st, southeast cor of Amsterdam av, for Robert Ferguson, 119 Manhattan av, owner and builder. The engineer is Lawrence A. Ball, 25 East 24th st. Cost, \$625,000.

HAVEN AV.—J. M. Felson, 1133 Broadway, is preparing plans for a 5-sty brick, limestone and terra cotta apartment house, 75x103 ft, on the west side of Haven av, about 175 ft north of 170th st, for the Gold Theatre Corporation, c/o Max Gold, 35 Nassau st, owner and builder. Cost, \$70,000.

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DWELLINGS.

PARK AV.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 5-sty brick and stone residence, about 37x90 ft, at 686-688 Park av, for William Sloane, 5th av and 47th st, owner.

61ST ST.—Joel Rathbone, 115 Broadway, owner, contemplates alterations and an addition to the 4-sty brick and stone residence at 122 East 51st st. Name of architect and details will be available later.

74TH ST.—Irving Margon, 370 East 149th st, has plans in progress for the addition to the 5-sty dwelling, 20x101 ft, at 57 West 74th st, for the 57 West 74th St Corporation. Cost, \$16,000.

69TH ST.—Henry C. Pelton, 35 West 39th st, has plans nearing completion for a 5-sty brick and stone residence at 50-52 East 69th st, for O. L. Dommerich, 254 4th av, owner. Charles T. Wills & Co., 286 5th av, has the general contract. Cost, \$55,000.

51ST ST.—Harry Allen Jacobs, 320 5th av, has plans in progress for the alteration of the 4-sty brick residence at 11 West 51st st, into an office and apartment building, for the 11 West 51st St. Corp., owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

22D ST.—William Higginson, 13 Park Row, is preparing plans for a 6-sty brick, steel and reinforced concrete factory, 25x42x100 ft, in the north side of 22d st, east of 3d av, for Lehmaier, Schwartz & Co., 207 East 22d st, owner. Cost, \$60,000.

BROOME ST.—Foster & Gade, 15 West 38th st, architects; Tenney & Ohmes, 101 Park av, steam engineers, and Charles E. Knox, 101 Park av, electrical engineers, are preparing plans for alterations and additions to the factory at Broome and Center sts for the Loft Candy Co., on premises, owner.

HOTELS.

34TH ST.—Werner Nygren, 101 Park av, has been selected steam heating engineer for the addition to the Hotel McAlpin, at 46-48 West 34th st, for the Greeley Square Hotel Co., Hotel McAlpin, owner, from plans by Warren & Wetmore, 16 East 47th st, architect. The Thompson-Starrett Co., 49 Wall st, has the general contract.

STABLES AND GARAGES

BROOME ST.—Louis A. Sheinart, 192 Bowery, has completed plans for the alteration to the 7-sty brick garage, 25x83 ft, at 23 Broome st, for the Theodore Connolly Estate, 136 Hooper st, Brooklyn, owner. Cost, \$5,000.

101ST ST.—Wortman & Braun, 114 East 28th st, have finished plans for a 1-sty brick garage, 25x100 ft, at 417 East 101st st, for Adam C. Wicke, 406 East 102d st, owner. Cost, \$10,000.

108TH ST.—Irving Margon, 370 East 149th st, has finished plans for the alterations and additions to the 4-sty brick garage, 67x100 ft, at 12-16 West 108th st, for the Arrow Construction Co., 217 Broadway, owner and builder. Cost, \$30,000.

77TH ST.—Eugene De Rosa, 150 Nassau st, is revising plans for the alteration to the 6-sty stable, 50x100 ft, into a garage, at 203 West 77th st, for George Crawford, 7 East 42d st, owner and builder. Cost, \$12,000.

125TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 3-sty brick garage, 40x90 ft, at 327-329 East 125th st, for Gottlieb Walbaum, Broadway and 86th st, owner and builder. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

22D ST.—J. C. Westervelt, 36 West 34th st, is preparing plans for the alterations to the 6-sty brick, stone and steel building at 108-114 West 22d st, through to 115 West 21st st, for the Duparquet, Tuot & Moneuse Co., 43 Wooster st, lessees.

WILLIAM ST.—Frederick Ebeling, 11-21 William st, has completed plans for alterations and addition to the 11 and 20-sty office building, 115x136 ft, at 11-21 William st, for the Corn Exchange Bank, on premises, owner. Cost, \$4,000.

BROADWAY.—B. H. & C. N. Whinston, 509 Willis av, Bronx, are preparing plans for alterations to the 5-sty brick store and loft building, 25x100 ft, at 1160 Broadway. Owner's name will be announced later. Cost, \$10,000.

34TH ST.—Charles E. Knox, 101 Park av, has been selected electrical engineer for the 8 or 10-sty brick, stone and steel department store annex at 149-151 West 34th st, for R. H. Macy & Co., owner, from plans by Robert D. Kohn, 56 West 45th st, architect.

207TH ST.—Irving Margon, 370 East 149th st, has completed plans for the 1-sty brick taxpayer, 100x100 ft, in the east side of 207th st, 100 ft south of Vermilyea

av, for the Knickerbocker Realty & Holding Corporation, 180 Broadway, owner. Cost, \$40,000.

BROADWAY.—Henry I. Cobb, 527 5th av, has completed plans for the alteration of part of the 2d floor at 120 Broadway, for the Equitable Life Assurance Society, owner, and J. Woolman & Co., lessees. The project consists of altering the floor for banking purposes.

61ST ST.—John B. Snooks & Son, 261 Broadway, are preparing plans for a 4-sty brick and reinforced concrete store and loft building at 9 West 61st st, for the Wendel Estate, 175 Broadway, Manhattan, owner. Cost, \$20,000.

MISCELLANEOUS.

1ST AV.—S. J. Stammers, 320 5th av, has plans in progress for a 1-sty reinforced concrete laundry, 150x76 ft, at the southwest cor of 1st av and 62d st, for the Beekman Estate, owner, and the New York Linen Supply & Laundry Co., 326 East 32d st, lessee.

Bronx.

DWELLINGS.

MARION AV.—William Koppe, 830 Westchester av, is preparing plans for the alteration and addition to the 2½-sty frame dwelling at 2638 Marion av, for Dr. M. Krustkal, 329 Grand st, owner. Cost, \$3,500.

ROSEDALE AV.—H. G. Steinmetz, 1007 East 180th st, has completed plans for a 2-sty brick dwelling, 18x34 ft, on the west side of Rosedale av, 115 ft north of 177th st, for Oscar Andresen, 2745 Gifford av, owner and builder. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BEDFORD AV.—Cantor & Dorfman, 373 Fulton st, have plans in progress for two 4-sty brick and limestone apartment houses, with stores, 50x90 ft, and 50x88 ft, at the northeast cor of Bedford av and Sterling st, for the T. F. Building Co., 41 Court st, owner. Cost, \$85,000.

ROSS ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty brick and limestone apartment house, in the south side of Ross st, 150 ft east of Lee av, for Aron Segal, owner. Cost, \$65,000.

DWELLINGS.

57TH ST.—Thomas Bennett, 303 52d st, is preparing plans for six 2-sty brick and limestone dwellings, 20x55 ft, in the north side of 57th st, 100 ft west of 9th av, for J. F. O'Rourke, 264 39th st, owner and builder. Cost, \$5,000 each.

BATH AV.—Kallich & Lubroth, 215 Montague st, have completed plans for five 2-sty brick dwellings and stores, 17x45 ft, and 17x50 ft, on the east side of Bath av, 17 ft south of Bay 11th st, and at the southeast cor of Bay 11th st and Bath av, for Samuel Leman, 1564 Bath av, owner and builder. Total cost, \$18,000.

BARBEY ST.—W. C. Winters, 106 Van Sicken st, is completing plans for 2½-sty brick and limestone dwelling, 20x55 ft, in the east side of Barbey st, 100 ft north of Sunnyside av, for Charles Lehman, 199 Sunnyside av, owner and builder. Cost, \$5,000.

67TH ST.—Abraham Brook, 350 Fulton st, has completed plans for four 2-sty brick dwellings, 20x55 ft, in the north side of 67th st, 160 ft west of 9th av, for the A. N. Bonaigo Co., 1031 East 15th st, owner and builder. Total cost, \$20,000.

WESTWINSTER ROAD.—Slee & Bryson, 154 Montague st, are preparing plans for two 2½-sty frame dwellings, 22x31 ft, on the west side of Westminster rd, 167 ft south of Ditmas av, for Elmer E. McDonnell, 433 East 17th st, owner and builder. Total cost, \$9,000.

BAY RIDGE PLACE.—Kallich & Lubroth, 215 Montague st, are completing plans for two 2-sty brick and limestone dwellings, 20x60 ft, with garages, 14x16 ft, on the east side of Bay Ridge Place, 110 ft south of Bay Ridge av, for the Lavine Realty Corporation, 215 Montague st, Brooklyn, owner and builder. Total cost, \$12,000.

CHESTER ST.—Cohn Bros., 363 Stone av, are preparing plans for two 3-sty brick and limestone dwellings and store, 20x52 ft, in the east side of Chester st, 160 ft south of East New York av, for John J. Gutherman, 21 Chester st, owner and builder. Total cost, \$17,000.

EAST 14TH ST.—Cohn Bros., 363 Stone av, are preparing plans for two 2½-sty frame and stucco dwellings, 78x43 ft, in the east side of East 14th st, 100 ft north of Av R, for Aaron Raskiso, 646 Ashford Place, owner and builder. Cost, \$8,000 each.

FACTORIES AND WAREHOUSES.

NORMAN AV.—W. H. Whitney, owner, has had plans completed privately for a 5-sty brick and concrete factory, 48x125 ft, on the north side of Norman av, between North Henry and Russell sts. The Hennebique Construction Co., 1170 Broadway, Manhattan, has the general contract.

WILLOUGHBY AV.—William H. Ludwig, 16 Court st, has plans in progress for the 2-sty addition to the brick factory at the northwest cor of Willoughby av and Spencer st, for Anton Chapal, 413 Willoughby av, owner. Cost, \$16,000.

8TH ST.—J. A. Gorman, 5 Court Square, is preparing plans for the extension to the 2-sty brick factory at 172-174 8th st, for J. J. Spinelli, 233 Broadway, Manhattan, owner. Cost, \$7,500.

STABLES AND GARAGES.

EAST 21ST ST.—Philip Caplan, 16 Court st, has completed plans for a 1-sty brick garage, 100x100 ft, at the northeast cor of East 21st st and Cortelyou rd, for the Inter City Building Co., 31 East 16th st, owner and builder. Cost, \$10,000.

CARROLL ST.—Gallo & Canella, 60 Graham av, Brooklyn, are preparing plans for the alterations of the 2-sty brick stable in Carroll st, into a garage, for F. Marra, 237 President st, owner. Cost, \$4,000.

60TH ST.—Angelo Adams, 1526 71st st, has completed plans for the 1-sty brick garage, 60x100 ft, in the north side of 60th st, 400 ft east of 15th av, for the Dominick Donegan Co., 3904 14th av, owner and builder. Cost, \$10,000.

41ST ST.—Gallo & Cannella, 60 Graham av, are completing plans for a 1-sty brick and limestone garage, 25x90 ft, at 131 41st st, for G. Carrao, 130 42d st, owner. Cost, \$5,000.

NEW LOTTS AV.—S. Millman & Son, 1786 Pitkin av, have plans in progress for a 1-sty brick and limestone public garage, on the south side of New Lotts av, 21 ft east of Powell st, for Samuel Keenig, 687 St. Johns Place, owner and builder. Cost, \$10,000.

9TH ST.—J. A. Gorman, 5 Court Square, is preparing plans for a 2-sty brick and fireproof public garage, 75x100 ft at 195-201 9th st, for J. J. Spinelli, 233 Broadway, Manhattan, owner. Cost, \$16,000.

CHESTER ST.—Cohn Bros., 363 Stone av, are preparing plans for a 1-sty brick and limestone garage, 25x50 ft, in the east side of Chester st, 300 ft south of East New York av, for John J. Gutherman, 21 Chester st, owner and builder. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—John P. Benson, 331 Madison av, Manhattan, has completed plans for a 1 and 3-sty brick and limestone office building, with stable and garage, at the southwest cor of Fulton st and Waverly av, for the Alex Campbell Milk Co., 802 Fulton st, owner. Cost, \$50,000.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty brick dwelling, 32x25 ft, in the south side of Medeor st, for the Cord Meyer Development Co., Hoffman Blvd, owner and builder. Cost, \$6,500.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty frame and stucco dwelling, 32x30 ft, in the south side of Livingston st, for the Cord Meyer Development Co., Hoffman Blvd, owner and builder. Cost, \$6,000.

FAR ROCKAWAY, L. I.—Howard & Howard, Far Rockaway, have completed plans for eight 2-sty frame dwellings, 27 x32 ft, at the southwest cor of Hareden and Bay avs, for the S. & L. Construction Co., O'Kane Building, Far Rockaway. Total cost, \$16,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., are completing plans for a 2-sty brick and limestone dwelling, 18x60 ft, in the south side of Sommerfield st, 50 ft east of Forest av, for J. Hohenstein, 2305 Decatur st, Brooklyn, owner. Cost, \$5,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for two 2-sty frame dwellings, 16x37 ft, at the southwest cor of Yarmouth and Ferris sts, for John Haas, 51 Columbia av, Woodhaven, owner and builder. Cost, \$5,000.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2½-sty frame dwellings, 16x35 ft, in the north side of Deaufort st, 50 ft east of Atfield av, for Charles H. Hrosotski, Shore and Baltic sts, Jamaica, owner and builder. Cost, \$7,000.

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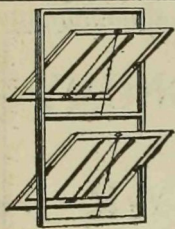
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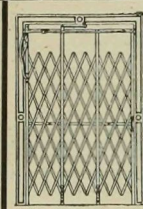
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FACTORIES AND WAREHOUSES.

MASPETH, L. I.—Henry M. Entlich, 432 South 5th st, has completed plans for a 1-sty brick storage bldg, 50x100 ft, in Milton st, for Aaron Ratner, 900 Metropolitan av, Brooklyn, owner and builder. Cost, \$5,000.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Electus D. Litchfield, 477 5th av, Manhattan, is preparing plans for a 2½-sty frame residence, 25x60 ft, at Center Island, for Samuel Outerbridge, owner.

LONG BEACH, L. I.—Sommerfeld & Stekler, 31 Union sq, are preparing plans for a 2½-sty brick residence, 43x45 ft, with garage, for H. M. Susswine, Broadway, Long Beach, owner. Cost, \$15,000.

WOODMERE, L. I.—J. J. Cromwell, Walsh av, Woodmere, has completed plans for a 2½-sty frame and stucco dwelling, 30x38 ft, in Prospect st, near Central av, for John A. Rath, Lawrence, L. I., owner. Cost, \$7,500.

WOODMERE, L. I.—A. T. Ketcham, Cedarhurst, L. I., has completed plans for a 2½-sty frame and stucco dwelling, 34x38 ft, on George's Blvd., for Paul Haller, Cedarhurst, L. I. owner and builder. Cost, \$8,500.

EAST WILLISTON, L. I.—I. E. Baylis, 55 Main st, Hempstead, is preparing plans for a 2½-sty frame and shingle residence, 27x36 ft, for George R. Lathan, Mineola, L. I.

FACTORIES AND WAREHOUSES.

LAWRENCE, L. I.—Joseph Cornell, Mott av, Far Rockaway, has completed plans for a 2-sty frame and shingle cigar factory, 40x100 ft, on Lawrence av, for Vincent Zavatt, Lawrence, L. I., owner, and E. M. Schwarz & Co., East End av and 81st st, Manhattan, lessee. Cost, \$10,000.

HALLS AND CLUBS.

WESTBURY, L. I.—Ford, Butler & Oliver, 101 Park av, Manhattan, are preparing plans for alterations and addition to the clubhouse for the Salisbury Links Club, c/o Devereaux Emmett, St. James, L. I.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, N. Y., has plans in progress for a 4-sty apartment house, 67x80 ft, at St. Andrews pl and Bettner pl, for Dr. Harry D. Watson, 214 Jessamine st, owner. Cost, \$24,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, N. Y., is preparing plans for a 4-sty brick and stone apartment house, 50x60 ft, at Radford pl and Valentine Terrace, for Davidson & Olsen, owners. Cost, \$26,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, N. Y., is completing plans for a 4-sty brick and limestone apartment house on McLean av, near Park Hill av, for Louis Johnson, 123 Lee av, Yonkers, owner and builder. Cost, \$30,000.

BANKS.

RYE, N. Y.—S. E. Gage, 28 East 49th st, Manhattan, is preparing plans for an alteration and addition to the 3-sty bank in Purchase st, for the Rye National Bank, owner.

DWELLINGS.

YONKERS, N. Y.—Irving Margon, 379 East 149th st, has completed plans for the 2-sty brick and bluestone dwelling, 25x40 ft, at the southeast cor. of 6th st and Saw Mill River rd, for Antonio De Leo, 1941 1st av, Manhattan, owner and builder. Cost, \$5,000.

HASTINGS, N. Y.—Benjamin C. Smith, 305 East 144th st, has completed plans for a 2½-sty frame and stucco dwelling, 32x34 ft, in Elm pl, Riverview Manor, for A. Doerfer, Elm pl, Hastings. F. Gower, 8 John st, Yonkers, has the general contract. Cost, \$8,000.

YONKERS, N. Y.—Bates & Howe, 527 5th av, have completed plans for a 2½-sty residence, 43x32 ft, with garage and stable, on Midland av, for W. V. Lawrence, Bronxville, N. Y., owner. The Northeastern Construction Co., 225 5th av, has the general contract. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, N. Y., has been selected architect to prepare plans for a 2-sty brick and iron warehouse, 25x100 ft, in McDonald pl, for James M. Kirst, 35 Caroline av, Yonkers, N. Y., owner and builder. Cost, \$3,500.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Robert D. Kohn, 56 West 46th st, Manhattan, is complet-

ing plans for a 2-sty fieldstone, stucco and shingle clubhouse, on the Overlook Course property for the Sunningdale Country Club, Scarsdale, N. Y., owner. Cost, \$60,000.

HOTELS.

RYE, N. Y.—W. S. Wetmore, Liberty Square, Portchester, has completed plans for remodeling the 2-sty stucco and frame hotel at Rye Beach for the Beachville Inn Co., Rye Beach, owner. Cost, \$20,000.

STABLES AND GARAGES.

MT. VERNON, N. Y.—Walter A. Stickels, Post Office Bldg., Mt. Vernon, has completed plans for a 1 and 2-sty brick and frame garage, 50x70 ft, on North 2d av, near Prospect st, for Charles A. Tier, 211 Primrose av, Mt. Vernon, owner. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—A. De Paola, 140 Central av, West Hoboken, is preparing plans for a 2-sty brick flat, 20x58 ft, at 52 Wallis av, for Michele Lombardi, 50 Wallis av, owner and builder. Cost, \$5,000.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, has completed plans for a 4-sty brick and limestone tenement, 50x75 ft., at 12-14 21st st, for Theodore Thomas, 710 35th st, North Bergen, N. J., owner and builder. Cost, \$20,000.

DWELLINGS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, N. J., is preparing plans for a 2½-sty brick dwelling, 22x38 ft, at 209 Lyons st, for L. Bettoni, 208 Lyons st, owner and builder. Cost, \$4,000.

ENGLEWOOD, N. J.—Hays & Hoadley, Broadway and 68th st, Manhattan, are preparing plans for a frame dwelling, for W. E. Babcock, Dana Place, Englewood, owner. Cost, \$11,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for three 2-sty brick and limestone dwellings and stores, 21x50 ft each, at the cor of Old Bergen rd and Lembeck av, for Morris Cohen, owner. Cost, \$5,000 each.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, Jersey City, has completed plans for a 2½-sty hollow tile and stucco dwelling, 23x60 ft, at the cor of Bergen and Bayview avs, for Vincent De Lalo, 218 Union st, Jersey City, owner. Cost, \$6,000.

PATERSON, N. J.—John Hulzebos, 34 Brown av, has had plans completed privately for a 2-sty frame dwelling, 22x45 ft, at 230-232 Jefferson st. Cost, \$4,500. Herman Hulzebos, 34 Brown av, has the general contract.

PASSAIC, N. J.—C. B. Waterhouse, 257 Main st, Passaic, N. J., is preparing plans for a 2½-sty brick residence, 46x40 ft, to cost about \$20,000. Exact location and owner's name will be announced later.

ATLANTIC HIGHLANDS, N. J.—Ernest A. Arend, Asbury Park, is completing plans for a 2½-sty hollow tile and stucco residence, 41x40 ft, at Central and Washington avs, for Herman Stearns, 588 Broadway, Manhattan, owner. Cost, \$12,000.

ORANGE, N. J.—J. J. Lamb, Main st, Orange, N. J., has completed plans for 3-sty brick dwellings with stores and a masonic building, on Valley read near Main st, for M. Winters, owner. Cost, \$20,000.

VERONA, N. J.—Dudley Van Antwerp, 44 Church st, Montclair, N. J., is preparing plans for a 2½-sty frame residence, 40x30 ft, for Owen Bate, owner, to cost \$10,000. Exact location will be announced later.

SHREWSBURY, N. J.—Ernest A. Arend, Asbury Park, N. J., is preparing plans for the alteration and extension of the 2½-sty frame and shingle residence for J. Wright Brown, owner, on premises. Cost, \$25,000.

DEAL, N. J.—Ernest A. Arend, Asbury Park, N. J., is preparing plans for alterations and addition to the 2½-sty frame and shingle residence at Cedar and Norwood avs, for C. J. Merkel, Union Station, Columbus, Ohio, owner. Cost, \$10,000.

PLAINFIELD, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2½-sty frame and shingle dwelling, 28x52 ft, for Clifford D. Manning, 106 Depot Park, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. M. Fischer, 483 Bloomfield av, has plans in progress for a 2½-sty frame and clapboards dwelling, 36 x28 ft, on Montclair av, for the Williams Realty Co., owner and builder. Cost, \$5,000.

ROSELLE, N. J.—William E. Clum, 120 Broad st, Elizabeth, has completed plans for a 2-sty frame dwelling, 32x36 ft, on 5th av, near Locust st, for E. S. Waller, 327 Walnut st, Roselle, N. Y. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, architect, and Louis E. Eden, 1 Madison av, Manhattan, engineer, are completing plans for a 4-sty brick and concrete factory building, 75x300 ft, in Gray st north of Beckwith av, for the Paterson Industrial Development Co., Colt Building, Paterson, N. J., owner. Cost, \$145,000.

PERTH AMBOY, N. J.—George L. Fulton is preparing plans for a 2-sty brick and steel blast furnace, 40x60 ft, at the foot of Elm st, for Raritan Copper Works, c/o A. C. Clark, supt., on premises, owner and builder. Cost, \$10,000.

GARFIELD, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has finished plans for a 3-sty brick factory, 40x80 ft, on Grenelle av, for L. Buonocore & Son, 169 Harrison av, Garfield, owner. Cost, \$9,000.

SOMERVILLE, N. J.—P. C. Van Nuys, 1 West Main st, Somerville, N. J., has revised plans in progress for a 3-sty brick storage warehouse, 30x60 ft, in East Main st, for Frederick Sisser, 134 East Main st, Somerville, owner. Cost, \$10,000.

JERSEY CITY, N. J.—Hugh Roberts, 1 Montgomery st, Jersey City, N. J., has completed plans for the 4-sty brick and mill construction bldg, 25x50 ft, in Wayne and Monmouth sts, for the Joseph Dixon Crucible Co., Monmouth st, owner. William Robertson & Son, 15 Exchange Place, Jersey City, have the general contract. Cost, \$20,000.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, are preparing plans for a 1-sty brick hall and school, 49x75 ft, at 10 Division st, for the Hungarian Reformed Church, owner. Cost, \$12,000.

PERTH AMBOY, N. J.—Goldberger & Griesen, Perth Amboy, have been selected architects to draw plans for the 2-sty brick clubhouse, in the west side of State st, bet. Market and Gordon sts, for the Progress Club, 338 State st, owner. Cost, \$18,000.

HOTELS.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, N. J., is preparing plans for the alterations and addition to the Riverside Hotel, at 50 Marshall st, for Benjamin Byner, owner, on premises.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—Holmes & Winslow, 103 Park av, are revising plans for the 2-sty brick, limestone and terra cotta bank, store and office bldg, 50x75 ft, at the northeast cor of Smith and Maple sts, for the Perth Amboy Savings Institution, owner. Cost, \$75,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, N. J., is preparing plans for a 3-sty brick loft building 22x65 ft, in West Grand st, for Nathan Finkel, 225 2d st, Elizabeth, owner. Cost, \$15,000.

MISCELLANEOUS.

NEWARK, N. J.—Marshall M. Schumacher, 810 Broad st, Newark, architect and engineer, has completed plans for a 1-sty brick and bluestone addition, 40x60 ft, to the laboratory building on Plum Point Lane, near the Central Railroad, for the Central Dye Stuff & Chemical Co., owner.

BANKS.

BRADLEY BEACH, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, are revising plans for the 4-sty brick and stone bank and apartment building, 32x70 ft, opposite the railroad station, for the First National Bank, Bradley Beach, N. J., owner. Cost, \$50,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Wolins & Bull, 47 John st, have the general contract for the alterations to the 6-sty tenement at 65 Mott st, for the Weeks Estate, 283 Elizabeth st, owner. Cost, \$7,000.

BAYONNE, N. J.—Joseph Hockstein, 20 West 27th st, Bayonne, N. J., has the general contract for alteration and addition to the 3-sty brick flat with store at 580 Avenue C, for Louis Novick, 582 Avenue C, Bayonne, owner. Cost, \$7,000. The architect is Carl F. Goldberg, 437 Broadway, Bayonne.

NEWARK, N. J.—Nicola P. Maria, 26 Nassau st, Newark, has the general contract for the 3-sty brick and limestone flat and store, 28x58 ft, and a 1-sty brick workshop, 18x28 ft, at 121 Adams st, for Mattia Martella and Giovanni Sienna, 133 Adams st, owner, from plans by R. Bottelli, 207 Market st. Cost, \$9,000.

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DWELLINGS.

MANHATTAN.—The Amsterdam Bldg. Co., 140 West 42d st, has the general contract for the 3-sty brick and stucco residence, 32x95 ft, at 153-155 East 63d st, for Mrs. Rutherford Hatch, from plans by Frederick J. Sterner, 154 East 63d st. Cost, \$40,000.

MANHATTAN.—H. Kantor, 200 West 134th st, has the general contract for the alteration to the 3-sty brick dwelling with stores at 407 Lenox av, for Morris Schaeffer, 415 Lenox av, owner. Cost, \$5,000. The architect is Alfred A. Kehoe, 1 Beekman st.

BROOKLYN, N. Y.—J. B. Busch, 1378 East 92d st, Brooklyn, has the general contract for the 2½-sty frame and stucco dwelling, 26x50 ft, in the east side of East 92d st, 145 ft south of Glenwood road, for Henry H. Husmann, Canarsie, L. I., owner, from plans by Charles Infanger & Son, 2634 Atlantic av. Cost, \$5,000.

RAHWAY, N. J.—J. A. Joseph Son, 13 Stanton Court, Rahway, N. J., has the general contract for the 2½-sty frame and shingle dwelling, 22x36 ft, at Hamilton st and St. George av, for Howard C. Brunt, Church st, Rahway, from privately prepared plans. Cost, \$5,000.

MT. VERNON, N. Y.—H. H. Vought & Co., Grand Central Terminal, Manhattan, have the general contract for the alterations to the 2½-sty frame residence, and a 1-sty frame garage for George E. Cutler, 331 Greenwich st, Manhattan, owner. Cost, \$4,000.

ISLIP, L. I.—Peter Roche, John st, Far Rockaway, has the general contract for the 2-sty hollow tile and stucco residence, 40x50 ft, for F. L. Livingston, owner, from plans by Cross & Cross, 10 East 47th st, Manhattan. Cost \$40,000.

NEPONSET, L. I.—J. & F. Holler, 17 Kosciusko Place, Brooklyn, have the general contract for the 2½-sty frame and brick veneer residence, 30x65 ft, and a garage, 13x20 ft, at Washington and Seminoles sts, for W. G. Cornell, 4th av and 17th st, Manhattan, owner, from plans by Smith & Holler, 82 Wall st, Manhattan. Cost, \$15,000.

BELLE HARBOR, L. I.—Ralph O'Rourke, Grove st, Far Rockaway, has the general contract for the 2½-sty frame and clapboards dwelling, 32x41 ft, on Suffolk av, bet. Washington and Newport avs, for Cooper Leonard, Belle Harbor, owner from privately prepared plans. Cost, \$6,500.

NEW ROCHELLE, N. Y.—The Rougele Construction Co., 30 East 42d st, has the general contract for the 2-sty frame and stucco residence, 28x50 ft, with garage, at Bay View, for Edward F. Rush, from plans by P. Pereira, 150 Nassau st, Manhattan, architect. Cost, \$10,000.

MIDDLE TOWN TOWNSHIP, N. J.—Hugh Getty, Inc., 359 West 26th st, Manhattan, has the general contract for the 2½-sty brick and hollow tile residence on Riverside Drive, opposite Ludlow Lane, for Emil Schwed, Post Office, Red Bank, N. J., owner. Cost, \$25,000. The architect is Ernest A. Arend, Asbury Park, N. J.

SMITHTOWN, L. I.—George Mertz & Sons, East Portchester, N. Y., have the general contract for the 2-sty residence, 40 x100 ft, for Alonzo Potter, 119 East 54th st, Manhattan, owner, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan, architects.

GREENWICH, CONN.—The Jacob Dall Construction Co., 10 East 23d st, Manhattan, has the general contract for remodeling the 2½-sty frame and shingle residence and garage for Miss E. S. Lauder, from plans by Cross & Cross, 10 East 47th st, Manhattan. Cost, \$45,000.

WESTBURY, L. I.—Charles Hoffmann, 21 Ackroyd av, Jamaica, L. I., has the general contract for the three 2½-sty hollow tile and stucco dwellings, about 30x50 ft each, for Mrs. Wheeler, from plans by Laurence M. Loeb, 37 East 28th st, architect. Cost, \$9,000 each.

WESTBURY, L. I.—Charles Hoffmann, 21 Acroyd av, Jamaica, has the general contract for the two dwellings, 60x25 ft each, in Jefferson st and Waldon st, for Christian Yousey, Westbury, L. I., owner, from plans by Laurence M. Loeb, 37 East 28th st, Manhattan, architect. Total cost, \$18,000.

RYE, N. Y.—Edwin Outwater, 18 East 41st st, Manhattan, has the general contract for the 2½-sty brick and frame residence, 110x35 ft, on Forest av, for Robert Cluett, Jr., 433 River st, Troy, N. Y., owner, from plans by Robert D. Upjohn, 456 4th av, Manhattan, architect. Cost, \$45,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Gustave Ericsson, 253 Broadway, Manhattan, has the general

contract for the alterations to the 4-sty storage building on the east side of Hudson av, 87 ft south of De Kalb av, for the Sterling Piano Co., 518 Fulton st, Brooklyn, owner, from privately prepared plans. Cost, \$5,000.

HOBOKEN, N. J.—Charles Whan, 1216 Park av, Hoboken, N. J., has the general contract for addition to the 2-sty and basement factory, 20x126 ft, at 1208 Willow av, Hoboken, N. J., for Louise Mesereau, on premises, owner, and the New York Bottlers' Supply Mfg. Co., lessee. The architect is Charles Fall, 1400 Washington st, Hoboken. Cost, \$10,000.

NEWARK, N. J.—Joseph Jeckes & Sons, 676 Montgomery st, Jersey City, have the general contract for the 1-sty brick factory, 70x100 ft, in Plum Point Lane, for John Campbell & Co., 75 Hudson st, Manhattan, owner, from plans by Percy B. Taylor, Essex Bldg., Newark, engineer. Cost, \$12,000.

NEWARK, N. J.—August Schumacher, 267 South 6th st, Newark, has the general contract for the alteration to the brick and steel bottling plant, 43x44 ft, at 51-53 Belmont av, for the Gottfried Krueger Brewing Co., on premises, from plans by John A. Waferling, 238 Washington st, architect. Cost, \$15,000.

COHOES, N. Y.—C. E. Boland, Troy, N. Y., has the general contract for the 2 and 1-sty brick and steel paper factory and machine shop, 350x60 ft, in Saratoga st, for the Frank I. Gilbert Paper Co., Waterford, N. Y., from privately prepared plans. Cost, \$10,000.

NEWARK, N. J.—Henry M. Doremus & Co., 36 Orange st, Newark, have the general contract for the 1-sty frame warehouse, 60x100 ft, a 3-sty brick office bldg, 27x23 ft, with an extension 12x12 ft, and the 1-sty brick garage, 27x28 ft, on the Newark Meadows, along the Passaic River, for the Sun Company, Finance Bldg. Co., Philadelphia, Pa., owner, from privately prepared plans.

NEWARK, N. J.—Francis McCue, 84 Harper st, Newark, has the general contract for the addition to the factory at Vanderpool st and Av A, for the Positive Lock Washer Co., from plans by H. J. & J. V. King, Union Bldg., Newark, N. J. Cost, \$10,000.

BOUND BROOK, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for the addition to the 1-sty plant, for the Commercial Acetylene Railway Light & Signal Co., from privately prepared plans. Cost, \$6,000.

HALLS AND CLUBS.

BRONX.—J. E. Buttleworth, 1665 Nelson av, has the general contract for the 2-sty stone parish house, 38x24 ft, on the west side of St. Ann's av, 100 ft east of 139th st, for St. Ann's Church, 140th st and St. Ann's av, from plans by James & Cordes, 414 Madison av, architects. Cost, \$8,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Henry J. Brown & Son, 257 Jefferson av, Brooklyn, have the general contract for the 3-sty brick terra cotta and limestone home, 50x120 ft, on the north side of Linden Blvd, 312 ft west of Rogers av, for the New York Congregational Home for the Aged, 125 Gates av, from plans by Parfit Bros., 26 Court st. Cost, \$50,000.

ORADELL, N. J.—George Collins, 1st st, Hackensack, N. J., has the general contract for the addition to the Isolation Hospital for the Board of Chosen Freeholders of Bergen County, from plans by Henry W. Durham, county engineer, Hackensack, N. J. Cost, \$5,500.

JERSEY CITY, N. J.—W. K. & F. W. Cane, 233 Broadway, Manhattan, have the general contract for the addition to the hospital on Baldwin av, near Montgomery st, for the Board of Commissioners of Jersey City, from plans by John P. Rowland, Jr., 98 Sip av, Jersey City, architect, and Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer.

SCHOOLS AND COLLEGES.

NEWTON, N. J.—Charles E. Preston, 5 Cottage Place, White Plains, has the general contract for the 4-sty brick and terra cotta high school, 176x60 ft, for the Board of Education, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan. Cost, \$75,000.

STABLES AND GARAGES.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, have the general contract for the alteration to the 4-sty steel and reinforced concrete garage, 50x100 ft, at 140 West 54th st, for the Seaman Lichtenstein Estate, 105 Barclay st, owner, and F. P. Sanford, 481 Park av, lessee, from plans by Arthur W. B. Wood, 103 Park av, and Milton Zeisler, 433 East 74th st. Cost, \$65,000.

BROOKLYN, N. Y.—P. N. O'Brien, 11 East 42d st, Manhattan, has the general contract for the 1-sty brick garage, 65x75 ft, on the east side of Waverly av, 111 ft south of Lafayette av, for Reba Mackinson, 11 East 42d st, Manhattan, owner, from plans by R. I. Dodge, 233 Broadway. Cost, \$8,000.

BROOKLYN, N. Y.—F. Weber & Sons, 192 Woodbine st, Brooklyn, have the general contract for the frame shed, 105x200 ft, at the northwest cor of Varick and Meserole sts, for the John H. Mankin Bldg. Material Co., Broadway and Myrtle av, Brooklyn, from plans by W. B. Wills, 1181 Myrtle av. Cost, \$20,000.

NEWARK, N. J.—The Becker Construction Co., 361 Grove st, Newark, has the general contract for the 2-sty brick, limestone and reinforced concrete auto depot and garage at the northeast cor of Washington and Pearl sts, for the Fairchild, Baldwin Co., Firemen's Bldg., Newark, owner, and the Salyer Tool Works, 57 East Park st, Newark, lessee, from plans by William E. Lehman, 738 Broad st, architect.

OYSTER BAY, L. I.—Thomas E. Penders, Antice st, Oyster Bay, L. I., has the general contract for the 1½-sty frame and clapboards poultry house, 38x74 ft, at Center Island, for Henry A. Rusch, 387 4th av, Manhattan, owner, from plans by Joseph C. Schaeffler & Co., 38 West 32d st. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Elia & Martino, 436 Broadway, Paterson, has the general contract for the 1-sty office and stock room, 34x134 ft, on Belmont av, for the Flory Silk Dyeing & Finishing Co., 1 Clinton st, Paterson, N. J., from plans by Van Vlandren & Culver, Romaine Bldg., Paterson, N. J. Cost, \$8,000.

GRIMES HILL, S. I.—The Knox Constructing Co., 405 Lexington av, Manhattan, has the general contract for the 1½-sty tile and stucco studio building, 30x30 ft, near Hillside av, for R. C. Wigand, Grimes Hill, from plans by R. W. Gardner, 43 Cedar st, Manhattan. Cost, \$4,000.

THEATRES.

MANHATTAN.—Faderio Guidara, 561 East 187th st, has the general contract for the 2-sty brick and terra cotta moving picture theatre and ten stores, to occupy the entire block bounded by Division, Market, Forsyth sts and East Broadway, for M. & W. Freedman, 310 Grand st, owners, from plans by M. Joseph Harrison, 63 Park Row, architect. Cost, \$100,000.

MISCELLANEOUS.

MANHATTAN.—Wharton, Green & Co., 22 William st, have the general contract for the studio to be erected on top of the Mercantile Bldg., at the southwest cor of 4th av and 23d st, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$20,000.

MUNICIPAL.

MT. PLEASANT, N. Y. (sub.).—Teran, Mahaney & Munro, Grand Central Terminal, have been awarded the heating contract for the new almshouse, to be built by the Board of Supervisors of Westchester County, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects, and Brinley & Holbrook, 156 5th av, Manhattan, landscape architect. The supervising engineers are Clark, McMullen & Riley, 101 Park av. The estimated cost of the almshouse is \$500,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at the Hotel Sherman, Chicago, February 11-12, 1917.

HARDWOOD MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Sinton Hotel, Cincinnati, Ohio, January 30-31, 1917.

CHICAGO CEMENT SHOW will be held in the Coliseum, Chicago, from Wednesday, February 7, to Thursday, February 15, 1917, inclusive.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting in New York December 5-8. Headquarters at the Engineering Societies Building, 29 West 39th st.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION Municipal Building.

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.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

- *A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DG.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, Ex S.....Exit Signs, No S.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, Stp.....Standpipes, SA.....Structural Alterations, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D & R.....Discontinuances or Removals, Fil Sy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RQ.....Reduce Quantities, St Sys.....Storage System.

NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets 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 Oct. 7.

MANHATTAN ORDERS SERVED.

- Broadway, 1412-6—Broadway & 39th St Co, 3 E 42.....St(R)-FP-Ex(R)FE(R)-D&R-ExS-WSS(R)-Stp Broome st, 480—Greenwich Savings Bank, 246 6 av.....DC-FP-WSS-A-FD Canal st, 179-81—Julia Kinkele, 251 W 100, FP(R) 12 st, 57 W—John Daniell, Jr., FE(R)-Ex-FP-WSS(R) 20 st, 452 W—Charlotte Fitch et al....FE(R) 23 st, 325 W—Henry Young, WSS(R)-GE-DC-FE 35 st, 553-5 W—Thomas Watson...FP-WSS(R) 38 st, 201 W—Lillian Levy, WSS-WSS(R)-FP-FE(R)-GE-Ex 135 st, 15 W—Fanny B White, FP-WSS(R)-GE-O-FA Avenue A, 292—John Bolton.....FA Baxter st, 147-51—Rieper Mfg Co.....Rec Broadway, 611-21—C Arder & Co.....RQ Broadway, 611-21—Louis Wasserman.....RQ Broadway, 611-21—J Franklin Burke & Co....RQ Broadway, 611-21—Gluck & Raphael.....RQ Broadway, 611-21—Samuel Shein.....RQ Broadway, 611-21—Heinsheimer & Co.....RQ Broadway, 611-21—Samuel J Wirrelman....RQ Broadway, 611-21—Isaac M Rosenwasser....RQ Broadway, 611-21—Joseph Weiler.....RQ Broadway, 611-21—J G McCrory & Co.....RQ Broadway, 648—Alterman & Martus.....Spr(R) Broadway, 1412—Kaiser Hof.....FA-Rec Broome st, 480—Frey & Rosch (Inc)....GE-FP Broome st, 480—Goodwear Dress Mfg Co.FP-Rec Broome st, 480—Silver Bros.....FP Broome st, 480—Benjamin Fuchs.....Rec-GE Chambers st, 43-51—Supreme Clothing Shop.FP Chambers st, 43-51—Emigrant Ind Savings Bank.....FP-Stp(R)-WSS(R) Duane st, 82—Thos Naughton et al, 210 E 86, A-FD 3 st, 321-3 E—321 E 3d St Realty Co.....FD 10 st, 350-60 E—Dept of Education, 500 Park av.....Ex 14 st, 326 E—Andrew Gutuinski.....Rub 83 st, 617-9 E—Consol Gas Co, 130 E 15.....GE 83 st, 617-9 E—E T Tabbri, Tel-FP-WSS-St(R)-Ex(R)-ExS-Rec-O 116 st, 179-85 E—Horba Laboratory....FA-FP 8 av, 812—Simon Geiger.....ExS-FA Elizabeth st, 49-51—S Blatt & Co.....RQ Fulton st, 209-13—Consol Gas Co, 130 E 15....GE Goerck st, 35—Max Green.....GE-FA-FP-Rec 43 st, 206-8 W—Morris Newgold.....DC Greenwich st, 255-7—Joseph & Flesh.....A Lewis st, 84½—Victoria Toy Co.....Rec-GE New Bowerv, 44-8—Dominick Milano.....Rec Park av, 646-8—Charlton School (Inc), FP-Stp(R)-WSS(R)-ExS-D&R-O Rutgers slip, 82-6—Hyman Adelstein.....Spr 7 av, 447—Est Jos Lillianthal, c Charlotte, 411 West End av.....Rub 7 av, 2045—Oakley Est, WSS(R)-GE-Ex(R)-FP-FE(R) 3 av, 3777—Fanny Dryfoos.....DC Vesey st, 20-4—Garrison Realty Co.....A-FD West st, 224—Peter Longo.....GE(R) West st, 224—Daniel Connelly.....ExS-FA Wooster st, 46—Est Erhardt A Matthiessen, c U. S Trust Co, 45 Wall.....Rub Wooster st, 155-7—A T Bowen & Co, 11 Wall.Spr Wooster st, 185—John Lynn.....A-FD

- 4 st, 338 W—Chas J Kluber.....O-GE-FA-Rub 12 st, 57 W—Consol Gas Co, 130 E 15.....GE 20 st, 306 W—Geo Kirschbaum.....ExS-FA 23 st, 325 W—Albert Childs.....ExS-FA 34 st, 11 W—Consol Gas Co, 130 E 15.....GE 34 st, 11 W—Mohonk Realty Corp, c Abner B Stupel, 115 Bway.....Rub-O 47 st, 266 W—Mrs Margaret Hubbins, FA-D&R-GE 70 st, 104 W—Est H B Kirk, 105 Hudson.Stp(R) 90 st, 326 W—Hamilton Institute....D&R-FA-Exs 135 st, 15 W—Consol Gas Co, 130 E 15.....GE Canal st, 99-105—Jos Moldawsky.....CF Cortlandt st, 63—O H Jadwin & Sons....FA-FP Division st, 245—Abraham Mallace.....RQ 113 st, 341 E—Stroumbas & Roannidis....RQ Grand st, 227—Harris Rifkin, FA-Rub-RQ-FP-Rec Forsyth st, 80—Sam Levine.....RQ-FA-NoS Front st, 281—Michael Stramiello....FP-RQ-FA Lafayette st, 368—Michael T Watts, StSys(R)-Rec Norfolk st, 30—I Schenker.....RQ 2 av, 2259—Joannido & Perides.....RQ 2 av, 1423—Yorkville Tinsmith Co....FA-NoS

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