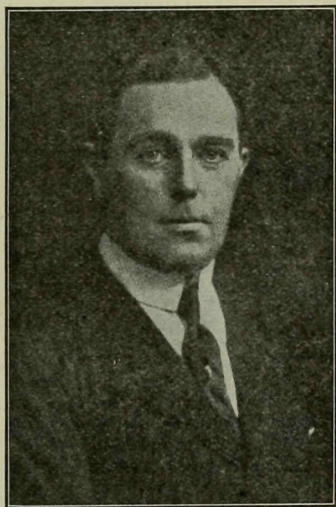


# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 4, 1916

## REAL ESTATE BOARD STATES POSITION ON TORRENS REGISTRATION LAW

Answers Certain Statements Made by Register Hopper



LAURENCE MCGUIRE.

THE Real Estate Board of New York, through its president, Laurence McGuire, and Professor Alfred G. Reeves, chairman of its Torrens Law Committee, has replied to statements made by Register John J. Hopper in the Record and Guide of October 28, on amendments to the Torrens Law.

Replying to that portion of the statement which applies especially to the Real Estate Board and its committee, Mr. McGuire said:

"The Real Estate Board can have no objection to the Register of New York City or Walter Fairchild, who appears to be his legal adviser, confining themselves to a discussion of the merits of the four Torrens bills presented to the 1916 Legislature and the Torrens Act as amended by that body. It is well understood that the act as now on the statute books is a compromise measure, endorsed by the Legislative Committee which had before it these four measures and which finally approved the 1916 Act after conference by the sponsors of the other four bills.

"The Register, however, does not confine himself to such a discussion. He seems to prefer to lose no opportunity to impugn the good faith of the Real Estate Board and to make it appear that its committee was a packed committee, that its findings were prejudiced in favor of the title companies and that the position taken by the committee was not legally sound.

"The Register persists in emphasizing the fact that the committee had upon it 'solicitors and officers of the four leading title companies in New York City.' He fails to mention that the committee consisted of twelve, all members of the Real Estate Board, and including, besides the title company solicitors, four real estate brokers and four attorneys in general practice. The Register also knows that one of the committee members connected with a title company has been opposed to the views of the committee almost from its formation and, it may interest him to know, has since resigned; and that another member long since severed his connection with the title company and is in private practice. The Register will thus find it difficult to convince intelligent persons on the point

he is so anxious to make—for the simple reason that if such a thing could be conceived as that the Real Estate Board were trying to play into the hands of the title companies, it is extremely unlikely that what is practically the most influential title company in New York City would be found passively, if not actively, opposing its efforts to make the Torrens System a workable instrument.

"It might be mentioned incidentally that Mr. Fairchild, styled Special Deputy Register and Official Examiner of Titles for New York County, was, before the Register selected him as his adviser on legal matters, an employee of a title company.

"The Register seems to wish to establish the position that the Real Estate Board is furthering a form of the Torrens Act which is not in the interests of property owners. He did not himself make the arguments in favor of his own measure. These were made by Mr. Fairchild.

"The spectacle of the Register posing as the friend of property owners has in it an element of humor. He is an avowed and active single taxer and an honored member of an organization which styles itself the Society to Lower Rents and Reduce Taxes on Homes. It proposes to do these things through the medium of a diluted form of single tax.

"Some will recall that at a hearing of one of these single tax measures the defender of the measure was asked by a member of the Legislative Committee to state whom he represented. He claimed to represent labor. He subsequently did produce a labor union card. But it was an expired card. It developed that he was an employee in the Register's office. I understand his expenses at the hearing were paid by the Register. The taxpayers, of course, were paying him to attend to his official business in New York.

"The Board has entire confidence in its Torrens Title Committee and it leaves it to the very able judgment of the chairman of that committee, Professor Alfred G. Reeves, to show how the Register, even if he is sincere in this matter, is entirely inaccurate in his claims for the so-called reforms which he complains he has been unable to secure for the Torrens system of title registration."

Professor Reeves, taking up the legal phases of the matter, said:

"When the Torrens Law was before the Legislature of last winter, Register Hopper and those who more or less fully harmonized with him, presented in substance five proposed changes in the Torrens Law:

"(1) Making the registration of the title permanent, i. e., forbidding a registered title to be taken out from the system.

"(2) Requiring all who registered to pay into an assurance fund,

"(3) Simplification of the procedure for initial registration,

"(4) Making examination of title under the system purely official, and

"(5) Putting the obligation of the State or county back of the assurance fund—a public guarantee of registered titles.

"The Real Estate Board, through its committee of conservative real property experts, who have studied the workings of the system in this State for eight years and profited by experience, could not see any material advantage in making these



PROF. ALFRED G. REEVES.

changes. But when the compromise or 'get together' arrangement was suggested by the legislators themselves, a conference was held, which resulted in a general agreement for the adoption of the first two of Mr. Hopper's proposed changes, and not the other three.

"Brought into that conference, taking part in it, presenting his arguments, and given his full opportunity to convince the legislative mind, Mr. Hopper was assumed to co-operate in bringing about the compromise, and it was expected that from his great office in New York County would thereupon proceed all the aid possible to the law, as perfected by the other careful amendments made thereto. Those other amendments, proceeding along the lines of experience and careful investigation, put the statute into a very compact, workable form with the most careful safeguards for the interests of all who should deal with it, or whose titles should be touched by it, and made it what land owners want in this State.

"In reaching this result, careful conveyancers and title companies in this city had expressed their readiness to become official examiners and aid in the propagation of this beneficial system of dealing with titles. When the Legislature had done its work, they proceeded to carry out this understanding. Quite a number of individual lawyers have since become official examiners, and in this city the Home Title Company, New York Title Insurance Company and the Lawyers' Title and Trust Company have qualified as such examiners, and others are contemplating a similar step. In other words, these individuals and companies have decided that here is something that the people of New York should want, and they are going to do this duty by offering it to those people.

"Now comes Mr. Hopper and refuses to play. He was a party to the compromise; he knows that the law is good and sound; he is in an especially advantageous position to propagate it, and he and those in his office discourage everybody who comes to them by the story of the excessive cost and so-called unnecessary labor in bringing a title under the system. Their position is unsportsmanlike, to say the least, if not unfair and unprofitable. For what Mr. Hopper



is seeking to do, though he may not think so, would in fact destroy this beneficial law.

"The procedure has been shortened and simplified as far as the jurisprudence and forms of practice of this State will permit. In its present form it has gone to the highest court in the State and been approved. To change it now would be to throw the entire system into confusion. It may cost somewhat more to register a title—involving both the examination and a court procedure—than to get the examination alone. It usually costs more for two bites than for one. But the thrifty real estate owner recognizes more and more that he is paying for what afterwards will be a quick, certain asset in his hands, because his Torrens certificate can be used readily and expeditiously as security and he is avoiding repeated expense for examinations for all time to come. Mr. Hopper may figure out the large expenditure in thus putting all of New York's property under this system, but if it is right, it is a large expenditure for an inestimable benefit for all time to come. The thrifty land owners will come, gradually perhaps, but certainly, to appreciate and utilize its benefits, and they will always be thankful that the conservative Real Estate Board of New York stood strongly against the destruction of the constitutionality of the statute by seeking to cut off a little expense.

"The claim that all examinations of title under the system should be official may be good enough in some places; but it ignores the conditions and facts in

this State and especially in this city. Individual private examiners of title companies here have the best possible equipment ready for the work. Land owners have a right to enjoy their benefit. Mr. Hopper should not seek to advertise his own office at their expense.

"The putting of the State or county back of the assurance fund would be both absurd and unconstitutional. Friends and foes of the Torrens System alike, who have studied this matter from the viewpoint of our fundamental law, have agreed on this proposition. It is too big a subject to be thoroughly discussed here. But any real property owner's careful lawyers will tell him that neither the State nor county can go into the business of guaranteeing titles. The assurance fund in this system is not an essential thereof. The judicial authentication of titles—the determination of their validity by the Supreme Court in such a way as to make its judgment unassailable thereafter—is worth more to a land owner than any ordinary guarantee. Where such a system has gotten into general operation, the assurance fund becomes chiefly an incubus. Why risk the constitutionality of law by heaping the State's guarantee on that incubus?

"Mr. Hopper and his associates expect to go to the next session of the Legislature, in violation of their tacit compromise arrangement, and seek what is, in fact, an emasculation of this splendid law. If they succeed in their efforts they will destroy it. Let land owners caution their legislators to frustrate such an onslaught."

## LAW COMMITTEE OF REALTY BOARD TO SUPPORT ZONING RESOLUTION

THE constitutionality of the Zoning Resolution recently adopted by the Board of Estimate was the subject of discussion by the Committee on Real Estate Laws of the Real Estate Board of New York, at its meeting held October 31, and called for that purpose.

Samuel P. Goldman, chairman of the Committee, presided, others present being William J. Amend, Walter Lindner, W. A. Peacock, Henry R. Chittick, Harry Percy David, Cyril H. Burdett, Louis Dean Speir, Stanley M. Isaacs and Laurence McGuire.

The Board of Governors had previously adopted a resolution favoring the zoning and districting of the city as a policy to be pursued by the City of New York. A majority of the members of the Law Committee present were of the opinion that the Zoning Resolution was constitutional, and upon motion it was decided that the Law Committee take such steps as may be necessary to support the resolution of the Board of Estimate in any attack that may be made upon it in the courts.

The matter of the Steinway case affecting the marketability of the title to property running through from 57th street to 58th street between Fifth and Sixth avenues was brought up for discussion, and it was concluded that it would not be necessary for the Real Estate Board of New York to intervene in this litigation at the present time before the special term of the Supreme Court, but in the event that the case be carried into the Appellate Division of the Supreme Court, it is likely that the Real Estate Board of New York, through its committee on Real Estate Laws, will seek the permission of the court to intervene in support of the Board of Estimate's resolution.

In the meantime a sub-committee, consisting of Messrs. Goldman, Lindner, Speir, Amend and Isaacs, was appointed to consider the best courses for sustaining the Zoning Resolution in the courts or otherwise, and report to the whole committee.

Besides those who attended the meeting, other members of the Real Estate Laws Committee are: William B. Ellison, Albert Hutton, Samuel H. Coombs, M. J. Stroock, Alfred J. Talley, Fancher

erty without due process of law, or without compensation first paid or secured.

"The Real Estate Board of New York has passed a resolution favoring the zoning plan and approving the policy of it. It has authorized its Law Committee to do all in its power to sustain the ordinances and under this authority the committee will intervene in court.

"Personally, I have not much doubt about the Height and Area restriction, but a stronger argument can be advanced against the Use, or Occupancy, restriction. I feel that this latter restriction will also be held to be a valid exercise of the police power.

"Undoubtedly there will be other cases tried in the courts," concluded Mr. Goldman, "in order to test fully the validity and constitutionality of the Zoning Resolution, and I am sure that many interesting features will be brought to light. All these problems will have the effect of establishing a law which will hold, eliminating the weak features, if there be any, and produce on the Statute Books a law which will rebound to the material advantage of real estate."

### Rates for Electric Currents.

The Public Service Commission, all five Commissioners concurring, has rendered a decision reducing the rates charged for electric current by the Edison Electric Illuminating Company, of Brooklyn, from a maximum of 11 cents per kilowatt hour to a maximum of 8 cents per kilowatt hour. The above reduction affects the rate for current for lighting purposes and there are corresponding reductions in other rates as well. The decision followed the rendering of an opinion by Commissioner William Hayward. Briefly stated the reductions ordered by the Commission are as follows:

The rate for current for lighting purposes is reduced from 11 cents to 8 cents for the first two kilowatt hours daily average use per month, from 8 cents to 6 cents for the second two kilowatt hours average daily use per month, while the present rate of 4 cents for the excess use over four kilowatt average daily use per month is retained. The company is also directed to reduce its retail power rates from a maximum of 10 cents to 8 cents per kilowatt hour. Lamp installations and renewals are to be charged at one-half cent per kilowatt hour, but Tungsten lamps or lamps of equal efficiency must be furnished instead of Gem or carbon lamps. This change the Commission believes will result in an increase in lighting efficiency of from 200 to 250 per cent. Lighting consumers should find their bills reduced from 25 to 30 per cent, and retail power consumers should obtain reductions as high as 20 per cent in some instances, it is estimated. The minimum service charge of \$1 per month to retail consumers is left undisturbed. Discriminatory features of the wholesale rate schedules are condemned and changes ordered as well as in the method of computing maximum demand for retail service. The new rate, it is stated, will give the company a return of 7 per cent and at the same time result in a saving of \$1,100,000 to retail consumers. The new rates go into effect December 1, 1916, and prevail for one year as a test.

### Schedule of Rates.

In complying with an order of the Public Service Commission to file a schedule of rates forthwith, the New York Steam Company, which furnishes steam for power and heating to commercial buildings, dwellings and manufacturing plants, has been granted permission to file upon three days' notice a supplementary schedule of rates. The direction to file a schedule at once was given at a hearing held last week by the Commission to determine whether the steam company had violated the law by advancing the price of steam without filing a schedule of rates in the proper manner.

Nicoll, Samuel Levy, William F. Clare and Abram I. Elkus.

After the meeting Mr. Goldman stated that he held that the Zoning Resolution was constitutional and that as a whole the law would rebound to the benefit of real estate and property owners.

"The Steinway case," said Mr. Goldman, "is most interesting and will be read and digested by all who have property interests in Greater New York. The lawyers have stated that the case will be carried to the United States Supreme Court if necessary, for it is felt that a decision, one which will be final, must be had, so that all will know every phase of the question.

"In Boston there is a zoning law, as applied to the Heights of Buildings, and the Supreme Court of the United States sustained the ruling of the Massachusetts Court that the law was constitutional (Welch v. Swasey, 214 U. S. 91).

"The court in the case of the People ex. rel. Lankton v. Roberts (90 Misc. 439) condemned the Housing Act, in Utica, N. Y., under which on petition of two-thirds of the owners of record on any block that block could be restricted for residential purposes. Dillon on Municipal Corporation was the authority for this decision.

"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 vs. 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 consequence, or infringe the lawful rights of others, can be prohibited without violating the constitutional provisions that the owner shall not be deprived of his prop-



# ATTITUDE OF CANDIDATES ON HOME RULE

## Real Estate Board Makes Canvass to Ascertain What Position Will Be Taken By Legislators at Albany

**I**N view of the likelihood of a program for Home Rule being introduced in the next Legislature, the Real Estate Board of New York considered it of interest to the taxpayers to try to discover the attitude of candidates for the Senate and Assembly on this subject. The candidates addressed were those who received the Republican and Democratic nominations, these being in many cases endorsed by other political parties. The proposition took the form of the following letter:

The Real Estate Board is desirous of knowing your attitude on the subject of Home Rule for New York City and whether, if elected on November 7 next, you will support any proper measure or measures presented or advocated by the Real Estate Board in the next Legislature to secure to this city such control as it should have over its internal affairs.

The Real Estate Board is making this inquiry of candidates for the Senate and Assembly with a view to informing its members before election day of the results of this canvass.

Kindly favor us with a reply at your earliest convenience, as it is desired to present the information to members before November 1.

The letter was sent out on October 20 and the following results were received up to November 1. Of the 400 candidates communicated with, replies were received from twenty-eight senatorial candidates and forty candidates for the Assembly. The great majority of them favor Home Rule for New York City. Some of them favor it to a limited extent. A few do not care to commit themselves.

The following gives the names of the candidates who replied and indicates their attitude on Home Rule:

### SENATE.

1st Dist.—George M. Goodale (Port Washington), Dem., favors consistent policy for Home Rule.

1st Dist.—Geo. L. Thompson (Kings Park, L. I.), Rep., Amer., Nat., Prog., favors the principal of Home Rule in its broadest sense.

2nd Dist.—Wm. T. Yale (Flushing), Rep., Prog., favors a city policy consistent with relation to the State.

3rd Dist.—Charles G. Finney Wilcox (Brooklyn), Rep., favors it as long as it does not conflict with the rights of the people of New York as a body politic.

4th Dist.—Charles C. Lockwood (Brooklyn), Rep., Ind. Le., Amer., will support proper measures to secure to city such control as it should have over its internal affairs.

6th Dist.—Charles F. Murphy (Brooklyn), Rep., Prog., will support proper Home Rule measures for the City of New York.

7th Dist.—Daniel J. Carroll (Brooklyn), Dem., Ind. Le., favors such legislation as will provide greatest possible degree of self government consistent with the natural right of the State.

8th Dist.—Vincent P. Donihee (Brooklyn), Dem., Ind. Le., Amer. and Nat. Prog.: "Home Rule for New York City constitutes one of the principal planks in my platform and is urged in all my speeches."

10th Dist.—Alfred J. Gilchrist (Brooklyn), Rep., favors principle of Home Rule.

12th Dist.—Wm. Weiss (N. Y. C.), Rep., Amer. Prog., favors absolute Home Rule for cities so as to give them complete control of their purely local affairs. Favors constitutional amendment.

14th Dist.—James A. Foley (N. Y. C.), Dem., Ind. Le., will support Home Rule measures if they coincide with previous attitude of the Real Estate Board on this subject.

15th Dist.—Wm. S. Reynolds (N. Y. C.), Rep., Amer. Prog., favors Home Rule principle generally. John J. Boylan (N. Y. C.), Dem., Ind. Le., strongly favors Home Rule.

17th Dist.—Ogden L. Mills (N. Y. C.), Rep., Ind. Le., Progr., favors Home Rule. Introduced Home Rule amendment in last session.

17th Dist.—B. S. Catchins (N. Y. C.), Dem., favors Home Rule and is opposed to State interference with local situations.

18th Dist.—Albert Ottinger (N. Y. C.), Rep., Prog., heartily in favor of larger measure of Home Rule.

19th Dist.—Edw. J. Dowling (N. Y. C.), Dem., Ind. Le., would heartily support measures for genuine Home Rule. Rufus P. Johnston (N. Y. C.), Rep., will stand for the largest degree of Home Rule compatible with the preservation of the service due to its citizens by the State.

21st Dist.—Louis P. Grimler (Bronx), Rep., Prog., would further the extension of Home Rule to cities.

22nd Dist.—R. B. Burnside (N. Y. C.), Rep., Prog., favors legislation designed to give New York City control over its internal affairs.

23rd Dist.—Edward P. Doyle (Richmond), Dem., Amer., Ind. Le., Nat. Prog., believes in the largest measure of Home Rule and borough autonomy.

24th Dist.—George A. Slater (Portchester), Rep., favors Home Rule that preserves proper relation between city and State rights. Clar-

ence C. Ferris (Scarsdale), Dem., Ind. Le., Amer., Nat. Prog., favors Home Rule in so far as management of internal affairs is concerned.

25th Dist.—William J. Duffy (Highland Falls), Dem., believes in Home Rule, but makes no pledges.

26th Dist.—James A. Zickler (Carmel), Dem., Nat. Prog., believes in Home Rule for New York City.

30th Dist.—Geo. H. Whitney (Mechanicville), Rep., Ind. Le., Nat. Prog., favors Home Rule for New York and other cities.

31st Dist.—James W. Yelverton (Schenectady), Rep., Ind. Le., Amer., Nat. Prog., expects to be found on the right side of every moral issue.

32nd Dist.—W. F. Rasbach (Herkimer), Dem., knows of no reason why he would not favor Home Rule.

33rd Dist.—P. H. Boyle (Essex), Nat. Prog., believes in greater freedom for New York City.

37th Dist.—Cleve H. Swan (Lincolnsen), Dem., is heartily in favor of Home Rule for all cities.

43rd Dist.—Charles D. Newton (Genesco), Rep., Nat. Prog., is now and always has been in favor of Home Rule for New York and all localities. Robert Pratt (Dansville), Dem., believes in the principle of Home Rule for New York and other cities and villages.

47th Dist.—George F. Thompson (Niagara Co.), Rep., favors Home Rule for New York City and wishes he knew how it could be accomplished.

### ASSEMBLY.

#### New York City.

#### New York County:

5th Dist.—Frederick T. Dummer, Rep., favors giving cities control of purely local affairs with adequate protection against legislative interference.

10th Dist.—Max S. Seidler, Rep., Prog., Amer., favors Home Rule for this city and other municipalities.

11th Dist.—James F. Mahony, Dem., Ind. Le., Prog., would support any proper measure.

15th Dist.—Sidney F. Katz, Dem., Ind. Le., will support any proper measure giving city control over its internal affairs.

16th Dist.—John P. Gallagher, Rep., Prog., heartily favors Home Rule and will support any measures that are good for the people of New York City.

17th Dist.—Vincent Gilroy, Dem., Ind. Le., points to his authorship of constitutional amendment 1916 Assembly bill 810, print 891, giving all cities of states largest measure of Home Rule. Will reintroduce bill.

17th Dist.—Martin Bourke, Rep., favors the largest possible measure of Home Rule for New York City.

20th Dist.—Frank Aranow, Dem., always favored Home Rule when it meant economy and decreases in tax rate in the city. Will continue to do so.

21st Dist.—H. C. Mitchell, Rep., Prog., Ind. Le., Amer., is strongly in favor of proper measure of Home Rule for all cities of the State, particularly New York. James J. Wilson, Dem., heartily in favor of Home Rule and making campaign on that point.

22nd Dist.—F. George Gerdes, Rep., pledges himself to support any Home Rule measure which gives cities control of their purely local affairs with adequate protection against legislative interference.

23rd Dist.—Earl A. Smith, Dem., Ind. Le., heartily favors Home Rule for New York City. Will support proper measures.

25th Dist.—Robert McC. Marsh, Rep., Ind. Le., Prog., will support proper and adequate Home Rule measures for this city.

26th Dist.—Meyer Levy, Dem., favors Home Rule for New York City and will support any proper measures.

27th Dist.—Judson S. Hall, Dem., Ind. Le., heartily endorses Home Rule for New York City. Schuyler M. Meyer, Rep., Prog., has always been a strong advocate of Home Rule for New York City.

29th Dist.—Silas Blake Axtell, Dem., refers to campaign pledges in which he promises to work for measures which will relieve city from burdensome taxation. Alfred D. Bell, Rep., Prog., Ind. Le., will support all measures to give New York City Home Rule.

30th Dist.—Nicholas Mayer, Rep., Prog., is a staunch believer in Home Rule.

31st Dist.—Max Shlivek, Rep., heartily favors Home Rule and will aggressively support any proper measures.

Kings County:

4th Dist.—Peter A. McArdle, Dem., is in favor of proper Home Rule measures.

5th Dist.—J. H. Caulfield, Jr., Rep., Ind. Le., will heartily support proper Home Rule measures. Fred. G. Milligan, Jr., Rep., Prog., favors Home Rule.

6th Dist.—Nathan D. Shapiro, Rep., Ind. Le., Amer. Prog., thinks New York could stand a little more Home Rule and will support any proper legislation to that end.

21st Dist.—Richard A. Nessler, Rep., non-committal.

23rd Dist.—Marshall Snyder, Rep., Ind. Le., Prog., pledges himself to support all proper measures that will relieve New York from its burden of unnecessary taxation.

Bronx County:

32nd Dist.—Wm. S. Evans, Dem., Ind. Le., favors Home Rule.

34th Dist.—Abraham Simonoff, Rep., favors Home Rule.

35th Dist.—Joseph M. Callahan, Dem., Prog., is heartily in favor of Home Rule.

Queens County:

3rd Dist.—Wm. H. O'Hare, Dem., Ind. Le.,

Prog., will continue to work for Home Rule for New York City.

4th Dist.—George E. Polhemus, Dem., Ind. Le., strongly favors Home Rule, not only for city, but for boroughs of New York City.

Outside New York City.

Albany County:

1st Dist.—Clarence F. Welsh, Rep., favors Home Rule which is consistent with the maintenance of proper relations among the municipalities and between the municipalities and the State.

Nassau County:

E. W. Wallace, Dem., Soc., favors Home Rule.

Westchester County:

1st Dist.—Thos. H. Harding, Dem., Ind. Le., Amer., Nat. Prog., non-committal. Will deal fairly with the matter.

Clinton County:

John E. Judge, Dem., favors Home Rule principle.

Erie County:

4th Dist.—James V. Downey, Rep., firmly believes a city should control and manage its own municipal affairs and that the State should control in its sovereign affairs.

Jefferson County:

1st Dist.—H. L. Vincent, Dem., strongly favors Home Rule.

Monroe County:

1st Dist.—James A. Harris, Rep., non-committal.

4th Dist.—John W. McCracken, Dem., Nat. Prog., heartily favors local self-government and opposed to State interference except where necessary.

Oneida County:

2nd Dist.—John H. Spring, Dem., Ind. Le., favors and will support Home Rule legislation for New York City and other municipalities.

Louis M. Martin, Rep., Prog., favors substantial Home Rule for New York City.

Schoharie County:

George A. Parsons, Dem., will support measures for city's control of its internal affairs.

Steuben County:

John Comosh, Dem., stands for Home Rule for New York City.

Wayne County:

Frank D. Gaylord, Rep., non-committal; will give it consideration.

A. M. Jurden, Dem., is an earnest advocate of the principle of Home Rule for New York City and every other locality.

### Bergen Avenue a "One Way" Street.

On account of the storage of massive iron girders and other building material (to be used in the construction of the connection between the elevated extension of the subway at 149th street and Bergen avenue, and the Third avenue elevated railway at 143d street), on both sides of Bergen avenue, at some points narrowing the thoroughfare to less than 15 feet, the Civic Bureau requested Secretary Reid of the Bronx Board of Trade to communicate with the Police Commissioner, calling his attention to the existing conditions, and requesting that Bergen avenue be made a "one way" street, while this condition exists, at any rate, and that signs be erected at both ends of Bergen avenue, and along its length, informing the drivers of all vehicles of these temporary restrictions.

The Secretary has also been requested to communicate with the Commissioner, thanking him for the establishment of the safety zone at 148th street, Willis and Third avenues, but at the same time urging that the officers stationed at the said safety zone be instructed to see to it that the regulations prohibiting vehicular traffic through it be more stringently enforced.

### Inspection Made.

Upon the invitation of the Public Service Commission, members of the Traffic and Waterways Committee of the Bronx Board of Trade made an inspection last week of the Diagonal station and connection work on the new Lexington avenue subway at 42d street and Park avenue and observed the progress that is being made and some of the tremendous engineering difficulties which are being encountered there. The Diagonal station is located approximately upon the site occupied for years by the old Grand Union Hotel, and extends partially under 42d street. The delegation included Olin J. Stephens, chairman, and Charles E. Reid, secretary. Members of the committee expressed themselves as pleased with the rate of progress that has been made in spite of the great difficulties.



## LEGAL NOTES AFFECTING REALTY

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

### Good Faith of Broker.

A LANDOWNER intimated to a broker with whom he listed his property for sale that if he could not secure the price named he would be willing to consider less. The broker subsequently, remarked to a prospective purchaser that if the latter would let the broker work it out for him he might be able to buy it for a little less. In an action for commission on the sale, the Arkansas Supreme Court, *High v. Marshall*, 187 S. W. 433, held that this was not fraudulent conduct toward the owner as a matter of law; it was merely a circumstance for the jury's consideration in determining whether or not the broker acted in good faith.

### Subletting.

A partnership took a lease of premises which stipulated that the lessee might sublet the premises upon the lessor's written consent. The partnership subsequently incorporated under the same name, without notice of the change to the lessor or his consent to the assignment of the lease by the partnership to the corporation. The Texas Court of Civil Appeals, *A. Harris & Co., Inc. v. Campbell*, 187 S. W. 365, holds that there was no such privity to the lease contract as entitled the corporation to sue for damages from the lessor's refusal to allow a subletting.

### Executory Contract.

Upon entering upon a contract to purchase land, the purchaser becomes possessed of an equitable interest or estate therein; while the vendor continues vested with legal title in trust for the purchaser to convey when required and also as security for payment of the balance due. But the purchaser does not acquire equitable title until he has so performed the contract as to have a right to legal title. The vendor's interest in land under an executory contract of sale is subject to the lien of a judgment and can be reached through an attachment of the land—*Reid v. Gorman*, South Dakota Supreme Court, 158 N. W. 780.

### Forcible Entry.

One cannot maintain an action of forcible entry and detainer who at the time of his dispossession was not in the exclusive possession of the land, though there is an exception to the rule when one tenant in common has been dispossessed by his cotenant. The object of the forcible entry and unlawful detainer statutes is to preserve the peace by preventing one not in the actual possession of land from resorting to physical force, threats or intimidation to gain possession, and the issue in such cases is not one of title or right to possession, but whether the plaintiff was in actual possession, and whether he was dispossessed by the defendant. The Kansas City Court of Appeals, *Bixeman v. Reichel*, holds that a purchaser in possession under a contract for a conveyance or by oral permission of the vendor, and merely as a licensee, to till the farm and make repairs preparatory to taking possession after sale, was not in such exclusive possession, at the time of his dispossession by the vendor, as to enable him to resort to an action of forcible entry and detainer.

### Right to Lien Against Lessor.

Under New York Lien Law (Consol. Laws c. 33) section 3, providing that where a lienor has contracted with a lessee, but not with the owner, the owner's interest in the property may nevertheless be held subject to a lien, although express consent by the owner is not necessary to charge the property with the lien, and may be implied from his conduct indicating willingness to have the improvements made. Consent must be affirmative, and not a mere vacant or neutral attitude, and where a lessor consented to the installation of an electric lighting system by the lessee in addition

to that provided for in the lease for which the lessor was to pay, expressly conditioned, to the knowledge of both the contractor and lessee, upon the owner being exempt from all liability, the New York Appellate Division holds, *Marsh v. Lemon Thomson Realty Co.* 160 N. Y., Supp. 138, that the contractors may not be heard to say that they furnished labor and materials upon the faith and credit of the lessor, and cannot enforce a lien against the lessor.

### Fire Policy.

The owner of insured property assigned all his property for the benefit of creditors, and the assignee took immediate possession. The fire policy provided that it should be void if any change, other than death, took place in the interest, title, or possession of the subject of insurance. In an action on the policy the South Dakota Supreme Court holds, *Smith v. Security Mutual Fire Inc. Co.*, 158 N. W. 991, that the policy became void and unenforceable by the insured's trustee in bankruptcy.

### Tenant's Deposit.

The provision of a lease for a term of three years at an annual rental payable in monthly installments, whereby the lessee deposited a certain amount with the lessor as security for his performance of all the terms and covenants of the lease, to remain with the lessor until the end of the term, and that if the premises should become vacant during the term the lessor might re-enter by summary proceedings or otherwise and relet the premises as the lessee's agent, paying any excess of rent to the lessee,

who was to remain liable for any deficiency of rent, was not, it is held by Special Term, Kings County, *Blumberg v. Corday*, 160 N. Y. Supp. 613, terminated by the lessor's dispossession of the lessee for nonpayment of an installment of rent. Under such provision, and in view of the fact that the deficiency of rent, if any, chargeable to the tenant, could not be determined before the end of the term, the lessor had the right to hold the security until the end of the term, so that the lessee's action to recover it, brought before that time, was premature. In such action, the lessor's claim for damages by reason of the lessee's alleged failure to comply with the covenants of the lease to keep the premises in repair, to obtain and keep accident and liability insurance, to pay for gas used on the premises, etc., were proper offsets.

### Breach of Lease.

The Arkansas Supreme Court, *Person v. Williams*, 187 S. W. 1063, holds that, where the landlord breaks his lease contract by refusing to deliver possession of the premises, the measure of the tenant's damage is the difference between the reasonable rental value and the stipulated rent for the premises, and does not include reasonable profits from cultivation. In such case, the tenant cannot recover any damages in the absence of evidence of the agreed rent; there being then no evidence to show what the damages were.

### Right to Remove Building.

The Michigan Supreme Court holds, *Higginbottom v. Phillips*, 158 N. W. 130, that a building erected without agreement with any one by F, a subtenant from month to month of D, the original lessee, and sold by him to M, who became tenant of, and paid ground rent to D, may be removed by P, he having bought it of M, and being still in possession, and M being still treated as tenant of it.

## TAXPAYERS FACE \$211,000,000 BUDGET

### Laurence McGuire Gives Views on Serious Situation—Every Prospect for Increase Next Year

IN relation to the 1917 Budget just completed by the Board of Estimate, Laurence McGuire, president of the Real Estate Board, said:

"Last fall, when a budget of \$212,956,111.54 was announced for 1916 the city authorities took occasion to emphasize the fact that nearly \$14,000,000 of this was attributable to the Direct State Tax. This year the budget for 1917 has just been announced at \$211,115,016.82, and there is no Direct State Tax. In other words the city budget for 1917, without a State tax, is \$12,133,861.01 larger than this year's.

"It cannot be denied that both the Mayor and the Comptroller make out a very good case for the increase in the budget. Debt service takes \$6,500,000. Of this maturing Queens County bonds take \$2,500,000; rapid transit bonds, \$1,000,000; redemption of serial bonds, \$1,000,000; and of special revenue bonds, \$875,000; sinking fund installments, \$500,000. Of the other items schools take more than \$1,500,000; widows' pensions, more than \$1,250,000; tax deficiencies, \$1,000,000. Increases in the police force and in policemen's and firemen's salaries take about \$795,000. Other miscellaneous items foot up to \$1,000,000.

"In view, however, of these alarming figures, taxpayers cannot help estimating the sort of budget that will have to be made up in the fall of 1917 to provide for the expenditures in 1918. Judging by experience there seems to be absolutely no hope of any appreciable reduction in the budget. Then there is a State tax to be levied. So we may start with a local budget of approximately \$211,000,000.

"The increase for debt service and pay-as-you-go policy will probably be about \$10,000,000. The Board of Education will certainly not correct its habit of asking annually for a huge increase. Let us estimate that at \$1,500,000. The other mis-

cellaneous items let us place at approximately \$2,500,000. This makes a total for the city budget of nearly \$225,000,000, and if there is a State tax, as most likely there will be, this we may place at approximately last year's figure, \$14,000,000. This makes a total budget of \$239,000,000, to be made up by the administration on November 1, 1917.

"The debt service increases are in the main unavoidable. But some will question, as the Real Estate Board did a year ago, the wisdom of making the pay-as-you-go policy compulsory, because of the sharp increase it is making in the budget and the tax rate. There is no reason why the process could not have been spread over ten years instead of four.

"The fact that we are spending nearly \$1,500,000 for widows' pensions seems to have had no apparent effect on the Charities Department. The Department actually asked an increase of \$1,000,000.

"But one thing seems plain. If we must provide such staggering sums, why should real estate pay nearly all of it? Taxpayers should absolutely insist on the city officials taking immediate and aggressive steps to secure new revenue from other sources than real estate, so that this tremendous burden of taxation may not fall entirely upon real property.

"Real estate is paying 90 per cent. of the city taxes and more than 70 per cent. of the State taxes. City property is also over-assessed, while it is notorious that property up State is assessed too low.

"It seems incredible that with a budget amounting to unheard of proportions city officials can be indifferent on this question, and the Real Estate Board feels it its duty to call the attention of taxpayers to the very serious situation which confronts them and to the necessity for urging that some definite intelligent program be immediately formulated and executed for making other forms of property do their share towards supporting the government."



# LAWS GOVERNING REGULATION OF TENEMENTS

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

By HARMON ACKERMAN, Member of the New York Bar

### PART THREE

**F**OLLOWING is printed the third installment of the laws governing the regulation of tenement houses. These laws are presented in a concise form for the benefit of tenement house owners and managers.

#### Roofs.

**Bulkhead and Scuttles on Roof.**—Buildings built prior to April 10, 1901, must have bulkheads or scuttles not less than 21 inches by 28 inches; after that date they must be 2 feet by 30 inches. Scuttles must be covered on the outside with metal; also must be provided with stairs or stationary ladder leading thereto and easily accessible to all tenants. Scuttles must be in ceiling of public hall. Access through scuttles to the roof must be direct and uninterrupted. Scuttles must be hinged so as to readily open.

Every bulkhead must have stairs with hand rail to roof.

Door leading to roof must not be locked with a key, but may be fastened on the inside by movable bolts or hooks. (T. H. L., Sec. 32.)

**Leaky Roofs, etc.**—Roofs, skylights, walls and windows must be kept in a very good condition of repair so that rain water does not enter building; all rain water must be drained. (C. O., Chp. 20, Art. 4, Sec. 59; T. H. L., Sec. 102.)

**Water Tanks on Roofs.**—Water tanks must be kept covered and ventilated. When used for holding drinking water or for domestic use they must be cleaned at least once a year or as often as the Department of Health directs. (C. O., Chp. 20, Art. 4, Sec. 61.)

#### Rooms.

**Rooms, Lighting and Ventilation.**—In building built prior to April 10, 1901, no room can be occupied for living purposes unless it has a window opening directly upon the street, or upon a yard not less than four feet deep or above the roof of an adjoining building, or upon a shaft or court not less than 20 square feet in area open to the sky without roof or skylight, unless on the top floor, where the room is adequately lighted and ventilated by a skylight opening directly to the outer air.

If the room does not comply with the foregoing it must be provided with a sash window opening into an adjoining room in the same apartment which latter room opens directly on a street or yard not less than four feet deep or it is connected with a similar sash window or series of windows with such an outer room.

Sash windows to be vertically-sliding pulley-hung, sash, not less than 3x5 feet between stop heads.

Both halves of window must open easily; the lower half must be glazed with translucent glass.

If windows of the prescribed width cannot be constructed, the department may prescribe some other method.

An alcove of no less dimensions than sash windows, in addition to the usual door opening, is deemed a compliance with the law.

If the rooms do not open directly on the street the department can require that they be painted white or kalsomined white. (T. H. D., 73.)

**Basement and Cellar Rooms.**—No rooms in basement or cellar can be occupied for living purposes without written permit from department. In buildings built prior to April 10, 1901, before the permit will be issued, the following requirements must be met. Room must be at least seven feet high, ceiling must be two feet above surface of street; there must be appurtenant thereto the use of a water-closet; there must be outside and adjoining the room an open space of two

feet six inches which must be well drained. One room at least must have window opening directly to street or yard of 12 square feet in size and readily opened for ventilation. It must have sufficient light, be well ventilated, well drained and dry and fit for human habitation. (T. H. L., Sec. 95.)

**Floors of Basements and Cellars.**—Floor or cellar or lowest floor of every tenement house must be free from dampness and, when necessary, shall be concreted with four inches of concrete and with a finished surface. (T. H. L., Sec. 100.)

**Cellar Ceilings.**—Cellar ceilings must be plastered when required except when it is well sheathed with matched boards or covered with a metal ceiling, or where first floor above cellar is constructed of iron beams and fireproof filling. (T. H. L., Sec. 100.)

**Boiler Room Protection.**—Boilers which supply power to passenger elevators and steam or electric pumps, if location is in the lowest story, must be surrounded by a dwarf brick wall laid in cement mortar, or other waterproof construction, so as to exclude water to depth of two feet above floor level, preventing the flow of water into the ash pit boiler. (C. O., Chp. 5, Art. 28, Sec. 584.)

**Cellar Walls and Ceilings.**—Cellar walls and ceilings must be whitewashed or painted a light color; same to be renewed when necessary or as may be required by Tenement House Department or Board of Health. (C. O., Chp. 20, Art. 4, Sec. 60; T. H. L., Sec. 101.)

**Overcrowding and Ventilation of Rooms.**—Four hundred cubic feet of air is required for each adult, two hundred feet for each child under twelve years of age. This is to prevent overcrowding in tenement houses. (T. H. L., Sec. 111.)

**Wall Paper.**—No wall paper shall be placed on wall or ceiling unless the old paper is removed and walls and ceilings are cleaned. (T. H. L., Sec. 107.)

**Damp Cellar or Room.**—If cellar or any room is damp or penetrated by gas smell or exhalation, prejudicial to health, it cannot be rented, hired or allowed to be used for place of sleeping or residence. (C. O., Chp. 20, Art. 3, Sec. 54.)

#### Shafts and Courts.

**Shaft and Inner Court.**—At the bottom of every shaft and inner court a door must be provided so that it may be cleaned. If a door or window is already installed, it is a compliance with the statute. If the shaft or inner court is not in compliance in size with the Tenement House Law a fireproof self-closing door must be provided. (T. H. L., Sec. 105.)

**Wall of Yard Courts Painting.**—Walls of all yard courts, inner courts and shafts, unless built of light colored brick or stone, must be whitewashed or painted a light color; to be renewed when necessary or required. (T. H. L., Sec. 105.)

**Dumbwaiter Shafts.**—Dumbwaiter shafts which extend into the cellar or lowest story, except such as do not extend more than three stories above the cellar or basement in dwelling houses, must be inclosed in the cellar or lowest story with walls of brick eight inches thick, unless already inclosed in some form of construction conforming to the requirements prescribed for new dumbwaiter shafts. (C. O., Chp. 5, Art. 18, Sec. 373, Sub. 8.)

#### Sidewalks.

**Repair of Sidewalks.**—Sidewalks must be paved and kept in good repair; also curbs and gutter of street in front of building must be kept in good repair. (C. O., Chp. 23, Art. 15, Sec. 181.)

**Obstruction and Nuisance.**—Sidewalks, flagging and curbstones in front of building must be kept free from obstruction and nuisance of every kind or anything

that may be dangerous or prejudicial to health.

**Snow and Ice.**—Four hours after snow ceases to fall it must be removed. The hours between 9 p. m. and 7 a. m. are not included in the four-hour period. A penalty of \$3 and costs is imposed for violation of this section. (C. O., Chp. 22, Art. 3, Sec. 21.)

**Vault Covers.**—If vault covers present a slippery surface, thirty days' notice to substitute one that can afford secure footing is given. If notice is not complied with a penalty of \$100 can be imposed. (C. O., Chp. 23, Art. 17, Sec. 243-244.)

**Water.**—Water or other liquid is not permitted to run from or out of building upon or across sidewalk or curbstone. Ice accumulation is also prohibited. (C. O., Chp. 20, Art. 14, Sec. 271.)

#### Sinks.

**Public Sinks.**—Woodwork enclosing sinks in public halls or stairs must be removed and spaces underneath sinks must be left open. They must be kept in good repair, well painted with light colored paint. (T. H. L., Sec. 98.)

#### Tanks and Pumps.

**Tanks and Pumps.**—At one or more places on each floor tank pumps or other appliances are necessary to receive and distribute a sufficient and adequate supply of water all times of the year, night and day. (T. H. L., Sec. 103.)

#### Water-closets.

**Water-closets.**—Adequate privies or water-closets must be maintained, well lighted and ventilated. (C. O., Chp. 20, Art. 14, Sec. 284.)

#### Woodwork in Water-closets.

Woodwork enclosing all water-closets must be removed from the front of said closets and the space underneath the seat shall be left open. They must be kept in good condition and repair, well painted with light-colored paint. (T. H. L., 97.)

**Water-closets.**—Water-closet accommodation in building built after April 10, 1901, must have separate compartments and must have a window opening on street or upon yard, court or vent shaft. In buildings built prior to April 10, 1901, the compartment must have a window opening on street or yard not less than four feet deep, or court or shaft not less than 25 square feet in area, open to the sky without roof or skylight. Window must be not less than one foot by three feet between stopheads and must readily open.

No water-closet can be maintained in a cellar without special permit in writing from the Tenement House Department. When water-closets are situated on top floor and lighted by skylight or situated at bottom of shaft or court covered by a skylight containing 3 square feet of glazed surface and can be readily opened, no windows necessary. (T. H. L., 93.)

#### Windows.

**Projection of Windows.**—Bay-windows, oriel windows and show windows are not permitted to project more than one foot beyond building line. (C. O., Chp. 5, Art. 21, Sec. 449.)

**Wire Glass, Transoms and Windows.**—All transoms and windows opening into hall where paint, oil, spirituous liquors or drugs are stored, must be glazed with wire glass or be removed and closed up as solidly as the rest of the wall. (T. H. L., 41.)

#### Miscellaneous.

**Alterations.**—Before alterations are commenced a detailed verified statement and plans of the alteration must be submitted to the Tenement House Department. (Forms furnished by the Tenement House Department.) (T. H. L., 120.)

**Ashes, Cinders and Rubbish.**—Dirt

(Continued on page 633)



# BUILDING MANAGEMENT

## SOME ADVANTAGES OF THE QUANTITY SYSTEM OF ESTIMATING BUILDING CONTRACTS

By G. ALEXANDER WRIGHT, Architect\*

THE principle of measure and value, or payment by measurement, usually designated as the Quantity System, is based upon equity and square dealing. On large work it is used in Germany, France, Ireland, England, Australia, Scotland, and even in South Africa, where some thousand miles or more north of Cape Town we find not only an Institute of Architects, but an Institute of Quantity Surveyors, and it is a significant fact that in no instance where the system has been once established has it ever been abandoned for their former haphazard methods, and which corresponds with those we have employed for generations past and still use.

### Advantages of System.

Among the advantages and improved methods of estimating afforded by the Quantity System may be mentioned: First, the enormous saving of time and money now wasted by numerous bidders all doing the same thing, going over the same ground.

Second: Safer bids will be made, as the volume of work to be performed is clearly indicated by the Bill of Quantities, which is the essence of the contract.

Third: No expense to the bidder, the owner pays for his own quantities "knowingly," and they benefit him as well as the contractor.

The owner pays now, but this fact is not emphasized or brought to his attention, and so he does not know it. The percentage added to a bidder's net cost is now all profit, a certain portion of such percentage is absorbed in costs of running his business and similar overhead charges, which ultimately are, of course, paid by the owner.

Fourth: Saving of disputes arising from extra claims which often occur through vagueness of drawings, and omissions, or other error in specifications.

Fifth: Better opportunities for the careful competent bidder. With the Quantity System the bidders all work upon the same basic facts. The incompetents cannot omit or forget the painting, glass or other items, and so they work away from more careful or competent bidders.

Sixth: Better work and more harmony will result, for the reason that if no part of the work has been omitted there will be less temptation to "let up" on the work, and which usually results in dissatisfaction, if not friction or worse.

Seventh: Misunderstandings reduced to a minimum. The Bill of Quantities is the "interpreter" of what is intended, a sort of clearing house for the drawings and specifications.

### Protection Assured.

Eighth: Neither party to the contract can obtain any advantage over the other on quantity or description of work.

Ninth: No disputes with sub-bidders, it being clearly stated what each trade is to furnish.

Tenth: Contractors having much less figuring to do can then devote more time and give more attention to buildings in hand, and especially in supervising and directing their sub-contractors, which is much wanted now.

Eleventh: Owners and architects would be less liable to have inferior contractors as the lowest bidders.

Twelfth: Fewer extras. These are usually a trouble to all concerned.

Should any occur, they can be easier adjusted: the schedule prices govern in such case.

Thirteenth: The architect or engineer, if he so desires, can have the advantage of collaboration with the professional Quantity Surveyor, who also would be available when preliminary figures are required, which information is now so often furnished by the contractors, thereby creating an undesirable obligation.

Fourteenth: No change or re-organizing of architects' or engineers' offices necessary; while much detail work, now involved when taking figures, will be taken care of by the Quantity Surveyor's office.

Fifteenth: When contracts are signed, the drawings and specifications will previously have been made as complete as it would be possible to make them, thereby avoiding subsequent inconvenience to the contractor and his foreman on the job, and doing away largely with inquiries at the architect's offices by contractors during progress of the work.

The particular system suggested for our use should be one best adapted to American needs and sentiment, a practical system, which would meet our special requirements and endorsement. Such a system has been under consideration for some years past, one that is expected to meet with general approval and adoption, at least until experience or wiser heads suggest something better. For many reasons it would be undesirable to accept the English system in either of its forms. That is to say as a "system" for general use. The great principle it stands for, however, viz.: that of giving as well as receiving a square deal, can be both accepted and used with much advantage to both owner and contractor. It suggests no haphazard or guesswork methods, which is true business and fair to all.

### Outlook Favorable.

Now, very briefly: How can this system be adopted? It takes time of course to get rid of old customs or old habits, however bad they may be. But considerable progress has already been made, and the outlook all over the country favoring better methods is now certainly encouraging. At the inception of this movement, however, in 1891, it was not easy to find anyone willing even to admit that betterment in estimating conditions was necessary, or even possible, and there were fewer people still who knew anything about the Quantity System. Happily we are a progressive people, and things are not done to-day as they were twenty or thirty years ago. Indeed, it is now very generally recognized that estimating and certain contract conditions are about as bad as they can be. Quite recently it was stated by an experienced contractor, whose opinions both deserve and command respect, that if a bidder figured to do everything just exactly as it was called for, he would not get one job in fifty, and the reasons why are well known to those in the business.

After once the principle and the safety of the Quantity System are understood after its many advantages are recognized, its equity between owner and contractor, becomes immediately manifest.

To adopt the system generally, the organization referred to hereafter advocates that the United States Government and every State and country in the Union should furnish, free of cost, to every bidder detailed Bills of Quantities, setting forth clearly and squarely exactly what quantity and nature of work

it is that a bidder will, if successful, be required to perform in order to properly complete the contract. The next step, it is thought, will be that municipalities will follow the same practice. The advantages obtained will quickly become known to every locality among private owners and the building community, and the present practice, which is already tottering, will be a thing of the past, and we shall all be wondering why such a labor saving, sensible method has hitherto been neglected in the present day, and in our generation.

Accuracy and honesty are the quantity surveyor's chief essentials, apart from his professional ability. It seems, therefore, that the practice of quantity surveying should be legalized in each state, somewhat similar to that of the public accountant, through examination and subsequent issue of licenses to persons thus qualified and wishing to practice. The furnishing of surety company's bonds by the quantity surveyor has been suggested in some quarters to guarantee his accuracy and honesty, but it would seem that until a similar guarantee is demanded from other technical practitioners the expediency and efficiency of this course may fairly be questioned.

### Organization Formed.

It may be stated, perhaps, that to still further advocate the adoption of better estimating methods and more satisfactory contract conditions, an organization was formed last year known as the American Institute of Quantity Surveyors, which is doing much good work along these lines. Its membership is open to all architects, engineers, contractors and others (including owners) who are in sympathy with the efforts being made to bring about better conditions. The dues are merely nominal including the official bulletin every month, which gives the progress of this movement throughout the United States, while its columns are open to all for suggestions or inquiries regarding the work of the organization in general, or the Quantity System in particular.

It may, perhaps, be only fair to add (with due modesty, however, let us hope) that to San Francisco belongs the credit of being the first city in the United States in which a systematic effort was ever made to bring about better estimating conditions such as the Quantity System affords. This movement commenced many years ago, in 1891, when in the month of April an informal address and discussion took place before members of the Builders' Association of California (now the General Contractors' Association).

### Progress Resumed.

In 1905 a paper on this subject was given and discussed before the Technical Society of the Pacific Coast. The conflagration in 1906 somewhat disturbed the progress of the work temporarily, but it was soon resumed and brought once again to the front. It has since grown until now the movement has spread from the Pacific to the Atlantic and from Boston to New Orleans. Everywhere to-day the subject is being received by engineers and contractors, as well as by architects, with the greatest interest, I can testify as to this, having completed a tour of some 14,500 miles undertaken solely for the purpose of meeting the leading architects, contractors and engineers of our large cities, and of personally still further advocating higher contract ideals and better methods, such as always follows the adoption of the Quantity System of Estimating.

\*Mr. Wright is the President of the Technical Society of the Pacific Coast, and an honorary member of the Quantity Surveyors' Association.



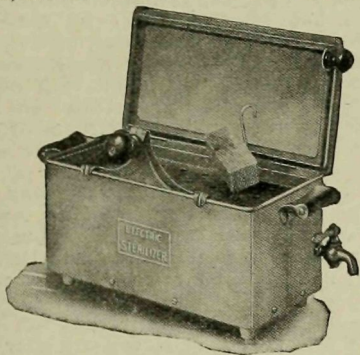
## NEW AND USEFUL APPLIANCES

Novelties and New Applications of Familiar Devices,  
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

### New Sterilizer.

**A**N electric instrument sterilizer is being offered with additional features of convenience and protection. The equipment is stated to be unique in that it does not contain wire, ribbon or enamel, which are liable to be destructive,



but is made of a non-expansive metal deposit on mica, which according to the manufacturer makes it practically indestructible.

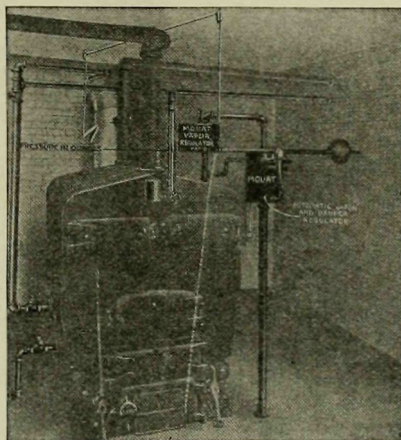
The instrument tray may be raised to the level of the tub and will stay in that position. The tray, however, is not attached to the cover, which is freely raised and lowered by itself. There are no attachments to prevent the entire removal of the tray. For convenience in emptying the sterilizer, a draw-off faucet is provided, and the side handle designed for raising the cover is out of the steam and as a result, cool. The electric sterilizer is being made in four sizes. The manufacturers claim that it is the only electric sterilizer equipped with a wireless feeder.

### Unique Lighting Fixtures.

**I**NCORPORATING what is said to be an entirely new principle of construction a line of lighting fixtures has been placed on the market. The striking feature, which is claimed for these fixtures, is their use of a series of filtering planes of diffusing glass, surrounding the light source, so that no rays strike the eye without first passing through them. The object of these planes is not only to diffuse the bright direct light of lamps with high intrinsic brilliancy, thereby minimizing the glare, but also to eliminate any injurious rays that might be presented. The planes are spaced apart from each other, somewhat like the vanes on a turbine, so that they also allow free ventilation about the light source. Various arrangements of the planes are possible, among them the conical, cylindrical, and a shape resembling the lower part of an acorn. These arrangements permit of variation of the reflecting character of the fixture, making it possible to throw the light downward, upward or laterally. The planes are supported between a slotted top ring and a notched lower guide, resting on a felt pad to protect them at the bottom; the pad is covered with a cap and bottom knob. A slightly modified mounting is used for cylindrical pendent and desk fixtures. In appearance the glass part of the fixture presents a novel, soft, glowing effect that is quite pleasing to look at. The metal parts of the fixtures are either quite plain or more or less ornamental to suit requirements. The fixtures are adaptable for the lighting of stores, offices, banks, libraries, schools, etc. They are intended, with the exception of the desk lamp, for use with gas-filled tungsten lamps, thus making an efficient unit.

### Vapor Heating System.

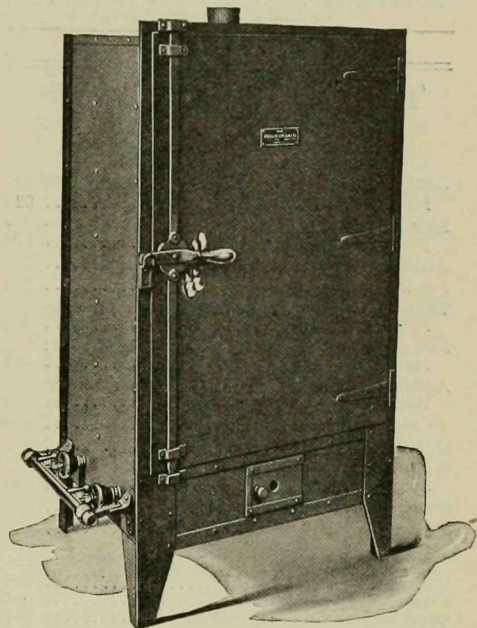
**F**EATURES different from those incorporated in any other system are claimed for a graduating vapor heating system, which in spite of its comparatively short period of time on the market has come into considerable use. The manufacturer claims that heating under this process eliminates one of the objections to steam and hot water systems, namely the inability to satisfactorily regulate the heat to conform to sudden temperature changes or individual preferences. The manufacturer states that his graduating vapor system furnishes mild, healthful heat when and where it is wanted, and in just the right amount to suit varying weather conditions or individual requirements. Any desired percentage of any radiator may be heated without attention to the boiler by simply turning the graduating valve on the radiator. The system is stated to be very quick in action, and is capable of increasing or decreasing the temperature with great rapidity. It is claimed that in five minutes or less,



after the fire is stirred up or the dampers opened, vapor will begin to circulate through the pipes in about 212 degrees temperature, and the effect is immediately apparent. When hard coal is used for fuel, attention to firing is required only twice in twenty-four hours under ordinary conditions, on account of the sensitive regulation afforded by the automatic regulator. Several interesting features have been combined as part of the operating process of the graduating vapor system, among them the vapor regulator, which is stated to be very accurate in operating the boiler dampers when this fuel is used. The regulator is constructed on the principle of a hydrostatic balance. It is automatically operated by water which is moved by an auxiliary tank to a movable receptacle, and vice versa, by the variation of vapor pressure in the boiler. The auxiliary tank is filled with water by hand when the system is started and is automatically kept full of water by the condensation from the supply pipe which furnishes vapor to operate the regulator, any surplus water being carried back to the boiler through the overflow pipe. Another part of the heating system is a pressure gauge which indicates the pressure in ounces by water elevation.

### Low Temperature Oven.

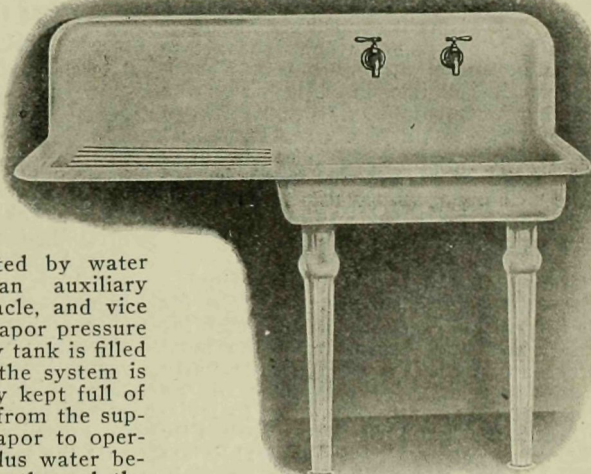
**T**HE low temperature oven illustrated on this page is stated to be particularly suitable for hotel and restaurant use, although they may be also employed for drying and lacquering where the pieces to be handled are of light weight and where a temperature of not more than 300 degrees Fahrenheit is required. They are made in two styles, single wall and double wall, the latter being preferable for most purposes. Direct heat is employed in both instances. The ovens are constructed of high grade



galvanized sheet steel and are made to withstand the most severe work. A flue collar is provided at the top and if desired vent holes at the sides or at the front or back are supplied. Three removable shelves are supplied with each oven, each equally spaced. The low temperature ovens are constructed with either single or double walls to meet individual needs, the inside width of the single wall ovens being approximately the same as the overall width. In the double wall ovens, it is 2 inches less than overall. The inside depth of single wall ovens is one inch less than the overall depth, whereas in double wall ovens it is 2 inches less than overall.

### One-Piece Sink.

**A**ONE-PIECE sink embodying new features has been placed on the market. It has an enameled rolled rim and drain board which may be placed on either the right or left hand side. Its principal feature is that the entire fixture with the exception of the adjustable leg, may be supplied either enameled or painted to meet the requirements of the purchaser at a small extra cost. The sink is supported by a concealed wall



hanger and bracket and a sink plug strainer is also furnished by the manufacturer as part of the equipment with each product.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The Traffic and Waterways Bureau of the Bronx Board of Trade has been very active for some time past with officials of the New York Central Lines, with a view to increasing the service on the Harlem Division of that railroad, and has met with success, the time table effective October 15 showing that seven trains have been added to the schedule.

The cost-plus-a-certain-percentage basis for building contracts has had the pronounced preference of contractors over lump-sum bids this year, even for small contracts. He would be a daring bidder who would take a chance on steel going lower, for example. Under these circumstances when the workmanship of the most skilled craftsmen costs no more than the poorest, the contractors who have the reputation of doing only good work win the best contracts going.

Some people are still obsessed with the idea that the abnormal taxation of vacant land would ease the housing problem, lower rents and taxes and start a building campaign, when the fact is that ninety-nine owners out of a hundred with "eligible building sites ripe for improvement," as the well-worn phrase runs, would gladly sell at market rates. Holding land out of use is better understood abroad than in American cities, where the real estate developer and speculative builder are more active than anywhere else in the world.

The Real Estate Board is bringing home the question of Home Rule for New York City to the candidates for the Senate and Assembly in the most direct and effective way. If the party nominees asking for the votes of tax and rent payers are not going to legislate for the good of New York City when they get to Albany, the Real Estate Board, for one, would like to know it. Good citizenship dictates and warrants this interrogatory action, which should have been established as a custom years ago.

### A Brooklyn Realty Problem.

With the passing of time buildings become obsolete and must either be altered to fit modern conditions or give place to new structures. In the case of brick and stone private dwellings of the type erected a generation ago in Brooklyn, when they are not in the path of business expansion, the only way they can be modernized is by altering them into three-family houses.

This course has been advised by the Brooklyn Board of Real Estate Brokers, which has advocated for years at Albany a change in the law that will permit it, and has been opposed by the Tenement House Committee of the Charities Organization. Efforts to compromise matters through the medium of formal conferences have so far failed, and the owners, believing themselves fully justified in their claims, are renewing the public agitation of the question preparatory to again introducing a bill that will modify the sternness of the Tenement House Law and give them relief.

At present the law requires rooms of certain dimensions quite impossible to obtain by altering the narrow dwellings, as Brooklyn lots are but twenty feet wide. The only alternative is to take the three-family house which would result from the alterations the Brooklyn owners desire to make, out of the jurisdiction of the Tenement House Department, or else amend the law so as to permit the houses to be replanned in a manner adaptable to the peculiar circumstances existing in Brooklyn, primarily caused by the narrowness of building sites.

Thousands of dwellings which, when they were new, were considered the last word in city housing, because of the development of the Flatbush sections, with their newer types of architecture and more commodious grounds, have had their popularity and value lessened. Fifteen years or more ago they were readily salable at ten to twelve thousand dollars; now they are rarely marketable at eight thousand or even less. The Superintendent of Buildings, Mr. Carlin, says fifty million dollars would be a moderate estimate of the total value that would be added to the city tax list if owners were permitted to convert these substantial old single family dwellings into three and four-family apartments. The rooms would in most cases, he says, be as light and sanitary as the apartments in tenement houses built under the new law.

Plainly, there should be some legal way of utilizing these houses according to modern ideas. Small suites of rooms at low rentals, such as these large dwellings would provide, if they could be altered, are one of the great needs of modern city life. Brooklyn, rather than Manhattan, is the borough which might be expected to supply this accommodation. Many families now being forced out of the city altogether would be saved as rent-payers, and indirectly as taxpayers, if these old Brooklyn dwellings could be modernized into apartment houses.

### Purpose and Growth of City Debts.

The Park Commissioner in the Bronx has set aside for a new athletic field eighteen acres at the south end of Van Cortlandt Park, now covered by a marsh. He will have the low ground filled in, and running tracks, courts and links laid out on the new surface; and he is hoping the city will grant him an appropriation for a great stadium of reinforced concrete construction.

All of which will be admirable, highly appreciated by the public and a further testimony to the exceptional consideration which New York has for the recreation side of city life, a consideration which has yielded the largest number of parks and playgrounds possessed by any city in the land, and which has cost the taxpayers a great sum of money in the aggregate. Sixty-two million dollars of the city's bonded debt was contracted for recreation purposes, or about one-half of the amount of the debt for schools and sites, and about one-half of

the total of the bonds outstanding on account of docks and ferries.

The bonded debts of American cities have increased with extreme rapidity in late years. Their aggregate in 1912 was nearly double what it was in 1904, and five times the total in 1880. The largest item of indebtedness is naturally that for educational purposes, and the fourth largest is for recreation purposes. That is, the cities of this country, which have more than 30,000 population each have borrowed more money on long-term bonds in order to lay out parks and playgrounds than they have borrowed upon bonds for bridges, public buildings, fire and police protection, or for any other unproductive purpose, save education, highways and sewers.

The productive debts of cities (as distinct from unproductive debts) have mostly been contracted for waterworks. The heaviest debt item of all being for educational purposes, as heretofore stated, the per capita burden on this account had reached \$10.77 by the year 1912, for all American cities, as noted in a bulletin just issued by the Bureau of Municipal Research, an increase of 774 per cent. since the year 1880. In New York City the per capita burden for educational purposes was about \$24.60, in the year 1914, according to the figures given in the Municipal Year Book.

The per capita burden of all American cities having over 30,000 population, on account of waterworks, in the year 1912, was \$16.22; for New York City, in 1914, about \$41. The share of each individual in all American cities for highways was \$10.20; in New York City (including sewers) about \$30. For recreation, in all cities, \$5.36; in New York City, \$12.40. For bridges, all cities, \$3.43; in New York City, \$22.60. For public buildings, all cities, \$2.34; New York City, \$20.20. For fire and police protection, all cities, \$1.25; New York City, no bonded debt on this account.

While these statistics give a fairly accurate statement of the purposes and per capita share of the bonded indebtedness of the general run of cities, as compared with the Metropolis, they do not take into account the remarkable growth in the current expenses of municipal government in American cities. While the annual interest on the funded debt is a large item, the greatest outgo and the largest leaks from city treasuries are through the salary lists of over-manned municipal organizations.

As a rule, there is a reason for bonded debts, whether productive or unproductive, and the taxpayers have had some authority over them; but against inflated salary lists fortified by clandestine mandatory legislation, there is little or no defense for the public. Subsequent reformatory amendments are, however, a possible recourse, and Home Rule legislation, such as the Real Estate Board of New York is trying to prepare the way for, promises the largest measure of relief at this juncture.

### The City Budget.

Without a direct State tax, which last year was held to be most blamable for the high city tax rate, the city budget to be raised this year aggregates the huge sum of \$211,115,016. Subtracting the State tax of \$13,975,000 that was levied last year, the city budget for 1916 was \$198,981,000, while the 1917 budget shows an increase over this of \$12,132,000 in round numbers.

The 1917 tax rate predicted for Manhattan is 2.03, to compare with 2.04 this year; in the Bronx and Brooklyn, 2.08 is the estimated rate for 1917, as against 2.09 and 2.08 respectively this year and 2.10 in Queens, instead of 2.06, as this year.

With this surprising announcement that \$12,132,000 must be raised for the city budget more than last year, explanations to the taxpayers were in order and were supplied by the Mayor. It is due principally to increases in the salary lists, says the Mayor. This is the usual cause of the rising cost of government. In our case the administration has been prevailed upon to add several hundred men to the police force, to grant



voluntary increases on the recommendation of the standardization committee to a large number of employees, and to make certain mandatory increases in other salaries. Widows' pensions, tax deficiencies and the schools indicate the reason given for other increases in the budget.

In fine, the three which stand out most prominently from all, the reasons given for a most extraordinary annual budget are salary increases (voluntary and mandatory), the growing annual interest charge on the funded debt, and the higher cost of educating the young. All of these were more or less reducible, and are to some extent indefensible in times of financial stress like these, and when the chief burden bearer has not recuperated from long years of depressed business conditions.

It must be said that the real estate interests are disappointed. They had hoped that any further increases in salaries would have been offset by a curtailment in the number of employees of an overmanned civil service. At any rate, after the furor raised last year over the imposition of the big State tax, they did not expect that any city administration would be desperate enough to repeat the act.

### Inaccurate Appraisals.

Editor of the RECORD AND GUIDE:

I have had occasion lately to analyze quite a few real estate appraisals, and to look somewhat closely into the methods by which they were reached, and I wish to call attention to a too extensive use of rules and tables in fixing values.

Instead of the excellent guides and cautions, as they were intended, their ease of application and the frequency with which they appear to lead to correct value, as well as the apparent authority for their use, have made it an easy temptation to treat such methods as infallible rules to facts. The worst offenders are the rules of ten per cent. for plottage or key value, and the elaborate tables of averages for short, long, narrow and wide lots.

To illustrate the point, I have a written appraisal from a prominent downtown expert, giving it as his opinion that the rear of a lot, back of the center line of an ordinary block, is worth, not what it could reasonably be sold for in conjunction with the frontage with which it is owned and of which it forms a part, but what it would be worth to the abutting owner if he chanced to buy it, and the seller were able to deliver good title. He arrived at this by applying the frontage rule to abutting lots in different ownership.

In a similar case, a Bronx authority valued interior rearage by subtracting the frontage value from the value of the whole as determined by rule, disregarding the important fact that the front and rear were in different ownerships.

Another appraiser of standing recently explained that he took as the basis of valuing a single lot in separate ownership a recent sale of a large nearby plot in one ownership, and after deducting ten per cent. for plottage, etc., extracted the value of a unit lot, which he applied, without ceremony, to the lot in question, notwithstanding that there was no use to which the single lot could be put in any way comparable to the use of the plot; and none of the land adjoining or abutting the single lot was for sale.

In a recent certiorari case a prominent expert testified that the hold-up purchase price paid for a lot by an adjoining corner owner, struggling to increase his plot for the special needs of his business, was a fine criterion for value, after deducting a few rule percentages.

Close on the heels of these methods of mischief is the practice of too many appraisers of basing values chiefly on sales made long ago under completely different or unknown circumstances, or worse, on previous appraisals, as I found one large concern doing recently.

It is such things that make possible the startling differences in appraisals by different offices, and which amuse or irritate the innocent purchasers of these opinions.

A. W. WARNER.

### Cleaning Up Broadway.

Editor of the RECORD AND GUIDE:

Broadway and streets adjacent are in such a deplorable state as actually to prevent the proper conduct of business. Matters are so bad that a new organization known as the "Broadway Business Men's Association" has been formed solely to take care of the interests of the merchants of the city by handling through the new bureau at 1476 Broadway (Longacre Building) all complaints of the members.

The bureau is under the personal management of David Robinson, who has for the past four years had charge of matters of this kind on Broadway and other prominent streets. It has been found necessary to have an organization solely for the protection of the business houses who want Broadway maintained in proper condition and to promote such matters as go to make Broadway the center of attraction of New York.

Associated on the honorary advisory board are men representing various lines of business, including L. M. Boomer, of the Hotel McAlpin; William R. Hearst, of the New York American; Louis Wiley, of the New York Times; David Metzger, of Campbell, Metzger & Jacobson; Max D. Brill, the Truly Warner retail interests, James Churchill, Carl H. Page, of the automobile section; Marc Klaw, Lee Shubert, William A. Brady, Paul Keith, C. E. Werner, of the lower Broadway section; William C. Hamilton, chairman of the committee on investigations and fake shops; Walter J. Salomon, chairman of the legislative committee; Hirsch, Scheuerman & Limburg, advisory counsel; Edward Pendlebury, advisory engineer.

Any business man in the city can secure the service of the bureau without charge other than the annual fee of \$10. The bureau acts in co-operation with all heads of the city and State departments, public utility corporations and contracting firms affecting Broadway and the streets contiguous.

In the present campaign of clean-up, Mr. Robinson is being aided by J. O. Shipman, Public Service Engineer, in charge of the Broadway and Seventh avenue subways. A daily inspection is made by the bureau officials, and already considerable headway has been made. Preparations are under way to have Broadway in fair condition for election night crowds. The need for such action was recognized by the many firms who believe that the greatest thoroughfare in the world should be kept in proper condition. The Broadway Business Men's Association has shown the way.

DAVID ROBINSON.

### Subway Delays Hurt Realty.

Editor of the RECORD AND GUIDE:

In my opinion the delay of the new subway system of the Lexington avenue line and branches will be long felt by the property owners of the Bronx. In the first place, the Public Service Commission, through Mr. Hodge, publicly declared at a mass meeting at Fordham in February, 1916, that the west side of the Bronx would have the shuttle service on its nearly completed elevated structure from Woodlawn to 149th street by October 1, 1916, and it would connect with the Lenox Avenue subway.

Promises similar to this have been made to the East Bronx, that it would have its extension of the present Lenox avenue subway up White Plains completed this fall.

Now the effect of these assurances made by the Public Service Commissioners, who should know conditions, and are placed in the position to know them by the people, has been that property owners have gone ahead and improved their property and have induced purchasers to buy property. These same people are now discouraged and are pessimists and it will take a long time before we can get them to invest again.

By the nature of the growth of the city (which has been northward), rapid transit is of vital necessity for the great Borough of the Bronx, but this question of transit has been so poorly managed by those who are placed in power for

### 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. 157.—Must the city remove, by law, ashes from office or other buildings?

A. M.

Answer No. 157.—No. There is no law which compels the city to remove ashes. The Street Cleaning Department may, however, remove ashes, waste, etc., if the Board of Estimate makes the necessary appropriation.

Question No. 158.—(1) Can a savings bank in New York State finance a building operation?

(2) If "yes," are there any legal restrictions imposed upon the terms?

(3) Is there any difference in the laws governing property located in New York City, or outside of this limit?

C. O.

Answer No. 158.—(1 and 2) Savings banks may loan money on bond and mortgage on any unencumbered real property situated in this State, but such loan made for the purpose of constructing a building on the property may not exceed 40% of the actual value of the property at the time the loan is authorized. After the building is completed the loan may be increased to 60% of the actual value.

(3) The law governing savings bank loans on real estate makes no distinction between property within the limits of the City of New York and property lying outside the limits.

Question No. 159.—What is the legal rate of commission for the sale of leaseholds in Nassau County?

A. E. T.

Answer No. 159.—The regulations of the Real Estate Board prescribe 5% as the rate for selling leases and leaseholds in the suburbs of Greater New York. The rate in Nassau County is 5%. There is no legal rate, but the charges of this kind being sanctioned by usage, the effect is practically the same.

that purpose that it has driven away a great many industries that would have settled in the Bronx had we adequate transit facilities.

With its dockage and railroad facilities, the Bronx was logically the place for big manufacturers, but the question of transit facilities for its people has been its drawback. Speculative building has practically stopped, not because of the high cost of building material and labor, for these two items can be offset by the cheapness of the land and the income that can be derived from the improvements, but by the lack of transit facilities and nothing else.

In this beautiful borough, which has many natural advantages, renting is very good. This shows that had the original promises of an early completion of the subway been carried out, the borough would now be in an active building movement, irrespective of present conditions in the building trades. The Bronx has lost a great opportunity, for with a change in the cost of material and labor a great many of the investors will be diverted to other sections.

Land is valuable only for what you can use it for. If you divert the speculative builder to some other section, you lower the value of the section that would have naturally received his attention. On the strength of the building operations, prices went up, and on these prices the assessed value has been levied, which is a burden that the property owner must carry until the time arrives when the speculative builder and investor returns.

E. OSBORNE SMITH.



## REAL ESTATE NEWS OF THE WEEK

## Demand for Smaller Investment Properties Noticeable—Cash Deals a Feature

TRADING continued to be good, and the excellent showing of last week was well maintained. The demand for smaller investment properties which has been noticeable, resulted in the acquisition of properties of this kind in various sections of the city. An encouraging feature in this connection, was the fact that a number of the deals were arranged on an all cash basis, which contained no element of trade. It cannot be said that the trading was exceptionally heavy, but it was substantial when compared to that of recent weeks. Aside from the increased number of transactions actually closed, several of the deals were significant, and although individual transactions rarely indicate a trend, they may be cited as evidence of the revived interest which capital is taking in real estate as medium for investment.

Particular interest centered on the announcement that progress was being made for the establishment of a huge industrial colony for the garment industry in Long Island City where it is proposed to make an effort to transplant not only the factories of the manufacturers to the Borough of Queens, but also to provide residential accommodations for the workers to be employed therein. The plan is as yet in its early stages, but it is stated that many of the manufacturers are inclined to consider a proposed move as practical rather than visionary.

Another interesting announcement was to the effect that the sisters of the late John G. Wendel have decided to become members of the Fifth Avenue Association. The late Mr. Wendel used rather original methods in the manage-

ment of his property; among them was a steadfast rule not to tie up his real estate for more than three years at a time, and as a consequence many of his best properties remained without tenants for long periods of time. The interest which his heirs are manifesting in more modern methods of doing business is being taken in many quarters as meaning that the old policy will be changed and that many of the parcels belonging to the estate will be leased for longer terms.

The auction market also brightened up and several outside buyers acquired desirable properties. Among them were Charles H. Newcomb, who paid \$35,400 for the five-story apartment house at 526 West 173d street, which was offered in foreclosure as the result of a suit to recover \$34,875; the Bernard Investment Company, which bid \$21,600 for a similar building at 1473 Madison avenue, nearly \$2,000 above existing incumbents, and the G. D. G. Realty Co., which bid \$63,200 for the two-six-story tenements at 115-121 East 104th street.

The Strathmore apartment house, a twelve-story structure at the south corner of Riverside Drive and 113th street, offered in a partition action brought by Newbold Morris against F. A. Devster and others, was knocked down to D. D. R. Chapman, said to represent a party in interest for \$671,000. The property is assessed by the city at \$463,000. Last Saturday, at White Plains, Bryan L. Kennelly sold forty-nine plots for the estate of Joseph Silverman and fifteen lots for other interests. Among the buyers were Lewis A. Cushman, William A. Woodworth, Harry Muller, John J. Thompson and Charles A. Danner.

## \$50,000,000 "GARMENT CITY" PROJECT FOR LONG ISLAND CITY

SHOULD plans now in the process of formation be carried to a successful conclusion, one of the most remarkable real estate developments in this section of the country will become a realized fact. The Degnon Terminal Company proposes to create a "Garment City" at its development, which would involve, according to those identified with the project an eventual outlay of probably \$50,000,000.

Some years ago the needle industry moved from the downtown section to Fourteenth street, subsequently going further north to Twenty-third street and finally as far north as Thirty-fourth street. There seemed every indication that the movement would not stop even at this point, and retailers located in the Fifth avenue section, north of Thirty-fourth street became alarmed, for they feared that should the wholesale firms invade their section that serious results might ensue.

The "Save New York" movement and the Zoning Resolution were both influencing factors in bringing the condition to the attention of the wholesale trade, and then it was realized that they were paying high rentals for space, while cheaper quarters would answer their purposes. A committee of one of the associations identified with the wholesale trade invited the representatives of the Degnon Real Estate & Terminal Improvement Company to confer with them and work out a plan for establishing factories at Long Island City, and also to provide housing accommodations for the employees.

The result of these conferences was the scheme to make a "Garment City," embracing about twenty-five buildings, each six stories in height and measuring about 600x80 feet each. These buildings were to be constructed to meet the requirements of the trade.

In designing the residential accommodations for the working people a civic center has been laid out. Around the ten-acre park will be erected schools,

churches, a hospital and other structures necessary to community life.

The projectors figure that eventually there will be about 400 apartment houses, containing 45,000 rooms. These will embody all modern improvements.

"Garment City" enjoys exceptional transit facilities since it can be reached by the Brooklyn Rapid Transit, the Interborough and the Queensboro subway systems. For the manufacturer shipping facilities are available not only by railroad, but also by water within the light-erase zone of New York City.

More specific plans as to when construction will begin and the buildings will be ready for occupancy will be available later. The miniature picture of "Garment City" will be on exhibition at the offices of the American Cloak and Suit Journal, after November 7.

### FACTORY DEFINED.

#### Amendment to Labor Law Suggested by New York Building Managers' Association.

AT a meeting of the Executive Committee of the New York Building Managers' Association held on October 23, to consider an amendment to the Labor Law, defining a factory building, with particular reference to office buildings, it was agreed, after considerable discussion from the association for the definition of a factory building.

"A factory building is a building in which fifteen or more persons are employed above the ground floor in any process, or part of a process, or transforming or converting raw material, partly wrought material, or imperfect material into forms suitable for use."

B. E. Martin, president of the association, sent a request to the Board of Standards and Appeals that co-operation might be obtained in the framing of a proposed amendment to the Labor Law defining a factory building. Rudolph P.

## Thomas J. O'Reilly

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Miller, chairman of the Board, replied that the matter had been referred to a committee and he stated in a letter to Mr. Martin "I think that before the committee reports, we will undoubtedly ask you, or some representative of your organization, to discuss some of the details."

Mr. Martin, in speaking of the present interior fire alarm law said:

"While I appreciate that we have not recorded any objections to the present interior fire alarm law, I believe possibly, that if those interested will look over the stringent and what I consider in many respects the unnecessary and even dangerous requirements of Class "C," they might deem it wise to offer some suggestion or amendment. My personal view might better be expressed in quoting in part from my letter to Mr. Miller. "I believe that a satisfactory fire alarm system can be worked out that will advise somebody in authority (this to permit time for investigation before alarming all the employees.)

"Alarms in some cases happen unnecessarily with a consequent panic, particularly if any smell of smoke is observed. This might result in a waste paper basket fire. One of our oldest manufacturing tenants has been drilling his employees since the time of the Triangle fire. He agrees with my contention that alarming all the employees will result in more or less panic and perhaps with fatal results; hence, why alarm employees unless absolutely necessary.

"Irrespective of constant fire drills it will be difficult to prevent panic for the reason that factory employees are frequently changing. Even allowing that most employees are well trained, one or two new comers are sufficient to cause a panic; particularly among certain classes of factory employees, whom it is difficult to properly drill, or obey orders, due in part to their ignorance of the English language. We hear of the good results at fire drills where there is no fire, but I have yet to hear of such calm results under fire. Undoubtedly the interior fire alarm and fire drill will prove beneficial under the proper conditions."

#### TENEMENT LAWS

(Continued from page 627)

must be removed and not left to accumulate. Dust, gas, steam or offensive odors are not permitted to escape or be discharged to the detriment or annoyance of any person. (C. O., Chp. 20, Art. 12, Sec. 212.)

**Cleanliness of Building.**—Buildings must be kept in a condition of cleanliness satisfactory to the Board of Health. (T. H. L., Sec. 104.)

**Dangerous Buildings.**—Any building or part of building becoming dangerous or unsafe may be taken down and removed or made safe. Before doing so, the owner must first receive notice and he has until one o'clock the next day after receipt of notice to commence remedying the defect. (C. O., Chp. 5, Art. 31, Secs. 630, 631, 632.)

**Encroachments.**—Suen parts of buildings which already project beyond the building line may be maintained as constructed until their removal is directed by the Board of Alderman or Board of Estimate and Apportionment. (C. O., Chp. 5, Art. 9, Sec. 173.)

**Definition of Tenement House.**—A tenement house is any house or building or part thereof which is either rented, leased, let or hired out to be occupied, or is occupied, in whole or in part, as the home or residence of three families or more living independently of each other and doing their cooking upon the premises, and includes apartment houses, flat houses and all other houses so occupied. (T. H. L., Sec. 2.)

**Janitor.**—When there are more than eight families living in a building the Tenement House Department may require the janitor to live on the premises. (T. H. L., Sec. 110.)

**House Numbering.**—Proper street number of building must be placed or affixed on fanlight or on inner door of building. A penalty of \$10 attaches if it is not complied with within thirty days after receipt of notice. (C. O., Chp. 23, Art. 10, Sec. 110.)

**Filing of Names of Owner.**—Every

## You Will Need Money

**to finance your building operations or to renew a first mortgage that is being called. I am in a position to get quick action to any amount for you.**

For proofs and personal interview address:

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*Specialist in the economical management of properties*

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Telephone—Bryant 9415

**245 West 51st St.**  
Telephone—Circle 1730

## Two Big Features—

### ANNUAL REVIEW NUMBER SPECIAL ELECTRICAL ISSUES

The Annual Review and Opportunity Number of the Record and Guide to be issued in January will be the most comprehensive and exhaustive resume of the conditions of the Real Estate, Financial and Building Markets ever undertaken.

Nearly one hundred brokers, agents, operators, speculative builders, builders, contractors, manufacturers of building materials, officers of financial institutions and other professional men will contribute in the form of original articles or interviews.

All of the requisite conditions, general and local are present for a great revival of activity. According to the testimony of experts, opportunities for investment in Greater New York Real Estate, improved and unimproved, have never been more promising than they are today.

The Record and Guide has therefore undertaken in this issue to give a comprehensive survey of conditions, past and present, and the outlook for the new year.

No similar work has ever heretofore been attempted by any publication in the city's history from so broad an editorial standpoint. The publishers intend to make this Annual Review Number so valuable from an authoritative, statistical and reference view point, that it will be consulted many times each week during the year 1917.

## America's Electrical Week Dec. 2 to Dec. 9

Two special electrical numbers in commemoration of America's Electrical Week will be issued by the Record and Guide on Saturday, December 2nd, and Saturday, December 9th. These editions will be in the form of a special section of 28 pages, printed on coated paper, suitable for the finest half-tone reproduction.

With the co-operation of the Society for Electrical Development, they will be the handsomest and most complete on the subject of electricity, covering the real estate, building field and varied industries, ever issued in Greater New York. The first page will be a three-color reproduction of "The Modern Aladdin," the design which received first prize in the American's Electrical Week Poster Contest, held under the auspices of the Society of Electrical Development.

The text will cover special articles, written by those highest in authority upon the subjects assigned them. The list of contributors embraces the names of F. C. Meyers, J. P. Mallett, G. T. Hadley, Theodore Dwight, A. R. Dennington, General Electric, etc.

The first issue will appear as the signal gun on the opening date of the National Campaign, Saturday, December 2nd, followed by one on the last day, Saturday, December 9th, to stimulate interest throughout the balance of the month.

### If you want to take Full Advantage

of having your announcement brought before the attention of readers of the Record and Guide covering a field which opens up great possibilities, for an increase in local interest and sales, it will be to your advantage to have a representation in the special numbers.

A complete prospectus of both editions will be mailed upon request. Address

## The Record & Guide Company

119 West 40th Street, New York City



owner, every leasee of whole house or other person having control must file in the Tenement House Department a notice containing his name and address, a description of the property by street number or otherwise; number of apartments in each house, number of rooms in each apartment, and number of families occupying same.

Within thirty days after transfer of building the name of the new owner must be filed by the grantee.

Thirty days after the death of owner or probate of will of owner the name of those who succeeded to his interest and stating death of deceased owner must be filed with the Tenement House Department. (T. H. L., Sec. 140.)

**Plumbing.**—Plumbing must be kept in good order and repair. (C. O., Chp. 20, Art. 14, Sec. 277.)

**Receptacles.**—Separate receptacles made of metal for holding ashes, garbage

and liquid waste substances must be provided. (C. O., Chp. 20, Art. 13, Sec. 248; T. H. L., Sec. 108.)

**Repair.**—All parts of house must be kept in good repair. (T. H. L., Sec. 102.)

**S. 601—Shut-off Valves.**—Where building is supplied with gas, vapor or fluid from an outside source, it must be provided with a stopcock or other device fixed to the supply pipes leading into the building, at a place outside of the building, so arranged as to allow the supply to be shut off. Such device must be marked to indicate either the contents or purpose of the supply pipe or the company to which the device belongs. (C. O., Chp. 5, Art. 29, Sec. 601.)

**When Building Can Be Rented.**—Before owner can lease or rent building it must be light, ventilated, clean and wholesome in all respect. (C. O., Chp. 20, Art. 4, Sec. 54.)

THE END.

#### FREIGHT RATES.

#### Queens Chamber of Commerce Asks Permission to Be Represented at Hearings.

THE Chamber of Commerce of the Borough of Queens has forwarded an application to the Interstate Commerce Commission requesting permission to intervene and be represented at all hearings on the complaint filed recently by several cities in New Jersey, requesting a change in the present basis of freight rates at the Port of New York, and urging that the cost of lighterage be added to all shipments to Manhattan, Brooklyn, Queens and the Bronx, instead of the present freight rates, which are equal for all parts of the port. The first hearing will be held by the Commission on November 13, in the Customs House.

President C. G. M. Thomas, of the Queens Chamber of Commerce, stated yesterday in reference to this important matter, "if the request of the cities of New Jersey is granted by the Interstate Commerce Commission, the manufacturers and shippers not only of Queens Borough, but all parts of New York City, would suffer financially. We are particularly concerned in having the present basis of freight rates maintained, in order that the present and future industrial and commercial development of Queens Borough will not be injured. If their complaint was granted, manufacturers in these Jersey cities would pay approximately 3c less on every 100 lbs. of freight received and shipped over the trunk lines which enter New York City through the State of New Jersey. This would practically amount to a subsidy to manufacturers now located in New York to move to New Jersey."

The Queens Chamber of Commerce is co-operating with the Merchants' Association and other commercial organizations, in opposing this complaint, and will be represented before the Commission by Benjamin L. Fairchild, who is the attorney for the Merchants' Association.

In the brief filed with the Interstate Commerce Commission by the Chamber it is stated in part:

That the Chamber of Commerce of the Borough of Queens, having been organized in 1911 to promote the general welfare of the Borough of Queens, City of New York, and to foster its commerce, is therefore interested in the transportation charges on all commodities shipped into and out of the borough, and the relation of these rates and charges to those applying to and from competitive points.

That complainants are endeavoring to have established a basis of rates which, if put into effect, would be prejudicial to the interests of the Borough of Queens.

That the complainants are now enjoying lower rates, as the result of their proximity to New York and being included in the New York rate group, than they would otherwise secure, and consequently have no just cause for complaint.

That the Borough of Queens has exceptional advantages for industrial development, which would suffer by a readjustment of the present rate basis to that proposed by complainants.

That there is a growing tendency on the part of manufacturing concerns, which have outgrown their present quarters in Manhattan—where further expansion is costly—to establish their plants in Queens; that such manufacturers prefer to remain within the corporate limits of New York City where they can continue to use the facilities afforded by such location for the efficient production and distribution of their products; that any change in the present basis of rates will place such manufacturers at an unfair disadvantage with their competitors who are now located in New Jersey.

#### Harlem Owners Elect Officers.

Dr. Abraham Korn was elected president of the Harlem Property Owners' Association for the fifteenth time, at the meeting of the organization last week. Other officers elected were: John Scully, first vice-president; Henry Rieper, second vice-president; C. W. Schildwacher, treasurer, and Frederick Kraus, secretary. Delegates to the United Real Estate Owners' Association also were elected. They include Jacob Eichner, S. L. Kahn, Stewart Browne, Isaac Hyman, Jacob Manheimer, Frederick Kraus, Moses Morris and Jacob Cash.

—Burling Slip was so named after a well-known family, which once lived on lower Pearl street (Smith's Vly).

## "He opened the door with a key!"

How familiar it reads—  
this common headline for elevator accidents.

Just think! Deaths have occurred in **THREE** prominent buildings here in New York City within the last few months, by the opening of the elevator shaftway door from the landing side!

ONE of these buildings has now installed the **SHUR-LOC SYSTEM**, making another such accident **THERE** impossible.

Where elevators are "SHUR-LOC equipped," no one can open a shaftway landing door from the outside or from the inside unless the car is **STATIONARY** at that landing; nor can the car be **STARTED** again before the door is safely closed and locked.

The best plan is to **SHUR-LOC** your elevator **BEFORE** an accident can happen.

The **COST** is **SMALL**.

Once installed, the safety is permanent, the "up-keep" insignificant.

See it on the Municipal Building elevators, at the Public Library, The United States Rubber Building, Brokaw Bros., Brooks Bros., Pulitzer Building, Wool Building, etc., etc.

We will give you a desk demonstration by a working model fully equipped for the purpose.

Telephone 2254 Beekman, or write

**SHUR-LOC ELEVATOR SAFETY CO., INC.**  
706 PULITZER BUILDING



## PRIVATE REALTY SALES.

THE total number of sales reported, and not recorded, in Manhattan this week was 29, as against 33 last week and 26 a year ago.

The number of sales south of 59th street was 9, as compared with 11 last week and 16 a year ago.

The sales north of 59th street aggregated 20, as compared with 22 last week and 10 a year ago.

From the Bronx 13 sales at private contract were reported, as against 7 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on 641 of this issue.

## Buys Costly Dwelling.

Amos R. E. Pinchot has sold through William B. May & Company his residence at the northeast corner of Park avenue and 85th street to a purchaser who will occupy when the present lease of J. C. Baldwin, Jr., expires next spring. The house has a frontage of 42.2 feet. Mr. Pinchot has acquired considerable property in the immediate neighborhood, and has restricted it for private house use. There has been a steadily increasing demand for high class residences in this section, as evidenced by a number of recently consummated transactions involving costly properties.

## Buyer for Hotel Essex.

Hotel Essex, at the northwest corner of Madison avenue and 56th street, has been sold by the heirs of Frances S. Kinney to G. Maurice Heckscher, through the Farmers' Loan & Trust Co., the trustee for the estate. The Essex is a twelve-story building, fronting on a plot 75.5 feet on Madison avenue and 75 feet on the street. It is assessed by the city at \$525,000, of which \$235,000 represents the land value. The hotel is under long lease to Francis G. Cart, who has managed the property since 1903. Henry H. Rogers controls the remainder of the Madison avenue frontage, north to 57th street. He owned the dwelling at 578 Madison avenue and the abutting house at 26 East 57th street for several years. Last week he acquired the George Keiser, No. 24. His holdings at that point front 125 feet on Madison avenue and 47 feet in 57th street.

## Receivers Sign Contracts.

Alfred E. Marling and Walter C. Noyes, as receivers for the American Real Estate Company, were authorized last Tuesday by Judge Learned Hand of the Federal District Court to dispose of several parcels of the company's property located in Manhattan, the Bronx and Yonkers, for \$665,250, which represents about 75 per cent. of the appraised value of the property. Under the contract, the twelve-story loft building, 111.10x100 feet, at 52-62 West 21st street, was sold to the Delta Holding Corporation for \$501,500, and two large plots on the east side of Northern avenue, north of 181st street, to E. Morris Morales, for \$33,100. The properties in the Bronx was sold to Herbert F. Hyman, S. Crystal and Charles O'Shea, for \$106,000. Several parcels in Yonkers were sold to Joseph de Wyckoff, Alice M. Varick, Martha Middleton Barnes, John A. Riordan and Ralph R. Mulligan, for \$34,650.

## Cash Purchase in Madison Avenue.

Contracts are about to be signed for the sale of the sixteen-story business building recently erected on a plot 74.1x100 feet at the northeast corner of Madison avenue and 29th street, by the George Backer Realty Company. The building is said to have a rental schedule of about \$100,000 a year, and it is reported that the prospective purchaser will pay \$800,000 for the property, all cash above the incumbrance. Wallis & Goodwillie were the architects. In the same general neighborhood the Backer interests, comprising George Backer and Arnstein & Levy, recently completed a sixteen-story structure on the greater portion of the block front on the west

## Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

## Lawyers Title and Trust Company

160 Broadway, Manhattan  
381-383 East 149th Street  
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn  
44 Court Street, Brooklyn  
1354 Broadway, Brooklyn

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate

## Directory of Real Estate Brokers

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## Henry C. B. Stein

REAL ESTATE AGENT  
BROKER, APPRAISER

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Tel. 1930 Orchard Near Avenue A

Entire charge taken of property  
27 years' experience

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## A. G. BECHMANN

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Real Estate Operator

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## FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

## WM. LUSTGARTEN &amp; CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE  
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# Classified Advertisement Department

## Wants and Offers

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

Price 15c Per Line.

Discounts for two, three and five insertions.

## For Sale and To Lease

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

## WANTS AND OFFERS

**PURCHASING AGENT** wanted by a Construction Company in New York City. Must be thoroughly familiar with buying materials, letting of sub-contracts and the following up of all deliveries. Preference will be given to man who now occupies similar position and has been in present position for several years. No replies will be considered unless they state references, age, nationality and salary desired, and replies will be held in strict confidence. Box 233, Record and Guide.

**ESTABLISHED** responsible real estate concern will rent street store in high-class apartment house or office building on condition that owner gives management of property. Only high-class proposition considered. V. L., Box 228, Record and Guide.

**AGGRESSIVE** man, fifteen years' experience in selling, leasing and appraising realty, with thorough knowledge of all details of business, desires responsible position. Box 224, Record and Guide.

**A THOROUGHLY** competent, experienced realty man, Sales, Leasing, Management; accurate knowledge values; seeks opening with brokerage institution. Integrity and conscientious effort assured. Address SERVICE, Box 196, Record and Guide.

**A LONG** experienced, responsible real estate agent will rent a street or first floor store in apartment, office or loft building, providing owner gives management of property; submit proposition. Box 236, Record and Guide.

**YOUNG** man, 21, desires to locate with real estate firm or estate as collector and taking charge of repairs, etc.; can furnish the best of references. Box 237, Record and Guide.

**A downtown** real estate office desires services of experienced man for general renting; a good opportunity for capable man; drawing account and liberal commission. "Downtown," Box 238, Record and Guide.

**YOUNG** man, 30, seeks position, Real Estate Office; can search, abstract and close titles, mortgages; attend insurance matters; best references. Box 231, Record and Guide.

**WANTED**—Complete set of Record and Guide; copies from 1910 to date. What part of it have you? Box 225, Record and Guide.

**ESTIMATOR**, expert on high class building construction, systematizer, wants responsible position with reliable firm; executive ability. Box 232, Record and Guide.

## FOR SALE OR TO LEASE

### 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.**

### FOR SALE—EASY TERMS,

apartment house paying 12 per cent. **ROBERT P. SACHS, 1133 Broadway, City.**

### BARGAIN,

Two-family detached house, with or without extra lot; must sell.

**BERGER, 149 Linwood St., Brooklyn.**

### OWNERS, ATTENTION!

Will lease one or two more tenements in good condition; best references. **OTTO RUTISHOUSE, 138 East 105th St., City.**

### PRIVATE DWELLING,

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

**OWNER, 514 East 87th St.**

### LOVELY HOLLIS.

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

### SHORE.

All-year modern residence; very choice; 20 minutes New York; rent or sell.

**WIDOW, Box 210, Record and Guide.**

### BARGAIN.

4-story, double, 5 rooms and bath, steam heat; yearly rent over \$2,000; price \$15,000.

**OWNER, 72 Decatur St., Brooklyn.**

### PLAINFIELD, N. J.

A large, roomy, comfortable house, with large lot; price very reasonable; photos and prices.

**E. C. MOFFIT, 93 John St., New York.**

### MONTCLAIR.

Desirable building plot, reasonable price; modern improved streets; convenient railway station; pleasant surroundings. Address **OWNER, Room 15, 265 Broadway.**

### DOWNTOWN BUSINESS MAN

wants second mortgage \$1,000 on his private residence, Manhattan, west side.

**BOX 235, Record and Guide.**

### LOTS IN WEEHAWKEN

and West New York on fully improved streets, for factories and apartments; will arrange loans. **J. LEULY, 423 Hackensack Plank Road, West Hoboken, N. J.**

### TO BUILDERS, INVESTORS!

Full lots, free and clear; high ground, near depot; 14 minutes from Manhattan; rapid development; elevated railroad soon.

**PROCTOR, Corona, Borough of Queens.**

### HOUSE FOR SALE.

Brooklyn, E. 5th St., Flatbush; 8-room cottage, lot 40x100; near 16th Ave. station; suitable for family of moderate means.

**MRS. G. HOFF, Bronxville, N. Y.**

### 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.

**OWNER, 623 Macon St., Brooklyn.**

### FARM OF 40 ACRES

on Peconic Bay near Jamesport, L. I.; 11-room house and other building; price \$14,500. Inquire

**C. W. BROWN, Riverhead, L. I.**

### CRANFORD, N. J.

For sale, architect's home, nine rooms and bath; corner lot; near depot; bargain. Address

**A. MAJOR, 31 West 11th St., New York.**

### LOTS FOR SALE, 50x105.

High, sandy; one block from 219th St. Subway station; opposite Park and Boulevard; good for an apartment house.

**OWNER, 3833 Carpenter Ave.**

### BUILDERS, ATTENTION!

Lots for sale, Decatur Ave., Bronx, near elevated station and school; no empty apartments in this section.

**Box 207, Record and Guide.**

### ENGLEWOOD, N. J.

One 8 and one 9-room cottage for sale or to rent; 5 minutes' walk from trolley or train; rent, \$35 per month; water, gas and sewer charges. Inquire of **WORTENDYKE, 1 Montgomery St., Jersey City**, or agents at Englewood.

### STATEN ISLAND,

large colonial residence, open fireplaces; 1 1/2 acres; beautiful Marine views, worth over \$20,000; sell \$14,500; large macadam street front, best train service in Greater City. **COMMUTER, 45 Broadway, Room 137, Manhattan.**

### GENTLEMAN'S HOME,

nearby fashionable suburb; 36 minutes N. H. R. R.; 15 rooms, billiard room, five bathrooms; garage; tennis grounds; nearly acre ground; price low; further description sent; seen by appointment; principals only. **OWNER, 241 East 44th St.**

### HAWORTH—BEAUTIFUL

20-mile view; 14 miles from New York on West Shore R. R.; for rent 6 or 8-room house; all improvements; \$25; for sale; small deposit, balance as rent.

**R. H. COWAN, JR., P. O. Box 27, Haworth, N. J.**

### BARGAIN—WANT TO RETIRE.

Will sell Business established 10 years; three-story building; on main street; will give reasonable mortgage; price \$16,800.

### SCHWEBEL & FREUND,

879 Broadway, Bayonne, N. J.

### 70-ACRE FARM.

yearly profit \$5,000; new buildings; price \$7,500; near beautiful Vineland, N. J. 13-acre farm, yearly profit \$1,800; fine buildings; price \$2,900.

**FRANK H. ROTHMAN, Alliance, N. J.**

### FOR SALE OR WILL EXCHANGE

for unincumbered property in live city, 2,400 acres, containing 17 to 18 million feet of best hardwood lumber, ready to cut and saw; up state, near railroad; new, fully-equipped band saw mill, cost \$7,500, on property; wide open opportunity for making a small fortune by experienced man with capital; more deer on this tract than any other tract its size in New York state; price, \$37,000. Address

**LUMBER, Lock Box 634, Newburgh, N. Y.**

### A LIFETIME'S CHANCE.

Extra well built up-to-date two-family brick house, quiet street, good section Bronx; subway, trolley. Owner needs money. What do you offer? Make appointment for Sunday or Election Day.

**GRAF, 279 Third Ave., Over Bakery.**

### FOR SALE.

2-family house and three 1-family cottages; rent \$3,000 yearly; easy terms; sacrifice account sickness. **CHUTE, 1420 Bosobel Ave., Washington Bridge.** Real Estate Brokers invited.

### IDEAL COUNTRY HOME

in Dutchess county, 300-acre dairy and fruit farm; large barns, silo; 14-room house, bath, fireplace; beautiful shady lawn; two miles from station and creamery; price \$15,000; no exchange. Address

**BOX 234, Record and Guide.**

## BEAUTIFUL FLORIDA ESTATE

is being offered at half its value; a commission of ten per cent. will be allowed to agents; this property comprises orange, grape fruit and tangerine groves, farm garden, woodland and lake; large house servant quarters, barns and complete equipment, beside offering a wonderful Florida winter home. The Grove will make a return that will show a liberal percentage on the investment. Complete details at **Room 1209, 200 Fifth Ave., N. Y.**

### SOMERVILLE, N. J.

For sale at special bargain in order to close estate; a modern dwelling in most desirable residential section of this borough is offered at low price for quick sale; ten rooms, two baths; garage; abundant shade, shrubbery, etc.; lot 70x150 good for investment or immediate use.

**H. C. CARMER.** (Brokers protected).

### NEW JERSEY

## FACTORY SPECIALISTS

Acreage with railroad sidings, in very desirable location. Will build on long term lease to suit Your Requirements.

State Your Needs  
We do the Rest

**GEISER & PLUM**

845 Broad St., NEWARK, N. J.



side of Madison avenue, between 31st and 32d street, said to cost about \$1,000,000.

#### Cloak & Suit Company Buys.

The National Cloak & Suit Co. has again added to its holdings through the purchase of 226-234 West 25th street, comprising a group of five buildings, occupying 9,400 square feet, adjoining their present property on the west. The property just purchased has a frontage of 95 feet in the street and the combined holdings measure 300 and 345 feet on 24th and 25th streets respectively. The brokers in the transaction were N. A. Berwin & Co., and Benjamin Bernstein. Next to the Pennsylvania Railroad Company the National Cloak & Suit Co. is the largest owner of real estate on Seventh avenue, south of Times Square.

#### Sale in 44th Street.

Albert B. Ashforth, Inc., purchased from the Estate of Thomas H. O'Connor, the four-story building at 12 East 44th street, on lot 25x100.5 feet, for a price said to be in the neighborhood of \$130,000, through Frederick Southack and Alwyn Ball, Jr. The buyers will erect a six-story building for their own occupancy. This is the second operation of the kind undertaken by Mr. Ashforth. About seven years ago he erected a twelve-story building at 10 East 33d street, where his firm is now housed, and subsequently sold the property in 1910 to the Estate of Charles A. Gardner. The adjoining property at 14 East 44th street was bought last December by the Surety Realty Company.

#### Lafayette Street Improvement.

William H. Whiting & Company sold for the Metropolitan Savings Bank to Frederick P. Hopkins, Jr., 430 Lafayette street, between Astor place and Fourth street, a part of the old Oriental Hotel property, 27x137 feet. The building will be extensively altered as a home for the business of the purchaser who has been located at the present address in Great Jones street for more than fifty years.

#### For Sale or To Lease—Continued

### WANT

Particulars of Business Property  
FOR SALE OR TO LEASE

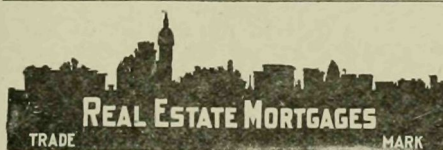
Canal to 59th Street

## HEIL & STERN

1165-1167 BROADWAY

N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE



**REMSEN DARLING**  
announces that he has  
removed from 170  
Broadway and is now  
associated with

**MORGENTHAU JR**  
REAL ESTATE-INSURANCE  
25 PINE STREET

**Henry Brady**  
AUCTIONEER

REAL ESTATE INSURANCE  
200 W. 23d St., Cor. Seventh Ave.

The Lafayette street building is one of four granite front dwellings famous in the history of New York, and at one time greatly admired for their architectural beauty.

#### Builders Assemble Plot.

S. Morrell Banner and H. E. Miller, comprising the No. 112 East 74th Street Corporation, purchased the four private houses at 112-118 East 74th street, on plot 72x102.2, for improvement with a nine-story apartment house to contain suites of eight and nine rooms each. Jesse Isidor Straus sold 112 and 114, Samuel Rosenblatt, 116, and Mrs. Fannie Heiden, No. 118. N. A. Berwin were the brokers in the transaction and they will manage the building.

#### Large Staten Island Sale.

Moffatt & Schwab, sold a plot of more than 600 lots on the Clove and Little Clove roads, Stapleton, S. I., for Oberlin College, Ohio, to the New York & Eastern Realty Company, which will immediately develop the property. The contract for sale was signed last Monday at Cleveland, Ohio.

#### Manhattan.

##### South—of 59th Street.

COMMERCE ST.—Charles B. Van Valen sold for cash for the Gramont Construction Co. the 3-story building 9 Commerce st. at a corner of the new 7th av extension. The purchaser will make alterations for business purposes.

WATER ST.—The Lawyers' Mortgage Co. has sold to Martin Garone the northwest corner of Water and Catharine sts, a 4-sty building on lot 20x24x0.2.

PARK ROW.—Daniel H. Jackson bought from A. Kimmell 223 Park Row, through to New Bowery, a 1-sty taxpayer, 22x101.10x39.9.

##### North—of 59th Street.

74TH ST.—William B. May & Co. report the sale of 40 East 74th st, a modern 5-sty residence, for Charles MacVeagh. Mr. MacVeagh built the house, which covers practically the entire lot, several years ago for his own occupancy. The buyer is reported to be Lewis Cass Ledyard, Jr.

76TH ST.—Laura Smith is reported to have sold 146 West 76th st, a 4-sty dwelling, on lot 20x102.2.

85TH ST.—Pease & Elliman sold for Mary Hudson Budd, 56 West 85th st, a 4-sty 20-foot dwelling.

97TH ST.—Douglas Robinson, Charles S. Brown Co. sold for W. H. Nilan the two lots, with a 2-sty frame dwelling, at 9 and 11 West 97th st. The buyer is Marcus L. Osk. The property had been held in one ownership for many years and is opposite the Redmond plot, at the south corner of Central Park West, recently purchased by Irving I. Lewine.

107TH ST.—Frederick Brown sold to the estate of George E. Feld 10 and 12 West 107th st, two 5-sty flats, 50x100. The buyers gave in exchange the plot, 75x100, on the west side of Plympton av, about 20 ft. south of Boscobel av.

111TH ST.—John S. Heep sold for Samuel A. Herzog and Edgar A. Levy, Kendall Court, at 517 to 523 West 111th st, a 6-sty elevator apartment house, 100x100.11. This property, together with a 5-sty apartment house at the southwest corner of 180th st, recently was taken in part payment by the sellers from William Ziegler for the 13-sty apartment at the southwest corner of Park av and 58th st.

111TH ST.—The Dayton Improvement Co. has bought the two 6-sty apartment houses at 222 to 226 West 111th st. The buyer gave in part payment the 5-sty apartment at the northeast corner of Newkirk and Chatsworth avs and a farm in New Jersey recently taken in trade for the block front on Northern av, 178th and 179th sts.

127TH ST.—Ennis & Sinnott and Leonard Weill resold to Bernard Freund, 305 and 307 West 127th st, two 5-sty tenements, 50.6x99.11.

187TH ST.—Nehring Co., Jules Nehring, president, sold 565 West 187th st, a 3-sty dwelling, for the Citizens' Savings Bank.

LEXINGTON AV.—According to report yesterday, the six dwellings at the northeast corner of Lexington av and 126th st have been bought by an apartment builder as a site for a new house. They are known as 2089 to 2097 Lexington av and 143 East 126th st and have a combined frontage of 99.11 ft. on the avenue and 60 ft. in the street. Details regarding the deal were not available.

ST. NICHOLAS AV.—N. A. Berwin & Co. (Inc) have sold for the Altman Estates, Inc., at the southeast corner of St. Nicholas av and 113th st, a 5-sty apartment house on plot 76x95x irregular. The building is entirely rented and will be under the management of N. A. Berwin & Co.

WEST END AV.—William B. Ellison, one-time Corporation Counsel of the City of New York, owner and occupant of the dwelling at the northeast corner of West End av and 104th st, has purchased from Daniel J. O'Connor No. 902, adjoining, a 4-sty dwelling, 20x78, and from the estate of David Chrystie the dwelling, 22.6x60.11, abutting his residence at 257 West 104th st. With these purchases Mr. Ellison, who has bought for protective purposes, now controls a plot 41x100. The adjoining house, at 904 West End av, is owned by Joseph Paterno.

WEST END AV.—The Lawyers' Mortgage Co. sold to the Moore estate, the 4-sty dwelling, lot 24.4x95, at the southwest corner of West End av and 73d st. The sellers bought the property last April at auction for \$65,000.

2D AV.—Henry Hof resold for Annie M. Harrison the 5-sty tenement at 1836 2d av.

#### Bronx.

EDISON AV.—The Bronx Shore Park Development Co. has sold a plot, 50x100, on Edison av, between Dewey and Logan avs, on which it will erect a stucco residence for the purchaser. The house and plot were sold for a reported price of \$7,750.

VALENTINE AV.—Frederick Brown sold to Anna M. Jones the 5-sty apartment house, 56x70, at the northwest corner of Valentine av and 188th st, A. D. Phelps was the broker; also the adjoining 5-sty apartment house, 50x100, at 2469 Valentine av, to Mary E. Clark. In exchange the sellers gave the plot, 50x120, at 1021 and 1023 Trinity av. Mr. Brown resold the plot to a builder.

VALENTINE AV.—Frederick Brown sold 2343 Valentine av, a 5-sty apartment house, 50x100, to a client of Irving H. Wolfe.

RYER AV.—Frederick Brown sold the 5-sty apartment house, 60x50, at the southeast corner of Ryer av and 184th st, to Charles Leimbacher, who gave in exchange three 4-sty flats, 50.6x90, at the northwest corner of Park av and 117th st. Hinman G. Wood was the broker.

TRINITY AV.—Charles A. Weber sold for Henry Meyer to Susie Haaf the northwest corner of Trinity av and Teasdale pl, a 4-sty apartment house, 28x100 ft. The buyer gave in exchange 428 East 148th st, a 5-sty flat, 25x100; also a plot, 68x107, in the west side of Jackson av, about 103 ft. north of Westchester av. The transaction involved about \$70,000.

CLAY AV.—Albert E. Kelly sold for the Leonia Holding Corporation, Frederick Brown, president, the 5-sty apartment house at the southeast corner of Clay av and 174th st to

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William J. McKinley, who gave in part payment several unimproved lots at Englewood, N. J. The transaction involved about \$80,000. Albert E. Kelly has been appointed agent by the purchaser.

**PARK AV.**—The Universal Ice Manufacturing Co. of New York, Edward S. Napolis president, has just acquired a large plot, having an area of about 29,000 sq. ft., at the southeast corner of 168th st and Park av, upon which it will begin the immediate erection of a modern, artificial ice plant, having a capacity of 900 tons of ice per day. The firm of Brady & Reale were the brokers in the deal.

**SHERMAN AV.**—Kurz & Uren have sold for Concourse Investing Co. the entire block front on the east side of Sherman av, from 163th to McClellan sts, having a frontage of 413.03 on Sherman av by 100 deep on each street, comprising 16½ lots.

**VALENTINE AV.**—Charles F. Deshler sold for the Ensign Improvement Co., the 5-sty apartment house, 2355 Valentine av, to a buyer, who gave in part payment a plot of about 40 lots fronting on Noble and Rosedale avs, near Clason Point rd.

#### Brooklyn.

**DEGRAW ST.**—Ogden & Clarkson Corporation have sold for the estate of J. W. Hamersley the property at 93-95-97 Degraw st.

**11TH ST, ETC.**—William C. Rehbein has sold 591 11th st, a 2-sty house, to A. H. Buckus, for occupancy; 361 18th st, a 2-sty house, for R. Krebs; 310-312 Adams st, a 5-sty apartment, for William B. Hill; 223 Windsor pl, a 1-fam. house, for William Calder Co.; 286-288 Prospect av, a 2-sty house and stable, for E. Bader; 440 15th st, a 4-sty apartment, for Lawyers' Mortgage Co. to E. Schupp, for investment; 442 Prospect av, a 2-sty house, for E. Hoberg; 339-341 17th st, two 3-sty double flats, for F. A. Biscotta; 159 Windsor pl, a 2-sty house, for J. S. Allen, and 449 14th st, a 2-sty house, to J. J. Mullins.

**32D ST.**—Hy. Agar has sold 117 East 32d st, a 2-fam. house, to T. Young; 4 lots on East 49th and Clarkson sts for the estate of E. J. Granger, to J. Weintraub (Inc.), who contemplates erecting modern apartments on this plot in the near future; and 238 Macon st, a 3-sty house for H. Simonsen, this last sale being made in conjunction with the office of Talbot Perkins.

**45TH ST.**—Tutino & Cerny have sold for William and Christina Sturrock the 2-sty dwelling, on plot 20x100, at 721 45th st.

**52D ST.**—I. Salzberg sold for J. E. Sawyer to L. Webber a plot, 100x100, at the northeast corner of 52d st and 15th av.

**FLATBUSH AV.**—McInerney Klink Realty Co. has sold the 3-sty brick business building being erected at the southeast corner of Flatbush av and Clarendon rd, for the L. & A. S. Building Corporation.

**FOSTER AV.**—Joseph M. May purchased in the Flatbush section a block on the north side of Foster av, from Newkirk av station to East 16th st, giving in exchange 21 lots at 58th and 59th sts, between 1st and 2d avs, South Brooklyn. Modern buildings for 9 retail shops will be erected on the Flatbush property. The transaction was negotiated by F. C. McCurdy and involved about \$100,000.

**MANHATTAN BEACH.**—B. and L. Goldstein purchased from the estate of Bel P. Purdy, 258 Corbin pl, Manhattan Beach estates, a 3-sty dwelling and garage, 60x144 ft., and held at \$30,000. E. C. Durand was the broker.

**NEW YORK AV.**—Frank Hughes-Taylor Co., of Montclair, sold for Parker Willis Holden, the residence, 20x100, at 288 New York av. The property was valued at \$16,000.

**3D AV.**—Realty Associates sold the northeast corner of 3d av and 30th st, 100x100.2, to Morris Bienenstock. The purchaser will improve these lots with 3-sty stores and flats. The Kruse-Abramson Realty Co. was the brokers.

**13TH AV.**—Frank A. Seaver & Co. have sold the 1-fam. cottage, on plot 40x100, at 7712 13th av for B. Gyer.

**R. A. SCHLESING** sold for Henry Kehne the 2-fam. house at 2406 Hughes st to Frederick O. Gimberg.

#### Queens.

**ASTORIA.**—Thomas D. Malcolm Construction Co. sold to the Lebanon Terrace Builders 18 lots at Astoria fronting in Townbridge st, east side of Woolsey st, both sides of Lebanon terrace and west side of Willow st.

**CYPRESS HILLS.**—Frank J. Magerle has sold for Thomas Stafford the 2-fam. house at 121 Euclid av, Cypress Hills, to Mrs. Augusta E. White; for the Wilson Realty Co. cottage at 157 Fenhurst pl, Richmond Hill, to Harold LeMon; and for Minnie C. Fink 3-fam. flat at 850 Oxford av, Richmond Hill, to Alois Lokner.

**JAMAICA.**—F. W. Scutt & Co. sold to the Hanover Investors, Inc., the northwest corner of Fulton st and Sutphin rd, Jamaica, consisting of five lots, on which the company will immediately build a business block of stores and apartments.

**JAMAICA.**—George Pluskat has sold to Louis Adler and he resold to Jacob Conrad two acres at South Jamaica, on the northeast side of Springfield rd, adjoining the Cornelius Remsen property.

#### Richmond.

**SOUTH BEACH.**—Meister Builders sold to M. Cantone a plot, 40x100, fronting on Washington av.

#### Nearby Cities.

**NEWARK, N. J., ETC.**—Feist & Feist sold for John Buchanan to John C. Gregory the 3-sty building at 93 Mercer st and 57 Broome st;

also for the Linwood Co. the 2-fam. house at 478-480 East North Maple av, East Orange; also at Newark for John Howarth the dwelling 156-158 Sherman av to John Nagel; to Frank B. Eilers the dwelling 164 Green st, and for Henry Brown the four dwellings at 267-271 Morris av to Charles A. Morrell.

#### Rural and Suburban.

**CEDAR KNOLLS, N. Y.**—Oliver M. Oake, a Bronxville builder, has purchased from the Cedar Knolls Co. 550 ft. on Pondfield Rd West for improvement with six dwellings, to contain from eight to eleven rooms, each with three baths.

**FAR HILLS, N. J.**—F. W. Jones, Jr., has sold to Edward Clucas, of Gilman & Clucas, stock brokers, of 34 Pine st, Manhattan, the Stoutenburgh property at Far Hills, N. J., comprising over 300 acres, with modern dwelling, stables, etc.

**GLEN COVE, L. I.**—William D. N. Perine, of Dreicer & Co., bought from Supreme Court Justice Scudder nine acres in the north country colony, Glen Cove, L. I. This property commands an extensive water view and carries with it important beach rights. Cocks & Willets were the brokers.

**LAWRENCE PARK WEST.**—Fish & Marvin have sold a property at Lawrence Park West, known as "Warwick House," to Frank N. Spencer of the New Jersey Zinc Co. The property is located on Sunnybrook Parkway, and is near the Lawrence Park Country Club and was held at \$30,000.

**OSSINING, N. Y.**—James D. Gardner sold to Harry Gordon, of New York, his 20 acres, barn and buildings, on the State rd, just outside the village of Ossining. The sale was made through the Ayles Real Estate Exchange.

**RED BANK, N. J.**—Joseph P. Day and Alaire & Son sold Tower Hill, the estate of the late Andrew Freedman to Uzal H. McCarter, president of the Fidelity Trust Co., of Newark, N. J. The property comprises more than 100 acres, and the residence, which was recently completed, is situated on the top of a hill. Mr. McCarter, who is at present occupying his place near the Rumson Country Club, will make this his new home. The property was held at \$175,000 and the brokers report that a sum close to this figure was paid for the property.

**SCARSDALE, N. Y.**—The Scarsdale Estates, Robert E. Farley, president, sold a plot of land adjoining on the north, Lynus Keating's home in the Greenacres section, to J. S. Sroder.

**SHORT HILLS, N. J.**—Edward P. Hamilton & Co. sold for Mrs. Francis L. Noble 5½ acres on Hobart av.

**WEST ORANGE, N. J.**—Payson McCall Merrill Co., Inc., sold for Walter E. McDonnell his property, consisting of three acres, corner of Tulip and Mountain avs, Llewellyn Park, to Calvin A. Agar, who will improve with a residence.

**YONKERS, N. Y.**—Edgar Bright Wilson has purchased a plot 30x115 as an addition to his estate at Park Hill, on the west side of Van Cortlandt Park av. This sale opens up the property owned by Park-Hill-on-Hudson (Inc.), immediately adjoining to the north the property of the American Real Estate Co. The sellers, the Park-Hill-on-Hudson (Inc.) were represented by Greenbaum, Wolf & Ernst as attorneys.

#### LEASES.

#### \$2,000,000 in Downtown Rentals.

Four months ago the Metropolitan Trust Company, George C. Van Tuyl, Jr., president, which has large quarters at 49 Wall street, finding itself pressed for the need of more room commissioned Geo. R. Read & Co. to find suitable quarters for the concern. This was finally accomplished this week when leases were exchanged for the entire second floor and a half of the fourth floor of the big skyscraper building at 60 Wall street, running through the block to Pine street. This lease was only arranged after considerable manipulation, as it meant the disturbing of the routine work of such institutions as the International Bank, the Specie Bank of of Yokahoma, and the International Banking Corporation. The latter and the International Bank are now quartered in the space to be occupied January 1 by the trust company. The brokers found new quarters for the International Bank in the Whitehall Building on Battery place. The International Banking Corporation was provided for in the building of its parent, the National City Bank, formerly the Custom House. This latter arrangement also made necessary the disturbing the Specie Bank of Yokahoma, which is to remove from the National City Bank building to occupy one quarter of the fifth floor in the new Equitable Building. Geo. R. Read & Co. reports that the spaces in the properties affected by the transaction have rental values aggregating more than \$2,000,000.



**August Belmont Leases Apartment.**

August Belmont leased a duplex apartment comprising the southerly first and second floors of the new structure at Fifth avenue and 63d street. Unlike most apartments, Mr. Belmont will have a private entrance from the street and a private elevator. The two floors contain nineteen rooms and seven bathrooms. The main rooms are finished in gunstock black walnut, comprising part of a cargo intended originally for shipment to Germany. Mr. Belmont, it is understood, will pay a rental of about \$21,000 a year. The suites in the building are scheduled to pay from \$17,000 to \$30,000. Twelve apartments in the building have already been closed and negotiations are nearing completion for two others. Among the tenants in the building are: Mrs. J. Devereaux Whitton, Mrs. C. W. Harkness, Robert Goelet, Alexander Smith Cochran, Harold I. Pratt, C. K. G. Billings and Eugene Meyer, Jr. The brokers were Douglas L. Elliman & Co., and the Douglas Robinson, Charles S. Brown Co.

**Lease in 57th Street.**

Gill & Reigate, Ltd., have leased 31 East 57th street, a four-story and basement dwelling for ten years, through Manning & Trunk. Evarts, Sherman & Choate, represented the landlord, the Matthias Rock Estate and Cravath & Henderson represented the tenants. The lessees will make extensive alterations to the property and expect to move from their present quarters at 18 East 57th street early in the spring. The rapid transition of this block from residential to business is emphasized by other recent leases recently closed, including the northwest corner of Park avenue and 57th street to the White Automobile Company, the southwest corner to the Hayden company and 36 East 57th street to Graham & Little.

**Mott Estate Leases Old Foundry.**

A. H. Mathews leased for the Jordan L. Mott Estate, the four buildings known as A.1, K.1, B.10 and B.11, of the old Mott Iron Foundry, at Mott Haven, Bronx, to the Herman Muehlstein Company, wholesale dealers in rubber of 291 and 295 Washington street, Manhattan. The buildings contain about 100,000 square feet of space, with railroad sidings and waterfrontage. The tenant will take possession about March 1, 1917. Henry H. Sherman acted as attorney for the Mott Estate, and Morris Cukor for the tenant.

**Manhattan.**

AMES & CO. have rented for F. & G. Pflomm, a store in the building lately altered by them to Sidney F. Stern, importers of buttons; for Joseph H. Wells Sons the 1st loft at 451 West 19th st to Magic Mist (Inc.), manufacturers of polishes; for Ralph Wilson the entire 7th floor in the new loft building at 12, 14, 16 East 33d st to Patullo Gowne, manufacturers of dresses; for Frank J. Walsh and John H. Ives the 1st and 2d lofts at 360-366 West 50th st to Henry Jellinek and Co., manufacturers of automobile radiators.

BARNETT & CO. have leased for N. H. Fox the dwelling at 1987 Madison av to William Karro.

DANIEL BIRDSALL & CO. rented the 4th loft at 35 White st to H. Cohen; the 7th loft at 65 West Houston st to Stecher & Spelrein Co.; the 3d loft at 27 West 4th st to L. and A. Hoffman Manufacturing Co.; the 6th loft at 64 Grand st to F. and L. Belt Co.; the 3d loft at 109 Spring st to Steinberg & Milman; the 3d loft at 137 Wooster st to National Romper Co.; space at 338 Broadway to Millard's Gum Vending Co.; the 6th loft at 535 Pearl st to Scott & Williams; the 3d loft at 9 Walker st to Greeley Chemical Co., and the 2d loft at 17 White st to Double, Wright Co.

DANIEL BIRDSALL & CO. leased for the estate of James B. Haggin, represented by Lewis B. Preston, to Stull, MacCallum, Wilcoxon & Co. the corner store, basement and sub-basement at 70 and 72 Franklin st, at an aggregate rental of more than \$25,000. By this lease the tenants have obtained more than double the space included in their present quarters.

BRETT & GOODE CO. has leased at 1333 Broadway, in conjunction with F. & G. Pflomm, a booth in the arcade of Adolph C. Loeffler; also at 225-29 West 39th st a loft to "The News"; and at 6-14 Church st a floor to Barnett Daniel.

BROADWAY THEATRE has been leased for a long term by Lewis J. Selznick, Carl Laemmle and Herbert Brenon, who represent three film producing companies. During their tenancy feature films produced by the companies of the lessees will be exhibited.

CAMMAN, VOORHEES & FLOYD have leased the store at 193 Pearl st for George Peabody Wetmore to Homer-Lebolt Co., and the store

and basement 14-16 South William st to Grosvenor, Nicholas & Co.

CAMMANN, VOORHEES & FLOYD have leased the building at 292 Pearl st for Miss Bessie Pope to the Eureka Supply Co.

FIRM OF LEONARD J. CARPENTER rented for the German Savings Bank a loft at 51 West 3d st to Dorfman Bros., manufacturers of knitted goods.

CROSS & BROWN CO. has leased the store at 1577 Broadway to John N. Adler; the block front on 12th av, between 57th and 58th sts, to Fred J. Ley & Co.; the 4th loft at 40 East 22d st to Alex Jamieson & Co.; at 47 Murray st, the 2d floor to James J. Leavy, and the 10th loft at 129-131 West 22d st to Brod & Goldstein.

CROSS & BROWN CO. has leased the entire building at 122 East 37th st to M. Fels; also the 11th floor at 6 East 39th st to the Federal Advertising Co.; space at 18 East 41st st to Linton & Scott and Jacob W. Binder; and at 220 5th av to Avigdor & Kohen.

CROSS & BROWN CO. has leased the store at the northeast corner of Broadway and 52d st to Sidney B. Bowman Automobile Co.; and the 3d loft at 14-18 West 24th st to J. Blumenthal & Bro.

CROSS & BROWN CO. has leased store No. 4 in the Godfrey Bldg., at the southeast corner of 7th av and 49th st, to the Boyer-Gordon Drug Co., and at 717 7th av space to Harry Grossman.

CUTNER & LIPSET leased for Geo. Backer Holding Co., in the new building now being erected at 136-144 Madison av, the 8th and 9th lofts, containing 36,000 sq. ft., to A. E. Lefcourt & Co., at an aggregate rental of about \$15,000. This building contains more than 300,000 sq. ft. and is now entirely rented.

DUROSS CO. leased for the Lamore Realty Co. the 3-story house at 65 Horatio st to Eugene Dwyer for five years; also the store at 218 West 14th st to Lauricelli & Pirano Brothers.

DOUGLAS L. ELLIMAN & CO. have leased, furnished, a large duplex apartment at 471 Park av for Charles S. Thorne to Mrs. W. L. Graves; also apartments at 525 Park av for James C. Dunn; a furnished apartment at 145 East 49th st for Robert L. Burton to Mrs. Charlotte E. Smith; a furnished apartment at 118 East 54th st for Mrs. Brooks Brown to A. J. Akin and an apartment at 55 West 55th st for the Banley Realty Corporation to Mrs. Winona Moore.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment in the "Westminster," 68 East 86th st, for which they were recently appointed managers by the Roosevelt Estate, to Elston Pearce; also an apartment at 145 East 49th st to W. D. Ticknor and a furnished apartment at 45 East 82d st for Mrs. John Harper to Mrs. Abercrombie Miller; also the last remaining apartment at 55 West 55th st, which was recently sold by the Banley Realty Co., to Mrs. J. Eastman.

DOUGLAS L. ELLIMAN & CO. have leased for Horace S. Ely & Co., agents, 13 West 48th st, furnished, for the season, to Frank H. Maynard; the entire 10th floor with part of the 9th in the new building to be erected at 31 East 72d st, for completion in October, 1917, to Julius Loeb, of the American Metals Co. This is the third lease in this building, the construction of which has just been commenced, and the prospective building is now 30 per cent. rented before the foundation is laid.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 145 East 49th st to W. D. Ticknor; also a furnished apartment at 45 East 82d st for Mrs. John Harper to Mrs. Abercrombie Miller; also leased a large duplex studio apartment at 130 West 57th st, formerly occupied by H. H. Rogers to Allen Ross Macdougall. This completes the renting of this 14-story building, which contains 48 suites.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building at 156 East 79th st for Julius Tishman & Sons to William H. Averell; an apartment, furnished, for the season at 103 East 86th st for Miss Amy Ellis to Jocelyn H. Evans; and a furnished apartment at 108 East 82d st for Mrs. E. N. Anable to Mrs. B. B. Howard.

DOUGLAS L. ELLIMAN & CO. have leased a duplex apartment of 11 rooms and 4 baths at 929 Park av to John D. Battin; an apartment at 570 Park av for Bing & Bing to Warren S. Crane; at 416 Madison av to Rudolph and Harold Walton, and at 55 West 55th st to E. L. Norton, Jr.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 156 East 79th st for Julius Tishman & Sons to John C. Williams; in the Hotel Devon, at 70 West 55th st, to Mrs. Henry Tremeneere, and at 416 Madison av for Kenneth Dows to A. F. Colling.

DOUGLAS L. ELLIMAN & CO. have leased a store at 149 West 57th st for Francis D. Casey to Virginia H. Carroll, to be used as a tea room and cake shop.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. J. C. Rennard 77 East 56th st, a 5-story dwelling, to Myron Holmes.

J. ARTHUR FISCHER has leased for Laura A. Cregan to J. Butman the 4-story dwelling at 237 West 38th st; also to Eugene R. Duffy the 2d loft at 259 West 42d st.

FORBES & CO. leased the Lexington Theatre, 51st and Lexington av, to Gus Hill and George H. Nicolai, also the Sunday concert privileges to Frank Gersten.

FREDERICK FOX & CO. have leased the 9th loft, containing 10,000 sq. ft., at 1237 Broadway, running through to 6th av, to the firm of R. Reich & Son, manufacturing furriers, now located on 36th st, near Broadway; also to Weingarten & Bruck, now located on 36th st, near 5th av, the 4th loft, containing about 8,500 sq. ft., in the new building now being erected at 30-38 East 33d st. Both leases are for long terms.

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GOODWIN & GOODWIN leased apartments to Catherine Ruggles at 501 West 140th st; to Walter Tinstall in Balmoral Court, at 163d st and Broadway, and to Emilio S. Godoy in The Alcylde, at the south corner of 94th st and Central Park West.

A. A. HAGEMAN has leased the parlor floor loft at 56 West 36th st to Rabinowitz Fur Co., and top loft north at 62S 6th av to Gordok Dress Co.; also to the Bias Lining & Novelty Co., the 3d loft at 637 6th av, and the third loft at 639 6th av to Samuel Feldman.

HEIL & STERN and FREDERICK FOX & CO. have leased for the Alcourt Realty Co. the 1st and 2d lofts at 48-54 West 25th st; Heil & Stern also leased the 1st and 2d lofts in the adjoining building at 40-6 West 25th st, making a total floor space of 40,000 sq. ft. The lessee is H. B. Rubin.

M. & L. HESS (INC.) leased the 12th floor at 15-17 East 32d st to Jacobs-Wechsler Co.; the 8th floor at 45-7 East 20th st to Ramer & Lissauer; 5th floor at 141-3 West 28th st to Nudelman & Conti, and in conjunction with Frederick Fox & Co., the 12th floor at 37-45 West 20th st to Bovio Bros. & Co.

EDWARD J. HOGAN has leased in the Woolworth Building to Maintz & Co. half of the 47th floor; to the consul general of Bolivia part of the 41st floor; to Count S. I. Shulenburg part of the 35th floor; to the Moulton Engineering Co. space on the 19th floor; to the Northwest Trad-

ing Co. space on the 41st floor; to the Miehle Printing Press and Manufacturing Co., and to Werner & Pfeiderer.

HOUGHTON COMPANY has leased for Margaretta Card an apartment at 101 West 74th st to Agnes J. Bamberg.

HUBERTH & HUBERTH have leased for Cammann, Vorhees & Floyd the store at 238 West 56th st to the Bearings Service Co.

HUBERTH & HUBERTH have leased for Ewing, Bacon & Henry the large store at 250 West 54th st to the Roamer Motor Co.

M. JUST has leased a garage, 50x100, at 422 and 424 West 209th st to E. Black.

A. KANE CO. leased for the estate of H. Louisa Mulford the 3-sty dwelling at 503 Manhattan av to Arthur Middleton.

LAKIN & DINKELSPIEL leased the store at 162 East 86th st to Max Cooper, photographer; also the store at 171 West 45th st to the Atlas Trunk Co.; the 2d floor at 647 6th av to James E. Linardos.

GEORGE F. MAHNKEN & CO. rented the store at 219 Grand st to John Andriaccio as a cafe for five years.

PAYSON McL. MERRILL CO. leased an apartment at 36 East 40th st to William J. Colwell, and with Pease & Elliman an apartment to Mrs. Charles C. Rosenthal; also sub-leased an apartment at 140 West 57th st to William F. S. Hart.

SAMUEL H. MARTIN has leased for Edward H. Prouman the 4-sty dwelling at 123 West 97th st to Julia Collins.

MANNING & TRUNK have leased for the Brett Realty Co. at 16 West 51st st the ground floor store for 5 years to Mrs. J. C. Wilson's Studio of Embroidery, now at 177 Madison av, and the parlor floor store with two apartments above for 10 years to Madame L. Prevot, dressmaker. The aggregate rentals approximate \$50,000. This property, which is a Columbia College leasehold, was recently acquired by the Brett Realty Co., and extensive alterations have just been completed.

MOORE, SCHUTTE & CO. have leased the private dwelling at 418 West 144th st for W. H. Picken to Chas. McMann.

MULVIHILL & CO. leased to Stella Sohajda dwelling at 31 East 118th st; to James Castrelli at 114 East 121st st; to Margaret Chapman at 109 East 121st st, and to J. Mitchelmann store at 1645 Madison av.

NEHRING CO. has leased the entire upper loft at 1587-1593 St. Nicholas av, and also four stores at 340-344 Audubon av.

NELSON, LEE & GREEN and Butler & Baldwin have leased for the Silk Realty Co., Samuel K. Jacobs, the 3d floor at 1587 Broadway, southwest corner of 48th st, to Lee Ochs, Merritt Crawford and Louis F. Blumenthal, of the Exhibitors' Trade Reviews, Inc., a monthly paper devoted to the interest of the motion picture exhibitor. The lease is for 7½ years from November 1, at a rental reported to be in excess of \$1.00 per square foot.

OGDEN & CLARKSON have leased space at 665 5th av for Albert B. Ashforth, Inc., to Cosmos & Co. and Miller Langdon, Inc.

THOMAS J. O'REILLY has leased the following apartments: at 526 West 113th st to C. Dinkelspiel and Jacob Green; at 19 West 130th st to Owen D. Corbett; at 101 East 123d st to Samuel Eiron and John T. Cody; at 539 West 112th st to Carl J. Deutsch and John A. Thompson; at 2151 7th av to J. Lochran; at 59 West 124th st to M. Parker, and at 509 West 140th st to Michael Corridan, Jos. Escarpenter, M. Schroeder and M. Quackenbush.

PEASE & ELLIMAN have leased for Walter J. Salomon a store at 500 Fifth av, at the northwest corner of 42d st, to Tyson & Brother. Wesley A. Tyson is president, formerly of the Hotel Manhattan, who will use the new location for the sale of theatre and opera tickets; also, furnished, for Tracy Hoppin to Henry V. Poor the 4-sty dwelling at 173 East 80th st; furnished, for Carroll Winston to E. D. Morgan, an apartment at 863 Park av at the northeast corner of 77th st, and as agents, through H. L. Moxley & Co. a loft at 4 West 37th st, to the Nelson Bead Co.

PEASE & ELLIMAN have leased for the Billings Estate Corp. to Richard E. Nolan the 3-sty dwelling at 120 West 87th st; furnished for Mrs. A. A. Roberts an apartment at 126 East 34th st to R. G. Clarkson; for Dr. Henry Bugbee his apartment at 152 East 35th st to Dorothy A. Roosevelt Geer; and leased apartments as follows: at 723 St. Nicholas av to A. V. Sallada; at 145 East 49th st to Elmer Harris; at 144 East 40th st a sub-lease for Clarence B. Mitchell to Edith M. and Helen A. Welsh; at 149 East 40th st, and 44 Gramercy Park to Shirley Barker.

PEASE & ELLIMAN have leased furnished, for Julius Hilder to Emil Von Kleydorff the 3-sty dwelling at 233 West 70th st; leased for George Dudley Waring an apartment at 158 West 58th st to Miss E. Firth; for Douglas B. Green at 128 West 72d st to J. C. Quirk; for the Banly Realty Co., S. Morrill Banner, at 55 West 55th st to Edward Norton; for the Farmers' Loan & Trust Co. to N. Iznaga del Valle at 515 Madison av, and for Payson McLean Merrill, as agent, at 36 East 40th st to Mrs. S. C. Rosenthal.

PEASE & ELLIMAN have leased for the Goelt Realty Co., represented by Harris & Vaughan, to Mrs. K. Crouse the 4-sty dwelling at 59 East 53d st; furnished, for Walter S. Hoyt his apartment at 130 East 67th st to E. H. Delafield; furnished, for Mrs. S. B. Childs her apartment at 375 Park av to Grant McDonald, of the Fifth Avenue Bank; for Julius Tishman & Sons apartments in the new house at 156 East 79th st to H. R. Dennis and to John J. Townsend; and for Augustin Walsh an apartment at 3 East 84th st to W. F. Lynch.

PEASE & ELLIMAN have rented furnished for John Emlen Roosevelt his 4-sty dwelling

at 818 Madison av to Winthrop Chanler; and for Amelia E. White et al to Mrs. Fausa Quevedo the 4-sty dwelling at 18 West 69th st.

S. OSGOOD PELL & CO. have leased the building formerly occupied by the Chalmers Motor Co., at 50th st and Broadway, for Oscar J. Mackey to the Peoples Garage Co., a newly-formed corporation, of which Albert N. Atkinson is president.

PEPE & BRO. have leased for Wm. Chilvers a 3-sty building at 129 West 11th st to Thomas Bevans at a yearly rental of about \$1,800, for alteration into studios.

PEPE & BRO. have leased apartments in the new studio building at 108 Washington pl, to Mrs. L. Brower, G. Brown and F. Osborn.

PEPE & BRO. have leased the parlor floor and basement of 15 Charlton st to Mrs. A. Ferraris at a yearly rental of \$600.

PEPE & BRO. have leased for Mrs. Robertson an apartment at 285 West 12th st to Miss G. Reeves.

L. J. PHILLIPS & CO. have leased for the Alexander Grant Construction Co. the corner store in the building now in course of construction at the southeast corner of 204th st and Broadway, to James Butler, Inc., who, upon completion of the building, will open another link in their chain of grocery stores; and for Colonel J. G. R. Lilliendahl the dwelling at 630 West 158th st to Mrs. Lillian P. Baldwin.

PORTER & CO. have sold for the Wells Holding Co. to Ernest F. Bliss the 4-sty tenement, 25x75x100.11, at 367 East 76th st.

GEO. R. READ & CO. leased for Christian Wollersen a new 10-sty garage building, 30x100, to be erected at 546 West 48th st. The tenant is the Stern-Pickard Co., agents for the Ford Automobile Co., who will utilize the building as a service station.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have rented the top floor at 18 East 46th st for Harris & Vaughan, as agents, to Miss A. V. Stevenson; also the store at 1086 Madison av to Samuel J. Skoyles.

ROY SCHERICK has leased for Carstein & Linnekin, the 3d floor at 126-8 5th av, to Goodman & Dessauer, importers of laces; also 6th floor at 25 Madison sq to Kahn & Feldman, silk yarns, and for Wallack Cons. Co., the 8th floor at 30-8 East 33d st to Herman N. Butler & Co.

LOTION H. SLAWSON CO. leased the store at 409 4th av to Louis Kalmanowitz, silks and satins, now in Eldridge st. Mr. Kalmanowitz will make use of the store as an uptown branch for his present business; the same broker also leased for the Cuyler Realty Co. showroom space to the Petrucci Maresca Co., as exhibition rooms; and a showroom to the Acme Cabinet Co. This lease completes the renting of the Cuyler Building.

SLAWSON & HOBBS have rented for W. E. D. Stokes 329 West 78th st to R. G. Smith; and 258 West 78th st for Mrs. N. Clark to E. Jeffries.

SLAWSON & HOBBS have rented for Mrs. M. Luez 120 West 72d st to Elbert A. Silleck, and for Geo. L. Degener 30 West 69th st to John B. White.

SLAWSON & HOBBS have rented for W. E. D. Stokes to Gilbert Elliott 325 West 78th st; for Mrs. Charles D. Dillingham to Miss A. B. Dexter, 322 West 88th st.

SLAWSON & HOBBS have rented dwellings for Miss E. J. Phillips at 225 West 70th st to Miss S. Lee; for a client of Asthworth & Co., 125 West 78th st to E. H. Phillips.

SLAWSON & HOBBS have rented for W. R. Peters 264 West 94th st to C. McManus; for N. S. Nash 222 West 72d st to Dell Boone.

HENRY STREET SETTLEMENT has leased from Dr. Samuel D. Douglas 8 Pitt st, a 5-sty building, for a long term with an option to purchase. This property adjoins in the rear the Neighborhood Playhouse of the Henry Street Settlement at 466-470 Grand st. The building will be connected with the playhouse and used in connection with it for the Settlement's increasing activities. No. 8 Pitt st is a 5-sty building, on plot 25.6x100 deep. Mr. Morgenthau, Jr., Co., was the broker.

CHARLES B. VAN VALEN rented space at 95 William st to Francis & Lott, insurance brokers; additional offices in the same building to Henry E. Otto & Co., and in the Postal Life Building to Peter H. Benischek de Jaffa.

WILLIAM R. WARE leased dwellings at 327 West 77th st for Sherman B. Townsend to Lillian V. Barclay, and 245 West 88th st for George Schmidt to Anna Dugro.

WM. A. WHITE & SONS, in conjunction with M. & L. Hess and William R. Ware, have leased the 10th floor at 318-326 West 39th st to Neumann Brothers, printers, now at 124 White st. This completes the renting of the building.

WHITE-GOODMAN have leased for a long term the entire building at 558 Broadway to Friedman Co. The building has been remodeled and will be occupied by the lessee on Dec. 1, 1916. And have leased the 8th loft at 336-40 Canal st to the Beacon Underwear Co.

### Brooklyn.

ERNEST A. HOWARD rented 418 4th st, a 3-sty dwelling, to Mrs. Mabel Steenwerth.

CHARLES E. RICKERSON has rented 847 Carroll st, a 4-sty dwelling, to C. McDermott; 97 Sterling pl, a 2½-sty dwelling, to William De Bruycker; and 66 7th av, a store, to Rose Millinery Shop.

RULAND & WHITING CO. has leased the property at the northeast corner of Bedford and Atlantic avs, recently occupied by the Bedford Riding Academy, for the Brooklyn Trust Co., as trustee, to the Bedford-Atlantic Rink (Inc.), at a total rental of about \$120,000. As soon as alterations are completed, the main building, about 120x242, will be operated as an ice skating rink, with an ice service of 85x200. The "L" at the corner of Bedford av will be

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used for an entrance to the rink, with a large store at the corner. There will also be an exit farther down on Bedford av and parking space for automobiles on Atlantic av. A. G. Spalding & Bros. have secured the concession for the sale of skates and skaters' supplies. The lessees also propose to use the property during the summer months for entertainment purposes and for the manufacture of artificial ice.

**Suburban.**

**COCKS & WILLETS** leased Chapel House, belonging to William D. Guthrie, at Locust Valley, L. I., to Arthur V. Davis, president of the Aluminum Co. of America, who recently purchased a large tract on Long Island for a country seat.

**F. M. CRAWLEY & BROTHERS** have rented the residence on the east side of Duryea rd, Upper Montclair, to G. T. Stanford, of Independence, Kan.; also the residence of Mrs. Annie F. Taylor at 9 Duryea rd, and the residence on the west side of Lloyd rd for Miss Aletta L. Tower to Frederick S. Gassaway.

**FISH & MARVIN** have rented the Wilder property at Lawrence Park, Bronxville, to E. J. Koehler.

**F. W. JONES, JR.**, has leased to Morgan Cowperthwaite, of the firm of Fox & Pier, the Throckmorton property on the Mendham-Morristown rd, Far Hills, N. J., containing about 50 acres, house and buildings.

**PAYSON McL. MERRILL CO.** subleased, furnished, for George H. Whigham to Cecil Barret, of Spencer, Trask & Co., the dwelling and garage recently completed by Samuel P. Hinckley, on Narragansett av, Lawrence, L. I.

**LEWIS B. PRESTON** has leased for Charles A. Gould his house known as Ridgecrest, on the Boston Post rd, Harrison, to William P. Marseilles.

**ALFRED E. SCHERMERHORN** leased cottages at Southampton, L. I., for the season of 1917: for Mrs. N. Thayer Robb to Caleb W. Hamill; for P. Markoe Robertson to Kurnel B. Babbitt; for L. F. H. Betts to Mrs. Mabel Whitney Sabin; for Mrs. W. Bosseter Betts to David Dows; for Mrs. Russell H. Hoadley to Mrs. Clarence Cary; for Miss Julia T. Wilson to Oren Root; for John Bottomley to Col. Henry May; for William B. Platt to L. du Pont Irving, and for Grosvenor Atterbury to J. W. Fuller Potter.

**JOHN F. SCOTT** has rented for Mrs. Walter C. Stearns her country place at Hewlett, L. I., to Norris Sellar.

**BURKE STONE** has leased for E. A. Morange his present residence in Sagamore to J. Fletcher Farrell, treasurer of the Sinclair Oil & Refining Co. of New York City. Jardine, Hill & Mardock are completing plans for a new residence in Sagamore for Mr. Morange that will be completed for next summer. For A. W. Lawrence and D. B. Lawrence an apartment in the Brick Row Apartment Bldg. on Kraft av to John C. Case, of New York City; and for Jesse Hall of Front av his apartment to James McConnell of New York City; and for A. W. Lawrence the residence on High st, Tuckahoe to Joseph Pastorella of Cameron pl.

**WESTCHESTER LAND EXCHANGE**, Robert E. Farley, president, has leased the Kenneth Murchison house on Sherman av, in the Gedney Farm section of White Plains, to George Burch of White Plains.

**WORTHINGTON WHITEHOUSE (INC.)** leased for M. Taylor Pyne, Jr., his country estate at East Williston, L. I., to Thomas H. Prosses.

**REAL ESTATE NOTES.**

**JOHN J. EGAN** has opened offices at 976 Westchester av, where he will engage in a general real estate and insurance business.

**ALSENZ & McDERMOTT** have opened offices at 1407 3d av, where they will conduct a general real estate and insurance business.

**ERNEST A. HOWARD** has been appointed agent for 226 Garfield pl and 323 5th av, Brooklyn.

**VASA K. BRACHER** has been appointed agent of 218 West 62d st, owned by Louis T. Lehmer and leased to Elias Lifshitz.

**NEHRING CO.** has been appointed agent of 145 Wadsworth av and the taxpayer at the northwest corner of 182d st and Audubon av.

**A. KANE CO.** have been appointed agents for 114 West 94th st, 44 West 106th st, 517, 519 and 527 Manhattan av, 207, 209, 211, 213 and 215 West 123d st and 52 East 120th st.

**RUDD TAXICAB CO.**, William W. Rudd, president, is the buyer of 302-8 West 65th st, reported sold last week, through A. W. Miller & Co.

**ALBERT H. STURSBURG** is the buyer of the dwelling at 16 East 80th st, sold by John J. Kavanagh for Mrs. Eugene Arnstein. Mr. Stursburg resides at 9 West 56th st.

**PORTER & CO.** sold for Rachel Goldberg, to Caroline C. Morton, the 3-sty dwelling, 18x 100.11, at 118 West 122d st. Title passed last week.

**HORACE S. ELY & CO.** were associated with A. A. Hageman in the lease to the Hageville Realty Co., of the building at 57 West 10th st, representing the owner, George F. Crane.

**SAMUEL ZIRN**, as attorney, has sold 123 Pulaski st, Brooklyn, a 3-sty dwelling, to Sadie Levine; also 397 South 5th st, a 4-sty flat, for Fanny Levy. Title passed last week.

**THOMAS J. O'REILLY** has placed through the Title Guaranty & Trust Co., a mortgage of \$9,000 for three years at 5 per cent. on 435 West 48th st for Mrs. Mary Quinn.

**CROSS & BROWN CO.** has been appointed renting agents by the Ayer estate of New York for the 10-sty building at 349 Broadway; also

for 87-89 Leonard st, 52-54 Walker st, 79 Walker st, 43-45 White st and 44 White st.

**CRUIKSHANK CO.** and Frederick Southack and Alwyn Ball, Jr., sold for the trustees of the Stuart estate 230 Pearl st, 20.3x70.6x irreg. The buyer is Kenneth Stevenson, who is identified with the improvements that are being made on the adjoining property recently purchased through the same brokers. Title passed on Thursday.

**REMSEN DARLING** has joined the M. Morgenthau, Jr., Co., and has taken charge of the management of the mortgage department. Mr. Darling has been engaged in the mortgage business for 30 years, and during the last 6 years has been in business for himself at 170 Broadway. Franklin T. Seaman, secretary of the company, will remain in charge of the negotiating branch of the business.

**WM. A. WHITE & SONS** have placed loans of \$285,000 at 5 per cent. on the 12-sty loft building at 134-140 West 26 st; \$50,000 at 4 1/2 per cent. on the 4-sty building at the northwest corner of 38th st and 6th av; \$43,000 at 4 1/2 per cent. on 47 East 49th st, a 5-sty dwelling; \$225,000 at 4 1/2 per cent. on the 12-sty mercantile building at the southwest corner of 28th st and Madison av.

**OBITUARY**

**ARMSTRONG MULFORD**, real estate and insurance broker, of Plainfield, N. J., died at his home there, aged fifty-three. He was a former member of the local Tax and Sewer Commissions.

**GEORGE A. F. NORTH**, Brooklyn real estate operator, died on Thursday at his home, 75 Barbey st, aged fifty-six. Mr. North was president of the Nassau Building and Loan Association of East New York and an active member of the old Twenty-sixth Ward Board of Trade. He was a Past Master of Tyrian Lodge, No. 618, F. and A. M., Past Chancellor Commander of Progressive Lodge, No. 21, Knights of Pythias, and a member of Ridgewood Chapter, No. 263, Royal Arch Masons; De Witt Clinton Commandery, No. 27, Knights Templar, and Kismet Temple, Nobles of the Mystic Shrine. He left a widow and a daughter.

**WILLIAM P. SHANNON**, real estate dealer, with offices at 170 Broadway, died on Sunday at his home, in Bayport, L. I. Mr. Shannon was in business with his uncle, Charles R. Purdy.

**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.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
Total No.....	172	162
Assessed value.....	\$9,589,900	\$7,450,000
No. with consideration..	24	29
Consideration.....	\$503,675	\$1,172,979
Assessed value.....	\$614,000	\$1,455,500
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	5,956	5,658
Assessed value.....	\$323,380,182	\$319,941,781
No. with consideration..	861	887
Consideration.....	\$35,584,024	\$43,101,897
Assessed value.....	\$38,258,695	\$47,171,833

**Mortgages.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 28 to Nov. 4
Total No.....	64	87
Amount.....	\$903,182	\$2,165,989
To Banks & Ins. Cos....	15	22
Amount.....	\$358,500	\$1,429,000
No. at 6%.....	22	31
Amount.....	\$122,962	\$626,189
No. at 5 1/2%.....	3	6
Amount.....	\$28,000	\$539,009
No. at 5%.....	13	20
Amount.....	\$288,500	\$535,300
No. at 4 1/2%.....	5	.....
Amount.....	\$49,000	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$13,970	.....
Interest not given.....	20	30
Amount.....	\$400,750	\$465,500
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	2,964	3,223
Amount.....	\$90,969,930	\$83,747,704
To Banks & Ins. Cos....	604	654
Amount.....	\$40,107,724	\$36,738,538

**Mortgage Extensions.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
Total No.....	38	22
Amount.....	\$1,502,000	\$615,500
To Banks & Ins. Cos....	19	10
Amount.....	\$1,173,500	\$343,000
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	1,479	1,571
Amount.....	\$83,014,374	\$90,152,006
To Banks & Ins. Cos....	773	656
Amount.....	\$61,567,650	\$63,309,950

**Building Permits.**

	1916	1915
	Oct. 28 to Nov. 3	Oct. 29 to Nov. 5
New buildings.....	4	6
Cost.....	\$207,000	\$1,450,000
Alterations.....	\$101,646	\$172,815

	Jan. 1 to Nov. 2	Jan. 1 to Nov. 5
New buildings.....	526	406
Cost.....	\$107,681,445	\$55,300,688
Alterations.....	\$17,075,575	\$12,227,470

**BRONX. Conveyances.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
Total No.....	97	115
No. with consideration..	15	19
Consideration.....	\$629,400	\$414,373
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	4,792	5,129
No. with consideration..	739	876
Consideration.....	\$5,752,391	\$6,483,525

**Mortgages.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
Total No.....	59	61
Amount.....	\$1,075,590	\$418,016
To Banks & Ins. Cos....	4	9
Amount.....	\$17,200	\$124,578
No. at 6%.....	26	20
Amount.....	\$731,305	\$118,350
No. at 5 1/2%.....	1	4
Amount.....	\$3,000	\$73,800
No. at 5%.....	7	10
Amount.....	\$35,550	\$53,378
No. at 4 1/2%.....	2	.....
Amount.....	\$35,000	.....
Unusual rates.....	1	2
Amount.....	\$600	\$18,741
Interest not given.....	22	25
Amount.....	\$270,135	\$153,747
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	3,105	2,933
Amount.....	\$25,377,769	\$25,399,674
To Banks & Ins. Cos....	235	232
Amount.....	\$4,817,427	\$4,712,506

**Mortgage Extensions.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
Total No.....	11	10
Amount.....	\$163,820	\$123,750
To Banks & Ins. Co....	2	2
Amount.....	\$55,500	\$10,000
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
Total No.....	619	727
Amount.....	\$12,596,699	\$12,081,725
To Banks & Ins. Cos....	181	198
Amount.....	\$5,570,000	\$4,585,975

**Building Permits.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
New buildings.....	19	12
Cost.....	\$474,100	\$304,500
Alterations.....	\$37,450	\$14,600
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
New buildings.....	576	721
Cost.....	\$15,177,732	\$22,745,050
Alterations.....	\$1,252,140	\$641,750

**BROOKLYN. Conveyances.**

	1916	1915
	Oct. 26 to Nov. 1	Oct. 28 to Nov. 3
Total No.....	557	407
No. with consideration..	41	33
Consideration.....	\$319,030	\$179,550
	Jan. 1 to Nov. 1	Jan. 1 to Nov. 3
Total No.....	19,145	18,620
No. with consideration..	1,745	2,016
Consideration.....	\$12,787,061	\$15,438,403

**Mortgages.**

	1916	1915
	Oct. 26 to Nov. 1	Oct. 28 to Nov. 3
Total No.....	316	330
Amount.....	\$1,120,587	\$983,915
To Banks & Ins. Cos....	72	60
Amount.....	\$462,450	\$288,550
No. at 6%.....	184	191
Amount.....	\$511,649	\$408,092
No. at 5 1/2%.....	50	87
Amount.....	\$189,000	\$414,750
No. at 5%.....	42	19
Amount.....	\$246,969	\$67,355
Unusual rates.....	.....	2
Amount.....	.....	\$2,000
Interest not given.....	40	27
Amount.....	\$172,369	\$91,718
	Jan. 1 to Nov. 1	Jan. 1 to Nov. 3
Total No.....	14,412	14,985
Amount.....	\$61,621,838	\$67,171,724
To Banks & Ins. Cos....	5,373	2,875
Amount.....	\$24,724,327	\$20,376,930

**Building Permits.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
New buildings.....	105	125
Cost.....	\$479,950	\$1,048,400
Alterations.....	\$57,495	\$76,650
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
New buildings.....	4,289	4,541
Cost.....	\$36,666,580	\$37,555,690
Alterations.....	\$4,772,320	\$3,517,970

**QUEENS. Building Permits.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
New buildings.....	72	82
Cost.....	\$220,668	\$350,339
Alterations.....	\$43,702	\$4,758
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
New buildings.....	4,483	4,884
Cost.....	\$16,840,432	\$17,528,270
Alterations.....	\$1,799,050	\$782,942

**RICHMOND. Building Permits.**

	1916	1915
	Oct. 27 to Nov. 2	Oct. 29 to Nov. 4
New buildings.....	12	35
Cost.....	\$33,336	\$94,185
Alterations.....	\$3,275	\$5,150
	Jan. 1 to Nov. 2	Jan. 1 to Nov. 4
New buildings.....	727	1,028
Cost.....	\$1,493,682	\$2,004,810
Alterations.....	\$219,705	\$233,566



# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE continued upward trend of prices was featured this week by advances in Hudson River brick, iron and steel piping, cut nails, limeseed oil and anthracite coal. Another advance in wire products is reported to be impending, notwithstanding that only a week ago the quotations on these goods were raised \$2 a ton. Masons' materials, for the most part, continue firm and steady under a gradually broadening demand.

The startling advance in anthracite has aroused general public attention. It is significant that there is great irregularity in the quotations, and that in Brooklyn and New Jersey prices have not been raised to the same extraordinary height as in Manhattan, where some retailers have obtained \$13 a ton for domestic sizes from parties in urgent need of fuel. In railroad and mining circles denial is made that wholesale prices and short supply have warranted the jacking-up of retail prices here, and the public is being advised either to put off buying temporarily or else use pea coal, which is still moderately priced, instead of the larger sizes.

The advance made last week in the price of structural steel shapes has caused a temporary suspension of contract lettings for building construction. Estimates have had to be revised on a large number of pending jobs. When investors and contractors get their bearings again it is expected that the outflow of weekly bookings will be resumed. Another reason for the lull in the local structural steel market is the imminence of the Presidential election.

Reports to the Record and Guide from all quarters of the metropolitan district indicate that while there is less interest in politics than usual, still a number of extra large general contracts are being held back on that account. The smaller work has come out this week in the usual quantity, as represented more particularly by subcontracts, but architects, contractors and builders are saying that much business depends on how the election goes. While some big jobs were forced out by the recent jumps in the price of steel, it is being said that much work of importance is still being held in abeyance for political reasons.

Uncertainty for the time being is the predominating feeling among investors,

**Brick.**—Continued good demand from all parts of the metropolitan territory except the Bronx is exerting a steady upward pressure upon the quotations for Hudson River brick. Raritans can only be obtained under term contracts. None is available for the open market. The Hudson River yards are therefore the only source of supply at the present time for current business. The ordinary run of brick is costing dealers \$7.75 a thousand at the wharf, with \$8.00 as the quotation on the superior grades. In one instance a cargo of extra quality brought the high mark of \$8.25. This would seem to foreshadow a further rise for the average grades.

Notwithstanding the continuation of strikes among the masons' helpers, the Manhattan and Brooklyn demand was good. Strange to say no cargoes went to the Bronx this week. We do not remember that it ever occurred before that not a single cargo of common brick was sold from the open wholesale market for the account of dealers in the Bronx in midseason. It is significant of the small amount of brickbuilding being done there. Manufacturing and shipping continue to be restricted by labor shortage. Less than a normal amount of material has been accumulated at the works for the closed season.

**SUMMARY.**—Transactions in the North River wholesale brick market for the week ending

according to reports from building material houses. Uncertainty about politics, uncertainty about labor, about prices and about deliveries. Stability is the one thing that is being prayed for. Stable prices even at high levels and dependable labor would let business proceed at a normal rate. Until these conditions are assured, a large amount of speculative work will not come out.

Car shortage on the railroads is reaching unprecedented proportions, but congestion at the terminals has not yet arrived again at the acute stage of last Spring. Railroad men report that shippers are co-operating with them handsomely in hastening the loading and unloading of cars. An increase in the minimum weight for car lots is under consideration by the principal railroads.

The war in Europe, upon which all the controlling circumstances in the business of this country are based, gives no promise of an early ending. The only conclusion that can be arrived at is that price inflations, labor shortage and restricted production will continue. What will limit commodity prices no one attempts to predict. Wheat, cotton, meats, drugs, steel products and ocean-freight rates have all had sensational advances. The cost of living on the whole was never higher.

The financial statement of the U. S. Steel Corporation reported record-breaking earnings for the quarter ending September 30, of \$85,817,067. This compares with earnings of \$47,964,535 in the June quarter, and \$38,710,644 in the September quarter a year ago. The directors declared an extra dividend of 1 per cent on the common stock. This epitomizes the remarkable state of affairs throughout the iron and steel industry, exceeding all past records of activity and prosperity. The supply problems originally created by extraordinary foreign orders, and latterly by domestic structural and miscellaneous requirements, have been recently further complicated by enormous orders from the railroad and shipbuilding interests. Orders for over 20,000 cars were placed during October. Locomotive builders have since the first of the year booked orders for more than 4,000 locomotives. The consequence is continued congestion of orders at the steel mills, which means continued elevated prices and restricted building operations.

Friday, November 3, 1916:

Condition of market: Demand good; prices rising. Quotations: Hudson Rivers, \$7.75 to \$8.25 a thousand in cargo lots to dealers. Number of cargoes left over from previous week, 6; arrived, 39; sold, 40. Distribution: Manhattan, 15; Brooklyn, 14; Bronx, 0; New Jersey points, 7; Yonkers, 1; Astoria, 2; Great Neck, 1. Left over Friday, November 3, 5.

**Limeseed Oil.**—Prices advanced 4 cents a gallon Tuesday to 94 cents, an increase of 6 cents a gallon over last week's price and about 20 cents a gallon over prices on October 1. The normal price is about 50 cents a gallon. While the supply has been seriously curtailed by the lower production in South America the demand is greater on account of paint manufacturers being rushed with business.

**Coal.**—Prices are rising, almost from day to day. Retail quotations run from \$9 to \$13 for stove coal a ton in Manhattan, but only \$7.75 in Brooklyn. The higher price in Manhattan is not satisfactorily accounted for, except on the ground of greater urgency and need in that borough by large buyers willing to pay premiums. Pea coal is quoted at \$7 and buckwheat at \$5.50 per ton in Manhattan. Spot bituminous coal continues to command a premium of \$2.50 a ton. In the Jersey cities the price continues at \$7.25 for stove and chestnut coal.

President Truesdale, of the Lackawanna Railroad, declared that the ad-

vances made by dealers are not justified, that there has been no shortage of shipments to New York, and not more than an average increase of 25 cents a ton in the price to dealers to cover the higher cost of production, resulting from higher wages. A statement made by Mr. Truesdale from his records shows the following comparison of wholesale prices, f. o. b. at Jersey City for the month of September, 1915, and 1916, the same prices prevailing, he added, for October this year:

	1915.	1916.
Egg .....	\$5.25	\$5.45
Stove .....	5.25	5.70
Chestnut .....	5.50	5.75
Pea .....	3.50	4.06

**Kalamein Doors and Windows.**—The demand for kalamein doors and windows at this time is not as good as it was several years ago, or even as good as last year. There is a great dearth of large jobs, particularly in the metropolitan district. Concerns that formerly would have three or four large operations under way simultaneously are at the present moment proceeding slowly.

Daniel P. Gallagher, president and treasurer of the Knoburn Company, sheet metal contractors, remarked:

"The material in the manufacture of our products has been steadily advancing for months, and in the judgment of the writer has not reached its maximum. Ultimately, we think, this condition is going to have the effect of temporarily retarding the construction of new buildings. At the present time all the shops in the trade are quite busy.

"There is a shortage of labor, prices are slightly higher than they were before the war, but work is not sufficiently abundant to warrant a warlike increase."

**Structural Steel.**—Following the advance of \$2 a ton in plain material last week, there was naturally a lull in structural steel lettings this week. Besides, the nearness of election day, with the uncertainties connected therewith, have also had a deterring effect. A large number of contracts are pending, some very important. The latest lettings reported are: To Levering and Garrigues, 300 tons for the New Departure M. F. G. Co. at Bristol, Ct. To the Hinkle Iron Company, 1200 tons for the Nameloc loft building in West 36th street, 500 tons for an apartment in West 70th street, and 400 for another in East 66th street. Plain material is quoted at 2,869 cents per pound to 3,169 cents, New York, tide water, for mill shipments.

**Iron and Steel Pipe.**—National Tube Company has announced an advance in all black and galvanized lapweld pipe of \$2 a ton by reducing the discount one point. The leading wrought iron pipe makers have followed in line with steel pipe producers, by announcing one point less discount on all extra heavy and double extra black lapweld iron pipe in less than carload lots; lapweld pipe was advanced \$4, or a reduction made of two points in the discounts.

Cut nail manufacturers have made the first advance in prices of their product in some months, raising them \$2 a ton to a minimum of \$2.65 per keg.

**Electricians' and Plumbers' Supplies.**—The market for finished copper, brass and other products holds very strong. Spot lead is quoted at 7.02½c., New York, in large lots, a recession of 2½ points. Spelter prices have hardened. Spot prime Western moved up to 10.45c. The following are mill quotations:

Sheet Zinc .....	\$15.00 @	.....
Copper wire .....	31.50 @	32.00
Sheet copper, hot rolled .....	37.50 @	.....
High Brass sheet, wire and rods..	40.00 @	48.00
Low brass sheet, wire and rods...	40.00 @	46.00
Bronze rods .....	40.00 @	46.00
Brazed brass tubing.....	45.00 @	46.00
Brazed bronze tubing.....	47.00 @	48.50
Seamless copper tubing.....	43.00 @	46.00
Full lead sheets .....	9.00 @	.....



**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 @ \$8.25
Raritan common.....	@
Second hand common, per load of 1,500.....	4.00 @
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.....	\$0.92 @ \$0.94
Less than 5 bbls.....	@ 0.95

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 car-	
goes, narrow (delivered).....	\$23.00 @ \$26.00
Wide cargoes.....	
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.....	
Mill base.....	@ \$11.00
Dry Mortar, in bags, return-able at 10c. each, per ton.....	\$10.50 @
Block, 2 in. (solid), per sq. ft.....	6.50 @ 7.00
Block, 3 in. (hollow).....	\$0.06
Blocks, 4 in. (hollow).....	.07 ¼
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.....

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in.....	2.969 @ 3.169
Beams & channels over 14 in.....	2.969 @ 3.169
Angles 3x2 up to 6x8.....	2.969 @ 3.169
Zees and tees.....	2.969 @ 3.169
Steel bars, half extras.....	2.969 @ 3.169

TURPENTINE:

Spot, in yard, N. Y., per gal.....	\$0.47 ½ @ \$0.48
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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%

**FREDERICK AYER TO BUILD LOFTS**

Structure Now Erecting at 601 Broadway as Result of "Save New York" Movement

ONE of the most interesting building projects of the year is being completed at 599-601 Broadway, where Frederick Ayer, of Boston, is erecting a twelve-story commercial building. J. Odell Whitenack, 231 West 18th street, is the architect and builder, and he expects to have the building ready for occupancy January 1, 1917. The Cross & Brown Co. is agent.

The building is one of the first to be erected in anticipation of the return of manufacturers, as a result of the "Save New York" movement, and the recently enacted restrictions against manufactur-

tion of modern buildings in this and other of the older business districts of New York City where owners have permitted their properties to deteriorate.

The building now in course of construction at 599-601 Broadway covers about six city lots, occupying a plot of about 13,885 square feet. It will measure 50x150 feet in Broadway through to Mercer street and 50x127 feet in Houston street. This location will afford the tenants the opportunity of using the Broadway business address and will allow shipping from both the Houston and Mercer street sides.

The structure will represent modern details of loft building construction, and aside from being of the usual substantial type characteristic of city structures of this kind, will contain several interesting structural features. Special effort has been made to save every possible amount of floor space without conflicting with the regulations of the various city departments or interfering with the comfort or convenience of the tenants. Each floor will contain 12,000 square feet of actual floor space, and there will be only one free standing column on each floor. In order to make this possible, it has been necessary to use beam spans of unusual length, namely 38 feet, but the additional expenditure involved has been offset by the greater amount of available area through the absence of the interior columns. The lay-out has been so arranged that each floor may be subdivided for two tenants, and each will enjoy the conveniences of the other.

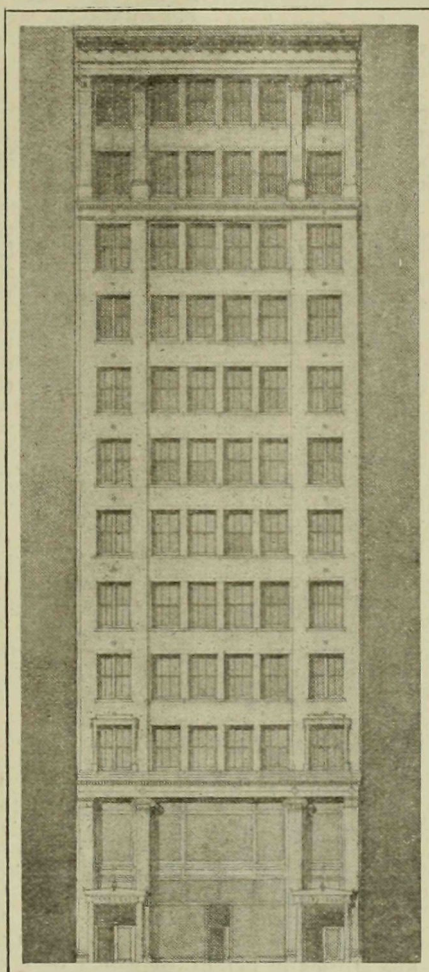
Another interesting detail is a duplex stairway on the Broadway side, which will conform with the requirements of the Labor Law and yet occupy an unusually small amount of space. The exterior will consist of Deer Island granite, Indiana limestone, front brick and ornamental terra cotta from the tenth floor to the roof. There will be five elevators operated, two for passengers on the Broadway side, two at Mercer street, and one at Houston street for freight purposes.

The building will comply with all the city requirements, including the regulations of the Board of Fire Underwriters' and as a result will enjoy low insurance rates. Every provision has been made for adequate fire fighting apparatus, including the installation of a 100 per cent. sprinkler system and four standpipe lines. The windows will be of hollow metal fireproof construction.

Among the sub-contractors who have been furnishing labor and materials are: Structural steel, the Hay Foundry & Iron Works, 15 Madison Square; elevators, the Otis Elevator Company, Eleventh avenue and 26th street; sprinklers, the Globe Automatic Sprinkler Company, 120 Broadway; hollow metal windows, the S. H. Pomeroy Company, Madison avenue and 42d street; heating, Callahan & Kingsley Company, 343 West 52d street; ornamental iron, the Albee & Godfrey Co., Stewart avenue, Brooklyn; plumbing, Jack Abrams & Brother, 166 West 99th street; concrete arches, Pietrowski & Konop Co., 418 East 91st street; electrical work, James F. Hughes Company, 172 Duane street; "Peele" doors, the Peele Company, Stewart avenue and Harrison place, Brooklyn; cut stone, B. A. & G. N. Williams, Walnut avenue and 133d street; plastering, Frank Morell Company, 35 West 39th street; roofing, the Germania Roofing Company, Sullivan and Watts streets. The wrecker was the C. H. Southard Company, 59 Ninth avenue.

**New Brooklyn Hospital.**

Ludlow & Peabody, 101 Park avenue, Manhattan, have preliminary plans in progress for three, four and five-story brick and limestone hospital buildings to be erected in Fulton street, Brooklyn, for the Carson C. Peck Memorial Hospital, 350 Fulton street. J. Byers Holbrook, 52 Vanderbilt avenue, Manhattan, is the steam and electrical engineer.



J. Odell Whitenack, Arch't.  
NEW LOFTS FOR BROADWAY.

ing north of 33d street. When Mr. Ayer announced last March that he intended to erect a tall loft building in a section which has witnessed a steady exodus of manufacturers to points further north, the move aroused considerable comment, because it was distinctly in conflict with a trend which was very clearly manifesting itself.

The millinery trade, which had for many years been centered in the immediate neighborhood of Broadway and Houston street, was also becoming interested to some extent in the northerly migration, and the selection of a building site in the heart of this district seemed to a great many familiar with local conditions a most radical undertaking. It turned out, however, that the big millinery and allied firms were not averse to remaining in their present district, providing that the buildings that were offered to them were modern and suited to their purposes. The judgment of Mr. Ayer and his advisers seems to have been well founded, since the building is practically entirely rented from the plans, although possession will not be possible for two months. It is understood that the new tenants are identified more or less prominently with the millinery trades and their retention in this district in spite of the very strong uptown drift may be considered as a crowning argument in favor of the erec-



### Building Statistics.

Comparative statistics of building and engineering operations in New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas, as compiled by the F. W. Dodge Company: Contracts awarded January 1 to November 1, 1916, \$1,121,616,397; 1915, \$769,173,100; 1914, \$632,462,200; 1913, \$743,758,000; 1912, \$743,331,500; 1911, \$667,433,813; 1910, \$694,007,066.

Comparative statistics of building and engineering operations in New York State and Northern New Jersey, as compiled by the F. W. Dodge Company: Contracts awarded January 1 to November 1, 1916, \$225,106,500; 1915, \$137,108,500; 1914, \$112,360,500; 1913, \$223,782,000; 1912, \$206,392,500; 1911, \$200,027,500; 1910, \$205,844,000.

### To Build Fifth Avenue Home.

Charles Ewing, 101 Park avenue, has been selected architect to draw plans for the two and one-half story brick and stone residence, 100x125 feet, at the northeast corner of Fifth avenue and 108th street, for L. E. Parsons, 99 Park avenue. The estimated cost of the house has been placed at \$100,000. The announcement of the name of the purchaser of this plot and his plans brings to an end, the long withholding of details regarding the future of this site. The dwelling will be one of the furthest north of the high-class Fifth avenue private houses, and on this account special interest attaches to the project.

### Heidelberg Building Plan.

It is expected that the long awaited improvement of the Heidelberg Building at Broadway and Forty-second street will soon be brought about, since it is known that Henry Ives Cobb, architect, is working on plans which call for the addition of twenty-three stories, that will give it a total height of thirty stories. The property belongs to the Princess Murat, and the Princess Rospegliosi, daughters of Edmund K. Stallo. The Heidelberg Building is seven stories high and has for years been the object of considerable interest among real estate men on account of the character of the improvement on such a costly site. It was designed with foundations heavy enough to support the additional stories which have been decided upon. The site has a frontage of 96.1 feet in Forty-second street, 51.3 feet on Broadway, and 49.5 feet on Seventh avenue.

### Restaurant For City Employees.

The Werner & Huberty Company, 657 Vanderbilt avenue, Brooklyn, has the general contract for the interior alterations to the 25th and 26th floors of the Municipal Building for the City of New York, owner, from plans by McKim, Mead & White, 101 Park avenue. The project consists of installing a dining room and kitchen quarters, for the benefit of city employees. The estimated cost of the alterations is \$44,500.

### Home on Loft Building Roof.

Earl Carroll, the composer, is to have a home on the roof of the tall loft building at the southeast corner of Seventh avenue and Forty-ninth street. Arthur L. Harmon, 3 West Twenty-ninth street, architect, has been selected to prepare plans for a one-story brick and limestone bungalow, the estimated cost of which has been placed at \$5,000.

### Bill-Posting in the Bronx.

The Civic Bureau of the Bronx Board of Trade has renewed its activities relative to indiscriminate bill-posting going on in the Bronx, and is using its influence with those guilty of the offenses to such good effect that all those approached so far have promised to stop such posting, and to co-operate with the bureau in the future.

All Bronx residents who believe in a "Borough Beautiful" will realize the great good the Bronx Board of Trade is

doing in ridding the borough of the unsightly rock and deadwall defacements.

The bureau also is investigating conditions at the triangular corner at 147th street, Bergen and Willis avenues, with the idea of making suggestions to the Borough President of certain changes to be made that will prove beneficial to the traveling public.

### PERSONAL AND TRADE NOTES.

**Morris P. Altman**, general contractor, has moved his office from 1237 Broadway to 18 West 34th street.

**Feinberg & Ricca**, architects, have opened offices at 26 Court street, Brooklyn, where they will engage in the practice of their profession.

**A. F. Gilbert**, architect, for the past sixteen years with Graham, Burnham & Co., has opened offices at 80 Maiden lane, where he will engage in the practice of his profession.

**The African Ceramic and Tile Co. of Tunis**, 18 East 37th street, has secured the contract for the tile work for the boathouse for Charles Deering, now being built at Miami, Florida.

**Whitehouse & Foulhoux**, architects, announce that they have moved their offices to 619 Railway Exchange Building, Portland, Me., and catalogues from manufacturers will reach them at that address.

**Adams-Bagnall Electric Co.**, of Cleveland, O., announces that its office in New York City is now located at 114 Liberty street, and is under the management of F. C. Perkins, the company's eastern representative.

**William M. Kendall**, of McKim, Mead & White, and Charles A. Platt, New York architects, have been selected by the President as two new members of the National Commission of Fine Arts. The third member is J. Alden Weir, the painter. The function of the Commission is to pass upon designs for buildings, parks, statues and other undertakings by the Federal Government in which it is desirable to maintain art standards.

**Weber & Hamilton (Inc.)** announce that, about November 15, they will remove from their present location, 112 Flushing avenue, to their new building, 56 and 58 Hallett street, Long Island City, which has just been completed. The firm has been in business for about ten years at the old location, where they carried on an extensive plumbing and heating business. The new building is five stories in height, of which they will occupy the entire first floor.

### NO ARCHITECTS SELECTED.

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

**JERSEY CITY, N. J.**—The William M. Crane Co., Garfield av, Jersey City, contemplates building a factory adjoining its present plant, for which no architect has been selected, and details are undecided.

**BUFFALO, N. Y.**—Edward N. Smith, 116 Marine National Bank Bldg., has purchased property at Lincoln and Forrest avs, and contemplates the erection of a dwelling to cost about \$30,000. No architect has been selected.

**RYE, N. Y.**—Howard Odell, of Rye, N. Y., contemplates building two dwellings at Ryan Park, for which no architect has been selected and details are undecided.

**SUMMIT, N. J.**—Joseph A. Durkin, 60 Wall st, Manhattan, contemplates building a residence, for which no architect has been selected and details undecided. Cost, \$30,000.

**WOODBRIDGE, N. J.**—The Adath Israel Congregation, c/o James Rauchman, pres., 108 Barron av, contemplates building a synagogue, for which no architect has been retained, and details are undecided.

**NEWBURGH, N. Y.**—A syndicate now being organized in which R. P. Murphy, of the Kenmore Hotel, Albany, N. Y., is interested, contemplates the erection of a 300-room hotel on Broadway, for which no architect has been selected and details will be available later.

**PASSAIC, N. J.**—Worthen & Aldrich Co., South st, Passaic, have purchased 31 acres adjoining their present plant along the Lackawanna Railroad, between Yantican and Kingsland sts, and contemplate the erection of a reinforced concrete mill. No architect selected.

### PLANS FIGURING.

#### FACTORIES AND WAREHOUSES.

**PATERSON, N. J.**—The Paterson Industrial Development Co., Colt Building, Paterson, N. J., is taking bids to close November 15, for the 4-sty brick and reinforced concrete factory, 75x300 ft, in Gray st, near Beckwith av, from plans by Frederick W. Wentworth, 143 Market st, Paterson, owner, and Louis E. Eden, 1 Madison av, Manhattan, engineer.

#### HOSPITALS AND ASYLUMS.

**MANHATTAN.**—The Board of Trustees of Bellevue Hospital, 415 East 26th st, are taking bids, to close November 10, for the alteration to the administration bldg at Bellevue Hospital for the City of New York, owner.

#### MUNICIPAL.

**MANHATTAN.**—The City of New York, Dept. of Plant & Structures, Municipal bldg, owner, is taking bids, to close 2 p. m., November 16, on the general contract for the southerly portion of the Manhattan Bridge Plaza, from privately prepared plans. The improvements involve structural steel, ornamental iron railings and granite and concrete walks.

**EAST ORANGE, N. J.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids to close 3 p. m., November 27, on the general contract for the stone Post Office building for U. S. Government.

#### SCHOOLS AND COLLEGES.

**CLIFTON, N. J.**—The Board of Education, Acquackanonk Township, is taking bids to close November 23 on the general contract for alterations and an addition to the 3-sty brick and reinforced concrete high school on the south side of Clifton av, west of Main st. The addition will provide for eighteen classrooms with a seating capacity of 720.

**FAIRVIEW, N. J.**—The Board of Education is taking bids on general contract to close Nov. 9, for a 2-sty brick public school, 68x85 ft, from plans by William Mayer, Jr., and Edwin F. Manahan, associate architects, 711 Bergenline av, West New York. The building will contain four rooms and auditorium with a seating capacity of 400. Cost, \$41,000.

#### MISCELLANEOUS.

**BRONX.**—The New York Central & H. R. R. Co., 70 East 45th st, Manhattan, owner, is taking bids on the general contract, to close November 10, for the 1½-sty brick passenger station, 20x60 ft, at Sedgwick av and 161st st, from plans by A. E. Haldeman, 70 East 45th st, engineer.

**BUFFALO, N. Y.**—The City of Buffalo, Department of Public Works, Municipal Building, is taking bids on the superstructure and sub-contracts for the bascule bridge over the Buffalo River, at Abbott rd, to close 11 a. m., Nov. 9, from plans by Thomas Brown, consulting engineer, 17 Battery pl, Manhattan. The span will be 350 ft and the construction also includes a tower 36x35 ft and a moveable span 132x30 ft.

**NEW YORK STATE.**—J. A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids to close Nov. 4 for the planting of trees and shrubs at the following post office buildings: Auburn, Fulton, Glens Falls, Mt. Vernon, New Rochelle, Olean and Port Jervis.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**5TH AV.**—Charles F. Winkelman, 103 Park av, has completed plans for the alteration of the 11-sty brick apartment house at 43 5th av, for the D. H. K. Realty Corp., on premises owner and builder. Cost, \$5,000.

**15TH ST.**—Otto Reissman, 147 4th av, is preparing plans for alterations to 5-sty brick tenement, 25x84 ft, at 134 West 15th st, for Henry Harburg, 418 Central Park West, owner. Cost, \$4,000.

**75TH ST.**—George F. Pelham, Inc., 30 East 42d st, will draw plans for a 12-sty brick, limestone and terra cotta apartment house at 136-138 West 75th st, for the Merritt-Ferguson Construction Company, 131 Cathedral Parkway, owner and builder.



86TH ST.—George J. Froehlich, 690 Whitlock av, has completed plans for the alteration to the 5-sty brick tenement with store at 130 East 86th st, for the Elias Gussaroff Realty & Construction Co., 601 West 149th st, owner and builder. Cost, \$4,000.

ST. NICHOLAS PL.—Samuel Katz, 405 Lexington av, has plans in progress for a 5-sty brick and terra cotta apartment house, 90x100 ft, at 18-20 St. Nicholas Place, for the Sonwil Holding Co., 505 5th av, owner and builder. Cost, \$65,000.

#### CHURCHES.

185TH ST.—Crow, Lewis & Wickenhoef-er, 200 5th av, have completed plans for a 2½-sty brick and stone church, 46x75 ft, to seat 500, at 560-562 West 185th st, for the Fort George Presbyterian Church, c/o New York Presbytery Church Extension Committee, 156 5th av, owner.

#### DWELLINGS.

70TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a 6-sty brick, stone, hollow tile and concrete residence, with marble trimming and base course, 43 x80 ft, at 105-107 East 70th st, for Augustus G. Paine, Jr., president of the New York & Pennsylvania Paper Co., 200 5th av, Manhattan, owner. Cost, \$100,000.

#### FACTORIES AND WAREHOUSES.

15TH ST.—Jean Jeaume, 37 Sullivan st, has completed plans for alterations to the 5-sty brick factory, 43x120 ft, at 102-105 West 15th st, for Mrs. Harriet Coogan, Hotel Netherlands, 5th av and 59th st, owner, and the Franco-American Ferment Co., 124 West 31st st, lessee. Cost, \$5,000.

MULBERRY ST.—Thomas E. O'Brien, 340 Center st, has completed plans for alterations to two 4-sty and 1-sty storehouses, 80x99 ft, at 201-5 Mulberry st, for the City of New York, Police Department, 240 Center st. Cost, \$8,000.

#### SCHOOLS AND COLLEGES.

128TH ST.—C. B. J. Snyder, 500 Park av, has completed plans for alterations to 4-sty brick public school at 114-124 West 128th st, for the City of New York, Board of Education, Cost, \$16,000.

RIVINGTON ST.—C. B. J. Snyder 500 Park av, has completed plans for the alterations to the 5-sty school at 37-53 Rivington st, for the City of New York, Board of Education. Cost, \$18,000.

#### STABLES AND GARAGES.

66TH ST.—Louis A. Sheinart, 194 Bow-ery, has plans in progress for a 4-sty brick and steel garage, 50x100 ft, at 225-227 West 66th st, for C. A. Pruhns, 152 Amsterdam av, owner. Cost, \$35,000.

38TH ST.—George F. Pelham (Inc.), 30 East 42d st, is revising plans for a 3-sty brick and reinforced concrete garage, stable and office bldg, 50x98 ft, at 544-546 West 38th st, for the Pine Hill Crystal Spring Water Co., 10th av and 36th st, owner. Cost, \$18,000.

48TH ST.—Frank E. Vitolo, 16 East 23d st, is preparing plans for a 2-sty rein-forced concrete auto service bldg, 30x100 ft, at 546 West 48th st, for Christian Wol-lerston, 514 West 46th st, owner.

#### STORES, OFFICES AND LOFTS.

SPRING ST.—Maximilian Zipkes, 405 Lexington av, has completed plans for alterations to the 6-sty loft bldg, 50x88 ft, at 131-137 Spring st, for the John G. Fol-som Estates, 14 Bible House, Manhattan, owner. Cost, \$8,000.

20TH ST.—John Hauser, 358 West 125th st, is preparing plans for a 2-sty brick store and showroom, 25x78 ft, at 28 East 20th st, for D. L. Lawrence, 2298 Broad-way, owner and builder. Cost, \$12,000.

6TH AV.—Maximilian Zipkes, 405 Lex-ington av, has completed plans for the alteration to the 4-sty brick loft bldg at 513-515 6th av, for Alexander Powell, 415 Canal st, owner. Cost, \$6,000.

BROADWAY.—W. T. Hemstreet, c/o W. W. Bosworth, 527 5th av, will draw plans for a 3-sty store and loft building (side walls standing) at 243 Broadway, for Ralph M. Ward & Co., 71 Murray st, own-ers, and Joseph Hilton, Broadway and 14th st, lessee. Cost, \$25,000.

#### THEATRES.

116TH ST.—Thomas W. Lamb, 644 8th av, has been selected architect to draw plans for alterations to the York Theatre, 116th st, between 7th and Lenox avs, for Marcus Loew, 1493 Broadway, lessee. The project consists of changes to the lobby and foyer and extensive interior decora-tions.

#### Bronx.

APARTMENTS, FLATS & TENEMENTS.  
PRESTON AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty

brick, limestone and terra cotta apart-ment house, 54x90x irreg, at the north-east cor of Creston av and 188th st, for a company now being formed at 7 East 42d st. Name will be announced later. Cost, \$45,000.

209TH ST.—John P. Boyland, 2526 Web-ster av, has completed plans for two 5-sty brick apartments, 45x85 ft, in the north side of 209th st, from Decatur av to Park-side pl, for the West Bronx Building Co., 2526 Webster av, owner and builder. Cost, \$80,000.

156TH ST.—J. M. Felson, 1133 Broad-way, has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 52x100 ft, at the southeast corner of 156th st and Eagle av, for the Hopewell Bldg. Co., 1 East Fordham rd, owner and build-er. Cost, \$50,000.

#### DWELLINGS.

AMUNDSON AV.—Lucian Pisciotta, 391 East 149th st, has completed plans for a 3-sty hollow tile dwelling, 30x35 ft, on the east side of Amundson av, 350 ft south of 234th st, for the Wilson-Bryant Co., Sam-uel Harrowitz, president, 391 East 149th st, owner and builder. Cost, \$5,000.

DEAN AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 1½-sty frame and shingle dwelling, 31x47 ft, on the west side of Dean av, 125 ft south of Barkley av, for Peter F. Miller, 2103 Vyse av, owner. Cost, \$3,500.

FAIRFAX AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 1½-sty frame dwelling, 32x45 ft, on the west side of Fairfax av, 150 ft north of Baisley av, for Louis Herbert, 2215 Lyon av, owner and builder. Cost, \$3,500.

ROCKWOOD ST.—M. W. Del Gaudio, 401 Tremont av, has completed plans for alterations to the 2½-sty frame dwelling and store at 118-120 Rockwood st, for Pat-rick Wooley, on premises, owner and builder. Cost, \$3,000.

CARLISLE PLACE.—Anthony J. De Pael, 854 East 217th st, has completed plans for a 2-sty brick dwelling, 21x40 ft, on the east side of Carlisle Place, 139 ft north of 211th st, for Raffaele Corsa, 768 East 213th st, owner and builder. Cost, \$3,500.

#### STORES, OFFICES AND LOFTS.

FORDHAM ROAD.—Walter A. Martin, 1932 Arthur av, has completed plans for a

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1-sty brick store, 49x90 ft, on the north side of Fordham rd, 49 ft west of Kingsbridge rd, for the Italian Garden Restaurant Co., c/o Carlo Cametti, 440 East 108th st, Manhattan, owner. Cost, \$10,000.

### MISCELLANEOUS.

180TH ST.—The New York, Westchester & Boston Railway Co., 481 Morris Park av, has had plans completed privately for alteration and addition to the 3-sty passenger station and office at the northwest cor of 180th st and Morris Park av. Cost, \$5,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

MAPLE ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for two 3-sty brick and limestone apartments, 20x80 ft, in the south side of Maple st, 480 ft east of Nostrand av, for the Lancaster-shire Realty Co., 44 Court st, owner and builder. Total cost, \$16,000.

PRESIDENT ST.—Cohn Bros., 363 Stone av, are preparing plans for two 4-sty brick, limestone and terra cotta apartments, 75x100 ft, in the south side of President st, 100 ft west of Brooklyn av, for Hyman Arron, 1205 Eastern Parkway, owner and builder. Total cost, \$125,000.

HANCOCK ST.—R. T. Short, 370 Macon st, Brooklyn, has completed plans for a 4-sty brick tenement, 57x89 ft, in the south side of Hancock st, 100 ft east of Bushwick av, for Chauncey C. Cozine, owner and builder, 660 Putnam av, Brooklyn. Cost, \$35,000.

EAST 13TH ST.—Benjamin Hudson, 319 9th st, Brooklyn, has plans in progress for three 4-sty brick and limestone tenements, 25x86 ft, in the west side of East 13th st, 85 ft east of Kings Highway, for James P. Kelly, 723 Av Q, owner. Cost, \$11,000 each. M. Lucas, 2022 Av M, has the general contract.

### DWELLINGS.

ELDERT LANE.—Harry Rockmore, 80 Westminster rd, has completed plans for five 2-sty brick dwellings, 18x33 ft, in the west side of Eldert lane, 384 ft north of Atlantic av, for the Brooklyn Line Improvement Co., 1206 Liberty av, Brooklyn, owner and builder. Total cost, \$10,000.

NEWPORT AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for four 2-sty brick and limestone dwellings, 20x55 ft, at southwest cor of Newport and Snediker avs, for a company now being formed. Cost, \$5,500 each.

ALBANY AV.—Morris Rothstein, 1767 Pitkin av, has plans in progress for four 2-sty brick and limestone dwellings, 20x40 ft, at southeast cor of Albany av and Lenox road, for the Sparago Construction Co., 745 Jerome st, owner and builder. Cost, \$5,000 each.

EAST 34TH ST.—George Alexander, Jr., 1681 Union st, has completed plans for a 2-sty brick dwelling, 25x50 ft, in the west side of East 34th st, 130 ft north of Av D, for Alomia Dammiro, 556 Humboldt st, Brooklyn, owner and builder. Cost, \$6,000.

COOK ST.—Frank Adams, 216 Boerum pl, has completed plans for alterations and extension to the 2 and 3-sty clubhouse and dwelling, at the southeast cor of Cook and Humboldt sts, for Ferresi Randazzri, 220 Boerum pl, owner and builder. Cost, \$3,500.

VAN SICLEN AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 2-sty and attic brick dwelling, 25x55 ft, on east side of Van Siclen av, 150 ft north of Sutter av, for Bessie Goldberg, owner and builder. Cost, \$7,000.

WEST 2D ST.—The Sterling Architectural Co., 212 Broadway, Manhattan, has completed plans for a 3-sty brick dwelling, with stores and garage, in the west side of West 2d st, 100 ft south of Riverside dr, for Patk A. Hurley, 3911 3d av, Bronx, owner and builder. Cost, \$7,000.

STEBUEN ST.—Henry Holden Jr., 242 Franklin av, has completed plans for a 3-sty dwelling, with stores, 25x42 ft, on the east side of Steuben st, 115 ft south of Park av, for Frank Fierro, on premises, owner. Cost, \$4,500.

PRESIDENT ST.—William Debus, 86 Cedar st, has completed plans for two 3-sty brick and limestone residences, 20x70 ft, at the southwest cor of President st and Brooklyn av, for the Neighborhood Protective Association, 896 Park av, Brooklyn, owner. Cost, \$27,000.

EAST 39TH ST.—R. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 18x48 ft, in the east side of East 39th st, 316 ft south of Av I, for S. B. Sutton, 3523 Av J, owner and builder. Cost, \$5,000.

WEST 28TH ST.—Morris Perlstein, 37 Fulton av, Middle Village, L. I., has completed plans for four 2-sty brick dwell-

ings, 20x60 ft, in the east side of West 28th st, 300 ft south of Neptune av, for Barnett & Katona, 2913 West 27th st, owners and builders. Total cost, \$14,000.

47TH ST.—Samuel Gardstein, 1168 45th st, has completed plans for a 2½-sty frame dwelling, 26x55 ft, in the north side of 47th st, 140 ft east of 16th av, for Samuel Martin, 166 42d st, Brooklyn, owner and builder. Cost, \$5,500.

CHESTER ST.—Morris Rothstein, 339 Chester st, has finished plans for ten 2-sty brick dwellings, 20x54 ft, in the west side of Chester st, 100 ft north of Hege-man av, for the L. K. Bldg. Co., 339 Chester st, owner and builder. Cost, \$40,000.

EAST 28TH ST.—Emanuel Kaiser, 68 E. 94th st, Brooklyn, has finished plans for two 2-sty frame dwellings, 18x39 ft, at the northwest cor of East 29th st and Av N, and at the northwest cor of East 29th st and Av N, for William Bordfeld, 636 East 34th st, owner and builder. Total cost, \$10,000.

ELMORE PLACE.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 25x29 ft, in the west side of Elmore pl, 300 ft south of Av M, for the D. & W. Construction Co., 574 Argyle rd, owner and builder. Cost, \$5,500.

78TH ST.—The Lohman Construction Co., 2116 84th st, owner and builder, has had plans completed privately for a 1-sty frame dwelling, 25x35 ft, in the north side of 78th st, 140 ft west of 22d av. Cost, \$3,500.

### FACTORIES AND WAREHOUSES.

DRIGGS AV.—F. J. Ashfield, 350 Fulton st, has completed plans for the addition to the 1-sty boiler house, at Driggs av and North 10th st, for the Williamsburgh Power Co., on premises, owner. Cost, \$3,000.

### HOTELS.

EAST 95TH ST.—Koch & Wagner, 26 Court st, have completed plans for alterations to the 2-sty hotel and dwelling at northwest cor of East 95th st and Glenwood rd, for the William Ulmer Brewing Co., 31 Belvidere st, owner. Cost, \$4,000.

### SCHOOLS AND COLLEGES.

79TH ST.—H. M. Devoe, 131 Livingston st, Brooklyn, has completed plans for alterations to the 3-sty public school at northeast cor of 79th st and 7th av, for the City of New York, Board of Education, 500 Park av, Manhattan, owner. Cost, \$4,000.

### STABLES AND GARAGES.

DRIGGS AV.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has completed plans for a 1-sty brick and limestone garage, 53x100 ft, on east side of Driggs av, 25 ft north of North 4th st, for George Garszra, 144 North 5th st, owner and builder. Cost, \$9,000.

### MISCELLANEOUS.

57TH ST.—William Higginson, 21 Park Row, Manhattan, has completed plans for a 1-sty steel frame and corrugated iron siding pier shed, 100x1,400 ft, at the foot of 57th and 58th sts, for C. Kenyon, 754 Pacific st, owner.

### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 3-sty brick tenement, 28 x68 ft, at Valentine and Edsall sts, for Henry W. Meyer, 2631 Myrtle av, owner. Cost, \$8,500.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for seventeen 3-sty brick and limestone tenements, 28x68 ft, in the east side of Valentine st, 20 ft south of Central av, for Henry W. Meyer, 2631 Myrtle av, owner and builder. Cost, \$8,000 each.

### DWELLINGS.

COLLEGE POINT, L. I.—Albert Frank, 122 17th st, College Point, has had plans completed privately for a 2-sty frame dwelling, 40x37 ft, in the east side of 17th st, 100 ft south of 5th av. Cost, \$5,000.

BAYSIDE, L. I.—Julius Harzen, 120 West 32d st, has completed plans for a 2-sty frame dwelling, 37x28 ft, on north side of Ashburton av, 50 ft west of Chambers st, for Olga Harzen, Nelson st, Bayside, owner. Cost, \$3,500.

GLEN MORRIS, L. I.—Elbert B. Howes, 153 Hull st, Brooklyn, has completed plans for a 2-sty frame dwelling, 22x28 ft, on the west side of Hamilton av, 143 ft north of Ridge av, for Sarah J Howes, owner and builder. Cost, \$4,000.

ELMHURST, L. I.—Frederick Reiner, Broadway, Elmhurst, has had plans completed privately for two 3-sty frame dwellings, 16x38 ft, in the north side of Manheim st, 340 ft east of Jefferson st. Cost, \$4,500.

UNION COURSE, L. I.—J. D. Geddes, 4481 Fulton st, Richmond Hill, has com-



pleted plans for four 2-sty frame dwellings, 16x28 ft, and 20x53 ft, in the east side of John st, 110 ft south of 5th st, and at the southeast cor of 5th and John sts, for Michael Zummo (Inc.), 12 Russell st, Woodhaven, owner and builder. Total cost, \$10,500.

FLUSHING, L. I.—W. W. Knowles, 35 West 39th st, has completed plans for alterations and extension of the 3-sty frame dwelling at southeast cor of Boerum av and Amity st, for Frederick Wallace, 144 Murray st, Flushing. Cost, \$3,500.

UNION COURSE, L. I.—J. D. Geddes, 4481 Fulton st, Richmond Hill, has completed plans for two 2-sty frame dwellings, 18x45 ft, in the west side of Yarmouth st, 43 ft south of 5th st, for Michael Zummo (Inc.), 12 Russell st, Woodhaven, owner and builder. Total cost, \$6,000.

JAMAICA, L. I.—William C. Winters, Van Sicken av, Brooklyn, is preparing plans for two 2-sty brick and limestone dwellings, 15x43 ft, at the southeast cor of Maxwell and Flushing avs, for H. & T. Co., Victoria st and Amherst st, Jamaica, owner and builder. Total cost, \$10,000.

DUNTON, L. I.—Amos Robins, 442 Ward st, Richmond Hill, owner, has had plans completed privately for five 3-sty brick dwellings, 20x32 ft, on the east side of Nebraska av, 275 ft south of Jerome av. Total cost, \$13,500.

CORONA, L. I.—R. W. Johnson, 60 Hunt st, Corona, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the north side of Edson st, 250 ft east of Central av, for Martin Butler, Edson st, Corona, owner and builder. Cost, \$4,500.

GLENDALE, L. I.—Charles A. Pfaff, 821 Fairview av, Ridgewood, has completed plans for a 2-sty brick dwelling, 21x55 ft, at the northeast cor of Cooper av and Alpha pl, for Meyerose and Van Sise, 2328 Putnam av, Ridgewood, owners and builders. Cost, \$4,000.

BELLE HARBOR, L. I.—Meyer Bros., Rockaway Beach, L. I., have completed plans for a 2-sty frame dwelling, 26x40 ft, in the west side of Beach 126th st, 450 ft north of Washington av, for J. Friedman, owner and builder, 28 East 4th st, Manhattan. Cost, \$4,500.

FLUSHING, L. I.—Alfred De Blasi, 54 East Jackson av, Corona, has completed plans for three 2-sty brick dwellings, 20x45 ft, in the east side of Janet place, 180 ft north of Amity st, for C. W. Copp, West Amity st, Flushing, owner and builder. Cost, \$10,500.

RICHMOND HILL, L. I.—P. Tillion & Son, 381 Fulton st, Brooklyn, have completed plans for five 1-sty frame dwellings, 25x45 ft, in the east side of Gould st, 275 ft south of Newtown rd, for the Curtis Bldg. Co., 2105 Ocean Parkway, owner and builder. Cost, \$12,500.

WOODHAVEN, L. I.—Benjamin Hudson, 319 9th st, Brooklyn, is preparing plans for a 2-sty brick and limestone dwelling, 18x36 ft, at the northwest cor of Woodhaven and Atlantic avs, for the Woodhaven Development Co., Woodhaven av and Hopkins Court, Woodhaven, owner and builder. Cost, \$5,500.

BELLAIRE GARDENS, L. I.—George A. Elliott, Walton and Jeffrey avs, Jamaica, has completed plans for three 2½-sty frame dwellings, 18x32 ft, on the west side of Delevan av, 300 ft north of Queens Parkway, for Mrs. Grace R. Stewart, Hollis and Euclid avs, Bellaire, owner and builder. Cost, \$12,000.

GLENDALE, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for eight 2-sty brick dwellings, 20x55 ft, on the east side of Alpha pl, 290 ft south of Myrtle av, for Meyerose & Van Sise, 2328 Putnam av, Ridgewood. Cost, \$28,000.

WOODHAVEN, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for ten 2-sty frame dwellings, 16x36 ft, in the east side of Edisto st, 94 ft south of Liberty av, for Harry Fleit, 1316 Herald av, Richmond Hill, owner and builder. Cost, \$25,000.

FLUSHING, L. I.—C. W. Ross, 347 Benedict av, Woodhaven, has completed plans for a 2-sty brick dwelling, with store, 20x45 ft, at the southeast cor of 25th st and Norwood av, for Charles Sadera, Flushing Heights, L. I., owner and builder. Cost, \$4,500.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 2-sty brick dwelling with store, 25x40 ft, on west side of Seneca av, 100 ft south of Woodbine st, for Dr. D. G. McDonell, 520 Palmetto st, Brooklyn, owner and builder. Cost \$5,000.

FACTORIES AND WAREHOUSES.  
LONG ISLAND CITY.—Frederick W. Korfmann, 406 9th av, L. I. City, is pre-

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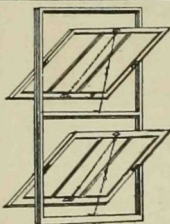
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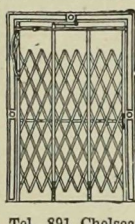
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paring plans for the alteration and addition to the 1-sty brick and concrete paint shop at Flushing av and Weill pl, for Haupt Bros., on premises, owners. Cost, \$8,000.

LONG ISLAND CITY.—Frederick W. Korfmann, 409 9th av, L. I. City, is preparing plans for alterations to the six 1-sty warehouses and the two brick boiler houses at the foot of Blackwell st, for the Astoria Veneer Mills, and Dock Co., on premises, owner. Cost, \$25,000.

### STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Bldg., Richmond Hill is preparing plans for the alteration and addition to the 1-sty brick store at Walnut st and Jamaica av, for J. J. Lake, 3313 Jamaica av, Richmond Hill. Cost, \$3,000.

LONG ISLAND CITY.—Frederick W. Korfmann, 406 9th av, L. I. City, is preparing plans for the addition to the 1-sty brick lunch room at 404 Jackson av, for Goldberg & Ehrlich, owner, and the Broadway Lunch Co., 219 Havemeyer st, Brooklyn, lessee. Cost, \$8,000.

### THEATRES.

JAMAICA, L. I.—Eugene De Rosa, 150 Nassau st, Manhattan, is revising plans for the 1-sty brick and terra cotta moving picture theatre, 50x110 ft, with a seating capacity of 600, at the cor of Fulton st and New York av, for J. Alterman, 149 8th av, Manhattan, owner. Cost, \$12,000.

### Nassau.

#### DWELLINGS.

LONG BEACH, L. I.—D. C. Smith, Long Beach, has had plans completed privately for the alteration and addition to his residence in Beach st. Cost, \$6,000. The Charles Bldg. Co., 11 West 25th st, Manhattan, has the general contract.

### Westchester.

APARTMENTS, FLATS & TENEMENTS.  
PORTCHESTER, N. Y.—W. S. Wetmore, Depot Square, Portchester, is preparing plans for a 2-sty brick flat, 28x36 ft, at Edgeland, for Felise De Crescenzo, Portchester, owner. Cost, \$4,000.

YONKERS, N. Y.—P. B. Cleary, 154 Ridge av, Yonkers, has had plans completed privately for a 3-sty frame and clapboards flat, 21x48 ft, at 152 Ridge av. Cost, \$6,500.

#### DWELLINGS.

WHITE PLAINS, N. Y.—Henry Regelman, 133 7th st, Manhattan, has completed plans for alterations to the 3-sty frame residence, 70x40 ft, on west side of the Boulevard, 400 ft north of Hamilton av, for George Hoch, 198 East 58th st, Manhattan, owner. Cost, \$10,000.

PORTCHESTER, N. Y.—D. H. Ponty, Depot Square, Portchester, is preparing plans for a 2½-sty frame and shingle dwelling, 38x40 ft, at Fairmount Park, for Hugo P. Heyel, Portchester, N. Y., owner. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Nathan Mendelson, 15 Railroad av, owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 20x40 ft, in Birch st. Cost, \$3,500. Lorenzo Pisani, 161 Union av, New Rochelle, has the general contract.

YONKERS, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick, frame and stucco dwelling, 49x23 ft, for the Topping Construction Co., 1653 Topping av, Bronx, owner and builder. Exact location will be announced later. Cost, \$14,000.

SCARSDALE, N. Y.—The Model House Co., 103 Park av, has had plans completed privately for the 2½-sty brick and timber dwelling, 45x30 ft, on Walworth av. Cost, \$9,000.

MT. VERNON, N. Y.—C. F. Barker, 9 South 8th av, has finished plans for two 2½-sty frame and stucco dwellings, 27x40 ft, with garages, on Bedford av, for B. Maline, 358 South 1st av, owner and builder. Cost, \$7,500 each.

TUCKAHOE, N. Y.—Gustave Kilthau, 1 Neptune Island, New Rochelle, is preparing plans for a 2½-sty frame and stucco dwelling, 24x47 ft, on Midland av. Owner's name will be announced later. Cost, \$6,000.

MT. VERNON, N. Y.—Samuel Gibson, Proctor Bldg., is having plans prepared privately for two 2½-sty brick, frame and stucco dwellings, at Chester Hill Park and Sheridan av. Total cost, \$25,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., has plans in progress for a 2½-sty frame and clapboards dwelling, 23 x31 ft, on Dunham av, south of 5th st, for Mary McDermott, owner. Cost, \$5,500.

BRONXVILLE, N. Y.—Mrs. A. P. Rockwell, Woodlane av, Bronxville, is having

plans prepared privately for a 2½-sty frame and stucco residence on Tanglewylde av. Samuel Gibson, Proctor Bldg., Mt. Vernon, has the general contract. Cost, \$14,000.

### FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—H. B. Golding, architect, has completed plans for the addition to the 4-sty blanket factory on Ashburton av, for the Alexander Smith & Son Carpet Co., Elm st, Yonkers, owner. The engineer is Henry Kranpman, 4 East Sherman st, Baltimore.

### STABLES AND GARAGES.

BRIARCLIFF, N. Y.—Burton L. Applebee, 20 Terrace av, Ossining, N. Y., has completed plans for the 1-sty terra cotta and stucco garage, 75x22 ft, to be used as an addition to the firehouse for the Village of Briarcliff, owner. Cost, \$11,000.

NEW ROCHELLE, N. Y.—Gustave Kilthau, 1 Neptune Island, is preparing plans for a 1½-sty and 2½-sty stone and metal lumber garage and chauffeurs' quarters on 5th av, for Henry Devigne, owner. Cost, \$3,500.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

SOUTH RIVER, N. J.—H. F. Atkinson, Sayreville, N. J., is preparing plans for a 2-sty brick apartment house, with stores, 50x105 ft, at the northwest cor of Ferry st and Jackson av, for Joseph Schwartz, Upper Whitehead av, South River, N. J., owner. Cost, \$12,000.

ATLANTIC CITY, N. J.—Frank A. Barry, Guarantee Trust Building, Atlantic City, has completed plans for alteration of the 3-sty brick dwelling, 18x65 ft, at 9 South Arkansas av, into a four-family flat, for Mrs. Robert J. O'Neil and another, 14 South La Clede pl, Atlantic City, owners. Cost, \$4,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty brick and limestone apartment, 50x80 ft, on Romaine av, near Sip av, for Mrs. Rose Lerner, 146 Pearsall av, Jersey City, owner and builder. Cost, \$35,000.

HARRISON, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 3-sty frame and clapboards flat, 30x55 ft, in the south side of Hamilton st, near John st, for Michael M. Sullivan, Grant av and Hamilton st, owner. Cost, \$8,000.

#### BANKS.

NEWARK, N. J.—George B. Post & Son, 101 Park av, Manhattan, are preparing plans for alterations to the building at Broad and Bank sts, for the Prudential Insurance Co of America, 763 Broad st, owner, and the Union National Bank, 753 Broad st, lessee.

#### CHURCHES.

ARLINGTON, N. J.—Bartlett & Marsh, 738 Broad st, Newark, are preparing plans for a 3-sty brick and limestone church and Sunday school on the east side of Kearney st, 60 ft north of Columbia st, for the First Baptist Church of Arlington, N. J. The church will have a seating capacity of 500 and the Sunday school of 500.

NEWARK, N. J.—Walter J. Aschenbach, 43 Steuben st, East Orange, has plans in progress for a 1-sty brick and limestone church, 50x80 ft, at the cor of Thomas and Herman sts, for the Mt. Zion Baptist Church (negro), c/o Rev. John R. Brown, 394 Mulberry st, owner. Cost, \$25,000.

BOUND BROOK, N. J.—J. N. Pierson, 131 Smith st, Perth Amboy, has completed plans for a 1-sty parish house, 40x80 ft, on Maple av, for the Bound Brook Presbyterian Church, owner. Cost, \$11,000.

EAST ORANGE, N. J.—James S. Pigott, Union Building, New Jersey, is preparing plans for a 2½-sty brick and limestone rectory, 42x42 ft, on Elmwood av, for Our Lady of Blessed Sacrament R. C. Church, owner.

EAST ORANGE, N. J.—Marvin & Davis, 303 5th av, Manhattan, have completed plans for the addition to the brick, hollow tile, block and stucco Sunday school for the First Presbyterian Church. Cost, \$30,000.

#### DWELLINGS.

PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, are preparing plans for a 2-sty hollow tile and stucco residence on Passaic av, for Dr. A. B. Vanderbeck, 174 Broadway, owner. Cost, \$20,000.

NEWARK, N. J.—James T. Richards, 26 Homestead Park, Newark, has had plans completed privately for a 2½-sty frame dwelling, 24x51 ft, at 67 Millington av. Cost, \$6,000.

MAPLEWOOD, N. J.—John E. Baker, Jr., 74 N. Fullerton st, Montclair, N. J., has plans in progress for two 2½-sty



dwellings, 30x36 ft, one brick veneer, and the other frame and stucco. Owner's name will be announced later. Cost, \$3,500 each.

NEWARK, N. J.—Dennison & Hirons, 475 5th av, Manhattan, have completed plans for alteration and addition to the 2½-sty brick, frame and shingle residence on Mt. Pleasant av, for F. W. Enger, owner. Cost, \$20,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg., Newark, is preparing plans for three 2½-sty frame, clapboards, and shingle dwellings, 30x26 ft, in Ridge st, north of Heller Parkway, for Charles T. Schiffman, Essex Bldg., owner. Cost \$6,000 each.

DEMAREST, N. J.—William J. Lodge, 270 Morris av, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 29x36 ft, near the Erie R. R. station, for E. Malcolm Deacon, 60 Beaver st, Manhattan, owner. Cost, \$6,000.

CLIFTON, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame dwelling, 25x34 ft, for Bosworth & De Varda, 92 Lincoln st, Passaic, owners and builders. Cost, \$5,000.

RED BANK, N. J.—Glen L. Saxton, 628 Plymouth Bldg., Minneapolis, Minn., has completed plans for a 1-sty frame cottage, 24x30 ft, for R. S. Hurst, Red Bank, N. J., owner. Cost, \$3,000.

MONTCLAIR, N. J.—Wallace & Goodwillie, 56 West 45th st, have plans in progress for a 2½-sty frame and shingle residence, 45x45 ft, with garage on Prospect av, for C. D. W. Halsey, 63 Leonard st, Manhattan, owner.

NEWARK, N. J.—R. Arthur Heller, Kinney Bldg., Newark, owner and builder, has had plans completed privately for a 2½-sty frame and clapboards dwelling, 28x36 ft, at 392-394 Ridge st. Cost, \$8,000.

JERSEY CITY, N. J.—Marmo Dileo, 51 Wade st, Jersey City, owner and builder, has had plans completed privately for a 2-sty brick dwelling, 21x50 ft, with garage, at 43 Wade st. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Charles Knopf, 523 Springfield av, Newark, has plans nearing completion for a 2-sty brick factory, 25x100 ft, at 784 South 18th st, for A. Henckel, owner. Cost, \$12,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., is preparing plans for a 1-sty brick foundry, 80x120 ft, at 11 Water st, for the New Brunswick Iron Works, owner. Cost, \$8,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, Newark, N. J., has completed plans for a 1-sty brick and corrugated iron warehouse, stable and shed of various sizes, at 134-136 Leslie st, and 199-201 Waverly av, for Kantor Bros., 8 Livingston st, owners. Cost, \$7,000.

ELIZABETH, N. J.—R. W. Sailer, 76 Montgomery st, Jersey City, is preparing plans for a 1-sty ice storage warehouse, 56x56 ft, for the Consumers Ice & Cold Storage Co., 213 Madison av, Elizabeth, owner. Cost, \$30,000.

NEWARK, N. J.—Frank Grad, American Nat'l Bank Bldg., Newark, has completed plans for a 2-sty brick and stone storage bldg, 40x112 ft, on Avenue D, near Emmett st, for Adolph Hollander & Son, 143 E. Kinney st, Newark, owner. Cost, \$15,000.

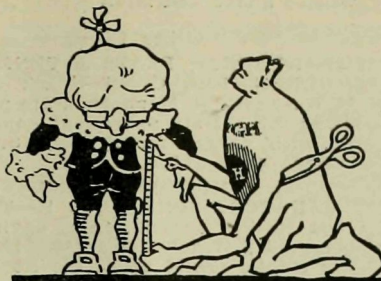
ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian Place, Elizabeth, is preparing plans for rebuilding the 3 and 1-sty factory bldg, 31x100 and 53x90 ft, respectively, for Alexander Kaufman & Sons, 245 W. Jersey av, Elizabeth, owner. The project consists of general alterations and repairs.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has revised plans in progress for a 2-sty brick dye house, 40x90, and a 1-sty stable and boiler room, 40x30 ft, on McPherson Place and Elliot Place, for E. Schauble, 62-66 Van Winkle av, Jersey City, owner.

JERSEY CITY, N. J.—Plans are being prepared privately for a 4 and 1-sty reinforced concrete factory bldgs, 100x45 and 100x30 ft, respectively, for the Air Reduction Co., 50 Broad st, Manhattan, owner. Cost, \$75,000. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract.

NEW BRUNSWICK, N. J.—Plans are being prepared privately for a 3-sty brick addition to factory, 35x75 ft, on Georges road, for the National Musical String Co., 67 Paterson st, owner.

NEWARK, N. J.—The Christian Feigenson Corporation, 50 Freeman st, Newark, has had plans completed privately for a 1-sty frame and corrugated iron storage shed, 93x100x144 ft, at 28-34 Christie st. Cost, \$3,000.



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## HOSPITALS AND ASYLUMS.

**JERSEY CITY, N. J.**—Nathan Weltoff, 222 Washington st, Newark, has completed plans for alterations to the 2-sty brick orphan asylum for the Hudson County Hebrew Orphan Asylum, Laurel Hill, Jersey City. Cost, \$4,000.

**ANNANDALE, N. J.**—The State of New Jersey, Dept. of Charities & Corrections, Trenton, N. J., has purchased land in this section and contemplates building an asylum from plans by George S. Drew, State House, Trenton, N. J. Details will be available later.

## STABLES AND GARAGES.

**NEWARK, N. J.**—M. B. Silverstein, 123 Springfield av, has completed plans for a 1-sty brick public garage, 30x70 ft, at 210 Livingston st, for Mrs. Rose Gelb, 229 Livingston st, owner. Cost, \$4,000.

**BELLEVILLE, N. J.**—Nathan Weltoff, 22 Washington st, Newark, has completed plans for a 1-sty brick public garage, 50x100 ft, on Washington av, for the Enterprise Realty Co., 237 Fulton st, Jersey City, owner. Cost, \$6,000.

## SCHOOLS AND COLLEGES.

**RAMSEY, N. J.**—Frederick Schwarz, Colt Building, Paterson, N. J., is preparing plans for the addition to the 3-sty brick college, 65x80 ft, on the Franklin Turnpike, for the Salesian Institute. Cost, \$30,000.

## MISCELLANEOUS.

**PATERSON, N. J.**—F. B. Grosse, 126 Market st, Paterson, N. J., has plans in progress for a 1-sty brick dairy bldg, 25x100 ft. Owner's name and exact location will be announced later.

## Other Cities.

**APARTMENTS, FLATS & TENEMENTS.**  
**GREENWICH, CONN.**—Clark & Arms, 21 West 45th st, Manhattan, are preparing plans for a 2-sty apartment house, 32x13 ft, with garage for Bradley Stoughton, owner. Cost, \$3,500.

## MISCELLANEOUS.

**SARATOGA SPRINGS, N. Y.**—The Saratoga Racing Association is having plans prepared privately for a 1-sty frame racing stable, 200x30 ft, at the Rock Track. Cost, \$20,000.

## CONTRACTS AWARDED

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

**APARTMENTS, FLATS & TENEMENTS.**  
**EAST ORANGE, N. J.**—William J. Yennie & Co., 45 East 42d st, Manhattan, have the general contract for the 2½-sty dwelling, to be altered into a five-family flat at 9 Summit st, for Samuel W. Traylor, Allentown, Pa., from plans by Harde & Hasselman, 56 West 45th st. Cost, \$5,000.

## DWELLINGS.

**BROOKLYN, N. Y.**—J. Desposito & Co., 2853 West 222d st, Coney Island, have the general contract for the two 2-family dwelling, 20x56 ft each, in west side of 55th st, 160 ft south of Mermaid av, for Mrs. A. Barone.

**GLEN COVE, L. I.**—Charles N. Brady, Dosoris, Glen Cove, L. I., has the general contract for the 2½-sty brick and frame dwelling, 100x34 ft, for J. P. Fairchild, from plans by J. W. O'Connor, 3 West 29th st. Cost, \$40,000.

**SYOSSET, L. I.**—J. D. Cosgrove, Glen Cove, has general contract for 2½-sty frame residence, 116x34 ft, and the 2-sty frame stable, for H. F. Atherton, 61 Broadway, Manhattan, owner. Total cost, \$30,000.

**OYSTER BAY, L. I.**—Stevenson & Cameron, 37 West 25th st, have general contract for the 2½-sty residence, 35x100 ft, of terra cotta, block and stucco construction, for Nelson Doubleday, West Shore rd, Oyster Bay, owner, from plans by H. T. Lindeberg, 2 West 47th st, Manhattan, architects. Cost, \$50,000.

**SCARSDALE, N. Y.**—A. A. Johnson, 38 Davis av, White Plains, has the general contract for the 2½-sty dwelling and garage at Greenacres, for E. R. Mixer, 239 West 39th st, Manhattan, from plans by Davis, McGrath & Kiessling, Fuller Bldg., Manhattan, architects. Cost, \$14,000.

**ELIZABETH, N. J.**—Gustave Bolt, 345 Washington av, has the general contract for a 2½-sty frame and shingle dwelling, 22x30 ft, at 447 Grier av, for Ellen Fanghnan, 945 Grove st, Elizabeth, owner. Cost, \$3,000.

**HARRISON, N. J.**—Michael Murphy & Sons, 220 Central st, East Newark, have the general contract for the 2½-sty frame dwelling at 322 Hamilton st, for Edmund Ptaszkiewicz, Nutley, N. J., from plans by John B. Warren, Essex Bldg., Newark. Cost, \$3,500.

**FORDS, N. J.**—Ruderman & Miller, 388 Park av, Perth Amboy, have the general contract for the 2-sty brick and terra cotta residence with store, 25x60 ft, at Brunswick av and Ryan st, for Lewis Morrison, 163 Fayette st, Perth Amboy, from plans by M. G. Tuzik, 272 Oak st, Perth Amboy. Cost, \$6,000.

**SOUTHAMPTON, L. I.**—C. Elmer Smith, Jobs Lane, Southampton, has the general contract for alterations and addition to the 2½-sty frame and shingle residence for H. R. Rea, 640 Park av, Manhattan, from plans by Hess & Weekes, 452 5th av, Manhattan.

**CARLSTADT, N. J.**—Julius Koch Co., 9 Erie av, Rutherford, N. J., has the general contract for the 2-sty dwelling, with store, at the northeast cor of Broad and Monroe sts, for G. Kugler, Carlstadt, N. J., from privately prepared plans. Cost, \$4,500.

**CLIFTON, N. J.**—Henry Belden, 709 Main av, Paterson, has the general contract for the 2½-sty frame and shingle dwelling at the northwest cor of Lincoln and 3d sts, for Paul W. Muller, 25 Clinton av, owner, from plans by Herman Fritz, News Bldg., Passaic. Cost, \$5,450.

**CEDARHURST, L. I.**—L. P. Tourscher, Cedarhurst, has the general contract for the 2½-sty frame and stucco dwelling, 25x28 ft, on Oakland av, for M. Reilly, Ce-

darhurst, L. I., from plans by Joseph H. Cornell, Mott av, Far Rockaway. Cost, \$4,000.

**HACKENSACK, N. J.**—George Collins, 1st st, has the general contract for the 2½-sty frame dwelling on Lookout av for Caroline L. Lee, New Barbadoes, N. J. Cost, \$6,000.

**NEW ROCHELLE, N. J.**—Peterson Bros., Woodbury st, have the general contract for the 2½-sty frame and stucco dwelling at Elk av and Antler Place, for E. F. Austin, 21 Guion pl, New Rochelle, from privately prepared plans. Cost, \$9,000.

**GREENWICH, CONN.**—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for the 2½-sty brick residence, 40x92 ft, for Clifford D. Mallory, Pier 36, North River, Manhattan, from plans by James E. Rogers, 470 4th av, Manhattan.

**PATERSON, N. J.**—Wilbur Monks, 105 Belmont av, Paterson, has the general contract for the 2-sty frame dwelling, 21x52 ft, at 136 Belmont av, for Louis G. Raimondi, 132 Belmont av, owner, from privately prepared plans. Cost, \$3,000.

**MT. VERNON, N. Y.**—A. N. Hecht, 21 East 4th st, Mt. Vernon, has the general contract for the 2½-sty frame and stucco dwelling, 23x32 ft, on Dunham av, for Alonzo C. Lowenstein, 22 West 1st st, from plans by S. A. Guttenberg, Proctor Bldg. Cost, \$6,000.

**ELIZABETH, N. J.**—J. J. Ludwig, 900 2d av, Elizabeth, has the general contract for the 2½-sty frame dwelling, 22x50 ft, at 575 Monroe av, for Charles Heydebruch, 577 Monroe av, from plans by J. B. Beatty, 15 N. Reid st. Cost, \$5,000.

**NEWARK, N. J.**—A. Dilts & Son, Mesbith Terrace, Irvington, have the general contract for the 2½-sty frame clapboards and shingle dwelling, 26x30 ft, at 81 Girard pl, for Mrs. Pearl Putnam, 63 Girard pl, from plans by William J. Fitzsimons, 207 Market st, Newark. Cost, \$5,500.

**RYE, N. Y.**—John A. Reardon, Railroad av, Rye, N. Y., has the general contract for alterations to the 2½-sty dwelling in Grace Church st for W. B. Judson, from plans by S. Edson Gage, 28 East 49th st, Manhattan. Cost, \$10,000.

**NEW ROCHELLE, N. Y.**—Frank E. Brennan, 116 Union av, New Rochelle, has the general contract for the 2½-sty frame and clapboards residence, 30x40 ft, on Paine av, for Herman Lambden, Paine av, New Rochelle, from plans by A. G. C. Fletcher, 103 Park av, Manhattan. Cost, \$10,000.

**MANHATTAN.**—Thomas T. Hopper Co., 280 Madison av, has general contract for alterations to the 5-sty brick residence, 26x89 ft, at 7 West 81st st, for Matthew A. Wilkes, 440 Madison av, owner, from plans by Arthur L. Harmon, 3 West 29th st. Cost, \$40,000.

## FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—McGough & Hoey, 16 Court st, Brooklyn, have general contract for the addition to the 2-sty brick business building, 25x97x27 ft, at 530 5th av, for the Hartung Estate, 548 2d st, from plans by Joseph Hartung, 548 2d st, Brooklyn. Cost, \$10,000.

**WEST BRIGHTON, S. I.**—The Blaw Steel Construction Co., 165 Broadway, Manhattan, has general contract for the 1½-sty brick and steel factory, 280x50 ft, at Shooters Island, for the Standard Ship Building Co., from plans by C. C. Bowles, engineer.

**ELIZABETH, N. J.**—Louis Schneider, 599 Adams av, Elizabeth, has general contract for the 1-sty ice storage warehouse, 56x56 ft, and 50 ft high, for the Consumers Ice & Cold Storage Co., 213 Madison av, Elizabeth, from plans by R. W. Saller, 76 Montgomery st, Jersey City. Cost, \$30,000.

**NEW BRUNSWICK, N. J.**—The Hughes-Foukrod Co., Commonwealth Bldg., Philadelphia, Pa., has general contract for 1-sty brick foundry, 80x120 ft, at 11 Water st, for the New Brunswick Iron Works, on premises, from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, \$14,000.

**BROOKLYN, N. Y.**—The William Kennedy Construction Co., 215 Montague st, has the general contract for the 4-sty brick and steel mfg plant (remodeling) in Carroll st, north of Bond st, for the Metal Package Co., 30 Main st, Brooklyn, from plans by John M. Burke, 372 Union st.

**JERSEY CITY, N. J.**—J. Grosklaus & Son, 299 Old Bergen road, Jersey City, have the general contract for the 4-sty brick and mill construction factory, 40x73 ft, at 136 Cator av, for the Alpha Duct Co., on premises, from plans by John A.

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#### STABLES AND GARAGES.

**MANHATTAN.**—The Waverly Construction Co., 63 Park Row, has general contract for alterations to 7-sty brick garage, 25 x 83 ft, at 23 Broome st, for the Theodore Connolly Estate, 136 Hooper st, Brooklyn, owner, and Sheriff Boarding Stables, 13 Sheriff st, Manhattan, lessee. Cost, \$5,000.

**MANHATTAN.**—Niemann & Luth, 33 West 42d st, have general contract for 3-sty brick, marble and reinforced concrete garage and chauffeur's quarters, about 60x50 ft, at 160-162 East 92d st, for Willard D. Straight, 17 East 70th st, owner, from plans by Delano & Aldrich, 4 East 39th st.

**BRONXVILLE, N. Y.**—John Utz, Bank Bldg., Bronxville, has general contract for the 1½-sty brick private garage, 30x50 ft, for William H. Davis, 35 Nassau st, Manhattan, owner, from plans by Clark & Arms, 21 West 45th st, Manhattan. Cost, \$6,000.

**MT. VERNON, N. Y.**—William H. Sargeant, South 3d av, Mt. Vernon, has the general contract for the 1-sty brick and stone garage, 50x95 ft, on North 4th av, 100 ft south of North st, for the Kluntyre Realty Co., 1st Nat'l Bank Bldg, owner, from plans by S. A. Guttenberg, Proctor Bldg. Cost, \$5,000.

**WESTBURY, L. I.**—George V. Bullien, Middle Neck rd, Great Neck, has the general contract for the 2-sty hollow tile and stucco stable, 27x51 ft, with two wings, 3 x 62 ft each, for S. Bryce Wing, 399 Park av, Manhattan, from plans by James W. O'Connor, 3 West 29th st, Manhattan. Cost, \$15,000.

**JAMAICA, L. I.**—McGough & Hoey, 16 Court st, Brooklyn, have the general contract for the brick garage, 100x100 ft, at the southwest cor of Tyndal and Rockton sts, for A. I. Namm & Son, 452 Fulton st, Brooklyn, from plans by Louis E. Schwartz, 383 Milford st, Brooklyn. Cost, \$15,000.

**RENWICK ST.**—Thomas Fanning, 3762 Boulevard, West Hoboken, N. J., has general contract for a 4-sty brick garage and stable, 50x57 ft, at 34-36 Renwick st, for John White, 202 Franklin st, from plans by John H. Friend, 148 Alexander av. Cost, \$22,000.

**BRONX.**—The Germania Engineering & Construction Co., 50 Union Sq, Manhattan, has the general contract for the 3-sty brick garage, 26x175 ft, on the west side of Sheridan av, 63 ft south of Belmont st, for Henry J. Semke, 192d st and Grand Blvd., from plans by Charles Schaefer, Jr., 401 Tremont av. Cost, \$15,000.

**LONG ISLAND CITY.**—Diel & Brill, 200 West 42d st, Manhattan, have the general contract for the 3-sty reinforced concrete garage and auto repair shop, 50x100 ft, on the south side of Jackson av, 406 ft east of Honeywell st, for Gustave Steiner, 596 Jackson av, from plans by John M. Baker, 9 Jackson av. Cost, \$50,000.

**JERSEY CITY, N. J.**—Andrew Daniels, 611 Garfield av, Jersey City, has the general contract for a 1-sty brick garage, 50 x 75 ft, at 372-374 Hoboken av, for Fred Brda, 53 St. Pauls av, Jersey City, owner, from plans by Nathan Welitoff, 222 Washington av, Newark. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—M. Reikes, 10 West 143d st, Manhattan, have general contract for the alteration and extension to the 5-sty brick store and lodging house at 145 Madison av, for the Estate of George H. Warren, 63 Park Row, from plans by M. Joseph Harrison, 62 Park Row. Cost, \$4,500.

**MANHATTAN.**—William J. Yennie & Co., 45 East 42d st, have general contract for alteration and addition to the restaurant at 230 West 39th st, for the Cafe Laloy Co., on premises owner, from plans by Harde & Hasselman, 56 West 45th st, architects.

**MANHATTAN.**—R. T. Prodggers, 50 Fulton st, Manhattan, has the general contract for alteration to the 4-sty brick store and loft bldg at southwest cor of William and Ann sts, for Henry Leerberger, 57 Fulton st, owner, from plans by George F. Pelham, 30 East 42d st. Cost, \$4,000.

**BROOKLYN, N. Y.**—The P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has the general contract for alterations to the 4-sty store at Fulton st and Gallatin pl, for the French Estate, c/o Brooklyn Trust Co., 177 Montague st, Brooklyn, from plans by Voss & Lauritzen, 65 De Kalb av. Cost, \$10,000.

**NEWARK, N. J.**—Gunn & Van Dale Co., Essex Bldg., Newark, has the general contract for alterations to the office bldg at southeast cor of Broad and Market sts,

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# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

## BOARD OF EDUCATION.

### NOTICE TO CONTRACTORS.

Sealed proposals will be received for the new High School Building, Ridgewood, New Jersey, at the room of the Board of Education of the Township of Ridgewood, in the High School Building, at 8 P. M., on Friday, November 10th, 1916. No bids will be received after that hour.

The estimates are to be in one lump sum for all branches of the work except the following, each of which must be figured separately from the above, i. e.:

- Plumbing work.
- Heating and ventilating work.
- Electric work.

The estimates for the four branches of the work will be considered separately. The general contractor may bid upon the mechanical plant if he so desires, but he must give separate estimates for the same and specify the sub-contractor whom he will employ.

Each bid must be accompanied by a bond, satisfactory to the Board and properly executed, certified check or cash in the amount of two per cent of the bid, as a guarantee that the bidder to whom the award is made will sign the contract and to be forfeited to the Board of Education in the case of his failure to do within a reasonable time to be determined by the Board.

A deposit of \$50 will be required for each set of plans and specifications taken out, which will be refunded on their return in good condition. When contractors wish an additional set or sets of plans and specifications they must pay \$10 for each additional set so taken out, which amount will be retained by the Board of Education. When contractors take out more than one set of plans and specifications, however, the \$50 deposit will not be returned until all sets taken by him are returned in good condition. Either cash or certified check to the order of the Board of Education of the Township of Ridgewood, New Jersey, shall be used as deposit for plans.

The successful bidders will be required to furnish bonds satisfactory to the Board of Education in the amount of one-half of the contract amount.

The Board of Education reserves the right to reject any or all bids.

Plans and specifications may be obtained from Tracy & Swartwout, Architects, No. 244 5th Avenue, New York City, or from the Board of Education at the High School Building, Ridgewood, New Jersey, on and after Thursday, November 2nd, 1916. The envelopes enclosing the bids must be endorsed showing the nature of the enclosure.

## BOARD OF EDUCATION OF THE TOWNSHIP OF RIDGEWOOD.

H. S. WILLARD, President.

HADLEY FORD, Clerk.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 1, 1916.—Sealed proposals will be opened in this office at 3 p. m., November 29, 1916, for the construction of mezzanine floors and certain alterations, etc., at the United States postoffice and courthouse, Philadelphia, Pa. Drawings and specifications may be obtained from the custodian at Philadelphia, Pa., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 30, 1916.—Sealed proposals will be opened in this office at 3 p. m., December 21, 1916, for the construction, complete, of the United States post office at Bonne Terre, Mo. Drawings and specifications may be obtained after November 15, 1916, from the custodian of site at Bonne Terre, Mo., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

for the Kinney Estate, c/o William B. Kinney, Broad and Market sts, owner, and the Exchange Buffet Lunch, 78 Greenwich st, Manhattan, lessee, from plans by John C. Van Vlanbren, 790 Broad st, Newark, architect. The alteration consists of reconstructing basement for large restaurant. Cost, \$20,000.

## THEATRES.

RED BANK, N. J.—Quackenbush & Leonard, 36 Hudson av, Red Bank, have the general contract for the 1-sty hollow tile and brick moving picture theatre, 50 x100 ft, at the cor of Broad st and Linden Pl, for the Coast Amusement Co., Asbury Park, from plans by E. A. Arend, Asbury Park. Cost, \$20,000.

## MISCELLANEOUS.

MANHATTAN.—The Ganford Co., 581 Jackson av, L. I. City, has the general contract for repairs to the State Arsenal, at the northeast cor of 7th av and 35th st, for the State Armory Commission, 158 State st, Albany, from plans by State Architect Lewis F. Pilcher.

GOSHEN, N. Y.—Booth Bros. and the Hurricane Aisle Granite Co., 206 Broadway, Manhattan, have the general contract for the Everett memorial fountain for the Village of Goshen. The architects were Armstrong & De Gelleke, 122 East 25th st, Manhattan, and the sculptor was C. A. Heber of Grand View, N. Y.

MANHATTAN.—Louis Wechsler, 1133 Broadway, has the general contract for six stations finish on the Seventh Av-Lexington Av Rapid Transit system for the City of New York. Cost, \$383,000.

## 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. Ann's 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.

NEW YORK STATE ASSOCIATION OF MASTER HOUSE PAINTERS AND DECORATORS will hold its annual convention at Rochester, N. Y., on January 16-19, 1917.

# 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.
- DC.....Heating or Power Plants (Dangerous conditions of)
- O.....Obstructions.
- Rub.....Rubbish.
- EXS.....Exit Signs.
- NoS.....No Smoking Signs.
- Spr.....Sprinkler System.
- St.....Stairways.
- Stp.....Staircases.
- 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.
- Filisy.....Approved Filtering and Distilling Systems
- OS.....Oil Separator.
- RO.....Reduce Quantities.
- St Sys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Filisy—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. 28.

### MANHATTAN ORDERS SERVED.

- Bowery, 9—Jno Kelly.....Rec-FA-Rub
- Broadway, 1767—Est Warren B Smith, care Alex S Cochran, Yonkers, N. Y.....FP
- Broadway, 1767—Met. Elec Lamp Co.....Rec-FA
- Broadway, 3040—Consol Gas Co, 130 E 15. GE
- Chatham Sq, 7-8—Ivan Frank & Co, 783 Bway.....FP
- Clinton st, 180—Ostrolenker Lodge.....Rub
- 10 st, 28 E—Wm J Hughes.....FD-A
- 12 st, 34 E—Ladzin & Weinberg.....Rec
- 12 st, 34 E—Olympic Cloak Co.....Rec-GE
- 14 st, 422 E—Marnus Casabian.....Rec
- Fulton st, 74—Chas Ember.....FP-FA
- Grand st, 183-4—Est Leon Hirsch.....Rub
- Greene st, 163—Julia A Groh, 35 W 91.....FD-A
- Greene st, 109 Est Abr Gutman, care Pauline, 6 E 80.....A-FD
- Lexington av, 1051—John Burke, 116 W 58.....Ex(R)
- Lexington av, 1051—Alfred Chobol.....GE-Rec
- Lexington av, 1051—Oscar Baum.....FP-GE-FA
- 7 av, 363—Greenwich Savgs Bank, 246 6 av, WSS(R)-Ex
- South St, 288-90—Fidelity Whse Co.....FA-RQ
- Water st, 207-11 Wm Ottman.....FA

- White st, 127-9—Wm A Niemann.....FP
- 13 st, 54 W—Special Box & Lumber Co, Rec-FP-FA
- 21 st, 43 W—Chas J Gould.....FD
- 23 st, 536-46 W—536 Realty Corp.....A
- 24 st, 41 W—Hans Vyth.....ExS-TD-O
- 42 st, 304-6 W—Heyman Vogel, 56 E 80. A-FD
- 86 st, 11-15 W—Alcuin Preparatory School, ExS-D&R
- Barclay st, 78-82—Est S P Lillenthal, care Benj Parr, Produce Exchange.....FP
- Broadway, 5-11—Bway Realty Co, G F Peabody, Pres, 25 Broad.....FP
- Broadway, 3040—Teachers' College, 525 W 120.....FP-ExS-WSS(R)-Stp(R)
- Dey st, 58—Est Brent Good, 45 Murray, FP-FE(R)-WSS(R)
- 60 st, 15 E—C Ledyard Blair, 24 Broad.....DC
- 11 av, 428—Chas Shortmeier. WSS(R)-DC-WSS
- Grand st, 315-7—Abby T Crowe, care Eliot Tuckerman, 49 Wall, WSS-FP-Ex(R)-WSS(R)-Stp(R)
- Jackson st, 71—Servants of Relief, ExS-FA-FP-WSS(R)-TD-Ex(R)-D&R
- Riverside dr, 144—Vanderbilt Est, 29 W 34.....A-WSS(R)-Ex(R)-FE(R)-FP
- 6 av, 737-45—Walter J Salomon, 17 W 42. FD-A
- Vestry st, 3—Est Helen C Julliard, care Augustus D, 70 Worth.....Spr
- 79 st, 168-70 W—Sisters of Charity, A-St-FP-Ex(R)-WSS(R)
- 23 st, 350 W—Est E H Cushman, 240 W 23. FE(R)-Ex(R)-FA-ExS-WSS(R)-St(R)-TD-FP-A
- 246 st, W, & Tibbett av—Teachers' College, 525 W 120.....A-Spr(R)-FP-ExS-St(R)
- Amst av, 1820-38—Bernard Loth, 212 E Bway, Rub-DL
- Beekman st, 72—Wm White et al, 85 Neperan rd, Tarrytown, N. Y.....FD-A
- Bowery, 103—Est Chas A Chesebrough, 33 Howard.....WSS(R)
- Broadway, 52-6—J J Astor, 23 W 26, WSS(R)-FP
- Columbia st, 109—Bepj Schengarten.....Rub
- Dey st, 58—Consol Gas Co, 130 E 15.....GE
- Dey st, 58—Constantine Scheid, TD-A-ExS-D&R-Ex(R)-Rub
- Duane st, 134-6—Anna M Baker et al, c A Greene, 84 Wm.....A(R)
- 7 st, 128 E—Wolf & Abraham.....A-FD
- 3 st, 291 E—I Zuckerman.....GE-FP-Rec
- 3 st, 291 E—Morris Schiffman.....ExS
- 3 st, 291 E—Morris Goldfarb.....FA-Rub-DC
- 3 st, 291 E—Lewis Solganik.....Rub
- 3 st, 291 E—Herman Ackerman.....FP-Rec
- 3 st, 291 E—Lieblich & Nierenberg.....FP-Rec
- 3 st, 291 E—Abraham Markowitz.....GE-FP-Rec
- 3 st, 291 E—Jacob Waltzer.....GE-FP-Rec
- 10 st, 31-3 E Adolph Hertz.....FP
- 10 st, 31-3 E—Crown Pad Co.....Rec-Rub
- 10 st, 31-3 E—Albert Greenberg.....Rec-Rub
- 10 st, 31-3 E—Oscar O Fish.....Rec
- 14 st, 326 E—Sophia Freund, care Moses J, 75 Franklin st. FP-FE-Ex(R)-DC-GE-WSS(R)
- 14 st, 312 E—Morris Cohen.....Rec-FP-FA
- 14 st, 312 E—Theresa Kolhovsky, FA-ExS-GE-Rub
- 24 st, 409 E—Jas H Rollins, 306 E 26.....A-FD
- 32 st, 141-3 E—Fredk A Reed. FA-ExS-FA-FP-O
- 59 st, 207 E—Mary L Starr, care A E Fulton, 31 Nassau.....Rub
- 60 st, 111 E—Geo Neidlinger, 423 E 50, A-FE-FP-WSS(R)-GE-Ex(R)
- 115 st, 418 E—D C Pecora, 447 E 116, FP-WSS(R)
- 116 st, 354 E—F P A Vaccarelli.....GE-Ex
- 128 st, 157 E—Starr & Bergman.....Rec
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- 11 av, 428—General Woodwork Co.....Rec-FA-DC
- 11 av, 428—N Y Piano Delivery Co.....D&R-Rub
- 1 av, 737-9—Est Chas Knapp, care M Kingsland, 1143 E 37.....FD-A
- Fulton st, 254—Patrick Lynch.....ExS
- Greene st, 31—Wm L Cooke.....A
- Green st, 45—Nat'l Overall Co.....Rec
- Mangin st, 80—City of N. Y.....Rub-DL
- Nassau st, 113—Codington Co, 1487 Bway.....A
- Park av, 1481—Morris Freedman.....FA-Rec-GE
- 10 av, 235—Henry Meyer.....Rub
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 19 st, 151-3 W—Nat'l Hand Embroidery Co. RQ  
 21 st, 132-4 W—Loowall Realty Co, Alex  
 Schale, Dir, 149 Bway.....FD-A  
 23 st, 416 W—Mrs Eleanor M Georgen.....DC  
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 27 st, 114-6 W—Asa G Candler.....Spr  
 28 st, 252 W—Chas Gachot, 429 W 14,  
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 148 st, 423 W—Louise Aldrich,  
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 Plandome, Manhasset, L I.....WSS(R)-FP  
 Wooster st, 8—Jos Echnager.....FP  
 Wooster st, 8—Phillip H Gillman...FP-FA-Rec  
 Bowery, 213—John D Hanson...A-FP-Ex  
 (R)-WSS(R)-TD-ExS-FE-FA  
 Houston st, 175 E—Sam Ershowsky,  
 FP-WSS(R)-FE(R)-GE-FA-D&R-Rec  
 40 st, 551 W—Isabelle Realty Co, care Jacob,  
 Pres, 539 W 39.....WSS

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 Gloria, Inc.....FP-ExS-WSS(R)-Rec-FA  
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 McDonough st, 399—Henry Loader...WSS(R)  
 Metropolitan av, 798—Est Chas Linder...D&R  
 Clinton st, 512—United Lutheran Mission. Rub  
 Leonard st, 306-8—Bklyn Church Soc.....FA  
 Manhattan av, 1155-1205—Chelsea Fibre Mills,  
 Spr(R)  
 Richardson st, 226-8—Bklyn Union Gas Co.,  
 176 Remsen.....GE  
 St Marks av, 1616-8—F & L Waist Co...FE(R)  
 St Marks av, 1616-8—Morris Kraftzof,  
 GE-FP(R)  
 St Marks av, 1616-18—Weischloss & Yard-  
 ofsky.....FP(R)-GE-Rec  
 St Marks av—1616-8—Chernofsky & Feld-  
 stein.....GE-FP(R)  
 St Marks av, 1616-8—John Raphael.....GE  
 Schermerhorn st, 44—Arnold D Agillo. WSS(R)  
 Schermerhorn st, 44—Bklyn Union Gas Co, 176  
 Remsen.....GE  
 Schermerhorn st, 44—Victor Majo...FP(R)-Rec  
 Smith st, 388-402—Jas K Wright.....GE  
 Sullivan st, 221-3—Borough Box & Lumber  
 Co.....FA-FP  
 13 st, 126-42—Treinis Bros.....GE  
 Tiffany pl, 38-40—Edw Jordan.....Rec  
 12 st, 127-37—Domestic Steam Laundry...GE  
 Court st, 480—Nathan Krasner.....Rec  
 11 av, 4512—Frank Ponuccio.....Rec-D&R-El  
 41 st, 272—Thorne Baker.....NoS-FA-CF  
 46 st, 1341—Abraham J Herrick,  
 NoS-FA-Rec-El(R)  
 Foster av, nec, & Ocean pkway—Wm Haed-  
 rick, Sr.....NoS-FA-CF  
 Hendrix st, 436A—Hermann Moeller.....D&R  
 Menahan st, 341—Henry Petry.....WSS(R)  
 Nevins st, 136—Corona Sales Co...FA-Rec-Rub  
 65 st, 568—Henry Kleindionst,  
 FP-WSS(R)-CF-El(R)-Rub  
 Stone av, 135-7—Internat'l Parkway Taxi Co,  
 El(R)-CF  
 3 av, 415-7—Frank J Clarke.....FA-FP  
 24 st, ft—Briggs Engineering Co.....CF  
 Watkins st, 200—D Rothenberg & Sons.....RQ  
 Watkins st, 407—David Rosenson.....D&R  
 Withers st, 195—Antonio Garone,  
 RQ-WSS(R)-FA-NoS  
 Bedford av, 1506—Chevrolet Motor Co of N Y,  
 600 W 57, N Y.....CF-FA  
 Bridge st, 19—Columbia Fixture Co.....FA  
 Classon av, 134-6—Jno McQuade & Co...D&R  
 Columbia Hts, 7—Eagle Whse & Storage Co,  
 El(R)-D&R  
 Dean st, 50-2—Dean Garage Inc...FP-WSS(R)-  
 NoS-Rec-El(R)-CF-St-Sys(R)-FA  
 18 st, 485—Mary L Brewer.....Rec  
 40 st, 841—Ridge Garage Inc...NoS-FA-Rec-CF  
 Fulton st, 3134—Abr Westreich.....D&R-FP  
 Garden st, 40-2—F Schwabs Cooperage,  
 NoS-FA-RQ-FP  
 Kent av, 645—S Rawitzer.....RQ-FP  
 Keap st, 471—Vandeweghe Bros,  
 FA-Rec-NoS-FP-SA-FD-A  
 Leonard st, 687—John F Regan.....Rec-FA  
 Lexington av, 411-3—Yunker & Ellems,  
 FA-Rec-CF  
 Malbone st, nr Bedford av—Malbone Garage  
 Inc.....NoS-CF  
 Myrtle & Cooper avs—H A Schwab,  
 Rec-El(R)-CF-StSys-FP-WSS(R)  
 9 st, 69 N—Scranton Lehigh Coal Co, 308 Liv-  
 ington.....FP-FA-CF  
 Old Bushwick rd, 41—Frank Oilando,  
 RQ-FA-NoS  
 Pennsylvania av, 63-5—East N Y Garage Inc,  
 Rec(R)  
 Putnam av, 2436 (rear)—S George Koster,  
 NoS-FA-Rec  
 Richards st, 162—W C Courtin.....FP  
 Rogers av, 1345—Flat Auto Service Co,  
 StSys(R)-El(R)  
 Sterling pl, 788-96—Sterling Garage & Sales  
 Co.....CF  
 1 st, 351 S—Nathan Schatz.....NoS-FA-Rec  
 13 av, 4703—Max Brill.....NoS-Rec-FA  
 Waverly av, 66-8—Drake Bros Co...StSys(R)  
 Columbus pl, 20-4—Leopold Biedermann.D&R

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 ent.....SmKS-FA-Rec  
 Atlantic av, Norton's Bridge (Edgemere)—

Augustus P Blint.....CF  
 Fresh Pond rd, 889 (Ridgewood)—Geo W  
 Pottebaum.....CF  
 Fulton st, 236 (Jamaica)—Jos F Graef,  
 NoS-FA-D&R-Rec  
 Rockaway blvd & Ferry st (Woodhaven)—  
 Kasper Keller.....CF

Elmwood st, nwc, & Woodhaven av (Wood-  
 haven)—Chas W Lancor.....FA-Rec  
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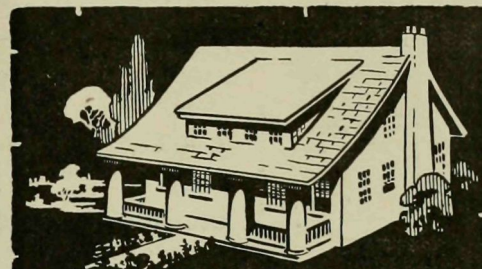
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