

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## GETTING THE GREATEST EFFICIENCY FROM COAL

Prices Are in the Ascendancy and Building Managers  
Must Use Every Endeavor to Obtain Best Results

By CHARLES A. FLYNN, M. E.

THE price of coal is in the ascendancy and not for years will it be less than in 1916. This is obvious for many reasons, such as the increase in mining costs, the difficulties of transportation due to car shortage, the passing out of the culm banks that have given us a reserve supply for the last thirty years, and the increased demand for a fast diminishing product. So it behooves all to make scientific combustion our main problem and to give to it the attention it deserves.

The United States Geological reports showed that in 1916 there were more than seven hundred million tons of coal mined and of this amount thirty per cent. was wasted in a way that can be classed as a preventable loss because it was due to inefficient combustion. This preventable loss in money amounts to more than one billion dollars. In my short discussion on coal and its consumption I will treat it from a commercial or dollars and cents point of view rather than from a technical side.

The first and one of the most important steps in coal consumption is to provide adequate bunker capacity to meet the needs of your plant. Some of our buildings have so small a bunker capacity that they will hold only enough coal for a two days' run; others have a capacity for a week's supply and there are but few buildings that have a capacity for a month's supply. Every building should have a bunker capacity for at least one month's run. This would tide over any temporary shortage due to a strike or bad weather. This is a vital point and should be given the first consideration in laying out your plant.

Now we shall consider the kind of coal to be used. In selecting the kind of coal to burn you should choose the kind of coal that gives you the lowest cost per million B. T. U.'s and one that will also meet the physical conditions of your plant. In this market we have the following steam coals from which to choose: namely, soft, pea, and No. 1, No. 2 and No. 3 buckwheat. I will briefly discuss each of these. Because of its high cost delivered into New York and the difficulty in procuring it, soft coal is practically excluded from our discussion. Furthermore, the smoke arising from it, being in violation to a city ordinance, would prevent its use to any great extent except in plants equipped with automatic stokers, even if the cost were not so great.

Pea and No. 1 buckwheat have a high cost per million B. T. U.'s when compared with No. 2 and No. 3 buckwheat. These four coals have about the same heat value, but No. 2 and No. 3 buckwheat are, of course, much cheaper per ton than pea and No. 1 buckwheat. No. 3 buckwheat has the lowest cost per million B. T. U.'s but it may not be possible to burn this coal in all plants because of lack of draft. If it is possible to secure a draft of from .25" to .6" at the front of the furnace and 1½" at the foot of the stack, you then have sufficient natural draft to burn No. 3 buckwheat. Should natural draft conditions prevent your burning No. 3 buckwheat

and if it would not be an economic investment to install forced draft, then you should fall back to No. 2 buckwheat or even to No. 1 buckwheat.

Having decided on the kind of coal you are going to burn, the next step is to equip your boilers with suitable grates, properly designed as to type and kind, for the coal you are to burn. The grates in common use to-day are the shaking, the stationary and the dumping types. The shaking type of grate has gone into disuse for the smaller sizes of coal, owing to the loss of coal with this grate and the disturbing of the fire bed by shaking. Stationary grates have the following weak points: the length of time it takes to clean the fire (and the consequent loss of steam), the necessity of pulling the dead fire out in front of the boilers and the loss of coal due to the difficulty of separating the live and the dead coals during the cleaning process. The dumping grate gives by far the best service for the smaller sizes of coal. The fires can be thoroughly and rapidly cleaned with practically no drop in steam pressure.

The kind of grate and the proper air space for the coal you are using should be given careful thought. Herringbone grates having from 20 per cent. to 40 per cent. air space are admirably suited for No. 2 and No. 1 buckwheat and pea coal. Pinhole grates having from 15 per cent. to 20 per cent. air space are the kind most used for No. 3 buckwheat.

### Next Logical Step.

The next logical step is to make sure that the furnace linings, bridge wall and baffle walls are in good condition and air tight. Your furnace bricks should be placed as close together as possible to avoid approaching a stucco effect in the furnace. The bond between the bricks should be a fire resisting material having a melting temperature near to that of the fire bricks themselves. This insures a firm wall and prevents the bond between the bricks from melting and running away, which would cause the brickwork to sag.

The outside brickwork should be kept air tight to prevent air infiltration. This can be done by cutting out and pointing all cracks, repairing all loose bricks, and then covering the entire brick work with a nondrying plastic asbestos compound. Cover your steam drums with asbestos and calk up around the dust doors, all metal work and breeching.

Having determined on the size of the coal best suited to your plant and assuming that you have placed your boilers externally and internally in the best physical condition, we now come to the main issue—the efficient burning of coal. That is obtaining all the available heat in the coal and the absorbing of this available heat by the boilers. Inasmuch as furnace and boiler efficiency are often confused and thought identical, it might be well to state that one clear way to differentiate between the two is that furnace efficiency is the amount of heat we get out of the coal, while boiler efficiency is the amount of heat that is converted into steam. Combining these two efficiencies we get the thermal efficiency of the boiler,

We have four comparatively simple and inexpensive devices to check fuel consumption: the first, a water meter or some weighing device properly calibrated to measure the amount of water going into the boilers; the second, a differential draft gauge attached to the front of the furnace to measure the draft passing through the fire; the third, a portable Orsat machine to take CO<sub>2</sub> readings; the fourth, a recording stack thermometer installed at the stack side of the end boiler. The above pieces of apparatus can be bought and installed for about \$180 on a basis of three boilers and for additional boilers the cost per boiler is very small. The object of this apparatus is by a check process to obtain the highest thermal efficiency of the boiler.

The use and purpose of a feed water measuring apparatus I am sure is clear and well known to you all. The differential gauge should take as important a place in your boiler room as the thermometer does in a physician's bag, for it surely indicates just what is taking place in your furnace. It shows immediately whether the fires are too thin or full of holes or whether they are too thick and becoming dirty. If you have two or more boilers running at one time your combustion problem can be simplified to one operation by regulating the individual dampers on each boiler so the gauge on each boiler reads the same. Then changes due to atmospheric conditions or changes of load can be easily taken care of by changing the main flue damper. The CO<sub>2</sub> or flue gas analysis apparatus tells you whether you are getting too little or too much air for combustion and it is by means of a CO<sub>2</sub> machine that we determine the correct draft that gives us the highest CO<sub>2</sub> without CO. Lastly, we have a recording stack thermometer which shows at all times the temperature of the flue gases as they pass out to the stack.

All four pieces of apparatus work together and each acts as a check on the other to give us the highest combined efficiency of furnace and boiler. Set a high thermal efficiency as an ideal and keep that as a standard toward which to work.

The care and upkeep of boilers will do much to maintain this efficiency. Keep the soot from boiler tubes by blowing the dust off every day. Blow down boilers, one and a half gauges, at least once a day. Clean the boilers at least every six months, seeing that the headers, mud, and steam drums are perfectly clear of dirt or even a suggestion of scale. If this is done you will never have need of boiler compound. Here again the differential gauge comes into use and shows us the condition of the tubes. By taking readings in the first and final uptake we can readily learn whether there is any draft interference due to soot accumulations.

When we review the winter we have just passed through with its coal shortage and the enormous prices we have paid for coal each and every one of us must realize the great necessity of burning coal efficiently and economically. Today should one of our local merchants announce that he would sell coal

from 20% to 30% below market price, he would need the services of the police reserves to keep the purchasers in line outside his office. Yet each one of you has it within your power to make such a saving if you will go into this combustion problem with the proper vim.

The following will give you a fair example of what can be done in the average room. About eight years in a plant under my supervision, the cost of coal burned was \$2.22 per net ton delivered. Last year the cost of coal was \$2.75 per net ton delivered—this is an increase of about 24%. The baffle walls and brickwork of the boilers externally and internally were overhauled; the boilers were placed in first-class condition; then the problem of proper firing was gone into, with the result that a saving of over three thousand dollars was effected in the coal bill. This meant a saving of over 41% in coal in 1916 as compared with 1909 and the boiler load in 1916 was practically the same as in 1909.

When you have made a saving see that there is no backsliding. Make up a plain yet comprehensive log embodying the important items so you can keep your boiler room under constant test and observation, but do not overburden your log with unnecessary information. Explain the object of this data to your men and the methods of taking it. Show them that you are deeply interested in your boiler plant. They will also be interested especially if you express your appreciation of their good work and of their savings by remembering them in their pay envelopes.

It would be well to have a bonus system, basing the bonuses paid the firemen

on the average CO<sub>2</sub> readings during his watch. For example place a CO<sub>2</sub> of 10% as a minimum and for each increase of ½ per cent. in CO<sub>2</sub> pay the fireman a bonus of twenty-five cents a day, so that if he averages 12% CO<sub>2</sub> he receives a dollar per day bonus. Also pay the watch engineer a bonus, but base it on the cost of a thousand pounds of water evaporated. This will be an inducement to the engineer to keep his fireman up to the mark, while he himself will take care that there is no loss from the boiler end. I have yet to find a fireman or engineer who will not follow economic processes that you have outlined for him; the more so if it involves a monetary increase to himself. There is no fireman who cannot be made a good fireman by being shown and encouraged.

The time is not far distant when the present inverse order of things will be changed. To-day the fireman is the man who spends the greatest amount of your operating expenses and he is the poorest paid. To-morrow the fireman will be the important man in your plant and he will be paid commensurate with his ability to effect a saving in your coal bill. You will have a supervisor in your fireroom who will know combustion from all its angles and he will be a high salaried man.

The problem of combustion is simple when analyzed and does not require a technical training to cope with it. There is one underlying principle, namely: to combine with the coal the smallest amount of air that will consume the combustible and will meet your load conditions. If this is mastered you will solve this important subject—combustion.

"While only eight months have elapsed since the passage of this resolution," said Mr. Stabler, "there are decided evidences, in my opinion, of the strengthening of real estate values, particularly in the section of the city contiguous to Madison Square and in the so-called Fifth avenue section.

"It hardly seems necessary to rehearse the conditions which existed before the resolution was passed, as they are too well known to every one at all interested in real estate to make a repetition necessary, but there has been a very decided improvement in rental conditions—both as to occupancy and to rents obtained—most of which, in my opinion, has been caused by the certainty felt by owners of property, and by tenants as well, that conditions as they now exist will not change for the worse, and that the buildings that could now be occupied by objectionable classes of business or manufacturing must, of necessity, diminish.

"It follows, of course, that an improvement in rents and in occupancy stiffens values of real estate, and this has been very evident to me, even in the short period since the enactment of the resolution. I look for much greater improvement in this respect as time goes on, in that certain districts will be given over to certain uses, and that there is sure to be less moving and changing of occupation in the various sections of the city to be devoted to these uses. When real estate owners realize this is a fact, and that their tenants are more permanent than has heretofore been the case, it must very decidedly stiffen their ideas of value and undoubtedly will result in better income. I think the improvement would be more apparent but for the disturbed political conditions through which we have been passing for the last three years."

Edward M. Bassett said: "In every part of the city the new law is welcomed as a protection against harmful building operations. Owners of low buildings in the intensively-used parts of the city say that they are protected against high buildings flush with their side lines. Streets given over to small business are feeling the effect of better rentals, and more new business structures are erected on them because sporadic stores cannot be built at will in residential localities. Owners of residences of all sorts state that they were never before so free from the dangers of business places, garages, livery stables and factories as they are now.

"In suburban sections, which were placed in the detached house, or "E" zones, there has been a decided stabilization. The building zone regulations are constantly referred to in the newspapers as increasing the desirability of this and that locality throughout the city. This statement does not apply to residential property alone, but also to business localities. In several localities like the district north of Washington Square, which are just outside of the main currents of business, and have been passed by as new business centers have developed, there is a confidence that they will continue suitable for high-class residences. This is evidenced by the recent rehabilitation of many of the old buildings.

"High cost of building material has throughout the city prevented considerable construction that would otherwise have taken place. To some extent this makes it impossible to trace the effect of the Zoning Resolution so plainly as might otherwise be the case."

#### Mezzanine Approved.

In the belief that it will add greatly to the convenience of the public, the Public Service Commission has approved a plan by which the mezzanines at 40th street and near 42d street over the Times Square express station on the Broadway subway will be connected and a wide mezzanine constructed to cover substantially the whole station area. It is estimated that the work will cost about \$150,000, but the advantages to traffic resulting will be more than sufficient to warrant the expenditure.

## ZONE PLAN STABILIZES LAND VALUES

### Opinions of Men Prominently Identified With the Local Realty Field

THE Zoning Committee has recently received testimony from various real estate experts as to the increase in and stabilization of land values due to the Zoning Resolution. The effect of the zone plan on the "E" Districts in Brooklyn was described by Lawson Purdy as follows:

"There is much evidence of an increasing demand for private residences in the "E" Districts of Brooklyn. The Zoning Resolution has already resulted in a great improvement of real estate conditions in such detached house sections of Flatbush and Bay Ridge. Where the restrictions against objectionable uses of land were formerly limited in their duration they are now permanent.

"The Zoning Resolution in assuring these neighborhoods of an orderly development in the future has stimulated and strengthened values to a considerable degree. Free from any fear of invasion from stores or apartment houses, the home owners in these districts are settling down to enjoy the relief which the Zoning Resolution has given them. In Flatbush there are fewer houses for sale than at any time during the last five years.

"The beneficial effect resulting from the zone plan is also shown in other ways—vacant land in some sections is selling at higher prices than it did a year ago; first mortgages on falling due have been increased in their amount on renewal; and new houses now being erected are a higher type and better finished than the old ones in the same districts. Viewed in every way the zone plan is proving of inestimable value to the private home sections of the city.

"There are large tracts of land now in the "D" Districts which I feel confident would be similarly benefited if they were to be put in the "E" Districts. As soon as the owners commence to appreciate the great value resulting from these protective restrictions, I am sure they will petition the Board of Estimate to place them in the "E" Districts."

E. C. Delafield has written the Zoning Committee that the Zoning Resolu-

tion has been a boom to Riverdale in restricting that section to private house development. "We have found," said Mr. Delafield, "that the demand in the Riverdale section of the city has been increased since that time, buyers taking the attitude that the danger of a broken restriction or the time limit of a restriction has been largely minimized or done away with by the action of the city. Of course this district is purely a residential one, and values are peculiarly subject to any encroachment on the part of a disagreeable development, so that the resolution has had possibly more effect than in other parts of the city."

William E. Harmon of Wood, Harmon & Co., said: "My firm owns real estate under almost every classification covered by the Zoning Law, at least as far as the law applies to Brooklyn. We have a large amount of property to the south of a line following the line of Fort Hamilton avenue, Prospect Park, and from Prospect Park east along the Eastern Parkway. With insignificant exception, this whole district has been treated intelligently, constructively and with due regard to the interests of the property owners.

"A new confidence is distinctly indicated in the attitude of prospective and actual purchasers. In Midwood Manor, East Midwood, and Kingsboro, where, against the advice of our friends, we advocated the imposition of the "E" zone limitations, sales have been made that would not have been possible under the old conditions of either individual protection or no protection at all. Buyers of business property are fortified in their confidence by competition being reasonably limited. The same can be said of other properties purchased with a view to the future. The buying of factory sites is distinctly stronger by reason of the drawing realization of their permanent definition.

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, states that the zone plan has greatly improved real estate values in the Fifth avenue section.

# MEASURES AFFECTING REAL ESTATE

## Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Real Estate Board of New York, through its Joint Committee on Legislation, is urging the passage of Assembly bill Int. 1165, which, by repealing section 48 of the Tax Law would secure additional revenue from railroad corporations now permitted to make certain deductions from their franchise taxes.

As much for economic as for any other reasons, Senator Wagner's bill Int. 959, prohibiting manufacturing in tenements, is opposed. This prohibition would cut off the means of support of thousands of persons who now earn a livelihood or add to their small earnings by light manufacturing in tenements—an industry regulated by the Labor Law.

Senator Lawson's bill Int. 1176, amending the Tenement House Law so as to permit less expensive alterations of private dwellings into three family houses is not endorsed. The committee objects to some features of the bill and the Board will introduce a bill defining a tenement house as a building having four or more families living independently. It is likely, however, that the Lawson bill will be radically amended, in which case the Board might approve it.

Senator Boylan has introduced a bill drafted by the Real Estate Board, Int. 1178, which would require fire alarm signal systems and fire drills only in buildings in which more than 25 persons employed at manufacturing are employed above the ground floor. Under the present wording of the law they are required in buildings in which more than 25 persons are employed above the ground floor, regardless of the character of employment.

The committee's action in detail on these and other important bills follows.

*Senate Int. 486, Wellington*, an act amending section 48 of the Tax Law by depriving the corporations subject to the Franchise Tax of the privilege of deducting from such tax-rents, car license fees and tolls paid for the privilege of crossing a State bridge.

The Real Estate Board approves this bill, but more strongly urges the passage of

*Assembly Int. 1165, Coffey*, which wholly repeals section 48 of the law.

This section has worked great injustice to the city and State by reason of the large deductions from proper franchise taxes which the corporations affected thereby were enabled to make. The result has been, in the City of New York, that a number of railroad corporations have paid less net taxes to the city than before the enactment of the Franchise Tax Law, which was supposed to add the value of such franchises to their real estate and increase, not diminish, the taxes paid by them. This act is in accordance with the report of the Commission on new sources of city revenue, dated January 11, 1913, which report shows, in detail, the injustice that has been worked by section 48 and the increase of revenue that would result from its repeal.

*Senate Int. 875, Dowling (Assembly Int. 1312, Shamro)*, an act to release the Department of Health from the expense of furnishing registers to lodging houses.

Several weeks ago the Real Estate Board opposed this measure on the ground that the repeal of article 7 of the General City Law would free lodging houses from the restraints of the present law and enable them to be utilized for "floaters" at election time. It seems, however, that section 480 of the Election Law provides ample safeguards against such "floaters." In view of this the Real Estate Board withdraws its opposition and approves the measure.

*Senate Int. 959, Wagner (Assembly Int. 1293, Perlman)*, an act amending section 104, Labor Law, by prohibiting the manufacture of toilet articles, artificial flowers, feathers, hat ornaments and all wearing apparel in tenements.

The Real Estate Board is opposed to this bill. It is to be assumed that the only excuse for offering this measure is that it will serve either the moral or economic welfare of the workers to be af-

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

Robert E. Dowling, Chairman Legislation and Taxation Committee; Samuel P. Goldman, Chairman Real Estate Laws Committee; John P. Leo and David A. Clarkson, Vice-Chairmen Legislation and Taxation Committee; Carlisle Norwood, B. E. Martin, William J. Tully, George W. Olvany, Stanley M. Isaacs, Henry R. Chittick, William B. Ellison and Harry Percy David.

ected by it. It requires very little consideration, however, to prove that this is wholly at variance with the facts. The present Labor Law recognizes the necessity for permitting the work sought to be prohibited and it permits it for a definite reason. It is permitted because it enables thousands of workers to earn their livelihood, as, for instance, married women, or to supplement the weekly income in the only way which this can be done under the circumstances. It has been stated as a fact that large numbers of those who work at light manufacturing in tenements are skilled workers who not only must earn money in this way, but who are necessary to the trades in which they are engaged. It is believed that many of the women so engaged would hesitate to assume the responsibilities of the married state unless they were assured of being able to contribute in this way to the family income. Manufacturing of this kind is therefore a necessary phase of our modern urban life. The bill is therefore opposed on the ground that it is economically unsound, and it might also very well be opposed upon moral grounds.

*Senate Int. 1092, Walters*, an act amending the Tax Law by providing that the gross amount of premiums of insurance companies subject to the Franchise Tax shall not include premiums refunded to policy-holders on cancellation or return of policies nor amounts paid as reinsurance to such other companies as are subject to taxation under the section.

This bill is approved. It is intended to relieve insurance companies from double taxation; that is, it relieves them from paying a taxing on reinsurances. The direct writing company at present pays a tax and the reinsurance company is also taxed. The direct writing company under this bill would be relieved of the tax on business reinsured.

*Senate Int. 1110, Robinson (Assembly Int. 1455, Davies)*, adding new section 86-c to General Municipal Law, requiring each contractor for municipal construction or improvement to furnish a bond before entering into a contract with the municipality, conditioned upon the performance of the work in accordance with contract and plans and specifications, including the time of completion, and also to secure payment for supplies, materials and labor.

The Real Estate Board is opposed to this bill. The principle of the bill is bad. The effect would be only to make the municipality a collecting agency for any material man or a sub-contractor who did work for a municipal contractor.

*Senate Int. 1126 (Assembly Int. 1453, Bewley)*, amending the Labor Law generally.

The bill makes changes in the definition of "factory," "factory building" and "mercantile establishment" which are desirable and which have already been approved by the Real Estate Board as embodied in Assemblyman Bewley's bill, Int. 146, which has already been passed in the Assembly and is on order of third reading in the Senate. A new section 4-a in the new bill provides a fine of \$250 for each violation of the provisions of the Labor Law, the Industrial Code or rules or orders of the Industrial Commission.

Section 24 is also amended so as to increase the penalties. Both of these amendments are opposed. The penalties provided in the present law are sufficient. The salaries of the Third Deputy Commissioner and counsel are increased \$1,000 each and the Commission is authorized to employ as many additional attorneys and counsel as it sees fit. These provisions are opposed as unnecessary and inadvisable. Section 91 is amended to make more lenient the provisions as to boiler inspection and is approved. Section 92 is amended so as to make "a shop, room or building where one or more persons are engaged in doing laundry work" a factory. The present provision is "where one or more persons are employed in doing public laundry work." This would very materially affect laundries in hotels, etc., and is disapproved.

*Senate Int. 1127 (Assembly Int. 1451, Bewley)*, an act to amend the Penal Law in relation to violations of the Labor Law, the Industrial Code and rules and regulations of the Industrial Commission.

The bill removes the limitation on the maximum fine for violation of the provisions of the Labor Law, etc., and also permits a penalty of imprisonment for the first offense. These proposed penalties are too drastic and severe and the bill is opposed by the Real Estate Board. The present penalties are sufficiently severe.

*Senate Int. 1176, Lawson (Assembly Int. 1642, Simpson)*, amending the Tenement House Law generally. It excepts tenement houses not exceeding three stories and a cellar in height and not arranged to be occupied by more than three families for more than one family on a floor and not exceeding fifty-five feet in depth, from various requirements of the Tenement House Law, and prescribes regulations for such houses.

While the Real Estate Board believes that this bill is a step in the right direction, some of the provisions are not desirable. There is practically universal agreement that some means of altering the large number of private dwellings now rendered practically useless should be devised so as to make them properly habitable and productive investments. This cannot be done under the present Tenement House Law. On the other hand, there is considerable disagreement as to some of the details in the proposed bill. The Board proposes, therefore, in order to bring the matter to a clear-cut issue, to introduce a bill amending subdivision 1, section 2, Tenement House Law, by providing that "a 'tenement house' is any house or building, or portion thereof, which is rented, leased, let or hired out, to be occupied, or is occupied, in whole or in part, as the home or residence of four 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," instead of three families as at present.

*Senate Int. 1178, Boylan (Assembly Int. 1515, Mahony)*, amending section 83-a, Labor Law, by limiting the provision for fire signal systems and fire drills in factory buildings over two stories in height where more than twenty-five persons are employed above the ground floor to such buildings where more than twenty-five persons are "employed at manufacturing" above the ground floor.

This bill was introduced at the request of the Real Estate Board and will have the general indorsement of those whose buildings come under the operation of the Labor Law. It clears up the ambiguous phraseology in the existing law and will relieve from the requirements for fire alarm signal systems and fire drills structures in which, because of the language of the law, these requirements are made to apply where the specified number of occupants are not employed at manufacturing.

*Senate Int. 1179, Cotillo*, amending the Greater New York Charter by providing that the Chief of the Bureau of Law and Adjustment in the Finance Department shall have such auditors of accounts, examiners, clerks and assistants as the Comptroller deems necessary, to be appointed by the Comptroller. The auditors of accounts must be lawyers duly admitted to practice in the Supreme Court of the State. The present

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# TIME NOW RIPE FOR THE BRONX TO HELP INDUSTRIAL INTERESTS

By EUGENE H. ROSENQUEST

WE are now approaching a new epoch in the history of the Bronx. With the early completion of the new subway lines which will bring practically every section of the Borough within the limits of a five cent ride to all sections of the city, we can confidently look forward to progress and development exceeding all past experience.

It is not difficult for those of us who have lived in the Bronx any length of time and have witnessed the tremendous changes which have taken place since the opening of the present subway system to forecast the future.

In 1886 the Third avenue elevated railroad was extended from 129th street to 133rd street and in 1891 continued as far as 177th street. The population of the Borough at that time was less than 100,000 and the assessed value of real estate less than \$50,000,000. From that time up to the completion of the present subway system, which was put into operation in 1905, a period of fourteen years, our population had grown to 350,000 or more than three times, and the assessed valuation of property to about \$380,000,000 or more than seven times. Now in the year 1917, or twelve years later, on the eve of the completion of the new subways, we find our numbers increased to about 700,000, or twice what it was in 1905, and the valuation of real estate nearly \$700,000,000.

With such a record of growth, it does not require a vivid imagination to picture what the future has in store when all the new lines of transit are in operation. A round million of people in this Borough in the near future, say 1920, is, I believe, no fanciful dream, and we may depend upon our taxing authorities to make the "punishment fit the crime" and fix the tax values accordingly. So much for the history of our growth, resulting from cheap and quick transportation.

What now is the thought and ambition of those to whom our citizens naturally look for the future development of their Borough, and how best can we utilize the opportunities at our command? Are we going to rest contented and let things work out their own salvation along lines of least resistance, or are we going to put our shoulders to the wheel and round out the future Bronx into a self-contained city, with not only its homes and shops, but with its factories and industries, giving employment to its own people, and with it an abundance of civic pride and patriotism?

We have boasted of our many homes, parks, miles of waterfront and the rapid increase in population, but have we thought enough about our industries and their importance in a large community such as this? Is it not time now to take stock, so to speak, and to see where our present scheme of development is leading us?

We have provided homes for people to live in, caring little how far away from their homes they were employed and had to travel to and from their work. So long as we could get their rent money, we were satisfied and took it for granted that they were satisfied. The result of this is that we have produced an army of "strap-hangers," and no matter how many new lines of transit are put in operation there will still be "strap-hangers" as long as we continue along the same lines of development as in the past.

To-day we must realize that other new rapid transit extensions are opening up large sections nearer to the center of Manhattan and within shorter riding distance than this section; that industries, large and small, are growing in these new sections at a rate that is simply astonishing. If people are compelled to hang on straps and be herded together like cattle in cars they will

naturally go where the travel is shortest and the operation less painful.

The crying need in the Bronx to-day is for more floor space in modern spacious factory buildings and more adequate rail sidings. The efforts of the Board of Trade are directed along these lines. I would particularly call attention to the report of the Industrial Bureau, published in the annual report of the Board for 1917, which goes into this question in a comprehensive way. The Board of Trade is constantly receiving inquiries and applications for industrial space and sidings, which cannot be obtained here. We must not let up until we have obtained a comprehensive marginal railroad, with adequate siding facilities, until the vast unimproved area in the eastern part of the Bronx has been opened up for manufacturers.

The Westchester and Boston Railroad and the New Haven Railroad are both ready to spend money on the development of freight handling facilities in this area, and it is up to the land owners, builders, capitalists and business men to appreciate what the Borough needs in this direction and to make the most of a golden opportunity. There is no reason why a large part of the industries, now being driven out of Manhattan by the "Save New York" propaganda, should not locate here if proper facilities were offered. If it paid these

concerns to locate in the heart of Manhattan a few years ago, where real estate prices were high, would they not be equally well off.

Is there any other city in this country, with the population and advantages of the Bronx, that would allow such an opportunity to go by or would allow its working classes to travel such distances under such tiring conditions to work and expect to retain its position in the industrial world? This question I believe, is the most important that we have to solve, and it is an opportunity that should appeal to our captains of industry and will, I believe, soon find favor abroad.

### Awards Contract.

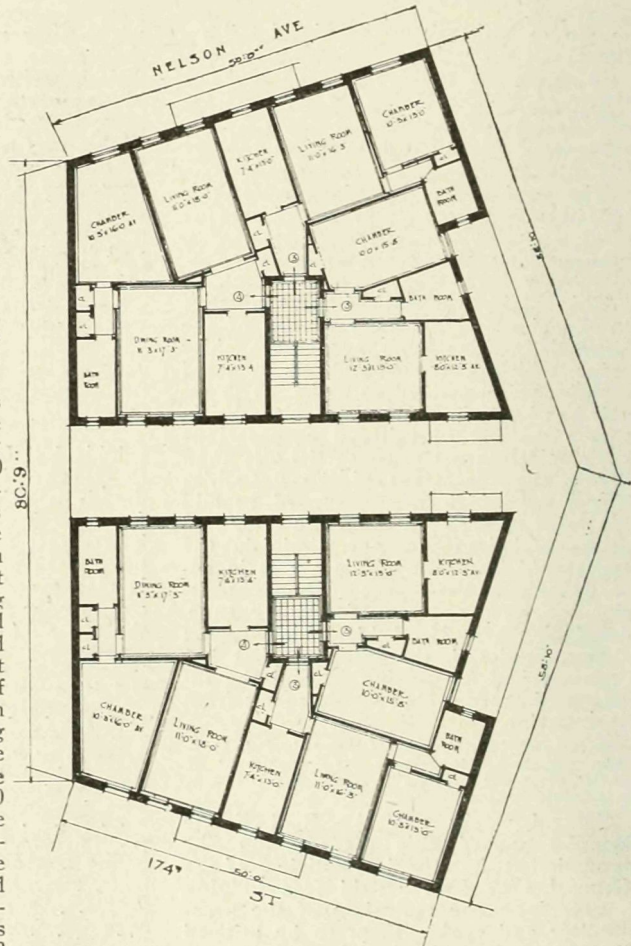
The Public Service Commission has awarded to the Ramapo Iron Works, of 30 Church street, New York City, the lowest bidder, at \$28,170, a contract for a supply of special work for use on the Jerome avenue branch of the Lexington avenue subway, the Broadway subway in Manhattan, and the Livonia avenue extension of the Eastern Parkway subway in Brooklyn.

### Contract Approved.

The Public Service Commission has approved the contract between two of the constituent companies of the B. R. T. System, namely, the Brooklyn Heights Railroad Company and the Coney Island and Gravesend Railway Company, a result of which will be to provide trolley service for persons residing in the vicinity of Avenue U and Nostrand avenue, Brooklyn.

## TO BUILD BRONX APARTMENT ON IRREGULAR SHAPED PLOT

OWNERS of properties that extend through from one street to another who are desirous of improving them with income paying structures especially of the tenement house type are frequently confronted with the problem of planning these buildings to obtain the best results. Problems of this character are quite numerous, particularly in the Bronx, where there are many thoroughfares that run tangent to each other and where parcels extend through from one street to another. Irving Margon, architect, 370 East 149th street, has recently completed plans for an apartment house scheduled for erection on a plot of this type that contains some interesting features. The projected structure will be located on Nelson avenue 135 feet east of the intersection of Nelson avenue and 174th street and the building will extend through the block to 174th street. The plot has a frontage of 50 feet in each thoroughfare and contains an area of approximately 5,500 square feet. The owner and builder is the L. S. Construction Company, Louis Wolf, president, 1312 Clinton avenue, and the cost is estimated at about \$55,000. A total of thirty-six families will be accommodated in this operation and as indicated on the plan published herewith the operation consists of practically two separate structures above the first story. One of the distinctive features in the planning of this apartment is the elimination of waste space, there being no long, dark halls and throughout the structure above the plan is efficient. Each section above the first floor has



Irving Margon, Architect.

been laid out to contain ten rooms to the floor and these have been subdivided into small suites with baths. The rooms are all of excellent size, in fact they are exceptionally large for a structure of this character. The proportions of the rooms are generally good, and, considering the irregularities of the plot and the conditions governing a street to street improvement, the result is a satisfactory plan with merit along most lines.

## DIGEST OF RECENT LEGISLATION AT ALBANY

## Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record &amp; Guide.)

ALBANY, April 13.—The hardest blow to real estate interests administered by the Legislature in many a year has been the decision reached by Republican Party Leaders to force an adoption of the Local Option bill. This measure was passed in the Assembly this week and will be made a caucus bill in the Senate next Tuesday in order to insure its enactment into law. No one can foretell the dire results which will befall the owners of property in the hotel and restaurant districts. The injury to the property will arise from the apprehension what might happen and not what really will occur.

The certainty that one-fourth of the population has it within its power to force an election every fifth year on the question of prohibition is sufficient to unsettle firmly established rental values. By a vote of 85 to 58 the Assembly has given its decision. Nine votes less on the side of the Prohibition forces and the Local Option bill could have been defeated, as seventy-six votes were necessary to pass it. In the Senate 26 of the 50 votes are needed and until yesterday the hope was entertained by people who oppose the Local Option bill that not more than 24 Senators were committed to this Legislation. By a

ruse the Prohibition Senators have won out. They asked for a conference of the Republicans, and all they need is eighteen votes in order to force the other seventeen Republicans to vote with them in favor of the bill when it comes up for final passage next week. This is the situation today and no change of this program is expected to occur.

Lawson's bill permitting owners of private three-story houses to remodel them into three-family houses has been reported favorably by the Cities Committee of the Senate and is on the order of third reading. Another hearing will be given to opponents of this bill next Tuesday, but it is not believed that objections will be sufficient to prevent the enactment of this measure into law.

Of great value to property owners in Greater New York are amendments to the Bewley Labor Laws, now on the order of third reading in the Senate. One of the bills, No. 1472, exempts from the operation of the labor laws all mercantile buildings in which less than 25 factory workers are employed. It also exempts factory buildings where there are less than six people employed in shops classed as factories above the first floor; in other words, it does not stamp structures of the type of the City Investing Building as factories. At the present time the law says that the City Investing Building is a factory because six bootblacks are employed in

a shop situated on the ground floor.

Another bill, Introductory No. 859, provides that amendments to the Labor Law hereafter enacted shall not affect the powers or the authority of the Board of Standards and Appeals unless the amendment specifically so states. These bills will very likely become laws, due to the efforts of the Real Estate Board.

The Committee on Public Service considered a number of bills for determination of public franchises, and although lengthy briefs and arguments were submitted by Benjamin C. Marsh and other members of the League of Municipal Ownership, it does not appear that favorable action will be taken. One of these bills provided that when the Board of Estimate determines by resolution that the public interest or necessity demands, the acquisition of property and the construction of public buildings or utilities, or when voters, to the number of two per cent. of the votes cast for Mayor at the last preceding election, petition the Board, it must obtain from the Public Service Commission an estimate of the value of land and of franchises owned in connection therewith and of the present selling price of improvement, structures and rolling stock, irrespective of the capitalization. If approved by a referendum vote of the electors the Board of Estimate shall proceed immediately.

S. L. S.

## LEGISLATION.

(Continued from page 509.)

auditors are continued at a salary of \$5,000, and as much more as the Board of Estimate may determine.

The Real Estate Board is opposed to such an increase in the force of the Bureau of Law and Adjustment. The salary provided for the auditors of accounts, which is an increase of \$1,500 over their present salaries, is excessive and the men eligible for this position should not be limited to lawyers.

*Senate Int. 1207, Boylan*, amending section 83-a, Labor Law, by providing that in New York City the Board of Standard and Appeals, instead of the Industrial Commission, shall make rules and regulations prescribing the number, character and location of fire alarm signal systems.

This is a function which should properly be exercised by the Board of Standards and Appeals and the Real Estate Board strongly urges the passage of the measure.

*Senate Int. 1247, Murphy*, amending the Greater New York Charter by making the salary of each of the Borough Presidents of the city \$10,000 a year. At present the salary for Manhattan, Bronx and Brooklyn is \$7,500 and for Queens and Richmond \$5,000.

The Real Estate Board is opposed to any such extravagant increase in the salaries of the Borough Presidents at the present time.

*Senate Int. 1282, Robinson (Assembly Int. 1610, F. A. Wells)*, amending the Constitution by increasing the salary of State Senators from \$1,500 to \$3,500 a year, and of Assemblymen from \$1,500 to \$3,000.

*Senate Int. 1283, Robinson (Assembly Int. 1613, F. A. Wells)*, amending the Constitution by increasing the Governor's salary from \$10,000 to \$20,000 a year.

*Senate Int. 1284, Robinson (Assembly Int. 1612, F. A. Wells)*, amending the Constitution by increasing from \$5,000 to \$10,000 the annual salary for the Lieutenant-Governor.

The Real Estate Board is opposed to these bills. Increases from 100 per cent. to 125 per cent. are very ill-timed and inadvisable.

*Senate Int. 1307, Mullan*, creating a commission to investigate the pensioning of civil service employes. Twenty thousand dollars is appropriated.

This bill is opposed by the Real Estate Board. The creation of such a commission at the present time is wholly unnecessary.

*Senate Int. 1342, Ottinger*, amending the Constitution, providing that no State debt, with certain exceptions, shall be contracted for a period longer than the probable life of the work or object, such time not to be in excess of fifty years. Debts, when provided by law, may be paid in equal annual installments.

The principle of this proposed amendment to the constitution is good. The bill passed the Legislature last year and must be passed again this year before being submitted to popular vote. The Real Estate Board approves the bill.

*Senate Int. 1345, Walker*, adding new section 246-a to Greater New York Charter, authorizing the Board of Estimate to determine and allow a claim against the city arising in performance of a contract to construct a public improvement, which has been certified to the Board by the Comptroller as an illegal or invalid claim, but which, in his judgment, it is equitable and proper for the city to pay, where statutory provisions were enacted or extraordinary conditions arose subsequent to signing the contract which damaged the claimant in a manner not reasonably to be anticipated.

This bill is opposed by the Real Estate Board. There is no reason why such illegal or invalid claims should be allowed. It is a very dangerous practice to inaugurate and opens the way to a great abuse of such broad powers. Contractors are not in the habit of being lenient with the city and there is no reason why the city should not compel the complete execution of the contract or the forfeiture of the bond.

*Senate Int. 1350, Lockwood (Assembly Int. 985, Shapiro)*, an act to amend the Greater New York Charter, in relation to the "collection of taxes and assessments, and the collection of revenue arising from an incidental to the sale or use of water of the public water supply, and the collection of such taxes, assessments and water rents as are in arrears, including the collection of charges and fines imposed by the Commissioner of Water Supply, Gas and Electricity." It also provides for the abolishment of the bureaus of the Department of Finance heretofore known as "a Bureau for the Collection of Taxes" and "a Bureau for the Collection of Assessments, and of such taxes, assessments and water rents as are in arrears," and the transferring of the duties of these bureaus to the new bureau created by the act.

The consolidation of the two bureaus is to be strongly commended. It is a step in the direction of economy, as the consolidation will greatly reduce the cost of collection. It will also simplify matters for taxpayers, as it establishes one office in each bureau in which taxes, assessments, water rents and arrears can be paid instead of the several offices which now exist. It takes from the Department of Water Supply, Gas and Electricity the collection of the water revenues heretofore performed by it, and transfers them to the Department of Finance, which is the proper department for the collection of all revenues. The Real Estate Board strongly urges the passage of this bill as a proper measure of economy.

*Senate Int. 1369, Emerson*, amending section 234, Tax Law, by excepting bonds or other obligations of the State from the Transfer Tax where such bonds are registered in the name of the decedent at the time of his death and are specifically bequeathed by his last will and testament.

This bill is opposed by the Real Estate Board as an unfair and illogical exemption from the Transfer Tax of a special class of property of a decedent.

*Senate Int. 1376, Murphy*, an act amending the Tenement House Law by providing that no building erected prior to March 1, 1917, and heretofore or hereafter altered so as to contain apartments consisting of not more than two rooms, bath and kitchenette, in each apartment, and occupied by not more than one person in each of such rooms, shall be deemed a tenement house under the provision of this act.

This bill is approved by the Real Estate Board. It will permit the alteration of old fashioned private dwellings not now utilized, so as to make them habitable. The necessity for some such relief to the owners of these abandoned houses cannot be questioned. A similar purpose is sought to be obtained by some of the provisions of Senator Lawson's bill, Int. 1176, amending the Tenement House Law in relation to three family houses.

*Assembly Int. 1438, Schimmel*, amending section 18, Civil Service Law, by providing for an eight-hour day for employes in the labor class in New York City, with extra pay for overtime, and for two weeks' annual vacation with pay during the months of June, July, August and September.

This bill is opposed. It affects only two cities in the State, namely New York City and Buffalo, and is a flagrant violation of the Home Rule principle. It simply amounts to giving a bonus to any one on the city pay roll regardless of the manner in which they perform their duties.

*Assembly Int. 1546, Evans*, an act to amend the Banking Law, in relation to removal and forfeiture of office of trustee.

Paragraph D of subd. 2 of section 268, now provides that any trustee of a savings bank shall immediately lose his office if he violates any of the provisions of section 267 of the act, imposing restrictions on trustees and officers, except the one provision of section 267, which prohibits a trustee or an officer of a savings bank from requiring from a mortgagor that policies of insurance must be negotiated through a particular broker. The amendment proposes to remove this exception and accordingly permits the removal of the trustee of a

(Continued on page 512.)

## \$30,000,000 RECOMMENDED FOR IMPROVEMENT OF EAST RIVER

THE continued, persistent activity of the Bronx Board of Trade, for the improvement of the East River, is about to be rewarded. The great world embroglio in which the United States has become involved has accentuated more than ever the necessity for the improvement of this important waterway, in order to provide a deeper channel from the Navy Yard to the sea, through Long Island Sound, as a "preparedness" measure.

Shortly after the organization of the present special session of Congress, several plans were taken up for the immediate improvement of the East River, to provide such a channel.

Early this week the General Board of the Navy and the Joint Army and Navy Board recommended to Congress that a ship channel be provided forty feet deep from the New York Navy Yard to the sea, via Hell Gate, the East River and the Long Island Sound, the cost of which is placed at approximately \$30,000,000.

The recommendation is for an immediate depth of thirty-five feet, which will enable the largest ships of the Navy and commerce to navigate the waterways at all tidal stages.

The East River, of which Hell Gate is a part, is a tidal waterway about sixteen miles long, extending from the Battery to Throgs Neck, at the head of Long Island Sound.

A through channel navigable for certain types of sea-going vessels has always existed in this river, so far as depth is concerned, but (in its original condition, after the improvements of 1852 and 1876, and up to the present time) it is exceedingly dangerous for navigation at Hell Gate.

Boats of low power cannot stem the Hell Gate currents, and all boats become to a certain extent unmanageable, due to the velocity of the tide, which sometimes reaches a speed of 6.7 miles an hour. Even under the best of conditions very few boats attempt the passage of Hell Gate at night.

The tides of Hell Gate are due to the tidal waves entering the harbor through the Sandy Hook and Long Island Sound entrances. The wave coming from the Atlantic Ocean is retarded in its passage through Long Island Sound by four hours that is, the time of high water at Sandy Hook is four hours earlier than the time of high water at Throgs Neck.

The wave arriving at Sandy Hook travels through the lower and upper bays and thence to the East River at Hell Gate by two routes, one, direct, through the East River, and the other via the Hudson and Harlem Rivers. Similarly, the wave from the Sound reaches the upper bay by two routes, the East River and the Harlem River. These waves produce a large river slope, which, as a matter of record, has run as high as 32.7 inches a mile.

When these conditions have been eliminated, and the proper depths of channel as recommended to Congress have been made, which work it is expected will consume nearly ten years, it will be possible for all sea-going vessels, as well as warships on their way to and from the Navy Yard, to make this journey with safety; also it will make for the almost immediate commercial supremacy of the Bronx, since large passenger and freight vessels which now must make the passage through the Narrows to the North River and to the lower East River will be able to dock along the Bronx waterfront. Moreover, the ships will be enabled to clip nearly ninety miles from each trip. Vessels from South America especially will be able to benefit by the shortened passage and the increased ease of making the port.

The Bronx Board of Trade has enlisted the support of all of the Congressmen from New York City and of the two United States Senators from New

York in the interests of this improvement, as well as that of Secretary of the Navy Josephus Daniels, Secretary of War Newton D. Baker, Major-General Black, Chief of the United States Engineering Corps, and Colonel Sparkman, of the Rivers and Harbors Committee of the House. Senator William M. Calder, who is a member of the Senate Committee on Commerce, has promised to use his every influence to speed up this improvement.

At the recent annual dinner of the Bronx Board of Trade, Senator Calder said: "It shall be my purpose to advocate legislation providing for the improvement of the East River and the Long Island Sound, so that the great ships of our navy and of trade can pass through the Sound as easily as they can up the Narrows.

"If I can accomplish nothing else during my six years in the Senate, I will see to it that these channels are widened and deepened."

In the debate on the last Rivers and Harbors Bill before the Committee on Commerce of the Senate, Senator James W. Wadsworth, Jr., in making a plea for the appropriation, urged it more as a question of national defense than of river and harbor improvement. He urged that the channel through from New York Bay to Long Island Sound, via Hell Gate, should be deep enough to accommodate any warship the United States has, so that such warships could use both routes as entrances to the Brooklyn Navy Yard. Deep enough water to permit battleships to reach the Navy Yard from Long Island Sound, he pointed out, would be of the utmost value to this country in a naval emergency.

The Congressmen from the Bronx have all at various times been quoted in the public press as unqualifiedly in favor of local waterway improvements, so that there is no doubt but that New York's representation at Washington will be a unit behind this proposed appropriation measure, when it is reported out of the committees which are to consider it.

All Bronxites are urged by the Bronx Board of Trade to communicate with their representatives at Washington as soon as possible, so that they may have additional ammunition when they enter the debate in its favor on the floors of the two legislative branches of the National Government.

**"WHEREAS, The President and the Congress of the United States, in their National Wisdom and for the High Reasons stated by them, have formally declared that a State of War has been thrust upon the United States by the Autocratic and Imperial German Government, and now exists;**

**"Be It Therefore Resolved: That the United Real Estate Owners Association, in General Meeting assembled, at the Hotel Astor, New York City, on this Ninth day of April, 1917, pledge themselves individually and collectively to support physically and financially the President and Government of the United States in the War in which the Nation has pledged itself to take part for the sole purpose of safeguarding Human Liberty and Democratic Civilization and bringing a Perpetual Peace to the World; and**

**"Be It Further Resolved: That copies of this resolution be forwarded to the President of the United States, to the Governor of the State of New York, and to the Mayor of the City of New York, and to all taxpayers' associations affiliated with this Association, with the request that they pass similar Resolutions."**

## LEGISLATION.

(Continued from page 511.)

savings bank who does insist that policies of insurance on mortgaged property must be negotiated through particular insurance brokers. The measure is approved by the Real Estate Board.

*Assembly Int. 1607, Shannon*, amending subd. 1, section 79-f, Labor Law, by increasing from thirty to fifty feet the width of a court or distance from another building required to relieve windows from the necessity of fireproof construction in factory buildings under seventy feet in height.

This bill is opposed, as the present requirements are ample and should not be increased. The present law was adopted after a long struggle in which its provisions were carefully considered by the Fire Department and the Bureau of Fire Prevention, and was finally approved by them. There is no record of any increased danger by reason of the permission to use the plate glass instead of alleged fireproof windows within the areas mentioned in the present law. The amendment would add considerably to the cost of a building.

*Assembly Int. 1608, Shiplacoff*, amending the Labor Law by prohibiting all manufacturing in tenement houses.

This bill is even more drastic than Senate Int. 959, Wagner (Assembly Int. 1293, Perlman), and is opposed by the Real Estate Board. The objections to that bill apply even more aptly to this bill. The proposed amendment would cut off from legitimate means of earning a livelihood a large number of the poorer class of the city's population.

*Assembly Int. 1621, Bourke*, amending the Tenement House Law by providing that the occupation of a tenement house, as defined by the law, by a single person doing his or her cooking upon such premises, shall not be deemed an occupation by a family.

The Real Estate Board is opposed to the bill. It is wholly unnecessary, and unnecessary legislation is, for real estate owners, a very great evil. The proposed amendment merely amounts to a rewording of the law. Under the law as it now reads a single person doing his or her cooking cannot, with any grounds, be construed as a family.

*Assembly Int. 1622, Shiplacoff*, and *Assembly Int. 1687, Shiplacoff*, amending the Labor Law by prohibiting manufacturing in basements. It provides that no room or apartment the floor of which is below the curb level of the street in front shall be used for the purpose of manufacturing, altering, repairing or finishing any article whatever, except for the exclusive use of the occupant of the room or members of his household.

The Real Estate Board regards this as an unnecessary prohibition. Factory work in tenements is at present regulated by the Labor Law, which is sufficient guarantee that manufacturing in basements is not in itself injurious or undesirable.

*Assembly Int. 1633, Whitehorn*, an act to amend the General City Law, in relation to the establishment of community stores.

This bill is opposed by the Real Estate Board. The cities of the State should not go into the business of buying and selling foodstuffs. It is an unwarranted interference with private interests.

### Small Farms in the Bronx.

The Trade and Commerce Bureau of the Bronx Board of Trade has indorsed the project now on foot of cultivating as much vacant land in the Bronx as possible, as a means of meeting a very serious shortage in our food supply which in all probability will confront us next winter.

In this connection, they will forward to the organization having this matter in hand the names of members of the Board who have land available for this purpose. One member has already given the use of eight vacant lots, without charge, to be used as a vegetable garden. Those who can co-operate with the Bureau are requested to communicate with the Board of Trade.

This Bureau is now considering the question as to how general business will be affected by war, how the shortage in labor may be met, and what, if anything, can be done by the Board of Trade to meet the situation.

## CHANCES FOR REALTY INVESTMENTS IN MODERN TERMINAL DEVELOPMENTS

By R. ROSENBLUTH

**I**N most lines of real estate development, New York City makes more intensive use of areas than is the case in any other city. The huge skyscrapers, whether they are for offices, apartments, or lofts, are more and more supplanting other types of buildings, particularly in Manhattan. True, the Zoning Law will steady developments and will prevent unevenness and constant shift in the character of districts.

In one respect, however, New York City lags far behind—namely, in the terminal developments and the attendant groups of storage and warehouses, markets, and manufacturing buildings—in the equipment that other cities have in their terminal facilities and other proper distribution for the industrial development of the city.

It seems strange that in a city which has not hesitated to spend hundreds of millions of dollars for passenger carrying facilities, transforming as if by magic the farms of yesterday into new cities within the city of to-day; that has had proof of the returns and the possibilities from intensive use of lands in every other line; and with the experience of terminal developments in other cities as paying investments; that investments in the whole field of terminal development have been so badly neglected.

Brooklyn and Queens have been more fortunate than the other Boroughs. The Bronx will soon have a large development ready, and there are indications that Richmond will soon have another large development.

Manhattan, which is the richest field of all, is furthest behind. The most recent project is that of a private company to fill in and develop land south of Dyckman Street for the comprehensive development of the property, paying the city rental on the lands developed; all improvements to be taxed at full value; and the whole property to revert to the city at the end of forty years. This gives an idea of what profits may be had from such development.

Why then does not Manhattan as a whole secure this development? Primarily it must be from the dead inertia of things as they are, and the magnitude of the problem to be successfully solved. Along with this is the notion either that it is something purely for the railroads to undertake, or that it involves such vast outlays with so many almost impossible elements to be adjusted, that it is beyond the possibility of a group of real estate men no matter how capable they are.

Such beliefs can come only because of the lack of understanding of all the elements of the case. For instance, very few have taken into consideration the possibilities of the use of the East River channel and terminal developments along that as well as the Hudson River. East River points are cheaper and more accessible to large amounts of New York City business, and there is no reason why the East River cannot be used for a belt line to terminal points on Manhattan along it. Again, the possibilities of a terminal equipped with the highest type of machinery for the handling of goods and for quickly loading and unloading trucks is practically unknown to New York City real estate men. The profits in such a well equipped terminal as Cupples Terminal in St. Louis would make our real estate men take notice. Again, the proposition of having a terminal which could serve all railroads and which could be connected with adjacent lofts, would make those lofts of high rental value.

This then, after all, is the nub of the situation with regard to profits in terminal developments in New York City—the real estate development will be so located and on such a scale, and so equipped that it can also either itself or through contracts with well organized trucking companies handle the busi-

ness properly, will make almost unbelievable profits.

To-day the cost of hauling from railroad terminals to business houses on New York City streets is as much as the railroads receive for the same freight from Chicago to New York. A truck suffers so many blockades, has so many waits, has so much needless expense in loading and unloading under present conditions that its possibilities are hardly realized on. Undoubtedly it is conservative to say that one-half of the trucks and over 40 per cent. of the business cartage costs could be eliminated and good profits made besides from the business if proper terminal facilities were available. The effect of present conditions which lengthen the haul, the cost of the haul, retardation of business buildings and districts and consequent rental

values and blockaded streets is appalling. The elements of a successful terminal building development will be:

- 1—Accessibility both of business houses reached from them and for all railroad lines
- 2—The highest type of mechanical equipment, rendering certain quick and cheap handling of goods between truck and car or storage rooms
- 3—Well designed warehousing facilities
- 4—A correlated group of buildings for manufacturing purposes
- 5—Distribution system in the city from the terminal

It is safe to say that there is no opportunity in New York City real estate to-day equal to that from such a project. The capital outlay required, however large, will not be prohibitive, and by proper program of expenditures including the organization of cartage business and wisest selection of first point for terminal facilities, will begin to earn money almost as soon as the first investments are made.

## LEGAL NOTES AFFECTING REALTY

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

### Condemnation Proceedings.

**I**N cases of condemnation of private property for public use a wide variety of circumstances must be taken into consideration, which would be different in every individual case. The owner of property is entitled to compensation for the property actually taken, and of which the owner is deprived, and is also entitled to damages, if any, to property not taken. The measure of damages in condemnation is the fair cash market value of the property taken for its highest and best use, and the difference between the value of the remainder immediately before the filing of the petition and immediately after the completion of the improvement. In some cases but a small portion of the property will be taken, and that in such a way that the remainder of the property will be fully as valuable as it was before the taking. In other cases a portion of the property may be taken in such a way as to leave the portion not taken of no value, or of such little value that the condemnation will, in effect, amount to taking the whole. Between these extremes there might be an infinite variety of cases, each of which would depend upon the facts and circumstances of the particular case, and precedents, except those announcing general rules to be followed, would be of little value in arriving at what would be just compensation to be paid in such case. It is also manifest that much depends upon the situation of the property, as to its being leased or capable of being leased and bringing an income, or whether it is vacant, unimproved, etc.—Chicago v. Lord, Illinois Supreme Court, 115 N. E. 8.

### Change in Brokerage Contract.

Where a broker and an owner entered into a contract to subdivide and sell lots at a certain price and for a certain commission, the Texas Court of Civil Appeals holds, *Ross v. Moore*, 191 S. W. 853, that the fact that the lands were not being sold as rapidly as desired was a sufficient consideration for an oral modification of the written contract in order to facilitate the sales. It was competent for the owner to confer a general power upon the broker to make any change in the contract necessary to facilitate the sale of the lots.

### Exchange of Property.

In a suit to set aside an exchange of land it appeared that the complainant, a well-educated and intelligent farmer, effected the exchange with the defendant, and, some 3½ months after the complainant had gone into possession of his new property, he executed a receipt, reciting that he had received from the de-

fendant credit on a note which was a full complete compromise settlement of any and all differences on land and other trades between himself and the defendant. The parties not only exchanged land, but there were trades of personal property. The Michigan Supreme Court held, *Parkyn v. Ford*, 160 N. W. 531, that as the receipt was executed with full knowledge and referred, not only to the personality, but to the land, it amounted to a ratification of the contract, notwithstanding any false representations which the defendant might have made and which the complainant must have known, and so the exchange could not thereafter be set aside.

### Contract of Sale Without Title.

The South Dakota Supreme Court holds, *Walkin v. Nokken*, 161 N. W. 194, that a contract for the sale of land which the vendor binds himself to convey by warranty deed, as grantor, is binding although the vendor holds no title to the land, if the purchaser knows he is not the owner.

### Effect of Bond for Title.

A bond for title absolute on its face, reciting the sale of land described and the consideration therefor, duly signed, delivered, and accepted, although incomplete as a deed, is sufficient to prove the legal title as between the immediate parties, so that the grantor would be estopped to maintain a suit for recovery of the land.—*Smith v. Noble*, Kentucky Court of Appeals, 191 S. W. 641.

### Contest Over Title.

Where a contest over the title to land is submitted to arbitration, it is not essential to the validity of the award that a conveyance be made or ordered. All that is necessary is for the arbitrators to decide to whom the land belongs, and the award acts as an estoppel and precludes the losing party from denying the superior title of the other party to the proceedings.—*Burnett v. Miller*, Kentucky Court of Appeals, 191 S. W. 659.

### Leases for Special Uses.

The Washington Supreme Court holds, *Shepard v. Sullivan*, 162 Pac. 34, that stipulations prohibiting certain uses of premises in leases are not the same as covenants granting the premises for specified purposes, for the former are conditions for the benefit of the lessor, of his own choice, which he may waive or enforce at his option, while the latter are covenants to and with the lessee for his benefit and running with the estate, and, presumptively, the sole object of accepting the grant on the part of the lessor. So, a lease of premises for a "first-class saloon" would fall, on intervening legislation prohibiting saloons.

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The United Brotherhood of Carpenters and Joiners of America, representing a membership of 270,000 skilled mechanics, has pledged its support to the Government, and offers service for whatever purpose the members may be needed. The building trades are willing to do their little "bit."

Property owners, business men and residents of the Riverdale section are still waging their persistent fight for the extension of the Broadway subway north of 242d street. Those favoring the project contend that the extension could be operated underground, and there would be no depressing effect on real estate values. The effect rather would be to stimulate interest in the section, as a result of the additional transit facilities.

An important step toward the relief of traffic congestion in the Grand Central Terminal Zone has been taken by the Board of Estimate and Apportionment, which has authorized the widening of the roadway on Madison Avenue between 41st and 42d streets from thirty-eight to forty-five feet, and between 42d and 46th streets from forty-two to fifty-four feet. It is hoped that a considerable portion of the traffic now taxing the capacity of Fifth avenue will be diverted to more general use of the newly widened thoroughfare to the east.

Probably the finest auxiliary signal corps in the country is being quietly and unostentatiously supplied to the Government by the American Telephone & Telegraph Company. The company has consented to pay the difference between the Government stipend and the present salaries of five hundred trained engineers, so that the men will be afforded an opportunity of assisting in highly specialized field work for the Government without suffering any financial loss. This is but one of the many individual contributions of public-spirited corporations that exemplify and glorify American patriotism.

**Serious Tax Situation.**

With new and additional Federal taxes of unprecedented size a practical certainty and the possibility that the forthcoming direct State tax may approximate \$30,000,000, New York City taxpayers are confronted with another of the serious situations to which they have been periodically subjected for a great many years with only sporadic attempts toward relief.

The expenses of the war will probably be raised by taxation as the conflict progresses, and the cost met by the present generation, rather than by the future one. Real estate owners, as citizens and patriots, will cheerfully offer their share toward meeting these newly created burdens. There will probably be no further levies on real estate from this source, since land taxation has long been recognized as peculiarly within the province of the State, county and city authorities. From the national standpoint real estate interests have little to fear in this connection, since the burden will be distributed throughout the country, and equalized.

Their attention should center rather upon State and city finances, where the rising cost of government has been reflected in corresponding increases in the tax rate. The especial desirability of real estate for taxation purposes has often been dwelt upon. There are two principal reasons why this particular source of income is subjected to each new advance in the cost of government, first, on account of the difficulty in finding other reliable and enduring sources of income, and secondly, on account of its immobility. To these causes may be added the comparative apathy of the average taxpayer, and up to within recent years the lack of intelligent organization of real estate interests.

George E. Roberts, of the National City Bank of New York, in speaking before the Chamber of Commerce in Cleveland this week, discussed the financial situation and urged the adoption of the direct tax, in order that unnecessary expenditures might be curtailed and the man on the street made to realize that he is a proper subject for taxation. "One of the principles of wise taxation is that it shall be so levied as to bear as lightly as practicable upon industry, which involves the general welfare," he declared. "As between two men having equal incomes, one of whom saves one-half of his income for investment, while the other spends all upon his own living, the first is the more useful citizen. He is helping to carry industry forward, and taxation which reduces his investments has an effect upon community progress, which taxation upon the other income does not have."

These statements are applicable to the present real estate situation in New York City. The man who has been placing his savings into real estate for investment purposes has been penalized for so doing, while the man who adopts other mediums for the release of his capital has been relieved of a great share of the burden of taxation.

It is not surprising, therefore, that, with real estate associations well organized and militant, sentiment began to crystallize in favor of a tax which, in the opinion of many economists, represents not only one of the most equitable, but one of the most workable of the many schemes that have been devised. The income tax may go a long way toward solving the fiscal problem of New York City as well as that of New York State.

The tax is just, fair and workable. It offers relief to the overburdened owner of real estate in New York, who has watched the mounting cost of government steadily sap the returns from his investment. The time was never more imperative for an earnest and painstaking study of the taxation situation and, as a result of these careful deliberations, for the enactment of legislation that will relieve instead of further burden what will always remain the chief source of municipal and State income.

**Plans Filed for First Quarter.**

Last week the Record and Guide printed a table of comparative statistics as compiled by the Bureau of Buildings, covering a period of three months from January 1, 1917. An analysis of this table seems to indicate a number of interesting phases in the present building situation in Manhattan. The feeling is now quite general that building conditions are somewhat better than they were one year ago, and this is forcibly supported by the figures tabulated. Doubtless if the cost of structural materials had not been so high the figures for the current year would have made a much better showing, as there are a number of large operations pending that are being held up on account of the exorbitant prices of materials.

The first three months of 1917 show that while there was only one more plan filed in the department than for a similar period last year, the total cost of the filings amounted to \$5,032,705 more than one year ago. This increase is apparently accounted for largely by the fact that there were plans presented for ten new office buildings as against one last year and the total cost exceeded that of a year ago by \$5,277,500. One of the surprising circumstances in connection with these figures on office building plans filed is the fact that four of these structures are to be located in the downtown section of the Borough, south of Maiden Lane. The mid-town section has been considered for a long time as being the most active in loft and office building construction, but it looks as though the financial district was to have a revival of structural activity this year.

Theatre construction this year also indicates a decided increase over 1916. The first quarter of the current year shows that there were plans filed for nine places of amusement representing a cost of \$1,759,000, as against \$2,000 for the first three months of last year. This condition is by no means surprising as the unprecedented prosperity of this country during the last year was responsible for a most prosperous theatrical season and theatre projects have been quite numerous.

The tenement house figures for the current year show a decided decrease there having been only thirteen plans filed for new structures on this type, as compared with thirty-four last year, and the total costs represent a decrease for 1917 of \$1,847,500. There is no doubt in the minds of anyone even remotely connected with the building industry but that the falling off in plans filed for tenement houses is due primarily to the existing high prices of building materials, which has seriously affected the speculative and investment builders of structures of this character. The present cost of materials makes the erection of speculative buildings almost a prohibitive matter. This applies particularly to the houses erected for moderate rentals, although it is known that even structures of the highest type, where rentals are made for large sums, are now held in abeyance pending a reduction in the prices of building materials to a degree that would permit the construction of the project and allow a fair margin of profit to the builder. At the present time there is but little hope that commodity prices will recede in time for the current year to be responsible for even a reasonable showing in this type of construction, notwithstanding the demand for accommodations is far from satisfied.

From the plans already filed for stables and garages there are indications that there will be a substantial increase in the number of structures of this type erected during the current year, with garages naturally leading in quantity. The plans filed in the first quarter show that twenty-nine new structures in this classification are to be built, as against fourteen one year ago, but the total estimated cost for the present year is only \$103,500 in excess of the figures for one year ago, which indicates that while the total number of filings are more than 100 per cent. heavier, the individual operations are on an average smaller in cost and size.



**Three-Family House Bill.**

Editor of the RECORD AND GUIDE:

In the matter of the so-called amendments to the Tenement House Law (Senate Bill 1176), as introduced by Senator Lawson in behalf of the people of Brooklyn, who for many years have desired relief from some of the conditions of the original Tenement House bill which was passed some fifteen years ago, and which, like all theories, has not in some particulars worked well in practice, the Brooklyn Board of Real Estate Brokers and associate members wish to present briefly the following statement and reasons why the bill should be approved:

We disclaim in every particular the statements made in a circular letter sent out by Lawrence Veiller, secretary of the Tenement House Committee of the New York Charity Organization, which letter, however, we now understand was not approved or authorized by the full committee, and since then we also denounce as misleading and unfair and in some cases absolutely untrue a pamphlet headed "The Lawson Tenement House Bill" and issued by the Tenement House Committee of the Charity Organization Society, New York City, dated April 9, 1917.

The bill in question does not take away jurisdiction from the Tenement House Department of the three-family house, but on the other hand adds the three-story house when converted under the jurisdiction of the Tenement House Department. We desire to re-establish the construction of the three-family house which under the present law as imposed is not economic and cannot be produced at a cost affording a net return to the builder or owner.

The amendments as offered in the construction of new three-family houses apply only to buildings not over fifty-five feet in depth, allowing only one family upon each of the three floors, with all bedrooms amply lighted and ventilated, and will produce in every particular a most sanitary living apartment building, and further will make possible and tend to encourage the great middle class to own and live in their own homes.

The present law, in place of encouraging small size tenements, has caused the building of large tenements with four and more families upon a floor, thereby creating density of population and congestion not conducive to good housing conditions in any sense and curtailing the use of land which works against the individual owner with a corresponding loss of tax revenue to the city, and is fully corroborated by the Brooklyn Bureau of Charities' own printed report. The bill further provides for the alteration of three-story and basement one-family dwellings into three-family dwellings, and this class of dwellings when converted must be either brick or stone (frame not being permitted), not over fifty-five feet in depth and with only one such building upon a lot.

Brooklyn has many three-story and basement houses substantial in construction and character, no longer in demand for one-family dwellings, and from the standpoint of health and morality there is no question but that the converted dwelling will provide larger and better ventilated rooms, all of which open directly on street or yard, excepting only bathroom or water closet compartment, which may open on a shaft not less than fifteen square feet in area, than can be found in the usual type of the multi-family tenements now being erected, and the privacy obtained will prevent undue segregation and help the community morally.

The bill was prepared and is the outcome of many conferences held between the real estate interests and members of the Tenement House Committee and has been approved in its essentials and not disapproved in any of its provisions by the Brooklyn members of that committee, Alfred T. White, Frederick B. Pratt and Darwin R. James, Jr.

The bill as submitted is the result of a compromise between the real estate

interests and the members of the Tenement House Committee, and while it does not provide all the real estate interests desire, it was accepted in order to yield to the wishes of some of the members of the Tenement House Committee, who for fifteen years have dictated to the Legislature, and the chairman of which has notified the people who secured the introduction of the Lawson Bill that no amendments to the Tenement House Law could be had without the consent of his committee.

The delegation of more than 150 citizens who appeared in favor of the bill before the Cities Committee of the Senate on April 3 last was a representative body of many interests.

WILLIAM P. RAE.

**A Criticism.**

Editor of the RECORD AND GUIDE:

The Evening Sun of April 6th states that Mrs. Mary Fels of Philadelphia is about to open a Bureau in the City of New York to do publicity work for the single tax movement. Also that the first news story sent out from the Bureau is in the form of a statement by Herbert Quick of the Federal Farm Loan Board, urging a Federal tax on land values. The article states also that there will be a publication issued by the Bureau of which Frederick C. Howe, Commissioner of Immigration of the Port of New York, will be one of the editors. While there can be no question of the right of any private individual to give his time or money to such a movement, it seems to me that it is entirely improper for public officials to do so when their offices do not include such a subject. They are elected or appointed for the purpose of performing the duties of their office and they should not be allowed to use the prominence of the office to further any private propaganda.

CYRUS C. MILLER.

**Metal Fences.**

Editor of the RECORD AND GUIDE:

We believe there are many advantages in metal fences for tenement house yards over the common wooden fence now in use throughout Greater New York. We feel that wooden fences have many disadvantages, and that iron fences would be far superior, and also with the absence of fences between tenement houses, particularly large ones, would be even better, as large spaces in the rear of houses would make excellent playgrounds for children, and probably reduce the great number of accidents to them due to them being obliged to play in the streets in congested neighborhoods. We feel quite certain that should we erect in the near future any tenements we will either omit fences entirely or put up those constructed of metal.

BING & BING.

**Port of New York.**

Editor of the RECORD AND GUIDE:

The Citizens' Union is supporting Governor Whitman in his recommendation to the Legislature for the creation of a Commission to co-operate with a similar Commission appointed by Governor Edge of New Jersey, in deciding upon a comprehensive policy for the development of the Port of New York. In a letter to Governor Whitman, Wm. Jay Schieffelin, Chairman of the Union, declares that the creation of such a Joint Commission is an essential part of the preparedness program of the State. He cites the recent public agitation in connection with the New Jersey Freight Rate Case and the proposed adjustment of New York City's West Side problem as emphasizing the need for such a step.

Bills have been introduced in Albany by Senator Brown and Assemblyman Adler to carry out the Governor's recommendations. They authorize him to appoint three Commissioners with power to act with Commissioners appointed by the Governor of New Jersey in recommending a policy to be pursued by the two States and the United States

**QUERY DEPARTMENT**

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

- E. A. Tredwell, real estate broker.
- Frederick D. Kalley, real estate broker.
- Robert R. Rainey, real estate broker.
- B. E. Martin.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

*Question 214.—After two years' tenancy and considered by the management of the building as desirable, the agent sent us a renewal of our lease for another year made out at the same rent, etc., from May 1 next. We returned the two copies of the lease with our signatures. Two days later he requests us to give up part of our working space to a tenant alongside who he says, requires more room; however, without compensating us by a reduction in our rent. If we do not agree, he threatens to turn us out, May 1. and lease the entire floor to the other tenant. Verbally he agreed to let us have the space we occupy for another year, and said it would not be necessary to move, as he figured on building an extension for them. We have no witness to this conversation. Finding the cost prohibitive, he now takes this method to satisfy their demands. He now says that he will not give us the lease unless we accede to his demands. Can we make him give us the lease?*

J. S.

Answer No. 214.—No.

to the end that the Port of New York shall be efficiently and constructively organized, furnished with modern types of piers and freight facilities, and adequately protected during the war. The commissioners are to serve without compensation, but an appropriation is made for their expenses. A similar bill has already been passed by the New Jersey Legislature and signed by Governor Edge.

R. E. McGAHEN.

**Rights of Aliens.**

Walter Lindner, Solicitor of the Title Guarantee & Trust Company, and in charge of its Law Department, was asked yesterday what would be the effect of the declaration of war against the German Empire upon the real estate interests of aliens in this country. Mr. Lindner's interpretation of the law is as follows, and is of interest to all owners of real estate:

"The law with respect to the rights of aliens to take, hold, transmit and dispose of real property is now expressed in section 10 of the Real Property Law as amended by chapter 152 of the Laws of 1913, which act also repealed sections 12, 13 and 14 of the Real Property Law as they therefore existed.

"Section 10 empowers alien friends to take, hold, transmit and dispose of real property within this State, in the same manner as native born citizens, and provides that their heirs and devisees take in the same manner as citizens. From this it follows that aliens who took title before the declaration of the state of war, took and still hold title to their property, subject to the possibility that it may be forfeited by the State. If the property be not thus forfeited, then under section 15 of the Real Property Law, the title and interests which such alien enemies convey to or create in citizens or alien friends cannot be questioned or impeached by reason of the alienage of any person through whom such title or interest may have been derived.

"On the other hand, it must be recognized that alien enemies cannot take, hold, devise or transmit title to real property, nor take by devise or inheritance. Therefore, in case of death of the holder of title to real property on or after April 6, 1917, devises, or the persons who would answer to the description of heirs, of an alien enemy cannot take title from him by descent or devise, nor can alien enemies receive title by descent or devise from citizens or alien friends."

## REAL ESTATE NEWS OF THE WEEK

## Fair Demand Manifested for Moderate Priced Properties—Auction Room Attracts Buyers

TRADING in the realty market this week was moderately active, with a tendency toward the buying of small properties, several of which passed into new ownerships on a cash basis. The general uncertainty still prevailing regarding the effect upon the financial situation, with a direct relation to the mortgage market of the entry of the United States into the war, has caused the exercising of a considerable amount of caution. The state of mind on the part of prospective buyers and lenders brought about a slight reaction, although a well defined demand for small investment properties continued to be manifested.

Whether or not the placing of the \$7,000,000,000 bond issue before the public will be reflected in a proportionate decrease in the amount of money available to mortgages is a much mooted question in real estate circles. The ability of the American public to absorb this enormous sum is not questioned, and financiers are of the opinion that even this unprecedented issue will be successfully disposed of. What is agitating real estate interests is the possible effect on mortgage money and interest rates.

Trading in the Vesey Street Exchange Salesroom took an unexpected turn this week, and a number of outside buyers acquired small properties in various sections of the city. The auction room has been called the barometer of the real estate market, and if the activity in this particular branch of the market be any criterion of general conditions it is apparent that there are many buyers available for Manhattan real estate under certain conditions, the principal one being low values.

The five-story brick warehouse at 243 to 244 South street, through to 475 to 477 Pearl street, offered by the Jere Johnson, Jr., Company, for the estate of Charlotte F. Kellogg, was sold after spirited bidding for \$41,250, to George E. Bartlett, a tenant of the building. The purchase is in line with the marked tendency of a number of downtown merchants to acquire the fee of holdings that they have been occupying under lease. The three-story building at 16 Bowery, near "Chinatown," was sold at the stand of Henry Brady, to Abraham Finelite, for \$24,100. At the stand of Bryan L. Kennelly, where a number of executors' and trustees' offerings were presented to the public, the following outside buyers figured: John Coryle paid \$12,500 for the

three-story building at 243 West 16th street; Robert J. Brown bid \$77,500 for the four and three-story buildings, with stable, at 254 and 256 West 54th street, and the Crown Holding Company acquired the five-story tenement at 14 East 106th street on a bid of \$16,100.

Considerable interest will center next week on the Special Sales Day, to be held in the Vesey Street Exchange Salesroom by Joseph P. Day on Tuesday. His most important offering will be the parcel, 50x127, at the southwest corner of Broadway and 50th street in the heart of the theatrical, restaurant and automobile district. The plot, which has an area of 9,000 square feet, is improved with an old building, and furnishes an excellent site for a big improvement. The purchase price is being awaited with considerable interest by real estate men in the Longacre section, who recall that the DeLacey property at the southeast corner of Seventh avenue and 47th street brought \$450,000 some weeks ago in a similar sale. Other offerings by Mr. Day at the sale will be holdings in West 96th street and on Amsterdam avenue in Manhattan, and both improved and unimproved property in the Bronx, Far Rockaway, L. I., Hempstead, L. I., Westchester County, Newark, N. J., and Middletown, N. Y.

## George J. Ryan Elected President.

The sixth annual meeting of the Chamber of Commerce of the Borough of Queens was held yesterday, at which time George J. Ryan was elected as the fourth president of the organization. C. G. M. Thomas, who had been president for the past two years, was re-elected as a member of the Board of Directors. H. P. Williams and John M. Demarest were elected as vice-presidents, and William J. Hamilton was re-elected to serve his sixth term as treasurer. Among the new directors elected are S. B. Severson, general manager, Manhattan & Queens Traction Corporation, and William P. Myers, vice-president, New York Couch Bed Company.

The Queens Chamber of Commerce has had a successful and progressive year, having established both a Traffic Bureau and an Industrial Bureau. The establishment of these new activities has placed the Chamber on a plane with the most progressive organizations in the country. It has also succeeded in obtaining the establishment of a Queens Borough Branch of the State Public

## RESOLUTION OF REALTY BOARD SENT TO PRESIDENT WILSON

THE Real Estate Board of New York, at the April meeting of the Board of Governors held on Tuesday of this week, discussed the situation arising out of the existence of war between this country and Germany. While the Board is neither a money-making nor a business corporation, the governors felt that some tangible evidence of support should be given to the Government, and, in addition to passing resolutions of loyalty, authorized the treasurer to invest a por-

tion of its available funds in the United States War Bonds when issued.

The entire Board of Governors were present, including Laurence McGuire, president; William L. DeBost, vice-president; Edward C. Cammann, secretary; Alfred V. Amy, treasurer; Eugene J. Busher, Charles A. Cone, Thomas P. Graham, Thomas Hovenden and Charles F. Noyes.

The governors passed the following resolutions to be forwarded to President Wilson:

WHEREAS, President Woodrow Wilson has advised the Congress that a state of war exists between the Imperial German Government and the United States of America, this condition having been forced upon our Government by the action of the Imperial German Government, and

WHEREAS, the Congress has in response to this message declared that a state of war exists, and authorized the President to prosecute the war with all the powers and resources at the command of the United States,

RESOLVED, that the Real Estate Board of New York approved, and it does hereby approve, the course taken by the President and the Congress;

RESOLVED FURTHER, that the Real Estate Board of New York, fully appreciating the gravity of the situation and the responsibility it entails, pledges its unqualified support to the Government, fully believing that whatever sacrifice the Real Estate Board or its members may be called upon to make will be made as a willing sacrifice in a determining struggle to maintain democratic government against the ruthless aggression of autocracy.

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EDWARD C. CAMMANN, Secretary.

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Employment Bureau. The Traffic, Industrial and Employment Bureaus are all aiding materially in the promotion of the manufacturing, commercial and residential interests of the Borough.

Walter I. Willis, secretary of the Chamber, said yesterday:

"During the past two years the membership of the Chamber has been practically doubled, and at the same time the activities have been more than doubled. Queens Borough, however, is far behind other communities of less population and smaller manufacturing interests where the commercial organizations have far greater support. With a dozen standing committees working constantly for the interests of Queens Borough business men and dealing with rapid transit improvements, waterway development and the promotion of manufacturing, Borough planning, improved highways, legislative matters, schools, parks, sewers, water and housing, the Chamber should have today between 500 and 1,000 members."

**TROUBLES ADJUSTED.**

**Labor Interests Agree to Push Work on Subway Systems.**

THE decision of the United States to declare war against Germany has already one beneficent effect upon the work on the new rapid transit system in New York City, according to a recent statement by Chairman Oscar S. Straus, of the Public Service Commission. Chairman Straus announced that he had been informed that labor difficulties which a few weeks ago threatened to delay the prosecution of construction work had been adjusted. In the face of the National situation and out of deference to the common good, he said, the rapid transit contractors and the men employed by them have adjusted their differences and agreed to continue harmonious relations, a satisfactory scale of wages having been agreed upon by both sides. Thus, he pointed out, the prospect of strikes, recently threatening, apparently has been removed.

In this fact Mr. Straus found cause to congratulate the patriotic contractors and their no less patriotic workmen. He added that, upon the suggestion and initiative of the Public Service Commission, Mayor Mitchel heartily co-operated in mobilizing and co-ordinating all public work being done for the city so that in case of necessity the labor forces can be concentrated on such work as may be most urgently required for the best interests of the city.

A committee known as the Mayor's Public Works Mobilization Committee has been named, and the executive board is under the chairmanship of Public Service Commissioner Henry W. Hodge. Several city officials and a representative of the General Contractors' Association are also members of this committee. Chairman Straus declared that it is difficult to say at this time whether war conditions will interfere with the prosecution of the rapid transit work.

He expressed the hope that there might be no serious interruption of it, adding that the Public Service Commission will employ every endeavor to prosecute this great work to speedy completion, inasmuch as it is of the utmost importance that the transportation lines within the city be made adequate to the demands upon them. The chairman also stated that the Commission is bending every effort to get the important parts of the Dual System in operation before another winter, expressing the hope that the new Broadway subway, in Manhattan, can be placed in operation at least as far as 14th street early in the summer, and that the Seventh avenue subway from Times Square to the Battery and the Lexington avenue subway from 42d street to the Bronx can be placed in operation by October.

Of vital importance in times of peace, Chairman Straus held this program to be doubly important in view of the war. While no effort will be spared to carry it through, the rapid transit work, important as it is, must necessarily give

way to the requirements of the Government should the emergency arise. In such an event, he stated, both the Commission and the contractors working for it will co-operate cordially with the Federal and State authorities in promoting the general good. Unless the demands of the war seriously interfere with freight movement, Chairman Straus could see no reason to doubt that much needed materials for the subway construction work would be delivered regularly and without a radical change in present conditions no serious delays need be expected.

**Emerson Bill Hearing.**

Robert B. McIntyre, representing William A. Prendergast, appeared before the Senate Committee on Taxation and Retrenchment at a hearing held in Albany last week in connection with the Emerson bill proposing a three per cent. tax on the net incomes of manufacturing and mercantile corporations derived

from business done in this State. This tax is to take the place of the present State Franchise Tax on corporations and the local tax on personal property of such corporations, including machinery, some of which has heretofore been assessed as real estate.

Mr. McIntyre presented to the committee a statement based on Federal Income Tax returns for the year 1916, in which he estimated that the total tax which would be produced under the Emerson bill would aggregate \$20,000,000, of which approximately three-fourths, or \$15,000,000, would be paid by New York City corporations. Under the provisions of this bill the city would receive directly one-half of this sum, or about \$7,500,000. This is \$2,000,000 more than the city now derives, or would derive, from the taxation of property which it is proposed to exempt. The proposed income tax will bring into the State treasury an amount estimated to aggregate nearly \$10,000,000. From this sum,

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however, there should be deducted the amount now derived by the State from its tax on the franchises of corporations, aggregating \$2,000,000 annually, which would be repealed in the event of the enactment of the Emerson bill. The net increase in revenues to the State would, therefore, total about \$8,000,000, of which New York City would be an indirect beneficiary to the extent of over \$5,000,000. This latter amount represents New York City's proportion of a reduction in the direct State tax which will result from the increased revenues

provided by this bill. Thus it is estimated that the total benefits which will accrue directly and indirectly to New York City aggregate \$7,000,000.

Mayor Mitchel recently appointed a special commission, of which Mr. McIntyre is chairman, to study the question of taxing, under existing laws, as real estate certain machinery and equipment of industrial concerns located in New York City. The enactment of the Emerson bill will exempt much of the machinery that may now legally be so taxed.

Assuming there will be a direct State Tax this year of at least \$15,000,000, and it is likely to be much larger, New York City will have to face unavoidable increases in its next budget aggregating approximately \$18,000,000. It is clear at this time that new sources of revenue will have to be created to offset these increases in next year's budget, if the owners of ordinary real estate who have heretofore borne the larger share of the tax burden are to be relieved from the increased taxes due to a larger budget.

One of the sources proposed as a means of spreading the tax burden over forms of property which have heretofore escaped taxation is the taxation of machinery and equipment as real estate. The enactment of the Emerson bill exempting specifically machinery and equipment will make the question of the taxation of this property the subject of academic discussion, and at the proposed rate of three per cent. will produce very much more than a real estate tax on manufacturing machinery and mercantile equipment.

#### SALE ON JAMAICA BAY.

Large Tin Smelting and Refining Plant to Be Established.

ONE of the most important real estate transfers of recent date is the sale to the Williams Harvey Corporation, by the Atlantic, Gulf & Pacific Company, of nearly nine acres of land on Mill Basin, Jamaica Bay. The Williams Harvey Corporation, closely related to Williams Harvey & Company, Limited, large tin smelters of Europe, sought a New York site because of the advantage in price to the domestic users of tin, which could be brought about by the reduced transportation rate due, principally, to the opening of the Panama Canal.

The enormous use in the United States of tin, which is made up in the form of solder, type metals, tin type, babbitt metals, die castings, and other articles, gives this new company a promising outlook. The National Lead Company, alone, expends more than ten million a year in the purchase of tin. The Williams Harvey Corporation found its needs best satisfied in the vicinity of New York by a location at Mill Basin, on Jamaica Bay, which gives it the closest access to the ocean of any waterfront which could be secured, where the problems connected with the receipt of its ore shipments will be minimized. This transaction is of great moment to industrial New York, and cannot fail to give an impetus to the industrial development of the Jamaica Bay waterfront. Plans for a plant, which will be the largest and most modern plant of its kind in the United States, are under preparation, and in less than a year tin smelting will be in progress. When in full operation this plant will have an annual output of twenty thousand tons of tin.

Another fact of interest has just been made public: The National Lead Company will let a contract in about two weeks for the construction of a new building, at their plant on Mill Basin, to be devoted to the manufacture of sheet lead and lead pipe. This new factory will require immediately seven thousand tons of pig lead yearly.

Here are two industries that within a year's time will be distributing manufactured products, valued at thirty million dollars per annum. This indicates the advantages to the city of the Jamaica Bay harbor improvement and the

importance of its immediate completion. These immense industries in Brooklyn are due, solely, to the Jamaica Bay improvement; and had the city authorities been diligent and efficient many other industries of equal importance could have been located on the shores of Jamaica Bay two years ago. To-day vessels of twenty-five foot draft should be regularly docking at the wharves in Jamaica Bay, with raw materials from South America and elsewhere, and receiving cargoes of manufactured products for their return trips.

#### High School Funds Needed.

Borough President Van Name is urging the Board of Estimate to appropriate \$500,000 for the completion of the Curtis High School at New Brighton, S. I., and \$175,000 to build a new school building for Public School 11 at Dongan Hills. Replying to a letter of Comptroller Prendergast, dated March 20, 1917, as to certain schools on Staten Island, he stated:

In this communication you state that in a request for funds by the Board of Education there is included \$500,000 to complete the Curtis High School, and that you would like to have my opinion as to the urgency of it. Let me state that the urgency for the completion of the Curtis High School is great.

At the time of consolidation, before the Curtis High School was planned, the Borough of Richmond was providing ample high school facilities for boys and girls. When these facilities were replaced by the construction of Curtis High School, the citizens of Richmond Borough had a right to expect that under the new regime, ample provisions would be continued for the high school education of their children.

For many years the need for the addition to Curtis High School has been recognized by the authorities. As far back as 1906 plans were under way for its completion. In 1911 and 1912 the need was definitely recognized. Again in 1914, after a very careful survey of the entire city, it was unanimously agreed to place Curtis High School third on the list of high schools needing immediate attention. The two schools preceding Curtis on the list were included in the corporate stock issue of 1916. It is therefore only logical and fair that Curtis should be included in the corporate stock budget for 1917.

I trust that you will see your way clear to approve an item of \$175,000 to relieve conditions at Public School 11, Dongan Hills, which item is contained in the corporate stock request of the Board of Education for \$7,314,273, now pending before the Board of Estimate, of which six million dollars will be available for school improvement during the year 1917.

#### Brooklyn Men to Albany.

On Tuesday another large delegation representing Brooklyn real estate interests will leave for Albany on the 8:45 o'clock train from the Grand Central Terminal to urge the passage of the Lawson bill, designed to remedy the present three-story difficulty in that borough. William P. Rae, president of the Brooklyn Board of Real Estate Brokers, assisted by other active supporters of the measure, will lead the delegation, which will present even a stronger front than appeared at the hearing last week. Since that time other Brooklyn taxpayers' organizations, among them the Flatbush Taxpayers' Association, have gone on record as advocating the proposed reform, and the delegation in its entirety will include one of the most powerful and representative real estate bodies ever sent to Albany from Brooklyn on such a mission. Those interested in the hearing may obtain railroad tickets, including return, for \$4.30, at the office of the Brooklyn Board of Real Estate Brokers, 189 Montague street.

#### Subway Extension.

Considerable progress has been made by the Public Service Commission in respect of the proposed lease by the city of the tracks of the Long Island Railroad to Whitestone and to Little Neck, as an extension of the Corona Rapid Transit line. This matter has been the subject of negotiations between the railroad company and the city, through the Commission, for a considerable period. Terms for the lease of the tracks are under consideration and will probably be agreed to by the company officials and the City of New York, through the Public Service Commission, at an early date. Additional conferences will be held shortly with the hope of bringing the matter to a speedy conclusion.

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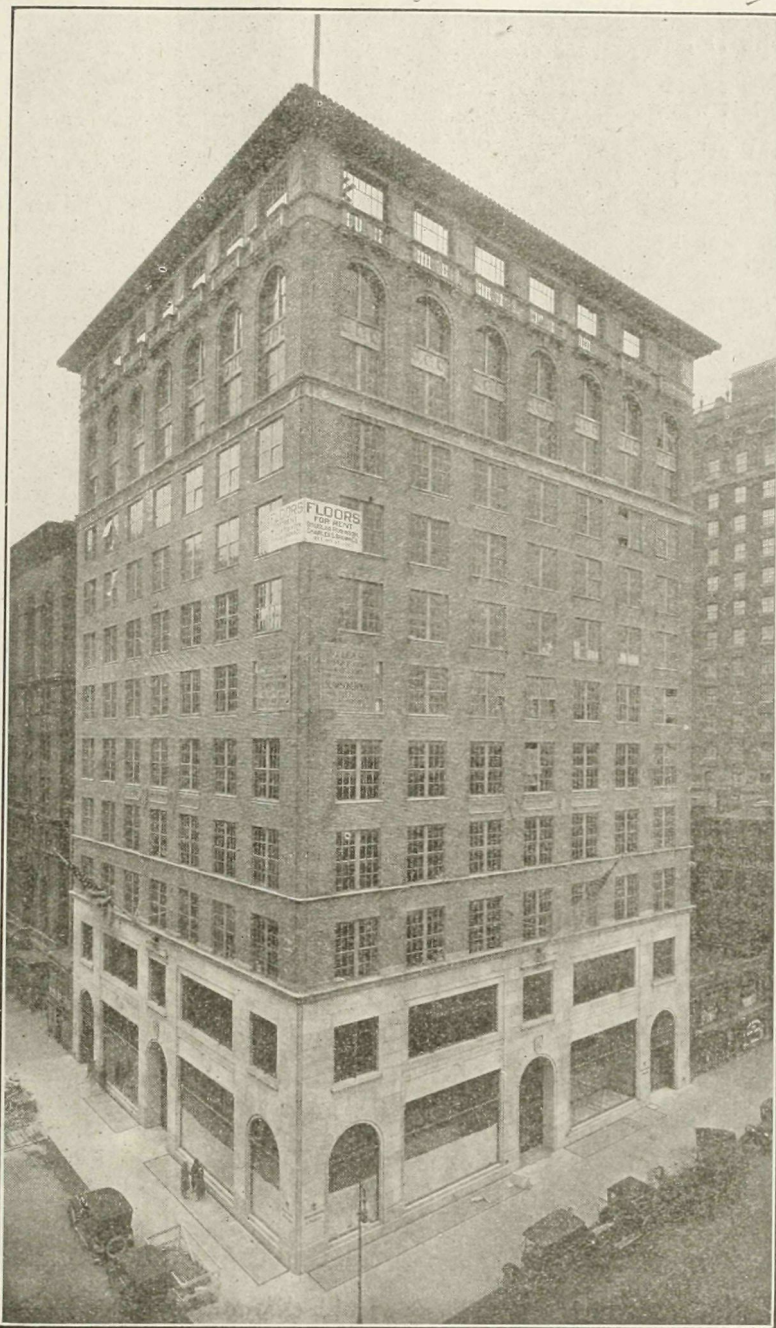
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# ABERCROMBIE & FITCH COMPANY'S NEW HOME

ONE of the notable structures recently completed in the Grand Central Terminal Zone is the new building, located at the northwest corner of Madison avenue and 45th street, owned by the Henry Phipps Estates. The building is eleven stories in height, with a parapet round the roof, which gives it the appearance of having another story. The structure is thoroughly fireproof and was constructed in accordance with the latest requirements of the Building Department and the Board of Fire Underwriters. A 100% sprinkler system was installed; also the usual fire tower stairs, enclosed elevator shafts, etc. The building is of skeleton steel construction, 120 pounds live load, has two freight and five passenger elevators, and low pressure boilers. The building, which was designed by Starrett & Van Vleck, architects, was leased from the plant by Abercrombie & Fitch Company, dealers in sporting goods. At the present time the concern occupies only the first seven floors, but in all probability



it will eventually occupy the whole building. A separate entrance is provided for the upper four floors, which will be rented. Two elevators serve these floors exclusively, while the freight elevators will stop at every floor. In the basement is a specially constructed target range where high power rifles may be tested. The ground floor is in Elizabethan style and the collection of mounted heads is displayed on the walls. The second and third floors are given over to women's wear and the fourth to men. The fifth floor has the camping equipment. On the sixth floor are the company's offices and the stock is on the seventh floor. Tenting outfits, etc., will utilize the roof, which will also have a fly casting tank. A dining-room and buffet, for employees, is also provided. A log cabin has been built, 50x20 feet, with a large angle-nook fireplace, making a jog on one side. Arrangements have been made so that it is possible to bend a canvas over the entire open portion of the roof, thus affording space for various kinds of sportsmen's shows.

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Starrett & Van Vleck, Architects

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### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 29, against 30 last week and 53 a year ago.

The number of sales south of 59th street was 14, as compared with 11 last week and 13 a year ago.

The sales north of 59th street aggregated 15, as compared with 19 last week and 40 a year ago.

From the Bronx 8 sales at private contract were reported, as against 19 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 526 of this issue.

#### Telephone Company the Buyer.

The New York Telephone Company is the purchaser of the large site in 30th and 31st streets, between Second and Third avenues, reported sold last month. The property involved embraces the fifteen three-story and basement dwellings at 227 to 243 East 30th street and 224 to 234 East 31st street, having a frontage of 180 feet in the former and 112.6 feet in the latter street. In 30th street the plot extends within 150 feet of Second avenue, while in 31st street it adjoins the Church of the Incarnation, located just west of Second avenue. The deal took several months to complete, as nearly every other house was in different ownership, and tenanted, in some instances, for more than a quarter of a century by the same people. The sellers in 30th street include Mary E. Bauscher, Marcella T. Mahony, Patrick Murphy, Katherine A. Smith, F. Patrick Corrigan, Annie Duffy, Thomas P. Mullaney, Peter J. Brennan and the Charles F. Hawley Estate. The 31st street houses were sold by ex-Sheriff John S. Shea, who sold the East Side Republican Club property, Dr. John G. Coyle, Catherine Frech, Herman Brichtenkirch, Robert Loercher Estate and Herman H. Kipp. The New York Telephone Company will erect a modern

central office building, with a new exchange to relieve the pressure on the Madison Square station, which now serves this territory.

#### Phipps House in Deal.

Daniel Guggenheim purchased the handsome marble front residence, erected by Henry Phipps at the north corner of Fifth avenue and 82nd street in 1907. The deal is said to involve more than \$1,000,000. Mr. Guggenheim recently concluded the purchase from Howard Gould of the famous "Castle-gould" estate, erected at a cost of several millions of dollars at Sands Point, L. I. The buyer now resides at the St. Regis Hotel, and through the property just acquired will have a notable city as well as country residence. The Phipps house is a large three-story and basement building with a one-story and basement garage at its east end. It occupies a plot fronting 100.8 feet on the avenue and 175 feet in the street. Large gardens occupy the immediate corner of the plot, the residence being set back some distance from the street. Opposite is the large residence of James Speyer. Practically all of the Phipps real estate, both in this city and in Pittsburgh, was recently turned over by Mr. Phipps to other members of his family, or has been turned into the Phipps Estate, a holding company composed of Mr. Phipps and his son. The house just sold was conveyed by Mr. Phipps in April, 1915, to his wife, Annie C. Phipps.

#### Langham Court in Exchange.

The Market Realty Company sold, through Warner A. Miller, the Langham Court property, a seven-story elevator apartment house, at the northwest corner of Eighth avenue and 150th street, fronting 100 feet on the avenue and 112.6 feet in the street. The purchaser is the Kaymark Realty Company, for whom the same broker resold the property to William J. McNulty for investment. The house contains nine stores, and has accommodations for seventy-eight families.

In part payment Mr. McNulty gave the old Havemeyer Building, the three-story office structure at 126 Front street, located 90 feet north of Wall street, on lot 18.4x87; also the southwest corner of Kingsbridge road and Kingsbridge Terrace, Bronx, a one-family house, on a plot 160x171x100; also the triangular shaped plot at Midland avenue and Bronxville road, Yonkers, fronting 310 feet on the avenue, and 302 feet in the road, with a rear line of 175 feet. The property faces the Bronx River Parkway. Mr. McNulty also gave twelve lots in Vanderveer Park, Brooklyn. Three of these lots are on Albany avenue, two are corners on Troy avenue and Avenue J, four are in East 42d street and three in East 43d street.

#### "Deepdale" Purchased for Gift.

Mrs. J. Dreicer bought William K. Vanderbilt's beautiful country seat, known as "Deepdale," bordering on Lake Success at Great Neck, L. I., as a gift for her son, Michael Dreicer, the Fifth avenue jeweler, who has occupied the estate under lease for the past two years. The property involved consists of about forty-two acres of land, the manor house, a large structure 250 feet in length, with two wings, each about 100 feet in depth, and all the buildings which Mr. Vanderbilt erected in the making of his estate. These buildings were commenced about twelve years ago from plans by Carrere & Hastings. The manor house is a frame structure in the Louis XVI. style of architecture, and contains more than thirty bedrooms. It occupies a highly elevated location, and commands extensive views over both the Long Island Sound and Atlantic Ocean. It is ornamented by beautiful landscape effects, including gardens, patterned after those at Versailles, France. For the past few years Mr. Vanderbilt has made his country home in the Northport section of Long Island. The value placed upon the property just sold to Mrs. Dreicer is \$300,000. Mr. Vanderbilt still retains several hundred acres of the property originally acquired when he desired to control Lake Success, which project was defeated by the officials of Nassau County, who voted to maintain roads leading to the lake as open highways for public use. L'Ecluse, Washburn & Company were the brokers.

#### Keary Estate Sells.

Richard H. Scobie sold the last large parcel on the south side of Fordham road for the Keary Estate, located at the southwest corner of Fordham road and Elm place, consisting of about six lots, to the Eberhardt Brothers Company, builders. The new owners will improve the property with a high-class business structure. The parcel adjoins the corner recently improved by Wolf Burland with a business structure containing eleven stores, all of which are rented, and is adjacent to the large parcel recently bought by Rogers, which operates a department store. This is the tenth large parcel sold by this broker on Fordham road during the past eighteen months, all of which have been improved and well tenanted.

#### \$500,000 Flushing Theatre.

Nelson, Lee & Green have sold on Broadway at the head of Main street, Flushing, L. I., for five owners, a plot of ground for the erection of a large theatre, to Wilmer & Vincent, Inc., who own and control many theatres in the South, Pennsylvania and in New York State. For Charles Schroeder these brokers sold the Flushing Hotel, a hostelry famous in the racing annals of New York, one of its features being a beautiful carved mahogany stairway running through the entire house. The hotel is on a plot 100x275. Adjoining this property to the east, Mrs. Anna Fischer sold 58x150 feet, with an "L" in Farrington street; Mrs. Anna Stapleton, 16 Farrington street, 30x122 feet; H. & M. Neben, 18 Farrington street, 30x125 feet; Sarah A. Crooker, 20 Farrington street, 30x128 feet, making a gross area of 53,280 square feet. The properties were held at \$150,000, and were purchased for all cash. The theater will seat approximately 3,000 people. On the Broadway

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front a modern apartment house and business building will be erected. Several leases for stores in the building are now pending. Charles H. Wilson was attorney for the buyers, and Edward F. Horwill, Clinton B. Smith, F. Van Nostrand and Frederick S. Reuber represented the various sellers as attorneys. John Prendergast was associated as broker in the sale of one of the parcels. Nelson, Lee & Green have been appointed renting agents for the property.

**Manhattan.**

**South—of 59th Street.**

3D ST.—Jesse C. Bennett sold for James Millot 47 West 3d st, a 3-sty building, 32.7x 104.6. The buyer will make extensive alterations for a tenant who has agreed to lease the property for a term of years.

9TH ST.—J. Irving Walsh sold for Helen Norris the 3-sty dwelling, 22x92.3, at 55 West 9th st, between 5th and 6th avs. After alterations are completed the buyer will occupy the premises.

16TH ST.—Duross Co. sold for the German Savings Bank, the 3-sty dwelling at 253 West 16th st, on lot 17x86, to J. Wakely, who will alter for his business.

18TH ST.—William H. Archibald sold for Tyler Bull, the 3-sty dwelling at 445 West 18th st. This house, which is the original Bull home-stead, and is one of the oldest dwellings in the Chelsea section, was built by the grandfather of the present owner, who was born in the house, and has lived there for more than 60 years. It is near the Chelsea Piers and also the Merchants' Cold Storage building, which is to be erected shortly on the block from 16th to 17th st and 10th av to the river.

21ST ST.—James N. Wells' Sons have sold for Herbert Knox Smith 547 and 549 West 21st st, a 4-sty business building, on plot 50x100, Moore leasehold, to Benjamin Harris, who will occupy it after altering the building to meet the requirements of his business.

49TH ST.—James A. Dowd has sold for Tracy H. Harris, attorney, the 3-sty building 145 West 49th st to the Forster Realty Co.

52D ST.—The H. M. Weill Co. sold for Jane C. Long the dwellings at 257 and 259 West 52d st, on plot 28x108.5, which have been held at \$50,000.

85TH ST.—Houghton Company, in conjunction with Duff & Brown, sold for Harry B. Guentzer the three dwellings at 150-154 West 85th st, on a plot 50x58.9xirregular, to James B. Ford. This property was recently bought in at foreclosure, for \$20,269.

PINEHURST AV.—Frederick Brown resold to the Foro Realty Coporation the Monterey, at the southeast corner of Pinehurst av and 179th st, a 6-sty elevator apartment, on a plot 100x 100. The property was held at \$210,000, and was recently acquired by Mr. Brown in a trade with the B. F. & G. Realty Co.

3D AV.—Daniel Birdsall & Co. have sold for Frederick DePeyster Poster, the property at 516 3d av, a 5-sty brick building, on a plot 25x 100. The property was held at \$35,000.

50TH ST.—George H. Sargent is reported to have sold 2 West 50th st, a 4-sty dwelling, on lot 25x100.5.

**North—of 59th Street.**

80TH ST.—Job Hedges, receiver for the New York Realty Owners, is reported to have sold the 7-sty apartment, 50x102.2, at 219 and 221 West 80th st.

158TH ST.—Freidus & Co. have sold for Samuel Wacht 522 and 524 West 158th st, a 6-sty flat, on plot 50x99.11.

179TH ST.—Frederick Brown resold to Thom & Bayley, proprietors of the Peter Rabbit hat stores, 835 West 179th st, a 5-sty apartment, adjoining the corner of Northern av. In part payment, the buyers gave a free and clear plot of about nine lots near the Park Hill station, in Robins pl, Yonkers, N. Y.

AMSTERDAM AV.—Jacob Axelrod has resold to the Palmer Realty Co., Paul M. Herzog, president, the southeast corner of Amsterdam av and 106th st, a 6-sty elevator apartment house with stores, on plot 50x100. Henry I. Cooper and Louis Starr were the brokers. The property, which was held at \$165,000, was acquired recently by the seller in an exchange with Clarence Payne for the Sonoma apartments, at Broadway and 55th st.

EDGECOMBE AV.—Ennis & Sinnott purchased, through Pease & Elliman, from John Dryer, Jr., the vacant plot, 50x98xirreg, on the west side of Edgcombe av, 25.7 ft. south of 159th st, assessed at \$23,500.

WEST END AV.—The Princeton Construction Co. sold the 5-sty Riverside apartment house at the northeast corner of West End av and 94th st, on plot 42.2x100, to the 700 West End Av. Corporation, formed recently, with Florence L. Devine, Jacob Hertzberg and Benjamin Cohen as directors.

5TH AV.—Harry Sugarman sold for Kate Sibbel 1488 5th av, adjoining the northeast corner of 119th st, a 5-sty flat with two stores, 25x90, to Winifred R. Crocker.

7TH AV.—A. C. Davis and C. A. Knowles, Inc., resold to the Sen Realty Co., 2319 7th av, southeast corner of 136th st, a 6-sty flat, 50x 75. The same brokers negotiated the original sale last week for the Greenwood Cemetery Corporation.

7TH AV.—John A. Steinmetz, P. J. Ryan and J. P. Finneran sold 2248 7th av, a 5-sty flat, with store, 25x100, for Charles Zink to Anna E. Woodcock, who gave in part payment a residence, 100x101, at Valley rd and Woodcrest av, White Plains.

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2D AV.—Pease & Elliman have sold for the Terrace Garage Co. its leasehold, covering a plot 130x100 ft., with improvements consisting of a 1½-sty modern fireproof garage, at the north-west corner of 2d av and 64th st. The lease runs for 21 years with renewal privileges. The asking price for the lease was about \$55,000.

3D AV.—Frederick Brown resold to Frederick Feist 1999 3d av, a 4-sty building, 20x85, between 109th and 110th sts.

5TH AV.—The Columbia Club sold, through Mark Rafalsky & Co., its club house, at the southwest corner of 5th av and 127th st, a 4-sty building, on plot 49.11x110, to the Finnish Education Society. The property has been held at \$130,000.

**Bronx.**

BOSTON RD.—The Newton Holding Co., George W. Simpson, president, has sold to A. Bowen, 1195 Boston rd, near 168th st, a 5-sty flat, on plot 40x96.5 ft. The property was held at \$45,000.

FORDHAM RD.—A client of Keiber & Karlebach purchased from the Haskins estate the plot of about 11 lots on the east side of Fordham rd, about 128 ft. east of the 3d av "L" in that thoroughfare. The site fronts 50 ft. in Fordham rd and 17 ft. on 3d av, with an interior plot 120x170.

GRAND BOULEVARD.—Frederick Brown resold to a client of Irving H. Wolfe, 2593 Grand Concourse, adjoining the corner of 192d st, a 5-sty apartment, on plot 56x109.35. In part payment the buyer gave 1216 Brook av, a taxpayer, on plot 35x95, and an 80-acre development at Patchogue, L. I.

MORRIS AV.—The Clinton Avenue Realty Co., Anton Eastmann, president, has sold the northeast corner of Morris av and 158th st, a 6-sty apartment, on plot 51x101. Frederick Brown, the buyer, gave in part payment 235 and 237 Av B, two 5-sty apartments, on lots 20x60.11, adjoining the corner of 14th st. Heller & Sussman negotiated the deal.

PARK AV.—McDowell & McMahon sold for Ennis & Sinnott 4229 Park av, near Tremont av, a 3-sty dwelling, 25x129, to Mrs. Sabella Muratore.

SHERMAN AV.—Kurz & Uren (Inc.) sold to the Dodge Realty Co., the vacant plot of land at the northeast corner of Sherman av and 166th st, having a frontage of 213 ft. on Sherman av and a depth of 100 ft in 166th st.

3D AV.—Kurz & Uren (Inc.) have sold for the Delco Holding Co. the vacant plot of land on the west side of 3d av, 98 ft. north of 182d st, size 72.6x103, to the Willow-Astoria Construction Co., which will improve with a garage.

**Brooklyn.**

CLINTON ST, ETC.—Howard C. Pyle & Co. sold the 4-sty dwelling at 417 Clinton st, near Carroll st, on plot 25x100; also sold the 3-sty dwelling at 86 Joralemon st, near Garden pl, for the Wells estate.

MONTAGUE TERRACE.—Howard C. Pyle & Co. have sold the Waterman mansion, at 8 Montague terrace, to Howard S. Bowns. This is one of the most attractive houses in this section, and being in the westerly side of the street commands an unobstructed view of the harbor. The property has been owned by the Waterman family since its erection, and was occupied a number of years by the Mallorys of steamship fame.

54TH ST.—Realty Associates sold to Katherine Glackin 1116 54th st, a 2-sty dwelling, on lot 20x100.2.

ST. NICHOLAS AV.—R. A. Schlesing sold for Johanna Engel the 4-fam. house at 214 St. Nicholas av to John Faber.

STATE ST.—Howard C. Pyle & Co. sold the premises at 199-201 State st, plot 50x100, two 3-sty dwellings and garage, for the Willis estate.

3D AV.—Tutino & Cenry have sold for Rufus T. Griggs the 4-sty store and apartment building, on plot 25x100, at 4010-12 3d av.

**Queens.**

LONG ISLAND CITY.—Jacob Weiss sold for all cash the southwest corner of 8th and Pierce avs, a plot of seven lots, 100x175, for Mrs. D. Pines to Mr. H. Higbie; the plot of nine lots in next block, fronting on 7th and 8th avs, between Pierce and Graham avs, for H. Wadler to Benjamin Shear; the plot on north side of Grand av, 24 ft. west of 2d av and subway station, for M. Gordon, to the Broadway Astoria Co., 72x90, being improved with 4 and 3-sty brick properties, and for Mrs. I. Paynter, the plot 50x100, in Sunswick st, near Wilbur av, to F. Thompson.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co., Inc., sold for Rachel S. Wood a plot on the east side of Lockwood st, 50x100, 100 ft. north of Jamaica av.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Hugh Lynn a plot, 200x400, bounded by Frankfort, Niagara and Dresden sts, to the Higrade Belting & Weaving Co.

NEWARK, N. J.—Robert B. Stoutenburgh sold for Martha H. Hill to Ella H. Clement the Irving Apartment, at the corner of Broad and Gouverneur sts. The property was held at \$95,000. Miss Clement gave as part payment, her 1-fam. dwelling on Hathaway av, Deal Beach, N. J., held at \$28,000. Mr. Stoutenburgh negotiated a loan on the apartment of \$50,000.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold to Mrs. M. L. Fleming 65 Washington terrace, a dwelling, on plot 50x100; also for Miss Anna Hines the dwelling 20 South st.

**Out of Town.**

ROWAYTON, CONN.—John R. Moore, of Folsom Brothers (Inc.), sold for Mrs. R. Livingston Luckey her estate to Samuel D. Folsom.

CENTERPORT HARBOR, L. I.—Edwin N. Rowley has sold his property, consisting of 3½ acres, with buildings, in Cedarcroft Park, near Centerport Harbor, to Charles A. Taylor. Theodore S. Hall was the broker.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold the estate of Alan Hartley, near the links of the Great Neck Golf Club, to Daniel Martin Buckley, who will immediately occupy.

GREAT NECK, L. I.—Shields Brothers (Inc.) report the sale of the John C. Tatum estate to Arthur E. Watts, vice-president of the Sinclair Oil Co. The property comprises approximately nine acres, with an extensive water frontage on Manhasset Bay. There is a large main dwelling and several outbuildings, consisting of garage, greenhouse and stables. The purchaser will occupy the property. The Tatum estate was held at \$125,000, and is in the same locality as the Dugmore estate, recently purchased by H. F. Sinclair.

GREAT NECK, L. I.—Mrs. Clementine Pearce has bought two lots at the corner of Brookdale av and Chelsea pl, Great Neck station, L. I., as a site for a dwelling. J. Edward Brewer was the broker.

LAWRENCE, L. I.—The Payson McL. Merrill Co. sold for Richard E. Forrest to Edward Hough two acres, with large modern dwelling and garage, at Ocean av and Longwood Crossing, Lawrence, L. I. The same brokers also sold for the syndicate interested in the purchase of the land for the new golf course of the Rockaway Hunting Club two acres to William F. Ladd, two acres to Harry K. Knapp, Jr., and one and three-quarter acres to Blaine Ewing.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold to Irvin W. Peffly a plot at Plandome, adjoining his residence.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold to Arthur E. French a plot adjoining his residence.

ROSLYN, L. I.—The Elderfields Reservation, which acquired recently a 66-acre tract from Charles H. Hyde, has purchased the adjoining 60 acres from the Queensboro Corporation. The property is to be devoted to a school of experimentation and instruction in horticulture and agriculture. Additional property also may be obtained. Pell & Tibbits were the brokers.

ARDSLEY PARK, N. Y.—Griffin, Prince & Ripley sold a plot of 1½ acres at Ardsley Park, Westchester, for J. Terry West and an acre plot on Hudson av, opposite Ardsley Club, for W. B. Vickers to J. Terry West.

BRONXVILLE, N. Y.—Burke Stone (Inc.) sold for Oliver M. Oake a new dwelling on Pondfield rd, West Cedar Knolls, Bronxville, to W. D. Riley, representative of the Washburn Cresby Co.

BRONXVILLE, N. Y.—Fish & Marvin sold for L. D. Garrett, of this city, a property on Janvrin av, at Bronxville terrace, to Albert Bigelow Paine.

SCARSDALE, N. Y.—The Scarsdale Estates Organization, Robert E. Farley, president, has sold the Geddes residence in Colvin pl, in the Greenacres section, to C. L. Schroeder.

SCARSDALE, N. Y.—The Scarsdale Estates Organization has sold the residence of Mrs. Gertrude B. Mackay, on Walworth av, to Burcharth Dutcher.

WHITE PLAINS, N. Y.—The Robert E. Farley Organization sold a parcel consisting of several acres on Ridgeview, in the Gedney Farm section, owned by the estate of James Gibson.

**LEASES.**

**Fifth Avenue Building Leased.**

The Estate of Thomas R. A. Hall has leased to the Crichton Fifth Avenue Holding Company, Ltd., representing the silversmith firm of Crichton Brothers, of London, the building at the southwest corner of Fifth avenue and 51st street, for a term of twenty-one years. Application has been made to the courts for a confirmation of the lease. The deal involves the payment of \$58,000 a year for three years from May 1, and \$67,000 from 1920 to 1928. The fee for the land is owned by Columbia College. Clark T. Chambers negotiated the lease.

**Bank Leases Near Columbus Circle.**

The Gotham National Bank, Henry H. Bizallion, president, leased the four-story building at 1823 Broadway, adjoining the bank's present home on Columbus Circle, for a term of years, at an aggregate rental reported to be about \$400,000. The parcel measures 28.11x141.6x irregular, and is located 87.3 feet south of 60th street. Lucretia C. and Stella N. Stone are the owners. The lease is made for two periods, the first of twenty years and eleven months from June 1, at an annual rental of \$10,000, and the second for twenty-one years, the rental to be determined later.

**Apartment House Rental Complete.**

Pease & Elliman and William B. May & Company have leased the last remaining apartment, containing sixteen rooms and eight baths, in the new apartment house at the southeast corner of Fifth avenue and 72d street, for the No. 907 Fifth Avenue Company, Inc., Robert E.



Knowles, president, from plans by J. E. R. Carpenter, architect. The identity of the lessee has not been disclosed. He will pay an annual rental of \$14,000 for the apartment, and will have as neighbors in the same house Herbert L. Pratt, Daniel G. Reid, Henry A. Sinclair, W. C. Durant, Mrs. Marcus Daly, H. S. Parker, Mrs. Paul Morton, Carl Vietor, Victor Morawetz, James McLean, Henry A. Stone, Jacob Schoonmaker and Mrs. John T. Willets. The apartment house is one of the finest multi-family structures in the city. It was awarded the first prize recently by the American Institute of Architects for the finest built structure of the year. It now carries an annual rent roll of about \$300,000, derived from tenants of twenty-two apartments. The rentals range from \$10,000 to \$30,000 a year.

**Motor Company Leases in Bronx.**

The Reo Motor Car Company has taken the lease of the building at Girard avenue and 150th street, Bronx, for use as a service station. The structure is two stories high and was erected four years ago by Henry Lewis Morris, for the Overland Company, for Garford Trucks. The structure contains 50,000 square feet of space on two floors, with entrances from two streets on different levels. Cross & Brown negotiated the lease.

**Business Lease in 57th Street.**

Mrs. Johanna Kremer leased 112 East 57th street, a four-story and basement dwelling, on lot 20x100, between Park and Lexington avenues, for ten years, to J. J. & A. Lynch, hair dressers. Manning & Trunk and Albert J. Appell were the brokers.

**Lease From the Plans.**

S. Osgood Pell & Company leased from the plans for Captain William H. Wheeler, an office and service building, to be erected at 106 to 110 West 63rd street, just west of Broadway. The property abuts the plot recently acquired by the Detroit-Cadillac Motor Car Company, for their new building. F. S. Gassway, Inc., Manhattan representatives for the Willard Storage Battery Company of Cleveland, Ohio, is the tenant. The building is designed by Electus D. Litchfield, architect, and will be completed early next Autumn.

**Manhattan.**

ALBERT B. ASHFORTH (INC.) leased space in the new Lane Bryant Building, 21-23 West 36th st, to the Retail Drygoods Association; also space in the same building to T. F. Kennedy; space in the Acker, Merrill & Condit Building, 5th av and 35th st, to Roth Memory Institute, John C. Lennis, Albert D. Patrick, Jr., and Elmer H. Warren, Luther E. Newport, The B. & T. Mfg. Co., L. C. Studios, The Eat and Grow Thin Food Co., Farmer & Co., Ltd., of Sydney, Australia, and Alexander and Louis Asch.

ALBERT B. ASHFORTH (INC.) leased apartments in the new studio apartment building at 1 West 67th st to the following: Frederick M. Detwiler, Thomas P. Earl and Miss Hazel Chadburn.

DANIEL BIRDSALL & CO. (INC.) rented for Joseph Fahys & Co. to Sidney Kaufman space at 373 5th av; for the Whitnoly Corp. to the Target & General Mfg. Co. the 1st loft at 133-37 West 44th st; for Judge Thos. C. T. Crain to Michael Katsorhis the entire building at 203 West 34th st; space at 170 5th av to Abraham Romaine and the Mechlin Lace Works; to Samuel Solomon space at 817-19 Broadway; for the Oceanic Investing Co. offices at 501 5th av; to the Hutchinson Specialties Co., and to the Surpas Drug Corp. the 5th loft at 37-9 West 21st st.

DANIEL BIRDSALL & CO. rented lofts in 483-7 Broome st to Emil Wagner; 72-4 Greene st to National Overall Co.; 81 Walker st to McSherry Co.; 652 Broadway to Seldins Sons; 198 Broadway to Kelly & Blyn, and in 74 Reade st to B. D. Meyer.

GEO. A. BOWMAN leased for Gilhuly Bros. the 2d and 3d floors at 107 West 42d st to Chan M. Jett, for a Chinese restaurant; for the American Savings Bank the 3d floor at 115 West 42d st to Dr. G. C. McBride; also for Peter D. Kiernan, trustee, the 3d and 4th floors at 127 West 42d st to Prof. Anthony Barker.

BRETT & GOODE CO. has rented a large portion of the 7th floor in the Berkeley Building, 19-25 West 44th st and 18-22 West 45th st to the Seth Thomas Clock Co., for many years located in the Maiden la district. The lease involves the establishment of the tenant's New York offices in the new structure, and is for a long term at a total rent of about \$90,000.

MISS HENRIETTA J. BRUNO leased the restaurant and roof garden in the new Eldorado apartment hotel, at the corner of 91st st and Central Park West, to Mrs. Hortens Spier.

CAMMANN, VOORHEES & FLOYD have leased the building at 20 West st to William Schumacher; also about 3,500 sq. ft. at 47-49 West st to Joseph Chafin; and suites of offices at 7 Pine st to William K. Aston and O. Ullman & Co.

CAMMANN, VOORHEES & FLOYD have leased in conjunction with Horace S. Ely & Co. for the American Missionary Association the 6-sty building at 68 New Chambers st and 76 Roosevelt st to the Mutual Bag Co.

CAMMANN, VOORHEES & FLOYD have leased the store and basement at 133 Water st for the estate of Charles A. Helme to the Alcohol Utilities Co.; also, in conjunction with Horace S. Ely & Co., the 5-sty building at 47 Front st to John Dunlop.

JAMES A. DOWD leased for Mrs. Mary Early the 4-sty building at 77 West 47th st; and for Clara T. Tennille the 4-sty building at 116 West 48th st to Broadway Costume Co.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 920 Park av for Bing & Bing to Mrs. Vincent Picabia; and in conjunction with Geo. R. Read & Co. a large duplex apartment at 925 Park av for Dr. H. S. Satterlee to Miss Mary T. and William Bryce, Jr.; and have renewed the following leases: a large apartment at 777 Madison av for the Barney Estate Co. to Harrison Williams; at 830 Park av to Mrs. William M. Mittendorf, and at 3 East 85th st to Lucien H. Tyng.

DOUGLAS L. ELLIMAN & CO. have leased for the Vanderbilt Av Realty Corporation, C. V. Paterno, president, erecting the store and apartment building on Madison av, 47th to 48th sts, a store with three showroom floors below, covering a total area of approximately 6,000 sq ft., to Ginsburg & Levy, antique dealers, for many years located at the southeast corner of 4th av and 29th st. This signalizes the accession of another antique dealer to this increasingly important center for this and similar lines. These stores, with a ceiling height of 17.2 ft., are equipped with a mezzanine and a private elevator communication with the three showroom floors below. Each showroom, because of the public corridor communicating with the other series of stores, will resemble a public arcade. Negotiations are practically completed for the leasing of several others at this time. The same firm has leased, through Clinton Booth, in the same building, one of the 47th st stores, between Madison and Vanderbilt avs, to Miss Pauline V. Pardee, for several years at 5 East 46th st. They also leased at 5 West 50th st the 2d floor to Emile Villemain for the French Dramatic League; and the 3d floor to Mme. Olive Fontaine. This almost completes the renting of the entire property which was recently leased through them to Miss Crews.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 15 rooms and 4 baths, comprising an entire floor in the new building under construction at 927 5th av, corner of 74th st, on the site of the old Pell mansion, for the 5th Av & 74th St Corporation, Harry Fischel, president. The new tenant is H. T. Bunn, of Toledo, Ohio, who was formerly president of the Wyllis-Overland Co., and is now president of the Fiske Rubber Co. The apartments, from plans of Warren & Wetmore, will be ready for occupancy during September of this year. The rents range from \$14,000 to \$17,000.

DOUGLAS L. ELLIMAN & CO. has leased to William J. Gavin, president of the New York Publishing Co., publishers of Commercial Statistics, offices on the 18th floor of the Astor Trust Company Building, 5th av and 42d st, for the Oceanic Investing Co.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building to be known as 270 Park av, covering the entire block between 47th, 48th sts and Park and Madison avs, for the Vanderbilt Av Realty Corporation to Francis L. Wellman; also a large apartment at 929 Park av to E. W. Stetson, vice-president of the Guaranty Trust Co.; at 108 East 82d st for Sterling T. Foote to Dr. H. S. Satterlee and at 122 East 82d st for Gordon Ireland to Gilletf Lefferts and have secured an extension of the lease for Mr. Lefferts from the owner, David Dows.

HORACE S. ELY & CO., in conjunction with Charles F. Meyer, leased for Mary B. Brandegee, of Boston, to Robert W. Schuette, American sales representative for the Rolls-Royce automobile, the north store and basement in the new building at 785 5th av, between 59th and 60th sts.

EWING, BACON & HENRY have leased in 404-10 4th av, the 4th floor to Bramson & Co. and the 10 floor to Ruthrauff & Ryan.

FIFTH AVENUE BUILDING CO. has leased space to the Provident Systems Co., C. L. La Boiteaux Co., Weil, Kalter Manufacturing Co., American Garment Co., Liata, Lowenberg & Schlegel, T. D. Barry Co., Hewes & Potter, Smeallie & Voorhees, Acme Manicure & Novelty Co., Ornate Manufacturing Co., Dreyfus & Lang, Sill Paper Co., Kennelly Paper Co., Photo-Engravers' Board of Trade, Bronne Shirt Co., Yu Ess Manufacturing Corporation and Charles Hall.

J. ARTHUR FISCHER leased for Sundel Hyman the 4-sty dwelling at 204 West 40th st to A. Sher; and for The 38th St. Realty Co. to Mr. Cavagat the 4-sty dwelling at 225 West 38th st.

FREDERICK FOX & CO. have leased store and basement and large space at 146-8 Bowery for a long term to Harry Kupferberg, and also corner store at 148 Bowery and 343 Broome st for a long term to the United Cigar Stores Co. at an aggregate rental of \$30,000. The same brokers have also leased the store at 712 6th av to E. Truesdale; and store at 150 Lexington av to Hein Photo Supply Co.

FREDERICK FOX & CO. have leased the 6th loft at 149-51 West 36th st to Charles, Edward and Max B. Heim; the 4th and 11th lofts at 261-5 West 36th st to William R. Urquhart and H. Jaekel & Sons, respectively; part of the 3d loft and the entire 4th loft at 14 West 40th st, for a long term, to Roger B. Whitman and Stutzman & Sage, respectively, and large space

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# Classified Advertisement Department

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

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

## WANTS AND OFFERS

**FOR SALE**—A large number of Real Estate and property maps and atlases of N. Y. City and vicinity, among which are the Holmes, Wingart, Dripps, Beers and other maps; also a large number of county, city and town maps and atlases in the states of N. Y., Mass., Vt., Conn., N. J., Pa., Md., Va., Ohio, Mich., Mo., Kan., &c. Send for List, J. E. SPANNUTH, 521 Harrison St., Pottsville, Pa.

**EFFICIENT** Manager of real estate desires connection with construction of real estate concern, estate or institution; intimate knowledge of all branches, leasing, selling, construction, maintenance, purchasing, city and state department rules, etc.; would like position where energy and executive ability will be appreciated. Box 349, Record and Guide.

**TECHNICAL** man seeks connection with builder; experienced letting contracts, purchasing, and supervising building construction. Now with prominent investment builder with whom he has had seven years of practical experience. Box 357, Record and Guide.

**BUILDING** manager, long experience in real estate, can take entire charge of property; familiar with repairs, supplies, &c.; wants position where knowledge acquired through years of active experience will be of value. Box 358, Record and Guide.

**BUILDING** alterations wanted. Plans furnished. Violation orders from all departments taken care of. Commissions paid. "PREPARED," Box 352, Record and Guide.

**BOOKKEEPER**, seven years' experience, architects' office; take care of correspondence, contracts, etc.; also do typewriting. Box 348, Record and Guide.

**YOUNG** man, 19, four years' experience in real estate business, desires position with advancement. Box 350, Record and Guide.

## FOR SALE OR TO LEASE

### FOR SALE.

Lot in Little Falls, New Jersey. Write J. A. STEINER, Beloit, Wis.

\$500 buys deed for my corner plot in Garden City Estates, one minute from station; just off beautiful Stewart av. and Nassau Blvd. Box 340, Record & Guide.

**A BUILDERS'S OPPORTUNITY**—Desirable plot, 58.6x102.2, West 70's; reasonable; ripe for improvement. REDINGTON, 344 W. 56th; Col. 4604.

**CORNER LOT**, 50x100, Webster Ave., Long Island City; already excavated; no reasonable offer refused. BUSBY, 307 E. 37th, N. Y. C.

**236 ACRES—JERICHO TURNPIKE**; 2,000 ft. both sides of road; fine soil, level land; 14-room house, barn; \$225 per acre; terms. E. R. PERRY, 1 West 34th St.

**FOR SALE—230 ACRES FARM** and orchard land, one-half mile from station. Price \$6,900.

L. H. ALLEN, Turnerville, Ga.

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Mansion, large acreage, improved, fine road frontages.

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New modern house, 10 rooms, two baths; highest point overlooking bay, for sale or rent. 170 Bergen St., Brooklyn.

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Three lots in residential section, 60x100, Hempstead Manor, L. I.; no assessments. Box 356, Record and Guide.

### TO SETTLE AN ESTATE,

fine boarding house property, modern improvements; rare bargain. For further information address Box 81, Shohola, Pa.

**SEVERAL HUNDRED MILLION FEE** of round long leaf yellow pine timber in Florida for sale in fee-simple. Good transportation facilities. If interested, write to R. J. TAYLOR, Guyton, Ga.

**FOR SALE—11 ROOM HOUSE**, 3 baths, 4 master bedrooms, 3 fireplaces, billiard room; steam heat; large lot; garage; in Greenacres, Scarsdale; easy terms. H. G. LARZELERE, Owner, New Rochelle.

### FOR SALE OR RENT.

Business house in Bermuda, five-story building; excellent chance for go-ahead American firm. Write ROBINSON & CO., Box 80, Hamilton, Bermuda.

### LOVELY HOME,

so planned as to be also income property; refined neighborhood; 20 minutes from Grand Central station. 2317 Loring Place, University Heights, New York City.

### BARGAIN.

Prominent corner on Myrtle Ave., Brooklyn; 13 apartments, 2 stores; rental \$6,300; price \$53,000; little cash required. J. H. HUNT, 8 Broadway, Manhattan.

### MAMARONECK, N. Y.

\$9,000 House; 10 rooms, bath, ¼ acre, near station and Sound; will sacrifice for \$7,200, mortgage \$5,500. Apply WM. R. BOHMERT, Orienta Point, Mamaroneck, N. Y.

### BARGAINS.

Write for particulars of good profitable farms, Summer homes, lake cottages, timber lands, &c.

A. D. JENNINGS, Winchester, N. H.

### FOR SALE—LAKE HOPATCONG, N. J.

Beautiful summer home; must be seen to be appreciated. For particulars address

MRS. F. T. WOODHULL,

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### 63 ACRE FARM

at Livingston Manor, Sullivan Co., N. Y.; cottage and outbuildings; rent for \$125 yearly; price \$1,600. Particulars, write or call C. STUART, 20 East 129th St., N. Y.

### ARTISTIC DWELLING,

near Central Park West, 10 rooms and bath; conveniently located for surface, L and subway cars; \$15,000; \$5,000 cash. Address OWNER, Box 351 Record and Guide.

**ELEGANT 8-ROOM BRICK HOUSE**, large lot; all improvements; best residential section in Denver, Colorado; N. Y. property, exchange considered.

HATHAWAY, 1406 Ave. I, Brooklyn.

### FOR SALE—LOT 29x100,

price \$3,700; terms to suit; Fenimore St., between Rogers and Bedford Aves. OWNER, 223 Fennimore St., Flatbush, Brooklyn.

### FOR SALE—NEW HOUSE,

six rooms, nice hall, gas, heat, electricity, bath; all street improvements; big trees; slate roof, cement cellar, walks, screens; \$4,500; terms. E. P. SINCLAIRE, Rutherford, N. J.

**16 FAMILY HIGH CLASS APARTMENT**, good income property, all rented; in finest part of Flatbush; equity \$22,500; will trade for \$7,500 cash and other property in Brooklyn. Address Room 808, 34 Pine St., New York.

### LONG ISLAND—SALE OR RENT.

**FAR ROCKAWAY**.—For sale, 50 lots on high ground, restricted section, suitable for improvement; adjoining golf grounds; property free and clear. Local agent or owner, P. DONAHUE, 132 East 71st St., Manhattan.

**FAR ROCKAWAY—FOR SALE OR LET**, large house, all improvements, garage; elegant grounds; five minutes to station or beach; property free and clear. Local agent or owner, P. DONAHUE, 132 East 71st St., Manhattan.

### CALDWELL,

Located at one of the highest spots 12-room House, three baths; sun parlor; sleeping porch; billiard room; plot 100x250; price \$15,000; part cash, part mortgage. Address C. L., Box 339, Record and Guide.

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West side water front lots and cash in exchange for income property; must be free and clear.

M. FEIGEL & BRO., INC.,  
185 Wooster St., N. Y. City.

**TO CLOSE AN ESTATE**, 348 West 36th St., Manhattan, 4-sty brick building lot 25x98.9, and a choice lot on Nelson Ave., Great Kills, S. I., 50x over 200 ft. Address H. VON DOHLN, 408 Charles St., West Hoboken, N. J.

### MODERN HOUSE,

eight rooms; separate toilet and bath; steam heat, electricity and gas; one block from L and trolley; eight minutes from L. I. station; beautiful location; trees; easy terms; plot 40x100. Tel., Richmond Hill 1361-W. Owner, 1530 McCormick Ave., Ozone Park, L. I.

### PLAINFIELD, N. J.

Three fine, large lots on desirable streets; also two medium size houses with all modern improvements; good bargains; extra broker's fee for quick sale photo and prices of Owner, F. A. WEEKS, 93 John St., New York.

### STOCK AND DAIRY FARM,

Hunterdon Co., N. J., one mile from two stations, 60 miles from N. Y. Tractor level fields, water, registered milking short-horns, sheep and hogs; encumbrances \$6,000; equity \$25,000; sell or exchange; quick action. Box 355, Record and Guide.

### FOR SALE—COUNTRY PLACE

#### AT SARATOGA SPRINGS.

One mile from village; brick house, 13 rooms; dining room 16x20, two kitchens, toilets, bathroom; open plumbing; good water supply; large hot air furnace; two tenant houses; large barns, carriage house; team work horses, cows, farm implements, complete; golf links, polo field, Woodlawn Park adjoining. Address B. F. BLOOMFIELD, Saratoga Springs, N. Y.

### ELEGANT COUNTRY PLACE

on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden; fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

### FOR SALE.

Two desirable plots of land, one of 10 lots and one of 6, each 20x100; located in growing section South Brooklyn; absolutely unincumbered; reasonable price and liberal terms. Apply owner.

J. A. SWEENEY, 21 State St., N. Y.

## A RARE BARGAIN

Will sell 3 lots (60x100), located at Beechhurst, Whitestone Landing, for what they cost me; bought 10 years ago, have since greatly increased in value; property restricted, fully improved and developed; 26 minutes from Pennsylvania Terminal; 4 minutes to water front; considered today best suburban buy in Long Island; unusual opportunity. Box 344, Record and Guide.

### BRONX BUYERS.

#### THREE CHOICE BRONX PROPERTIES

##### MUST BE SOLD TO CLOSE ESTATE.

**Jerome Av.**, west side, 100 ft. north 183d St., foot of subway station, 50x100; vacant; free and clear.

**Webster Av.**, Nos. 3073, 3075, 3077, near 205th St., few feet from proposed "L" station; three story and cellar frame attached one-family dwellings on lot 50x120; six rooms and bath; well rented; free and clear.

**Stebbins Av.** and 170th St., northeast corner; 100x105; vacant; near subway station; free and clear.

#### Full Commission to Brokers.

HENRY ALBERS, JR.,

74 Broadway, N. Y. City. Tel. Rector 9086.

Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.

on the 2d floor at the northeast corner of 5th av and 18th st to the \$3,000 Waist Shop.

**GOODWIN & GOODWIN** rented for Jacob B. Baum to John A. Wallerstedt for 5 years the 3-sty dwelling at 387 Manhattan av.

**A. A. HAGEMAN** has leased the southerly store at 628 6th av to Rice & Groll; the 3d loft 637 6th av to Bias Lining & Novelty Co.; the 3d loft at 639 6th av to Sam Feldman, and the 2d loft 682 6th av to Jennie H. Jones.

**HAUSMAN & HAUSMAN** have leased for S. Nichols a loft at 1901 Park av to Mr. Long; for T. Williams a loft at 308 West 133d st to Busy Bee Grocery Co.; for Mr. Elman store at 53 Lenox av to Mr. Elias; for Mr. Stuteberg a store at 973 Amsterdam av to Busy Bee Grocery Co.

**HERBERT HECHT & CO.** leased to the Liggert-Riker-Hegeman Co. the store at the northwest corner of Amsterdam av and 83d st, which will be opened about June 1 as another branch.

**M. & L. HESS (INC.)** have leased the 5th floor at 13-15 West 24th st to A. N. Sporthat Co.; also rear part of 1st floor at 230 West 40th st to John N. Knauff; also space on the 12th floor in 424-32 4th av, northwest corner of 29th st, to the Expert Silk Co., of Paterson, N. J.

**M. & L. HESS (INC.)** have leased space on the 11th floor at 329-31 4th av to the Rice Original Moistener Co.

**M. & L. HESS (INC.)** have leased space at 30-2 East 20th st, to the Evernew Novelty Mfg. Co.

**HENRY HOF** leased for Jennings & Weldstead the 3d loft at 239 East 41st st to Steffano Cavallo; also the 4th loft in the same building to the Precision Apparatus Glass Co.; and store and 1st loft at 601 1st av to R. E. Kelly.

**HENRY HOF** has leased the store at 1836 2d av to Sheffield Farms-Slawson-Decker Co.; also the store and basement at 615 3d av to H. Luksmeier for a long term, and space in the building 585 3d av to S. J. McKelvey.

**HOUGHTON COMPANY** leased for J. Axelrod an apartment in the "Langhorne," Riverside drive and 158th st, to Edward P. Dillon.

**HOUGHTON COMPANY** leased to Willard Curtiss the 3-sty dwelling at 128 Manhattan av for Louise A. Hopp.

**MANNING & TRUNK** leased for Fitzpatrick (Inc.) two floors in 600 Madison av, for three years. The 3d floor will be used as an office of the Intercollegiate Menorah Journal and the Intercollegiate Menorah Association, and the 4th floor as an apartment by Henry Hurwitz, who is editor of the Journal.

**SAMUEL H. MARTIN** leased the 3-sty dwelling at 135 West 63d st to Margaret Engels.

**J. S. MAXWELL** has leased for the Hermitage Co., A. H. Atterbury, president, for three years the 3-sty private house at 619 West 138th st.

**McDOWELL & McMAHON** have leased to William P. McCarthy the dwelling at 8 Washington terrace.

**McDOWELL & McMAHON** have leased to Benjamin Schwartz a store at the southeast corner of 178th st and St. Nicholas av.

**McDOWELL & McMAHON** have leased to Andrew S. Littlejohn the private dwelling at 5 Washington terrace.

**J. K. MOORS** has leased the store in the building at the northwest corner of 57th st and 8th av for the City Real Estate Improvement

**A. V. AMY & CO.**  
Agents, Brokers and Appraisers

Woolworth Bldg., 233 Broadway  
Phone: Barclay 5524  
Branch—300 W. 113th St. Phone: Cathedral 8147

**BUSINESS OPPORTUNITIES**

**AN OPPORTUNITY WHICH CAN COME BUT ONCE.**

By reason of death a unique Realty Record plant, of which there is none other like it in Manhattan, is offered for sale. This plant consists of a record of all the happenings realty-wise, concerning every piece of property in Manhattan for upwards of 20 years past; 25,000 cards are so arranged and indexed that at a moment's notice they are available for all the information of any name or nature relative to any property, from the smallest alteration to a mortgage or conveyance. A bargain for some person. **REALTY RECORD**, Box 353 Record and Guide.

**ONE OF THE BEST MINERAL SPRINGS** in the United States for sale; this is a broad assertion, but an investigation will convince you it is true; hotel 30 rooms; 12 acres; pipe line from spring to depot; water runs by gravity; can load in car from pipe line; sale of water last year paid 10% on amount asked for this property—capital is all this property needs to make it very valuable. Address Box 354, Record and Guide.

**WANTED** to represent good lines for California with headquarters in Los Angeles; can furnish best references. Maurice Schwartz, 5 South Wabash Ave., Chicago.

Corpration, P. H. Zagat, president, to Samuel Raines & Co.; also space at 306 West 54th st for Henry F. Tiernan to E. H. Turnpenny.

**CHARLES F. NOYES CO.** leased the store and basement at 246 Pearl st for Moore & Wyckoff, agents, to James Cunnion & Sons, and floors at 9-13 Laight st to Charles Gulden; at 29 Beekman st to Manhattan Card & Paper Co.; at 89 Fulton st to the New Continent Commercial Co.; at 320 Pearl st to Henry Meyer; and at 50 Beekman st to Daniel J. Higgins.

**CHARLES F. NOYES CO.** has leased, in conjunction with S. G. Holt & Co., a floor in the Rhinelander Building, at Duane and Rose sts, to Frank McLees & Bros., for a long term; the 12th floor in the Evening Mail Building, 23-27 City Hall pl, to the Underwriters' Laboratories, Inc., for 10 years; and have sub-leased for the Remington Typewriter Co. space at 291 Broadway to Frederick M. Leonard.

**CHARLES F. NOYES CO.** has leased a floor at 332 Broadway for James N. Jarvie to Leonard Danziger, the lease completing the entire rental of this building; a floor at 320-322 Pearl st to Harry & Samuel Levy, and a floor at 410-412 Pearl st for Charles Enue Johnson & Co. to Joseph H. Meyer Bros.

**CHARLES F. NOYES CO.** has leased offices for the Caledonian Insurance Co., in the Caledonian Building, to United Sweeping Compound Corp.; at 70 Wall st, for Index Realty Co. to Richard V. Kellogg; at 52-54 Maiden la, in the Fays Building to Thomas L. Jett; at 56 Beaver st, in the Delmonico Building to Northern Underwriting Agency (Inc.), and at 37-39 Liberty st, offices to Frank Wasserman & Joseph I. Erenstoff and the Plate Glass Ins. Survey Bureau.

**THOMAS J. O'REILLY** has leased apartments for the New York Life Insurance Co. at 2143-2145 7th av to Dr. Nathan Fox, and at 59 West 124th st to A. Cangro; also for M. Elizabeth Geoffroy at 510 West 113th st to David P. Howells, and for Stacy W. Kapp at 563 West 173d st to J. Bennett.

**PEASE & ELLIMAN** have leased for J. E. R. Carpenter and his associates in the house under construction for occupancy in the fall, at 550 Park av, the southwest corner of 62d st, suites of 14 rooms and 4 baths in this 18-sty structure to Frederic A. Dallett, J. Herbert Ballantine and Graham Miles; Pease & Elliman also leased a store in 4 West 37th st, adjoining the Mark Cross Building, at the southwest corner of 5th av, to the Postal Telegraph Co.

**PEASE & ELLIMAN** have leased for the estate of Russell Sage the two 4-sty dwellings, on a plot 50x90 ft., at 737-9 Madison av to the Hahnemann Hospital, which is located nearby on Park av, for use as a home for nurses; and made the following renewals of apartment leases: at 150 West 80th st to C. C. Billings; at 21 East 82d st to M. T. Webb; at 144 East 40th st to H. M. Richards; at 565 Park av to Charles Ikle; at 565 Park av to Henry G. Leach; and at 150 West 80th st to Sidney W. Stern and to Calvin H. Allen; also subleased for O. Carley Harriman his apartment at 106 East 85th st to Miss Charlotte V. Bacon; and have leased to Mr. Harriman an apartment at 829 Park av; and subleased for Mrs. Blanche Lewis her apartment at 106 East 85th st to R. E. Wigham.

**PEASE & ELLIMAN** have leased for the owner for a long term the 4-sty building at 66 Vesey st, southeast corner West Broadway, to the Wearwell Neckwear Co. After extensive alterations the lessee will occupy the store as a branch.

**PEASE & ELLIMAN** have leased for the New York Taxicab Co. to the Detroit Cadillac Motor Car Co. the 4-sty garage, 50x100 ft., at 622-4 West 57th st, formerly occupied by the Mason-Seaman Co.; for Samuel A. Herzog to Louis Casper an apartment in 255 West End av; sublet to Donald C. Brown the apartment of Dr. Acker in 1 West 85th st; sublet for Clarence H. Eagle his apartment in 119 West 71st st to De Barros Pimental; sublet, furnished, for Arndt Vecsey his apartment in the "Guernsey," at 46 East 41st st, to Miss Katherine Dunbar; an apartment in 875 Park av, at 78th st, to W. A. De Ford; in 780 Madison av to Benjamin Williams; in 150 West 80th st to Mrs. Elizabeth Bruce; and in 116 East 63d st to F. F. Kennedy.

**PEASE & ELLIMAN**, as agents for Charles E. Rushmore, have leased to the Proudman Realty Co. the 4-sty dwelling at 46 East 60th st, adjoining the southwest corner of Park av.

**PEASE & ELLIMAN** have leased for F. W. Benner, agent, a large portion of the 2d floor of the Robinson Building, 6 Church st, to Law Printing Co.

**PEASE & ELLIMAN** have leased for James H. Spencer three lofts comprising the entire upper part of the building at 63 Dey st to John Hoin.

**PEASE & ELLIMAN** have leased for the American Surety Co. for a long term the 2d floor banking space of the American Surety Building, at 100 Broadway, to the Commonwealth Finance Corporation.

**PEPE & BRO.** have leased for Mrs. C. Cavagnaro 16 McDougall st, a 3-sty dwelling, to the Cristian Brothers at \$1,300 a year, for a home.

**PEPE & BRO.** have leased for Dr. Burnett McIntyre 68 Perry st, 3-sty building, to Louis and John P. Boirardi, for a term of three years and five months at \$1,300 per annum.

**JOHN PETERS** leased for William Sierichs to Frank W. Taylor and Charles Rosnagel the 4-sty stable and factory building at 421 East 12th st.

**L. J. PHILLIPS & CO.** and Charles S. Kohler leased for Miss Caroline Otten to James Butler (Inc.) the store and basement at 932 Columbus av.

**L. J. PHILLIPS & CO.** leased the corner store at 3801 Broadway, in the arcade building recently completed at the northwest corner of 15th st and Broadway, to the United Cigar Stores Co.

**PORTER & CO.** have leased for Anna Finck to Julia Lundquist the 3-sty dwelling at 106 West 130th st.

**GEO. R. READ & CO.**, with William D. Bloodgood & Co., have leased for the Meeks estate the store at 18 Vesey st to Fitzgerald Publishing Co., which has been located at 18 Ann st for the past 65 years. Geo. R. Read & Co. also leased the basement and sub-basement in the same building to the Standard Paint Co.; for B. Crystal & Son the 3d floor at 47-9 West st to E. G. Khouri & Bros.; with Charles F. Noyes Co. the entire upper part of 144 Water st to Dudley Lee Tenny Co.; and with William H. Whiting & Co. the 4th floor at 58 John st to M. D. Danon & Co., printers.

**DOUGLAS ROBINSON, CHARLES S. BROWN CO.** rented a loft in 137-9 Wooster st to the Federal Underwear Co.

**DOUGLAS ROBINSON, CHARLES S. BROWN CO.** rented the building at 7 Gold st to the Wolverine Lubricants Co.

**RULAND & WHITING CO.** rented the building at 486 Greenwich st for the Robert I. Brown estate to the Chelsea Paper Stock Co.; store space at 97 Reade st for Philip L. Rose

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REAL ESTATE NOTES.

to Eugene Falco; the basement at 186 William st for the Schulte Realty Co. to J. Zimmerman; the 3d loft at 62 Vesey st for J. Archibald Murray at the Kimmel Press; offices at 101 Beekman st for Horace S. Ely & Co., as agent, to J. F. Linberg Co.; at 396-398 Broadway for Carstein & Linnekin, as agents, to Dora Natsch; also part of the 8th loft in the Evening Mail Building for the Beekman Press to the Peerless Manifold Book Co.

RULAND & WHITING CO. has leased for the Alliance Realty Co. to John Dunlop, the 4-sty stable at 348-50 Water st, and the vacant lot at 357-359 Water st.

GEORGE W. SASSE has leased for Dr. J. Douglas Malcolm the private house 315 West 112th st.

SHAW & CO. have leased for Henrietta Wilshusen the 3-sty dwelling 110 East 117th st to Dora Waibel.

SHAW & CO. leased the 2d and 3d floors at 107 East 125th st to the Republican Club of the 30th Assembly District.

JOHN FRANCIS SMITH has leased for the estate of Peter Billigmeier the building, on lot 50x100, at 626-S West 48th st to Jacob A. Zimmermann.

CHARLES B. VAN VALEN has leased for Howard H. Williams offices in 105 William st to the North River Insurance Co., one of the largest fire insurance companies in the country, which will transfer several departments from its main building at 95 William st, where they were unable to get more space. This building also contains several overflow departments of the Joseph Frelinghuysen Agency, at 111 William st. Recent leases by the same broker in this building include those to E. Ooto & Co. and T. M. Ten Broeck C.

VAN VLIET & PLACE have leased the three floors at 495 West st to Daniel Moynihan for use as a hotel; the 3-sty house at 329 West 4th st to Frederick Rodgers; the store at 641 Hudson st to Middendorf & Rohrs; the store at southeast corner of Barrow and Hudson sts to Henry C. Raedel; 12,000 ft. at 686 to 690 Greenwich st to S. S. Stafford, and the store to the Continental Warehouse Co.

E. K. VAN WINKLE leased for L. J. Phillips & Co., as agents, an apartment at 924 West End av to John W. Fitzmaurice; and for Herman Axelrod in the new building, 40 West 84th st, to Benjamin Stern.

EDWARD C. H. VOGLER has leased to the Belmont Market the store and basement at 569 Amsterdam ave; also the store at 718 Amsterdam av to Schmidt & Uhr, ladies' wear.

CHARLES B. WALKER leased for the estate of John R. Graham space at 210-212 Canal st to Penner and Schumacher; for Herman Schutte space at 180-182 Centre st to Max Baranowitz; for Michael Tatarsky a floor at 180-182 Grand st to Premier Snap Button Fastener Co.; for C. Lentino space at 194-196 Hester st to the Forman Clark Mfg. Co.; and for Jacob Franz part of store at 147 Grand st to M. Rossick.

DEAN WIDNER sub-leased the offices of Marston & Co., in 30 East 42d st, for Cross & Brown, agents, to the Associated Manufacturers of Electrical Supplies, composed of about 160 of the leading electrical manufacturers of the United States.

WM. A. WHITE & SONS have leased the 2d loft in 47-49 Greene st to Gradiaz, Annis & Co., cigar manufacturers; also at 139 East 30th st an apartment to Christine C. Morley.

WM. A. WHITE & SONS have leased for Hugh Cetty the 8-sty fireproof loft building at 159 Hudson st to Smith, Hogg & Co., who will use it as their New York warehouse.

WM. A. WHITE & SONS have leased the store and basement at 339-343 Greenwich st to H. E. Coffin, J. W. Meloney Co.

WM. A. WHITE & SONS have leased space in 12-16 John st to Benjamin Moskowitz and Harry Moskowitz; in 245-251 7th av, the 2d loft to Sinclair & Valentine Co., and an additional loft in 45 South st to David Brooks.

WHITE-GOODMAN leased the entire building at 69 Varick st to the Goldmeyer Co., dealers in bakers' supplies, for a long term.

ARTHUR E. WOOD leased the store and basement at 1966 Park av for the Yorkbrook Improvement Co. to the "I-V" Washing Tablet Mfg. Co.

Brooklyn.

CHARLES E. RICKERSON leased the dwellings at 538 1st av to Mrs. Josephine P. Benari and at 116 Prospect pl to Mrs. Ida Moore Doremus.

Queens.

CROSS & BROWN CO. has leased at 211 1st av, Long Island City, the garage to the Studebaker Co.

Out-of-Town.

BAKER CROWELL (INC.) leased for the season of 1917 the Tilyou estate on Manhasset Bay, Great Neck, L. I., to John M. Toucey.

FISH & MARVIN have rented, unfurnished, the property of the Briarcliff Realty Co., known as "Bendhu Cottage." This property comprises about one-half acre with stucco residence. The tenant is William Mackay, president of the Mutual Tire Co., of this city. And for the summer, furnished, the property of Mrs. Frances S. Marshall, known as "Ramorney Cottage." This property comprises two acres with residence and outbuildings. The tenant is Charles H. Kreuger.

PEASE & ELLIMAN have leased for the Schulte Cigar Co. in Philadelphia, in the Green Hotel property at Chestnut, corner 8th st, the 8th st store, adjoining the Schulte establishment, to Michael Fendrich.

SHIELDS BROS. (Inc.) have leased, at Great Villa, the home of Mrs. Constance Sloane to W. J. Lippencott of Manhattan.

GOODALE, PERRY & DWIGHT (INC.) have been appointed agents of 28 East 23d st.

GEORGE W. SASSE has been appointed agent for 200 West 131s st and 2003 2d av.

KLEIN & JACKSON has moved to their new offices in the Astor Trust Building, 5th av and 42d st.

MARSTON & CO. have moved their real estate offices from 30 East 42d st to 549 5th av, at 45th st.

GUSTAV R. SCHLUSING, formerly with the Schulte Realty Co., is now associated with the office of Heil & Stern.

THOMAS J. O'REILLY has been appointed agent by Mrs. M. Fannie Todd of the Algonquin, 6-8 West 107th st.

FRANK J. MOORE, real estate and insurance, now at 1291 Lexington av, will move to 1249 Lexington av about May 1.

JOSEPH P. DAY, Agency Department, has been appointed agent for the Sandingham, 181 Claremont av, and the apartment houses at 830 and 832 St. Nicholas av.

NEW YORK TITLE & MORTGAGE CO., main office at 135 Broadway, has opened a Bronx branch at 2796 3d av, between 147th and 148th sts. Frank J. O'Neill will be in charge.

HENRY WACKER negotiated the recently recorded sale of the two 5-sty tenements, at 617-619 West 46th st, on plot 50x100, to John H. Muller. A commercial improvement is planned for the site.

HENRY HOF has acquired from Rosemond Roberts, the 5-sty tenement at 317 East 39th st, through Walter G. Butler. Title passed on Tuesday. The property is to be altered for garage purposes.

M. M. HAYWARD & CO. have been appointed agents for 160 West 101st st and 154 West 121st st; also receiver of the rents for 2107 Madison av. The same firm negotiated the extension of the lease for Leopold Barzaghi of the buildings 219 West 100th st and 2342 Broadway to the Robwig Realty Holding Co.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. Assessed Value. No. with consideration. Consideration.

Mortgages.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. Assessed Value. No. with consideration. Consideration. Amount.

Mortgage Extensions.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. Assessed Value. No. with consideration. Consideration. Amount.

Building Permits.

Table with 3 columns: 1917 Apr. 7 to 13, 1916 Apr. 8 to 14, and New Buildings. Cost. Alterations.

BRONX. Conveyances.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. No. with consideration. Consideration.

Mortgages.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. Amount. To Banks & Ins. Cos. No. at 6%. No. at 5 1/2%. No. at 5%. No. at 4 1/2%. Unusual rates. Amount. Interest not given.

Mortgage Extensions.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and Total No. Amount. To Banks & Ins. Cos. Amount.

Building Permits.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and New Buildings. Cost. Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 Apr. 5 to 11, 1916 April 6 to 12, and Total No. No. with consideration. Consideration.

Mortgages.

Table with 3 columns: 1917 Apr. 5 to 11, 1916 Apr. 6 to 12, and Total No. Amount. To Banks & Ins. Cos. No. at 6%. No. at 5 1/2%. No. at 5%. No. at 4 1/2%. Unusual rates. Amount. Interest not given.

Building Permits.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and New Buildings. Cost. Alterations.

QUEENS. Building Permits.

Table with 3 columns: 1917 Apr. 6 to 12, 1916 Apr. 7 to 13, and New Buildings. Cost. Alterations.

RICHMOND. Building Permits.

Table with 3 columns: 1917 Apr. 6 to 11, 1916 Apr. 7 to 13, and New Buildings. Cost. Alterations.

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

UP TO the present writing the recent declaration that a state of war exists between the United States and the Imperial German Government does not seem to have greatly affected the general building situation. Activity in the building trades is proceeding in a satisfactory manner, with new projects being announced daily. Current indications point to a season of structural activity that will be a noteworthy one in spite of the high and steadily rising prices of building materials. The prologue preceding the actual declaration was so lengthy that all branches of the building industry were able to prepare adequately for the event, and they had sufficient time to provide for practically all contingencies. During recent weeks there has been a decided impetus in construction work of a commercial nature. Factories, warehouses, power houses and structures of a similar character predominate, and it would seem as though the manufacturing and commercial interests of this country were making preparations for a period of national prosperity of even greater proportions than that enjoyed during the last two years. Speculative building, however, is practically at a standstill. The excessive prices now maintaining in material lines are militating against this type of construction, but the consensus of opinion in the building trade today seems to be that there is a sufficient volume of factory and commercial construction in prospect to offset the loss caused by a cessation of speculative activity.

According to the opinions of the architects and builders of this city the present season will be one of the best in some years, provided, of course, that some unforeseen circumstance does not arise to upset the calculations. The work now on the boards represents a large potential expenditure for building construction, and there is every likelihood that a good percentage of the operations now contemplated will be commenced this year. Projects that have been dormant for many months are now evidencing marked signs of awakening, and these, added to the new jobs, will make the present a representative period in building activity.

The prices of structural materials of practically all kinds and classifications continue to rise in the scale, and it is feared by all concerned that the end

of the advance is not in sight. Common brick, which has been stable in price for some weeks, is likely at almost any time to be advanced at least 50 cents. Structural steel shapes are steadily mounting in price, and substantially all other structural materials have sustained recent advances. During the coming few weeks many price fluctuations are to be expected, and it is feared that none of them will be downward. There is a well-sustained demand for practically all materials. The Metropolitan district is well represented in the present activity, and the suburban sections and nearby cities report that the local conditions are most satisfactory.

The Building Material Exchange of the City of New York held its annual meeting at the exchange rooms last Monday afternoon, and elected the following as officers for the ensuing year: Elliott Smith, president; F. A. Rose, vice-president, and William C. Morton, treasurer. The trustees elected included Elliott Smith, F. A. Rose, William C. Morton, George A. Molitor, C. J. Curtin, C. S. Swallow, H. M. Halstead, Thomas D. Miller, Edward D. King, Percy Murchie, Walter C. Shultz, John W. Ruth and Frank E. Wise. One of the features of this meeting was the address delivered by Borough President Marcus M. Marks, in which he impressed upon the members of the exchange the necessity for co-operation and personal contact among themselves, not only for the benefit of their organization, but furthermore for the great personal advantages to be gained by the members becoming better acquainted with each other, which would thus further their immediate interests and make business more of a pleasure instead of the grind that it oftentimes becomes. During the meeting the question of moving from the present quarters in the Woolworth Building to a locality that would be in close touch with the center of building interests was discussed. This move cannot be made for at least a year on account of the existing lease, which does not expire until May 1, 1918. The vicinity of 42d street was suggested, and according to an expression of opinion by the members present, the change would be appreciated, and no doubt it would do much to enliven the organization if the headquarters were located near to the heart of building activity.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, April 13, 1917: Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 13; arrivals, 48; sales, 33. Distribution: Manhattan, 16; Bronx, 1; Brooklyn, 4; New Jersey points, 11; outside, 1. Left over Friday, April 13, 28.

**Common Brick**—The common brick market has been firm throughout the week, with a fair demand, and prices holding at the \$10 level. There is a prospect, however, that the wholesale price of this commodity will be advanced 50 cents at an early date, in fact the announcement is likely to be made at any time. Arrivals from up-river continue in a satisfactory manner, with barges coming down regularly. The Hudson River is now open to navigation for its entire length, and all likelihood of a shortage of common brick is eliminated. On account of the recent inclement weather the up-river plants have not yet begun operations, and it is expected that no start will be made in manufacturing before May 1. Should the weather improve, and the manufacture of brick be started, shipments of the current year's product are likely to arrive about June 15. One of the problems that will confront the manufacturers will be the shortage of labor in the yards. Last year only about 60 per cent. of the capacity of the plants was produced, due wholly to the shortage of labor, and from the present indications it would seem as though the production would be curtailed to a like amount for the same reason.

**Structural Steel**—The market for structural steel for building purposes is firm, with prices higher and the demand holding strong. At the present time one of the principal interests of the iron and steel industries is centered in the requirements of the Federal Government for supplies for war purposes. The estimate has been made that at least one million tons of steel will be necessary to place this country on a war footing, and it is expected that approximately one-half of this amount will be purchased by the Navy Department in order to fulfil the naval program. In view of these conditions fabricators are exhibiting a tendency to hold off pending the decision of the Government in regard to its requirements and the prices to be paid. The past week witnessed the award of a number of contracts for structural steel scheduled for local consumption. Eidlitz & Ross booked 1,000 tons for the West Side Telephone building and 400 tons for the telephone building at Elmhurst, L. I.

Milliken Brothers have taken 900 tons for a new apartment house at 2 West 67th street. There were some noteworthy bookings for out of town projects, and according to the number of inquiries current there seem to be busy times ahead for the steel interests. There is but very little indication that constructional work will be held in abeyance on account of the war. There have lately been contracts placed for the construction of a number of large projects, particularly in this city, and it is fully expected that the structural steel for these buildings will be awarded soon. At the present writing there is but very little speculative work active, the majority of live operations being for manufacturing and commercial usage. Government work looms as an important factor also, and will undoubtedly become even greater as the war programs are matured.

The United States Steel Corporation has announced another increase of wages, making the fourth within a year. The increase includes all employees getting up to \$2,500 a year and its scheduled to take effect May 1.

**Fire Brick**—There has recently been a substantial demand for this product, and prices are steadily advancing. The manufacturers are loaded with orders, and consequently deliveries are slow. Some manufacturers are from two to three months behind in their orders. The present manufacturing facilities are totally inadequate to supply the existing demand, and some factories are now being enlarged so as to increase their output.

**Linseed Oil**—The prices of this commodity are rapidly advancing under a strong demand, and it is the expectation of the manufacturers that the business in this line will continue to increase. One of the difficulties of the trade is the shortage of flaxseed, and there is no outlook for relief for the balance of the current season. This condition will have a tendency to maintain the price of linseed oil at high level, and there is a likelihood that the schedules will be steadily advanced.

**Wire**—The market for this product is particularly strong at this writing, and there is every prospect that the prices of all kinds of wire will be advanced in a short time. The requirements of the Allies and also those of our own government are now extremely heavy, and are taking immense quantities of this material out of the market. Mills producing this product are said to be sold up for a period of three to five months from date, and buyers are offering heavy premiums for preference in delivery.

**Window Glass**—Prices of window glass are holding firmly at the levels that have maintained for the last few weeks. The demand is considerably lighter than it has been lately, however, and it seems as though the consumers are awaiting developments. Stocks on hand are generally at a low ebb, and if there should be a sudden increase in demand there is every prospect that a shortage would occur.

**Heavy Hardware**—Practically every item in this line is steadily advancing in price, and the end is not in sight. The continued advances in the cost of iron and steel are responsible mainly for the increases in the hardware lines, and as further jumps in the prices of raw materials are expected almost daily the arrangement of hardware schedules becomes an extremely difficult matter.

**Cast Iron Pipe**—The private demand for this commodity continues strong, but municipal requirements have slowed down considerably. Prices are firm at the levels that maintained last week. Carload lots of 6-in. class B and heavier are quoted at \$50.50 per net ton, tide-water, with class A and gas pipe taking an extra \$1 per ton.

**CURRENT WHOLESALE PRICES.**

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

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

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

North River common.....	\$10.00@	---
Raritan common.....	10.50@	---
Second hand common, per load of 1,500.....	10.00@	---
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.....	\$2.15@	---
Rebate on bags, returned, 10c. bag.		
Rosendale Natural, to dealers, wood or duck bags.....	\$1.10@	---
Rebate on bags returned, 10c. bag.		

**CRUSHED STONE** (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1 1/2 in. (nominal)....	\$1.00@	---
Trap rock, 3/4 in. (nominal)....	1.20@	---
Bluestone flagging, per sq. ft....	.17@	0.18
Bluestone curbing, 5x16.....	.40@	---

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

<b>Exterior—</b>		
4x12x12 in., per 1,000.....	\$87.50	
6x12x12 in., per 1,000.....	122.50	
8x12x12 in., per 1,000.....	148.75	
10x12x12 in., per 1,000.....	175.00	
12x12x12 in., per 1,000.....	218.75	
<b>Interior—</b>		
3x12x12 in., per 1,000.....	\$66.00	
4x12x12 in., per 1,000.....	74.25	
6x12x12 in., per 1,000.....	99.00	
8x12x12 in., per 1,000.....	132.00	

**LIME** (standard 300-lb. bbls., wholesale):

Eastern common.....	\$1.65@	---
Eastern finishing.....	1.80@	\$1.85
Hydrated common (per ton)....	10.25@	---
Hydrated finishing (per ton)....	13.18@	---

**LINSEED OIL**—

City Brands, boiled, 5 bbl. lots.	\$1.07@	---
Less than 5 bbls.....	\$1.08@	---

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

1 1/2 in. (nominal).....	\$1.10@	---
3/4 in. ....	No quotation	
Paving gravel (nominal)....	1.25@	---
P. S. C. gravel.....	@	1.25
Paving stone.....	2.20@	2.40

**LUMBER** (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.).		
8 to 12 in., 16 to 20 ft....	\$33.00@	\$41.00
14 to 16 in. ....	43.00@	47.00
Heart face siding, 4-4 & 5-4	34.00@	39.99

Hemlock, Pa., f. o. b. N. Y.:

base price, per M.....	26.00@	---
Hemlock, W. Va., base price per M.....	25.00@	---

Hemlock, Eastern mixed cargoes.....

.....	22.00@	---
(To mixed cargo price add freight \$1.50.)		

Spruce, Eastern, random cargoes, narrow (delivered)....

.....	\$32.00@	\$35.00
Wide cargoes.....	35.00@	38.00

Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....	\$4.75@	\$5.00
Cypress lumber (by car, f. o. b. N. Y.).		
Firsts and seconds, 1-in....	49.00@	---

Cypress shingles, 6x18, No. 1

Hearts.....	8.75@	\$9.00
Cypress shingles, 6x18, No. 1		
Prime.....	7.50@	---

Quartered oak.....

.....	85.00@	88.00
Plain oak.....	60.00@	63.00

**Flooring:**

White oak, quartered, select.	\$52.00@	---
Red Oak, quartered, select....	52.00@	---
Maple, No. 1.....	47.00@	---
Yellow pine, No. 1, common flat.....	29.00@	---
N. C. Pine, flooring, Norfolk....	30.00@	---

**PLASTER**—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb. bags, per ton.....	@	\$15.00
Dry Mortar, in bags, returnable at 10c. each, per ton....	6.75@	7.25

Block, 2 in. (solid), per sq. ft....

.....	\$0.06 3/4	
Block, 3 in. (hollow).....	0.6 3/4	
Block, 4 in. (hollow).....	.08	

Boards, 1/2 in. x 8 ft.....

.....	12 1/2	
Boards, 3/4 in. x 8 ft.....	15 1/2	

**SAND**—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale....	\$0.50@	\$0.55
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**STRUCTURAL STEEL** (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in.	4.169@	4.919
Beams & channels over 14 in.	4.169@	4.919
Angles 3x2 up to 6x8.....	4.169@	4.919
Zees and tees.....	4.169@	4.919
Steel bars, half extras.....	4.169@	4.919

**TURPENTINE:**

Spot, in yard, N. Y., per gal.....	\$0.50	
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**WINDOW GLASS.** Official discounts from jobbers' lists:

Single strength, A quality, first three brackets.....	84% + 3%	
B grade, single strength, first three brackets.....	86% + 5%	
Grades A and B, larger than the first three brackets, single thick.....	83% + 3%	
Double strength, A quality.....	84% + 3%	
B quality.....	86% + 3%	

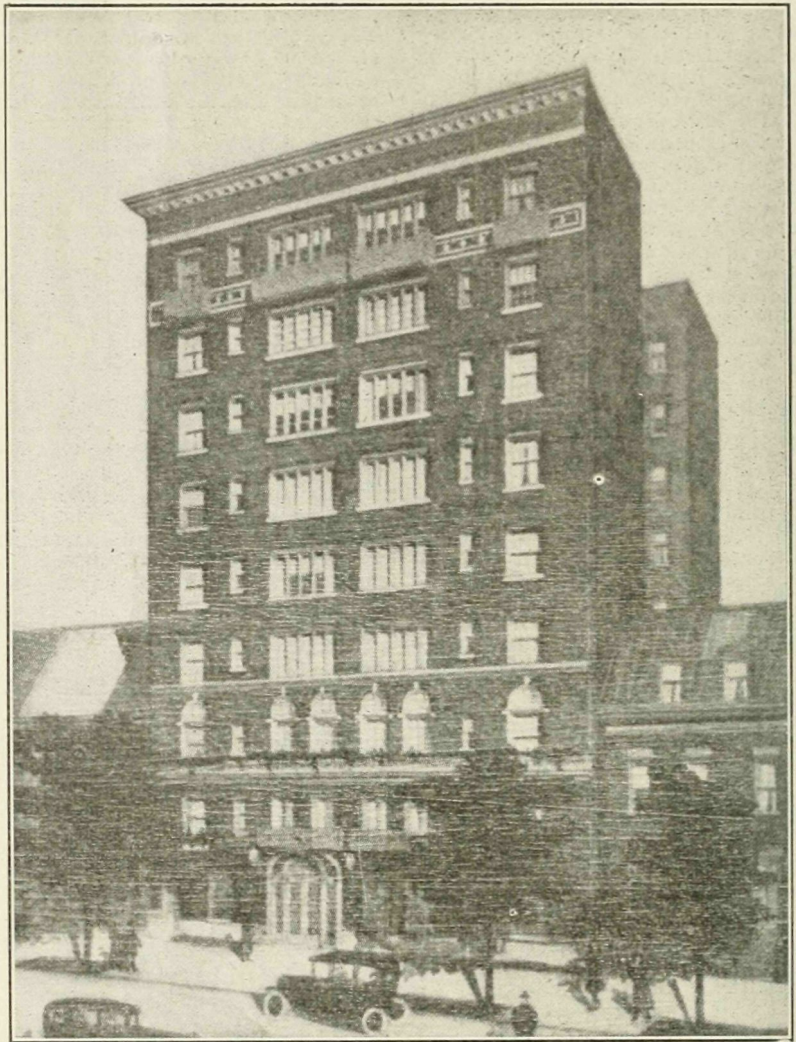
**\$250,000 APARTMENT OPERATION IN WASHINGTON SQUARE SECTION**

Structure Will Be Ready By Next October

**F**OR some time past there has been an insistent demand for modernly equipped living accommodations in the Greenwich Village and Washington Square sections. The new and remodeled structures that have within the past year been completed have developed into excellent renting propositions and are reported to be returning a satisfactory income from the investment. A nine-story fireproof apartment house is now under construction in this neighborhood which is expected to be com-

Kalamein Works, Inc., kalamein; Cassidy & Son, lighting fixtures, and Frank Morell Co., plain and ornamental plastering.

Planned by Rouse & Goldstone, architects, 40 West 32d street, the building has a facade strictly in keeping with the dignity of the neighborhood. It has been designed along simple but beautiful Colonial lines and is constructed of red face brick with trimmings of white marble. The harmony of the design bespeaks of the charm of the homelike interiors which have been especially to



Harby, Abrons & Melius, Builders. Rouse & Goldstone, Architects. JOHN ALDEN APARTMENTS IN WEST 10TH STREET.

pleted and ready for occupancy by October 1, and which will to a considerable extent augment the facilities of the section for housing in modern buildings. This project is owned by the John Alden Realty Corporation, 30 East 42d street, and is located at 44 West 10th street, where a frontage of 64 1/2 feet is occupied by the new building. The cost of construction is estimated at approximately \$250,000.

Harby, Abrons & Melius, 30 East 42d street, are erecting this structure under a general contract and have awarded separate contracts to the following concerns: Hinkle Iron Company, structural steel; Adin G. Pierce Co., fireproof arches, R. H. Jaffray Co., cement finish; David Miller Co., exterior marble; Charles M. Gray Marble & Slate Co., interior marble; Solar Metal Products, hollow metal doors and trim; Pittsburgh Plate Glass Co., glazing; Sargent & Co., finished hardware; Lassette & Murphy, steam heating; Jarcho Brothers, plumbing; Domestic Laundry Equipment Co., laundry equipment; Simons & Mayer, ornamental iron work; Architectural Cornice & Skylight Works, sheet metal; Ford Roof Construction Co., roofing; Jackson Mantel & Grate Works, tiling; Kertscher & Co., interior woodwork and trim; American

please discriminating tenants. Each floor will contain five separate suites consisting of three and four rooms each with baths. Rooms for servants are to be provided on the upper floor. The living-rooms are large and are most attractively arranged. A special feature of these rooms is the wood-burning fireplace that adds so much to the atmosphere of the apartment. The structure will be completely equipped with the most modern housekeeping devices.

**Building Officials at Washington.**

The annual meetings of the National Fire Protection Association and the Building Officials' Conference, which occurs during the same week, are to be held in Washington. The conferences of the former organization are to be held beginning Tuesday, May 8, and will continue until Thursday, May 10, at the New Willard Hotel. The program of the National Fire Protection Association includes a round table discussion on Tuesday on "Ammunition, its Manufacture, Storage and Transportation," and on Thursday on "Safeguarding Life in Theaters." All day Wednesday will be spent at the Bureau of Standards of the United States, the regular morning session being held in the auditorium, with column

and panel tests, and laboratory inspections in the afternoon.

The program of the Building Officials' Conference has not yet been officially promulgated, but the following has been planned. The meetings on Wednesday the 9th and on Thursday the 10th are to be joint meetings with the National Fire Protection Association. On Wednesday the members of the conference will visit with the National Fire Protection Association the Bureau of Standards, at which time a test on the full size steel column is to be made, this test being one of the series made under the auspices of a committee of the American Society of Civil Engineers. On Thursday a joint conference with the Fire Protection Association is to be held at the New Willard Hotel for the theatre discussion. Clarence H. Blackall, architect, of Boston, will speak on "Planning for Safety"; Major Raymond W. Pullman, Superintendent of Police, Washington, will speak on "Fire and Police Department Supervision," and R. S. Robins, manager of Keith's theatre in Washington, on the "Care of Theatres." This is to be followed by a general discussion.

The main topics for consideration at the meeting on Friday are to be a description of the work of the new Board of Standards and Appeals of New York City by Rudolph P. Miller, chairman of that Board; a paper on districting, with special reference to New York's new Zoning Law, by Alfred Ludwig, Superintendent of Buildings of Manhattan; a paper on accidents in the building trades and their prevention, by A. E. Davidson, and a discussion of the organization and work of building departments based on returns from a questionnaire, by Sidney J. Williams, inspector, State Department of Labor, Madison, Wisconsin.

**Apartments to Replace Church.**

Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for three six-story apartment houses, to occupy a plot 142 x 132, at the southeast corner of Lee avenue and Hooper street, for M. Solomon & Son. The new structures will cost approximately \$250,000. The exterior of the buildings has been designed in the Italian Renaissance style with Florentine feeling, and will be constructed with a cherry red brick with trimmings of granite and Indiana limestone. The skylights of the facades will be especially effective, since they will be broken by two high towers at each end of the building and roofed with Spanish tile. The property is now occupied by the edifice of the United Congregational Church, and is one of the landmarks of the Eastern District. At one time a motion picture concern had almost completed negotiations for acquiring the property, but the deal was abandoned.

**Obtain Record Order.**

What may be the largest single order of its kind ever placed in this country for mesh reinforcing has been closed with the Fireproof Contractors Corporation, by Albert Oliver & Son, Inc., sales agents for the Clinton Wire Cloth Company's Structural Products. The order calls for approximately 1,060,000 square feet of Clinton Electrically Welded Fabric, for the floors and roofs, as well as large quantities of fabrics for structural steel wrapping, for the new Commodore Hotel, now in course of construction at Lexington avenue and 42d street. It is expected that the delivery of the entire order will be completed in five months from June 1, the date of the first delivery. The Clinton Welded Fabric was also used on the Biltmore Hotel and the McAlpin Hotel.

**New Union College Building.**

The Amsterdam Building Company, 140 West 42d street, Manhattan, has obtained the general contract for the construction of the three-story stucco on brick and stone, science building, to be known as the Butterfield Memorial Building, at Union College, Schenectady, N. Y. The new building, which will measure 57 x 121, has been designed by George B. Post & Sons, 101 Park avenue, Manhattan, and with cost \$100,000.

**Approve New Terminal Plan.**

The Public Service Commission has approved the plans and specifications for the new terminal for the Putnam Division of the New York Central Railroad, to be constructed jointly by the railroad company and the Interborough Rapid Transit Company, west of Sedgwick avenue, between 161st and 162d streets, in the Bronx.

**Queens' Building Activity.**

Cantor & Dorfman, 373 Fulton street, Brooklyn, have completed plans for the erection of six three-story buildings, to be located in the north side of Fulton street, 128 feet east of Bergen avenue, in the center of the business section in Jamaica, in the Borough of Queens. This part of the borough is experiencing considerable activity. The buildings will be erected by the Milo Construction Company, Joseph Grodsky, president, and will involve an outlay of about \$130,000.

**PERSONAL AND TRADE NOTES.**

Cass Gilbert, architect, has moved his offices to 244 Madison avenue, southwest corner 38th street.

Hoppin & Koen, architects, now at 244 5th avenue, will move their offices on May 1 to 4 East 43d street.

Donald G. Anderson, architect, formerly at 28 East 49th street, has moved to 424 Avenue E, Bayonne, N. J., where he has been appointed school architect.

Ryan-Leahy Company of 491 Grove street, Jersey City, N. J., has been incorporated to do a general contracting and construction business. Edward A. Ryan and James W. Leahy are interested.

National Association of Master Steam and Hot Water Fitters, the Master Steam and Hot Water Fitters' Association of the State of New York and the Master Steam and Hot Water Fitters' Associa-

# Edison Current to Serve Huge Bush Terminal Structure

Contract with the Central Station for 3500 lights and 375 horsepower has been made by the Bush Terminal Buildings Company for its great building going up at 132-34 West Forty-second Street. This "merchandise clearing house" extending through to Forty-first Street will be twenty-seven stories high and an important addition to the Times Square section

If a superior electric supply had been possible, Edison Service would not have been spoken for. The fact stands that no other supply could bear comparison. The great structure which will offer the last word in convenience and effectiveness could hardly have been burdened with inferior electric service

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tion of New York City will move their offices to 50 Union Square on April 16.

Charles A. Warner has resigned his position with Hoggson Brothers of New York to become associated with the Newport Construction Company of Herkimer, engaged in the general construction of road building, paving, bridge building and sewer construction.

Sloan & Kilgour, 1182 Broadway, announce that they will dissolve partnership on May 1, 1917. William L. Sloan will retire from the practice of architecture. James A. Kilgour will continue in the practice of his profession, at 31 Springdale avenue, Newark, New Jersey.

Harry C. Partridge and Milton C. Walsh, formerly connected with the Chamberlin Metal Weather Strip Company, have opened offices at 503 Fifth avenue, where they will act as Eastern agents of the Roebuck Weather Strip & Wire Screen Company. They will also represent the Apex Metal Weather Strip Company.

Announcement is made by the Publicity Bureau of the Associated Metal Lath Manufacturers that its offices have been moved from Chicago to the Swetland Building, Cleveland, Ohio, and that Zenas W. Carter, formerly of Boston, has been appointed Commissioner, to supervise all their publicity, promotion and investigation from the Cleveland office.

The Public Service Commission has unanimously appointed Daniel L. Turner to be Chief Engineer of the Commission at a salary of \$15,000 per annum. The appointment took effect April 9. Mr. Turner has been Acting Chief Engineer since November, 1916.

Dust Proof Floor Co., with general offices at 1457 Broadway and works and laboratories in Long Island City has obtained the following contracts for dust-proofing, hardening and preserving the concrete floor throughout the entire buildings, as follows: Berkeley Arcade Building, 19 West 44th street; Tishman Building, 17 West 36th street; Ritz Realty Corporation, 912-920 Broadway; Auto Service Station, for the estate of Mary Pinchot, 109 West 64th street; Hasco Building, 404-410 Fourth avenue; Crystal Building, 38 East 33d street; Hasco Building, 50 East 32d street; Haynes Automobile Service Station, 618 West 57th street; Weatherley Building, 16-18 West 39th street; Benjamin Stearns & Company Building, 29 West 33d street; Printing Crafts Building, 461 Eighth avenue; Splittorf Electrical Company, Newark, N. J.

### NO ARCHITECTS SELECTED.

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

ALBANY, N. Y.—H. A. Potoski, on premises, contemplates building an addition to the 2-sty reinforced concrete and brick garage at Madison av and West Lawrence st, for which no architect has been selected. Cost, \$10,000.

POUGHKEEPSIE, N. Y.—The Nelson House Corp., Horatio N. Bain, pres., on premises, contemplates an addition to the hotel in Market st, for which no architect has been selected, and details are undecided.

UTICA, N. Y.—The Westminster Presbyterian Church, Rev. J. Howard Hobbs, pastor, contemplates erecting a 1-sty and basement brick Sunday School bldg, to contain auditorium, social room and bowling alleys, at 116 Washington st, for which no architect has been selected. Cost, \$40,000.

ELMIRA, N. Y.—The Chemung Canal Trust Co., Ray Tompkins, pres., Elmira, owner, contemplates erecting a bank building at the northeast cor of State and Water sts. No architect has been selected.

HOBOKEN, N. J.—The Chocolate-Menier Co., 358 7th st, Hoboken, contemplates the erection of a factory at the southeast cor of Clinton and 12th sts. No architect or engineer has been selected.

RED BANK, N. J.—Eintracht Singing Society, care Herman Ritzau, Augustus Kleinschmidt and Alfred Fielder, all of Red Bank, contemplate the construction of a home. No details have been decided and no architect has been selected.

### PLANS FIGURING.

#### APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—Christian A. Goldberg, 29 West 34th st, Manhattan, architect, is taking bids on the general contract for alteration of the brick dwelling at 87 St. Marks av, into studio apartments, for Miss Mary Paulson, owner. Cost, \$5,000.

#### MUNICIPAL.

MANHATTAN.—The City of New York, President of the Borough of Manhattan, Municipal Building, is taking bids on the general contract for general repairs to floating baths Nos. 1, 2, 10, 11, 14 and 15. Bids close 2 p. m., April 16.

EAST ORANGE, N. J.—James A. Wetmore, Acting Supervising Architect, Washington, D. C., is taking bids on the general contract to close 3 p. m., April 18, for the stone post office building for the United States Government, Washington, D. C., owner.

#### SCHOOLS AND COLLEGES.

MASSENA, N. Y.—The Board of Education of Massena is taking bids on the general contract, to close 8 p. m., April 17, for a 3-sty brick and steel public school, 105 x120, on Bridge av, west of Main st, from plans by E. E. Joralemon, 547 Franklin st, Buffalo, architect and engineer. Cost, \$125,000.

SCARSDALE, N. Y.—The Board of Education of Scarsdale is taking bids on the general contract, to close April 16, for a 2-sty brick and stone elementary school, from plans by Guy Lowell, 225 5th av, Manhattan.

#### STABLES AND GARAGES.

MANHATTAN.—Mortimer C. Rosenbaum & Bro., 28 East 85th st, are figuring the general contract on the garage building at 16-18 West 115th st, from plans by Sommerfeld & Steckler, architects, and desire bids on all subs.

#### STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—Walker & Ward, 52 Vanderbilt av, Manhattan, architects, are taking bids on the general contract for alterations to the 3-sty brick store, in Main st, for the Walk Over Shoe Co., Edward L. Seaman, general manager, 179 Broadway, Manhattan, owner. Cost, \$7,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

MONROE ST.—A. L. Kehoe, 1 Beekman st, is preparing plans for the alteration to the 5-sty brick tenement at 192-194 Monroe st, for Martin Gerone, 54 Oak st, owner and builder. Cost, \$3,500.

RIVERSIDE DRIVE.—John Brandt, 271 West 125th st, has completed plans for alterations and additions to the 5-sty brick apartment house at 415 Riverside Drive, for Emma I. Topfritz Estate, Samson L. Topfritz, executor, 311 West 94th st. Cost, \$10,000.

#### DWELLINGS.

PARK AV.—Walker & Gillette, 128 East 37th st, have been retained to prepare plans for a dwelling at 721-3 Park av, for Gerrish H. Milliken, 79 Leonard st and 101 East 70th st, owner.

#### FACTORIES AND WAREHOUSES.

BROOME ST.—Foster & Gade, 15 West 38th st, have completed plans for the alteration and addition to the factory at 398 Broome st, for the Loft Candy Co., Broome and Centre sts, owner. Charles E. Knox, 101 Park av, is the electrical engineer. Cost, \$80,000.

#### STABLES AND GARAGES.

CHARLETON ST.—James P. Whiskerman, 38 East 42d st, has completed plans for the alteration to the 3-sty brick garage, 40x75, at 14 Charleton st, for Thomas Rudden Estate, c/o Philip J. Rudden, administrator, 139 Prince st. Cost, \$25,000.

RIVERSIDE DRIVE.—John Harden, 531 West 157th st, has completed plans for eight 1-sty brick garages on the west side of Riverside dr, bet 156th and 157th sts, for Mrs. Charles S. Stone, 17 West 12th st, owner.

54TH ST.—Electus D. Litchfield, 477 5th av, has plans in progress for the alteration of the three loft buildings at 212-216 East 54th st, into an auto service building, for Jacob Hoffman Brewing Co., 212 East 54th st, William Hoffman, 214-6 East 54th st, and the Crescent Star Realty Co., 211 East 55th st, owners, and F. S. Gassaway, Inc., 214 East 54th st, lessee. Cost, \$15,000.

CHRISTIE ST.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have plans in progress for a 3-sty reinforced concrete and brick garage and news delivery building,



100x71, at 43 to 49 Chrystie st, for the Metropolitan News Co., 164 Henry st, owner. Cost, \$40,000.

63D ST.—Louis A. Sheinart, 194 Bowery, has completed plans for alterations and extension to the two 1-sty brick garages, 75x105, at 237-9 East 63d st, for Abraham B. Cox and J. P. E. Cannon, c/o Harris F. Bly & Co., 21 Liberty st, owner, and Lippman-Schnurmacher, 1128 1st av, lessees. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

5TH AV.—J. Duke Harrison, 52 Vanderbilt av, is preparing plans for the alteration to the brick and stone store at 411 5th av, for Rich & Fisher, 467 5th av, lessees.

123D ST.—Hugo Taussig, 1476 Broadway, is preparing plans for a 2-sty brick loft, 50x100, at 431 East 123d st, for the Eckstein Flour Co., 453 East 104th st. Cost, \$15,000.

BROADWAY.—Frederick C. Brown, 209 West 102d st, has completed plans for the alteration to the 9-sty brick store and office building, 61x175, at 350-352 Broadway, for Frank M. Hoffstot, owner. Cost, \$7,000.

WALL ST.—Mott B. Schmidt, 15 East 40th st, is preparing sketches for the alteration of the 3-sty brick and stone store and loft building at 120 to 122 Wall st, for the Lotos Tea Concern, Warner M. Van Norden, pres., 75 Front st, owner. Cost, \$75,000.

FULTON ST.—Theodore C. Visscher, 299 Madison av, has completed revised plans for alterations to the 5-sty brick loft building, about 50x100, at 221 Fulton st, for A. A. Forest, c/o Remington Type-writer Co., 327 Broadway, owner.

THEATRES.

PARK ROW.—E. M. Adelson, 1776 Pitkin av, Brooklyn, is preparing plans for the alteration to the 1-sty brick moving picture theatre at 223 Park Row. Owner's name will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

MELROSE AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty brick and stone tenement, 50x90, at Melrose av and East 163d st, for the Cedar Construction Co., c/o Joseph J. Lese, 35 Nassau st, owner and builder. Cost, \$50,000.

GRAND AV.—Mathew W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty brick and limestone apartment house, 53x105, on the west side of Grand av, 75 ft north of North st, for the Carretta Construction Co., 1771 Gleason av, owner and builder. Cost, \$50,000.

OGDEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty brick apartment house, 75x100, on the west side of Ogden av, 262 ft north of West 171st st, for the Lankan Realty Co., 656 West 181st st, owner and builder. Cost, \$70,000.

HALLS AND CLUBS.

HARLEM RIVER TERRACE.—Elisha H. Janes, 414 Madison av, is preparing plans for a 1-sty frame club house, 60x30, on the east side of Harlem River Terrace, 450 ft north of Fordham rd, for the Consolidated Gas Co., George B. Cortelyou, pres., 130 East 15th st, owner, and the University Heights Tennis Club, University av, lessee. Cost, \$2,000.

STABLES AND GARAGES.

CARTER AV.—W. I. Goeltz, 50 Broad st, has completed plans for a 1-sty brick garage, 126x100, on the west side of Carter av, 208 ft north of Prospect pl, for the Dochterman Realty Co., 457 East 10th st, owner. Cost, \$35,000.

SEDGWICK AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for an automobile showroom and storage building, 70x140, at the southwest cor of Sedgwick av and 177th st, for Edward F. Braning, Cedar av and West 177th st, owner. Cost, \$50,000.

144TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 1-sty brick and concrete garage, 50x100, in the north side of 144th st, 115 ft west of Morris av, for Charles McConnell, 320 East 145th st, owner and builder. Cost, \$15,000.

WASHINGTON AV.—Henry Nordheim, 1087 Tremont av, has completed plans for alterations to the 1-sty brick garage on the west side of Washington av, 100 ft south of 169th st, for the Taxpayers & Store Leasing & Improvement Co., Nathan Barber, pres., 4054 3d av, owner. Cost, \$5,000.

MISCELLANEOUS.

BATHGATE AV.—M. W. Del Gaudio, 401 Tremont av, has completed plans for a 1-sty brick comfort station, 8x24, on the

east side of Bathgate av, 150 ft south of 173d st, for Criffler & Weinberg, 1618 Washington av, owner. Cost, \$12,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

REMSEN ST.—William T. McCarthy, 16 Court st, is preparing sketches for a 4-sty brick and stone apartment house in Remsen st, near Furman st, for the Wolfinger & Lasberg Building Co., 44 Court st, owner and builder.

BAY RIDGE AV.—Thomas Bennett, 5123 3d av, has completed plans for two 3-sty brick tenements, 25x69, on the north side of Bay Ridge av, 113 ft west of 7th av, for the Stillman Building Co., 540 47th st, owner. Cost, \$20,000.

AMBOY ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty brick and stone apartments, with stores, 60x90, in the east side of Amboy st, 60 ft north of Blake av, for Louis Merowitz, 1300 Eastern Parkway, owner and builder. Cost, \$38,000 each.

GREENE AV.—Cohn Bros., 361 Stone av, have completed revised plans for two 4-sty brick and stone apartments, 61x87, on Greene av, near Marcy av, for the Nanore Realty Co., Joseph Shure, pres., 539 Greene av, owner and builder. Cost, \$40,000 each.

20TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for three 4-sty brick and stone apartments, one 50x87, and two 55x87, at the southeast cor of 20th av and 66th st, for the G. & W. Holding Co., Mr. Wolf pres., owner. Cost, \$100,000.

CLEVELAND ST.—Morris Rothstein, 1767 Pitkin av, has completed plans for a 3-sty brick and stone tenement, 16x60, in Cleveland st, 94 ft south of Dumont av, for the Intex Improvement Co., 1387 St. Marks av, owner and builder. Cost, \$5,300.

NEWPORT AV.—S. Millman & Son, 1780 Pitkin av, has completed plans for a 3-sty brick and stone tenement, 25x90, at the northeast cor of Newport av and Snedeker av, for Chenoff & Greenberg, 115 Malta st, owner and builder. Cost, \$18,000.

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See Page 149 Sweet's Catalogue for particulars

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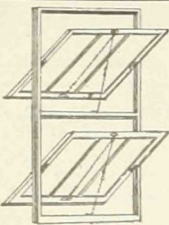
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**BAY RIDGE AV.**—Thomas Bennett, 5123 3d av, has completed plans for two 3-sty brick tenements, 25x69, on the north side of Bay Ridge av, 113 ft west of 7th av, for Stillman Building Co., 540 47th st, Brooklyn, owner. Cost, \$20,000.

**64TH ST.**—Charles A. Olsen, 1239 73d st, Brooklyn, has completed plans for a 3-sty brick and stone tenement, 20x75, in the south side of 64th st, 270 ft east of 13th av, for Joseph and Antonio Congesto, 1324 64th st, owner. Cost, \$7,500.

**ROSS ST.**—Sass & Springsteen, 32 Union sq, Manhattan, have plans nearing completion for a 6-sty brick and stone tenement, 60x87, at 189-193 Ross st, for the J. F. Construction Co., 101 West 112th st, owner. Cost, \$55,000.

#### CHURCHES.

**73D ST.**—Bertram G. Goodhue, 2 West 47th st, Manhattan, is preparing plans for a brick parish house at 73d st and Ridge Blvd, for the Christ P. E. Church, c/o Rev. H. Fitzgerald, Jr., 230 73d st. Cost, \$10,000.

**SUYDAM ST.**—Nicholas Serracino, 1170 Broadway, Manhattan, has revised plans in progress for a 1-sty brick and stone church, 54x100, in the west side of Suydam st, 275 ft north of Central av, for the Church of Our Lady of the Holy Rosary of Pompeii, c/o Rev. Ottavio Sildesti, 225 Seigel st, Brooklyn. Cost, \$12,000.

#### DWELLINGS.

**AVENUE U**—Charles Infanger, 2634 Atlantic av, Bklyn, has completed plans for a 2-sty brick residence and store, 28x75, at the southeast cor of Av U and Mill av, for the Atlantic, Gulf & Pacific Co., 13 Park row, Manhattan. Cost, \$10,000.

**MALTA ST.**—Morris Whinston, 459 Stone av, Bklyn, has plans in progress for a 1-sty wood dwelling, 20x45, in the west side of Malta st, 215 ft north of Stanley av, for Esther Feldman, 635 Hinsdale st, Bklyn, owner. Cost, \$4,000.

**WILLOUGHBY AV.**—Boyle & Prowler, 367 Fulton st, Bklyn, have plans in progress for alterations to the 3-sty brick and stucco dwelling and garage, 40x40, at 686 Willoughby av, for Henry D. Levy, 691 Broadway, Bklyn, owner. Cost, \$5,000.

**AV R.**—Cantor & Dorfman, 373 Fulton st, have completed plans for three 1 and 2-sty brick dwellings, with stores, 26x84 and 20x84, on the south side of Av R, 20 ft east of West 8th st, and at the southeast cor of Av R and West 8th st, for the A. & S. Brooklyn Building Corp., 44 Court st, owner. Total cost, \$30,000.

**EAST 17TH ST.**—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 24x41, in the west side of East 17th st, 220 ft north of Av J, for Mrs. Estelle W. Lavens, c/o J. F. James, 189 Montague st. Cost, \$7,500.

**SOUTH 1ST ST.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 2-sty brick and stone dwelling, with store, 25x43, in the west side of South 1st st, 60 ft east of Havemeyer st, for Philip Jacobs, 36 Moore st, owner. Cost, \$8,000.

**JAFFRAY ST.**—Benjamin F. Hudson, 319 9th st, Brooklyn, is revising plans for the alteration of the 2-sty frame and stucco dwelling into a 2½-sty residence, 24x48, in the north side of Jaffray st, 100 ft south of Oriental Blvd, for Mary Parker Smith, owner. Cost, \$8,000.

**EAST 43D ST.**—J. C. Wandell, 4-5 Court sq, has completed plans for fourteen 2-sty frame and shingle dwellings, 16x36, in the west side of East 43d st, 212 ft south of Linden av, for the Brody Construction Co., 1143 40th st, owner and builder. Total cost, \$35,000.

**WEST 31ST ST.**—S. Barclay McDonald, 2827 West 15th st, Brooklyn, has completed plans for four 2-sty brick dwellings, 18x49, in the west side of West 31st st, 240 ft north of Mermaid av, for Stephen F. Barrera, 221 Surf av, owner. Cost, \$16,000.

**53D ST.**—F. W. Eisenla, 186 Remsen st, has completed plans for three 2-sty frame dwellings, 18x50, in the north side of 53d st, 280 ft east of 16th av, for Henry Kornblum, 1423 46th st, owner. Cost, \$12,000.

**PIERREPONT ST.**—J. S. Kennedy, 157 Remsen st, has completed plans for an extension to the 3-sty brick dwelling at the northwest cor of Pierrepont st and Monroe pl, for Theresa De Yoanna, 565 Henry st, owner. Cost, \$6,000.

**AV N.**—A. White Pierce, 26 Court st, has plans in progress for a 2½-sty frame and stucco dwelling, 22x46, at the cor of Av N and Ocean Parkway. Owner's name will be announced later. Cost, \$7,000.

#### FACTORIES AND WAREHOUSES.

**BROADWAY.**—Koch & Wagner, 26 Court st, have completed plans for the alteration to the 2-sty brick and concrete factory on the east side of Broadway, 45 ft north of Lawton st, for the Bedford Co., owner. Cost, \$4,000.

**HUDSON AV.**—Max Hirsh, 350 Fulton st, has completed plans for the extension to the 3-sty factory and tenement on the east side of Hudson av, 76 ft south of Sands st, for Mersiato Falio, on premises, owner.

#### STABLES AND GARAGES.

**PORTLAND AV.**—E. M. Adelson, 1776 Pitkin av, Bklyn, has plans in progress for a 1-sty brick public garage, 25x100, on the west side of South Portland av, 150 ft north of Atlantic av, for Charles D. Strang, South Portland and Atlantic avs, owner. Cost, \$7,000.

**JOHNSON AV.**—Tobias Goldstone, 50 Graham av, has completed plans for a 2-sty brick garage, 25x71, on the south side of Johnson av, 150 ft west of Graham av, for Joseph Eig, on premises, owner. Cost, \$10,000.

**STONE AV.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 1-sty brick and stone public garage, 60x75, on the west side of Stone av, 75 ft south of Blake av, for James Greenbaum, 530 Stone av, owner. Cost, \$6,000.

**CENTRAL AV.**—Louis Allmendinger, 20 Palmetto st, Brooklyn, has completed plans for interior alterations to the 2-sty brick garage on the south side of Central av, 50 ft east of Meneham st, for Adam Lieber, 319 Central av, owner and builder. Cost, \$4,500.

**PITKIN AV.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for the alteration to the 3-sty frame store building, 40 x100, at the southwest cor of Pitkin av and Watkins st, for Abraham Goodman, 444 Hopkinson av, owner. Cost, \$4,000.

**NORTH 14TH ST.**—Cantor & Dorfman, 367 Fulton st, have plans in progress for two 1-sty brick stores, 24x100, at the southwest cor of North 14th st and Kings Highway, for Lewis Gold, 44 Court st, owner and builder. Total cost, \$40,000.

#### MISCELLANEOUS.

**POWELL ST.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for the alteration to the 1-sty brick public market, 100x100, at the southeast cor of Powell st and Sutter av, for Schwartz Bros., 131 West 36th st, Manhattan, owners. Cost, \$6,500.

**HOOPER ST.**—Elliott P. Lynch, 345 5th av, Manhattan, is preparing sketches for a 4-sty convent, 50x100, at the cor of Hooper and Marcy avs, for the Roman Catholic Church of the Transfiguration.

**GREENPOINT AV.**—John Boese, Bridge Plaza North, L. I. City, has completed plans for a 1-sty brick laboratory, to include a 1-sty addition, at the southwest cor of Greenpoint and Kingsland avs, for the Standard Oil Co., Henry C. Folger, pres., 26 Broadway, Manhattan, owner.

**MANHATTAN BEACH.**—C. F. Seifert, 30 East 42d st, Manhattan, has completed plans for a 1-sty frame comfort station, 30x60, for the Manhattan Beach Park Co., 31 Nassau st, Manhattan, owner. Cost, \$5,000.

#### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

**FOREST HILLS, L. I.**—Frederick French Co., 529 Courtland av, Manhattan, has plans in progress for a 4, 5 and 6-sty brick apartment, 120x200, at the cor of Dartmouth st and Tennis pl, for the Gardens Apartment, Inc., 200 West 72d st, owner. Cost, \$30,000.

#### DWELLINGS.

**HOLLIS, L. I.**—I. M. Kirby, 363 Fulton st, Jamaica, has completed plans for four 2-sty frame and shingle dwellings, 16x39, in the west side of Debevoise st, 100 ft south of Bryant av, for the Maure Construction Co., Harry Kolmetzky, pres., Maure av, Dunton, L. I., owner and builder. Cost, \$3,000 each.

**RICHMOND HILL, L. I.**—Henry Haugaard, Hillside Bank Building, Richmond Hill, has completed plans for five 2-sty frame and shingle dwellings, 16x38, on Freedom av, for the Richmond Hill Homes Co., Jamaica av, Richmond Hill, owner and builder. Cost, \$8,000 each.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 36x33, on the west side of Fairmount av, 117 ft south of Hillside av, for the H. B. Scutt Building Co., 336 Fulton st, Jamaica, L. I., owner. Cost, \$8,000.

**CORONA, L. I.**—William McIntyre, 105 Jackson av, Corona, has completed plans for two 2-sty frame dwellings, 20x36, on the south side of Hillside av, 180 ft west of Fairview av, for P. Bonuck, 3 Grand av, Corona. Cost, \$6,000.

**WOODHAVEN, L. I.**—P. H. Dein, Woodhaven, has completed plans for two 2½-sty frame dwellings, 20x35, on the east side of Diamond av, 42 ft north of Fulton st, and on the west side of Diamond av, 50 ft north of Ridgewood av, for W. H. Dein, owner. Cost, \$8,000.

# Continued Progress of the Record and Guide

Bulletin No. 1. *The following are some of the unsolicited expressions received regarding our Electrical Numbers of December 2nd and December 9th, 1916.*

BENJAMIN ELECTRIC MFG. CO.,  
114 Liberty Street  
New York

Dec 28, 1916.

Record and Guide Co.,

119 West 40th Street, New York City:

Gentlemen: Upon glancing over the two numbers, I will say that of all electrical publications I have seen, yours appears to be the only one which contains a comprehensive set of articles covering the entire electrical field. While, of course, they were more or less general in character I feel that they were doubly valuable for this purpose, as your publication reaches a class of readers who are not necessarily interested nor versed in electrical matters.

I wish to extend my congratulations to you over the success of the two issues and also for the opportunity of contributing.

Yours very truly,  
Benjamin Electric Mfg. Co.,  
By W. T. Blackwell.

THE SOCIETY FOR ELECTRICAL DEVELOPMENT, INC.,  
29 West 39th Street  
New York

December 7, 1916.

Record and Guide Co.,

119 West 40th Street, New York City:

Gentlemen: One of the really impressive enterprises of America's Electrical Week was the December 2d issue of the Real Estate Record and Builders' Guide.

Among other nationally noted publications you attained distinction not alone for the character and substance of the articles you carried, but particularly for the make-up and appearance of the Supplement.

May I add my compliments to those of many others who have undoubtedly wished you well for the coming year by congratulating you particularly on the reproduction of the Aladdin Poster appearing on the cover of the Supplement. We have seen dozens of reproductions of the original and do not hesitate to express our preference for yours.

Very truly yours,  
The Society for Electrical Development, Inc.,  
J. T. Kelly.

W. B. PERRY ELECTRIC CO.,  
286 Livingston Street  
Brooklyn, N. Y.

December 14, 1916.

Record and Guide Co.,

119 West 40th Street, New York City:

Gentlemen: I wish to express my entire satisfaction as to the manner in which our advertisement was presented, also the fact that our name was mentioned in the second issue as having been responsible for the installation. It is my opinion that the Electrical Issues were most satisfactory.

Very truly yours,  
W. B. Perry Electric Co.,  
By W. B. Perry.

THE UNITED ELECTRIC LIGHT & POWER COMPANY,  
130 East 15th Street  
New York

December 13, 1916.

Record and Guide Co.,

119 West 40th Street, New York City:

Gentlemen: We have received the copies of the supplement forwarded by you and note many valuable features in the articles contained therein. You are certainly to be congratulated on the collection of so much valuable data in the Electrical Number, which should be kept filed for reference by all those interested in the use of electricity in real estate connections.

Yours very truly,  
David F. Tobias,  
Manager Advertising Bureau.

ROBERT E. LIVINGSTON,  
1 Madison Avenue  
New York

December 11, 1916.

Record and Guide Co.,

119 West 40th Street, New York City:

Gentlemen: Kindly accept my congratulations on the appearance, both as to typography and press work, of the "Electrical Supplement" that accompanied the regular issues of the Real Estate Record and Guide of December 2 and December 9, 1916. The "supplement" is indeed worthy of the recognized organ of the real estate interests of New York City. Every person

interested in buildings completed or under contemplation of construction cannot help but be benefited by a thorough reading of the contents of the "supplement."

As a newspaper man, with connection of twenty years on the New York Herald, perhaps I scrutinize an output of this kind a trifle more critically than do others, therefore I cannot help but offer you my sincerest congratulations.

Yours very truly,  
(Signed) Robt. E. Livingston,  
Director of Publicity  
and Advertising Manager,  
Consolidated Gas Co., of N. Y.

WOODHAVEN, L. I.—P. H. Dein, Woodhaven, has completed plans for two 2½-sty frame dwellings, 20x35, at the northeast cor of Ashland st and Manor av, for W. H. Dein, Woodhaven, owner. Cost, \$7,000.

MORRIS PARK, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 16x38, in the west side of Vine st, 180 ft south of Hawthree av, for Harry E. Wade, Washington av, Richmond Hill, L. I. Cost, \$3,500.

JAMAICA, L. I.—Cantor & Dorfman, 373 Fulton st, Bklyn, have completed plans for six 3-sty brick dwellings and stores, 20x52, in the north side of Fulton st, 153 ft east of Bergen av, for the Milo Holding Co., 26 Court st, Bklyn, owner. Cost, \$62,500.

JAMAICA, L. I.—Private plans have been completed for a 2-sty frame dwelling, 18x34, on the east side of Maxwell av,

40 ft south of Aving av, for Henry, Russell & Storms, 11 Herriman av, Jamaica, owners. Cost, \$3,500.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame and shingle dwelling, 16x39, in the west side of Vine st, south of Hawthree st, for Harry Wade, Washington av, Richmond Hill, owner and builder. Cost, \$3,000.

ELMHURST, L. I.—W. S. Worrall, Queensboro Corp., L. I. City, has completed plans for a 2½-sty frame and shingle dwelling for George C. Johnston, Elmhurst, owner and builder. Cost, \$5,000.

KEW GARDENS, L. I.—Walter McQuade, 47 West 34th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 4½x32, in the south side of Pembroke pl, 106 ft east of Ausun st, for Frank H. Hamlin, 601 Madison av, owner. Cost, \$9,000.

FOREST HILLS, L. I.—Private plans have been completed for a 2½-sty brick dwelling, 46x31, at the northeast cor of Siocum, Crescent and Greenway Terrace North, for the Sage Foundation Homes Co., 27 Greenway Terrace, Forest Hills, owner. Cost, \$20,000.

#### FACTORIES AND WAREHOUSES.

COLLEGE POINT, L. I.—O. H. Fincke, 19 12th st, College Point, has plans in progress for a 6-sty reinforced concrete factory, 50x100, at the southwest cor of 5th av and 20th st, for the Queensboro Drug Co., 167 Jackson av, L. I. City, owner. Cost, \$50,000.

COLLEGE POINT, L. I.—Peter Schreiner, College Point, has completed plans for interior alterations to the factory at the southwest cor of 3d av and 8th st, for the L. M. F. Engineering Co., on premises, owner. Cost, \$0,000.

LONG ISLAND CITY.—F. B. McDuffie, 65 Clinton pl, Brooklyn, has completed plans for a 1-sty brick storage building, 100x130, at the northwest cor of 3d st and Creek pl, for the Indian Refining Co., 44 Whitehall st, Manhattan, owner. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

MIDDLE VILLAGE, L. I.—A. S. Gottlieb, 303 5th av, Manhattan, is preparing sketches for alterations and addition to the 2-sty brick office bldg for the United States Cremation Co., on premises, owner. One sty will be added to present bldg.

#### MISCELLANEOUS.

ELMHURST, L. I.—George H. Pegram, engineer, c/o owner, has plans in progress for a brick and steel transformer station for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner.

#### Westchester.

##### DWELLINGS.

HARTSDALE, N. Y.—Theodore A. Meyer, 114 East 28th st, Manhattan, is preparing plans for two 2½-sty hollow tile and stucco dwellings, 50x35, for Arthur Stewart, 1133 Broadway, Manhattan, owner. Cost, \$12,500 each.

MT. KISCO, N. Y.—Cross & Cross, 10 East 47th st, Manhattan, have plans completed for a 2½-sty frame and stucco dwelling, with garage, for Burnham Mofat. Cost, \$20,000.

#### SCHOOLS AND COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, has plans in progress for addition to School No. 1, for the Board of Education of Yonkers, owner. Will contain four new classrooms and assembly.

#### THEATRES.

YONKERS, N. Y.—Gregory B. Webb and E. C. Horn & Sons, 1476 Broadway, Manhattan, associate architects, have plans in progress for a 1-sty brick moving picture theatre, 25x100 ft, at 486 South Broadway, for the Broadway Theatre, William Coles, manager, on premises, owner.

#### New Jersey.

APARTMENTS, FLATS & TENEMENTS. EDGEWATER, N. J.—Herman Aschen-dorff, Edgewater, N. J., has completed plans for a 2-sty brick and stone flat, at 9-13 Undercliff av, for Calvin R. Annett, 363 Undercliff av, Edgewater, owner. Cost, \$7,500.

WEEHAWKEN, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, N. J., has completed plans for a 3-sty brick and stone apartment, 50x64, at 17 Oak st, for Charles Zerman, Oak and Gregory sts, Weehawken, owner. Cost, \$26,000.

NORTH BERGEN, N. J.—Private plans are in progress for five 5-sty brick and terra cotta apartment houses, 75x80, for James Thomson, 950 Broadway, Wood-cliff-on-Hudson, N. J., owner. Exact location will be announced later. Cost, \$175,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has completed plans for a 4-sty brick and terra cotta apartment, 50x90, at the northwest corner of Van Reipen st and De Kalb av, for Harry J. Max, 9 Orient av, Jersey City, owner. Cost, \$45,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for three 3-sty frame and shingle tenements, 22x52 ft each, on Hamilton av, for the Fair Realty Co., 126 Market st, Paterson, owner. Cost, \$10,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, is preparing plans for a 4-sty brick apartment house, 69x150, in Academy st, near Bergen sq, for the Woodward Realty Co., M. Boryarsky, pres., 125 Wegman Parkway, Jersey City, owner and builder. Cost, \$100,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 4-sty brick and stone apartment, 50x80, at 195 to 197 Claremont av, for Hyman Selkin and Jacob Yelon, 513 Boulevard, Bayonne, owners. Cost, \$35,000.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 3-sty brick and stone apartment, 66x36, with two wings, 30x75 ft each, on Park av near Prospect st, for Louis Goldfarb, 72 Springfield av, Newark, owner. Cost, \$50,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 5-sty brick and stone apartment, 138x120, to cost \$200,000. Owner's name and exact location will be announced later.

NEWARK, N. J.—Romlo Bottelli, 207 Market st, Newark, is completing plans for a 4-sty brick apartment, 25x78, at 5 Orleans st, for George Murphy, 38 Center st, Newark. Cost, \$18,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, has completed plans for a 4-sty brick flat, 23x78, at 765 Newark av, for Nathan Eisenstatt, 228 East 99th st, Manhattan, owner. Cost, \$16,000.

ATHENIA, N. J.—Abram Preiskel, Hobart Trust Building, Passaic, has completed plans for a 2-sty frame flat, 22x62, for Michael Sobol, 55 Passaic st, Passaic, Cost, \$7,000.

NORTH BERGEN, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., has completed plans for a 4-sty brick, terra cotta and stone apartment house, 50x75, in the north side of 34th st, 50 ft west of Hudson av, for August Kurle, 209 20th st, West New York, owner. Cost, \$32,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has completed plans for a 4-sty brick flat and store, 22x78, at 229 Academy st, for Robert Mrotzek, 26 Van Wagenen av, Jersey City, owner. Cost, \$14,000.

IRVINGTON, N. J.—Frederick G. Nobbe, 142 Market st, Newark, has completed plans for a 3-sty frame flat and store, 21 x60, and a 1-sty extension, 22x25, at 353 16th av, for L. Weiss, 350 16th av, Irvington, owner. Cost, \$7,500.

WEST NEW YORK, N. J.—Edwin F. Monahan, 711 Bergenline av, West New York, has completed plans for a 3-sty brick and stone apartment house, 25x78, at 425 16th st, for Henry G. Auf-der-Heide, 30 18th st, West New York, owner. Cost, \$13,000.

NEWARK, N. J.—Private plans have been completed for a 3-sty frame flat, 21 x51, at 31 Grafton av, for Abram Gennet, 105 Peshine av, Newark, owner and builder. Cost, \$6,000.

NORTH BERGEN, N. J.—Peter L. Schultz, 256 Summit av, West Hoboken, has completed plans for a 4-sty brick apartment house, 69x57x67x81, at 63 to 67 Paterson Plank rd, for Joseph Wigh, 69 Paterson Plank rd, North Bergen, owner. Cost, \$40,000.

#### CHURCHES.

RIVEREDGE, N. J.—Tillack & Foster, 150 Nassau st, Manhattan, have plans in progress for a 1-sty frame Sunday school, 32x60, for the First Congregational Church, Riveredge, owner. Cost, \$7,000.

#### DWELLINGS.

MAPLEWOOD, N. J.—George Hitchings, 116 Nassau st, Manhattan, is preparing plans for a 1½-sty frame and stucco bungalow, 28x42, for George Truber, Maplewood, owner. Cost, \$6,000.

JERSEY CITY, N. J.—Winfield K. Wenzel, 1 Montgomery st, Jersey City, has plans in progress for alterations and addition to the 3-story brick dwelling and garage, at 152 Myrtle av, for Eckstein & Nesselawitz, 152 Myrtle av, Jersey City, owner. Cost \$8,000.

SCOTCH PLAINS, N. J.—J. T. Tubby, 81 Fulton st, Manhattan, has completed plans for a 2½-sty frame and shingle dwelling,

## PROPOSALS

Notices under this heading are read by Contractors and others interested in bidding on City, State and Federal Government work—whether for new construction, alterations or supplies. Non-parallel measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**NOTICE TO CONTRACTORS:** Sealed proposals for Construction and Plumbing Work for Cottages for Employees at the New York State Reformatory for Women, Bedford Hills, N. Y., will be received by the President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 3 o'clock P. M., on Friday, April 20, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2671 and 2676. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, State Capitol, Albany, N. Y.

Dated: April 3, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 9, 1917.—Sealed proposals will be opened in this office at 3 p. m., May 22, 1917, for the construction of the United States post office at Prescott, Ark. Drawings and specifications may be obtained from the custodian of the site at Prescott, Ark., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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30x50, on Springfield road, for Mrs. Edith H. Eddy, owner.

**GLEN RIDGE, N. J.**—Adolph E. Nast, 546 5th av, Manhattan, has plans in progress for a 2½-sty frame and shingle dwelling, 27x35, on the south side of Linden av, bet. Hillside and Midland avs, for A. F. Gussueller, owner.

**PASSAIC, N. J.**—Abram Preiskel, Hobart Trust Building, Passaic, has completed plans for a 2-sty brick dwelling with store, at 151 2d st, for Philip Breithman, 146 2d st, Passaic. Cost, \$7,000.

**GREAT NOTCH, N. J.**—G. P. Johnson, 30 East 42d st, has plans in progress for a 2½-sty frame dwelling, 25x28, for Charles E. Rupp, 57 Dry Harbor rd, Glendale, L. I., owner and builder. Cost, \$3,500.

**MAPLEWOOD, N. J.**—Kenneth Dalzell, Depot pl, Maplewood, is preparing sketches for a 2½-sty brick dwelling, 32x28, on Park rd, near Prospect st, for Steven Belcher, 4 Salter pl, Maplewood, owner. Cost, \$8,000.

**BAYONNE, N. J.**—Private plans have been completed for a 2-sty frame dwelling, 21x50, at 358 Av A, for M. C. O'Brien, 127 West 14th st, Bayonne, owner and builder. Cost, \$4,000.

**KEARNY, N. J.**—J. B. Warren, 31 Clinton st, Newark, has plans in progress for a 2-sty frame dwelling, 22x40, in Chestnut st, bet Boyd st and Pomeroy av, for Nunzo Tullo, Middlesex st, Harrison, N. J., owner. Cost, \$3,000.

**JERSEY CITY, N. J.**—James Bagnell, 93 West 8th st, Bayonne, N. J., has completed plans for a 2-sty frame dwelling, 26x45, at 121 McAdoo av, for Nathan Dischler, 486 Boulevard, Bayonne, owner and builder. Cost, \$4,500.

**BAYONNE, N. J.**—Private plans have been completed for two 2-sty frame dwellings, 20x48 ft each, at 88 West 52d st, for John Greenberg, 19 West 52d st, Bayonne, owner and builder. Cost, \$4,000 each.

**JERSEY CITY, N. J.**—Plans have been completed privately for two 2-sty frame dwellings, 20x48 ft each, at 17-19½ Cator av, for the Garfield Development Co., Oscar E. Andrews, agent, 10 Rose av, Jersey City, owner and builder. Cost, \$4,000 each.

**BAYONNE, N. J.**—Plans have been completed privately for three 2-sty frame dwellings, 20x48, at 318-322 Av A, for Morris Berger, 25 West 15th st, Bayonne, owner and builder. Cost, \$4,000 each.

**ELIZABETH, N. J.**—Private plans have been completed for a 2½-sty frame and shingle dwelling, 26x28, at 620 Park av, for Barnes & Van Bergen, 60 West Scott pl, and 209 Reid st, Elizabeth, owner and builder. Cost, \$4,000.

**ARLINGTON, N. J.**—F. H. Koenigsberger, 665 Broad st, Newark, has plans nearing completion for a 2½-sty brick dwelling on Belgroce Drive. Owner's name will be announced later.

**RED BANK, N. J.**—H. T. Lindenberg, 2 West 47th st, has completed plans for a 2½-sty brick and hollow tile dwelling, 60 x190, at Red Bank, for Thomas Vietor, owner.

**DUNNELLEN, N. J.**—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty frame dwellings, 26 x30, for A. H. Murdick, owner. Cost, \$4,000 each.

**CHATHAM, N. J.**—Herman Fritz, News Building, Passaic, has completed plans for four 2½-sty frame dwellings, 20x30, for Charles M. Murphy, 446 48th st, Brooklyn, owner and builder. Cost, \$4,000 each.

**NUTLEY, N. J.**—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 26x30, for the United Realty Co., S. Piguatoro, pres., Franklin av. Nutley, owner and builder. Cost, \$4,000.

**PATERSON, N. J.**—Jacob Van Duyvenbode, owner and builder, 865 East 23d st, Paterson, has had plans completed privately for two 2-sty frame dwellings, 24 x46, at 207-211 Lawrence st. Cost, \$4,000 each.

**FACTORIES AND WAREHOUSES.**  
**PERTH AMBOY, N. J.**—Jensen & Brooks, 196 Smith st, Perth Amboy, has plans in progress for a 2-sty brick cigar factory, 50x100, in Cortlandt st, for Julius Klorfine, care Charles Adler, Hotel Madison, Perth Amboy, owner. Cost, \$20,000.

**JERSEY CITY, N. J.**—James Mitchell, Inc., 76 Montgomery st, Jersey City, has the general contract for addition to the 3-sty factory, 60x90, at 88 Forest st, for the Seydel Mfg Co., Herman Seydel, pres., 86-100 Forrest st, Jersey City, owner, from privately prepared plans. Cost, \$35,000.

**IRVINGTON, N. J.**—D. A. Hopper Co., Union Building, Newark, has completed

plans for a frame and novelty siding store house, 30x80, at 1144 Springfield av, for Martin Weiss & Co., on premises, owner. Cost, \$5,000.

**NEWARK, N. J.**—Bartlett & Marsh, 738 Broad st, Newark, have plans in progress for a 2-sty reinforced concrete warehouse, 60x200, for the Port Newark Warehouse Co., 411 Kinney Building, Newark, owner. Cost, \$75,000.

**WEST NEW YORK, N. J.**—Arthur E. Dore, Jr., 650 Bergenline av, West New York, is preparing plans for a 2-sty brick factory, 80x189, in the east side of Washington st, 200 ft south of 15th st, for Rous-sig Bros., owners. Cost, \$50,000.

**MUNICIPAL.**

**FLEMINGTON, N. J.**—Jordan Green, 31 Clinton st, Newark, has preliminary plans in progress for a 2-sty jail addition to the Court House, 41x76, to contain 14 cells, laundry, dining room, kitchen and charge room, for the Board of Chosen Freeholders of Hunterdon County, Flemington, owner. Cost, \$45,000.

**SCHOOLS AND COLLEGES.**

**HIGHLAND PARK, N. J.**—Alexander Merchant, 363 George st, New Brunswick, N. J., has plans in progress for addition to the 2-sty and basement brick "Lafayette" Public School, at 2d av and Benner st, for the Board of Education of the Borough of Highland Park, Martin Cramer, pres., Highland Park, owner. Addition will contain 4 rooms. Cost, \$18,000.

**STORES, OFFICES AND LOFTS.**

**PERTH AMBOY, N. J.**—Goldberger & Griesen, Raritan Bldg, Perth Amboy, are preparing sketches for a 3-sty brick store and storage bldg, 30x100, on Madison av, near Smith st, for the Perth Amboy Hardware Co. Ingfred T. Madsen, president, 166 Smith st, Perth Amboy, owner. Cost, \$40,000.

**UNION HILL, N. J.**—Joseph Lugosch, 21 Bergenline av, Union Hill, has plans in progress for a 5-sty brick furniture store, 40x90, at 149-151 Bergenline av, for William Gulden, 105 Hamilton av, Weehawken, N. J., owner.

**NORTH BERGEN, N. J.**—A. De Paola, 140 Central av, West Hoboken, has plans in progress for a 2-sty cafe and residence, 24x47, at 933 Paterson av, for Robert Schmidt, 936 Paterson av, North Bergen, owner. Cost, \$6,000.

**CONTRACTS AWARDED.**

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

**BANKS**

**BRONX.**—N. V. Kiehle Co., 1035 Stebbins av, has the general contract for alterations to the 3-sty brick bank building, with 3-sty brick extension, 7x11, at the cor of 3d av and 155th st, for the Germania Bank, 3015 3d av, owner, from plans by Otto Reissmann, 147 4th av. Cost, \$10,000.

**MT. VERNON, N. Y.**—Oscar Johnson, 432 Dunham st, Mt. Vernon, has the general contract for the addition to the 1-sty brick bank, 25x30, at 9 South 3d av, for the Eastchester Savings Bank, owner, from plans by Charles E. Miller, 111 Nassau st, Manhattan. Cost, \$5,000.

**DWELLINGS.**

**MANHATTAN.**—Edwin Outwater, 18 East 41st st, has the general contract for the alteration to the 5-sty brick and stone residence at 92 Park av, for Cleveland E. Dodge, 99 John st, owner, from plans by Parish & Schroeder, 278 Madison av. Cost, \$20,000.

**MANHATTAN.**—H. H. Vought, Jr., Grand Central Terminal Building, has the general contract for the alteration to the 2-sty brick dwelling, 20x30, at 109-111 East 91st st, for Isaac T. Burden, 290 Broadway, owner, from plans by Addison C. Mizner, 431 5th av. Cost, \$4,000.

**BRONX.**—Cauldwell-Wingate Co., 381 4th av, has the general contract for the 3-sty brick dwelling, 39x38, with garage, at the southwest cor of Wales av and 142d st, for the Lincoln Hospital and Home, on premises, owner, from plans by Vernon Jarboe, 381 4th av. Cost, \$13,000.

**BROOKLYN, N. Y.**—George Bauer, 2746 Bedford av, Brooklyn, has the general contract for a 2½-sty frame dwelling, 42 x27, at the southeast cor of Ocean Parkway and Av C, for Morris Salzberg, 405 East 2d st, Brooklyn, owner, from plans by Benjamin Driesler, 153 Remsen st, architect. Cost, \$8,500.

**NEWARK, N. J.**—Trautman & Freshetta, 148 Shepard av, Newark, have the general contract for a 2½-sty frame dwelling at 15-17 Stengel av, for Walter and Josephine Runge, 39 Conklin av, Newark, from privately prepared plans. Cost, \$5,500.

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RYE, N. Y.—Wadsworth & Marshall, Smith st, Rye, have the general contract for a 2½-sty terra cotta block and brick veneer dwelling and garage, 54x25, and 34 x22, on Milton Harbor through to Stuyvesant av, for L. C. Stanton, owner, from plans by Goodwin, Bullard & Woolsey, 4 East 39th st, Manhattan, architects.

MIDDLETOWN TOWNSHIP, N. J.—Rogers & Blydenburgh, Carl av, Babylon, L. I., have the general contract for the 2½-sty brick and stone residence, 120x40, near Red Bank, for Andrew V. Stout, 115 Broadway, Manhattan, from plans by John Russell Pope, 527 5th av, Manhattan.

CAULDWELL, N. J.—Frank Tichenor, 23 Elizabeth st, Cauldwell, has the general contract for the 2½-sty frame dwelling on the east side of Park av, north of Central av, for Asa E. Broadbent, 5 Kirkwood pl, Cauldwell, owner, from privately prepared plans. Cost, \$4,000.

HACKENSACK, N. J.—Herbert Snook, 251 Burgess pl, Passaic, has the general contract for two 2½-sty frame dwellings, 20x35, for the Home Development Co., from plans by C. D. Waterhouse, 257 Main av, Passaic. Cost, \$4,000 each.

GREENWICH, CONN.—J. P. Crosby, Smith Building, Greenwich, Conn., has the general contract for the 2½-sty frame dwelling in North st, for Mrs. Anna S. Gibson, from plans by F. G. C. Smith, Smith Building, Greenwich, owner. Cost, \$25,000.

DOUGLAS MANOR, L. I.—George A. Sheffield, 3d st, Bayside, has the general contract for the 2-sty frame residence, 70 x27, at the southeast cor of Forest rd and Ardsley rd, for R. A. Weagant, Douglas Manor, owner, from plans by William L. Bottomley, 597 5th av, Manhattan. Cost, \$10,500.

GREENWICH, CONN.—The J. Dall Construction Co., 10 East 23d st, Manhattan, has the general contract for a 2½-sty hollow tile and stucco residence and garage, 200x75, for Miss E. S. Lauder, owner, from plans by Cross & Cross, 10 East 47th st, Manhattan. Cost, \$125,000.

NORTH PLAINFIELD, N. J.—Alexander Milne, 125 West 2d st, Plainfield, N. J., has the general contract for a 2½-sty frame and shingle dwelling, 32x49, for De Witt P. Brokaw, 32 Myrtle av, North Plainfield, owner, from plans by Oakley & Son, 1261 Clinton pl, Elizabeth, architect. Cost, \$18,000.

KEW GARDENS, L. I.—G. W. Carlson, 47 West 34th st, Manhattan, has the general contract for a 2½-sty frame and stucco residence, 56x23, for Mrs. Marie Luffberry Miller, owner, from plans by D. W. Terwilliger, 1 West 34th st. Cost, \$12,000.

FACTORIES AND WAREHOUSES.  
MANHATTAN.—The Lustbader Construction Co., 103 Park av, has the general contract for the 4-sty brick, stone and granite packing plant at 2332 3d av, 165 East 126th st, and 170-174 East 127th st, for Otto Stahl, Inc., 2332 3d av, owner, from plans by C. N. Comstock, 110 West 40th st.

MANHATTAN.—Charles A. Cowen Co., 30 East 42d st, has the general contract for the restoration of the 7-sty brick factory building at 332-340 East 28th st, for the Manhattan Brass Co., 332 East 28th st, owner, from plans by Buchman & Fox, 30 East 42d st.

MANHATTAN.—Jacob A. Zimmerman & Son, Inc., 18 East 41st st, have the general contract for a 4-sty reinforced concrete and brick factory, 180x72, at the northwest cor of 56th st and Av A, for Locke & Co., 218 West 84th st, owner, from plans by Albert Morton Gray, 1402 Broadway, architect. Cost, \$100,000.

BROOKLYN, N. Y.—G. E. Tilt & Co., 90 West Broadway, Manhattan, have the general contract for the extension of the 2-sty brick shop in the south side of Beard st, 215 ft west of Dwight st, for the Robins Drydock & Repair Co., 15 Whitehall st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

BROOKLYN, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the 7-sty reinforced concrete factory, 72x112, at 176-80 Front st, for the Boerum & Pease Co., 109 Leonard st, Manhattan, owner, from plans by John C. Snackenbergh.

BROOKLYN, N. Y.—Meyer & Sweeney, 384 Crown st, Brooklyn, have been awarded the general contract for a factory building at 12 Commerce st, for Bernhard Meiners, 49 Murray st, Manhattan, owner, from plans by Bart and John P. Walther, 147 East 125th st, Manhattan, architects. Cost, \$18,000.

JERSEY CITY, N. J.—G. E. Tilt & Co., 90 West Broadway, Manhattan, have the

general contract for the 2-sty steel and corrugated iron machine shop, 45x50, at the foot of Morris st, for the International Elevating Co., 5 Morris st, Jersey City, from privately prepared plans. Cost, \$7,000.

PHOENIX, N. J.—E. A. Turner, Inc., 34 East 28th st, Manhattan, has the general contract for the factory, 100x80, for the German-American Stoneware Works, now known as the General Ceramix Works, from plans by Wortmann & Braun, 114 East 28th st, Manhattan, architects. Cost, \$20,000.

NEWARK, N. J.—Levering & Garrigues Co., 552 West 23d st, Manhattan, has the general contract for a 1-sty brick plant, 200x255, along the L. V. R. R. tracks, near Sherman av, for the Pittsburgh Plate Glass Co., 322 Hudson st, Manhattan, owner, from privately prepared plans.

#### HALLS AND CLUBS

MT. KISCO, N. Y.—L. C. Remsen, Bedford Hills, N. Y., has the general contract for the alteration and addition of the frame residence into a clubhouse, for the Mt. Kisco Golf and Tennis Club, from plans by Benjamin W. Morris, 101 Park av, Manhattan.

#### SCHOOLS AND COLLEGES.

BRONX.—The Gillies Campbell Co., 101 Park av, has the general contract for the 1 and 2-sty brick and stone private school, 209x122x114, on the east side of Fieldston rd, 450 ft south of 253d st, for the Riverdale Country School Realty Corp., 252d st and Fieldston rd, from plans by McKim, Mead & White, 101 Park av. Cost, \$60,000.

PASSAIC, N. J.—William Hassen, 270 Main av, Passaic, has the general contract for the 2-sty brick and stone Sunday school and chapel, 60x75, at Hamilton and Jefferson sts, for the North Reformed Church, c/o Rev. W. D. Brown, 35 Hamilton av, from plans by Mason R. Strong, 7 Wall st, Manhattan. Cost, \$25,000.

MINE HILL, N. J.—Gallo Bros., Allen st, Netcong, N. J., have the general contract for a 2-sty brick and hollow tile public school, to contain 4 rooms, 34x77, near Dover, N. J., for the Board of Education of Randolph Township, Wm. T. Jenkin, pres., Mine Hill, owner, from plans by Rasmussen & Wavland, 1133 Broadway, Manhattan. Cost, \$13,000.

#### STABLES AND GARAGES.

PELHAM MANOR, N. Y.—S. W. Dassler, 82 Walnut st, New Rochelle, has the general contract for a 2½-sty frame and shingle garage and chauffeur's quarters, 30x30, for Mrs. George A. Phelps, Pelham Manor, owner, from plans by George S. Chappelle, 101 Park av, Manhattan, architect.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Starrett & Goss, 103 Park av, have the general contract for the alteration to the office building at 22 Whitehall st, for the Chesebrough Building Co., 24 State st, owner, from plans by Starrett & Van Vleck, 8 West 40th st. Cost, \$7,000.

MANHATTAN.—The Whitney Co., 1 Liberty st, has the general contract for the alteration and top addition to the 7-sty office building, 113x57, at 62-72 Water st, for W. R. Grace, 7 Hanover sq, owner, from plans by James W. O'Connor, 3 West 29th st, architect.

MANHATTAN.—William R. Hughes, 105 West 40th st, has the general contract for the alteration of the brick and stone office building at 30 Pine st, for the Kean Van Cortland Realty Co., c/o H. F. Kean, 5 Nassau st, owner, and the Home Insurance Co., 56 Cedar st, lessee, from plans by Clinton & Russell, 32 Liberty st. Cost, \$5,000.

MANHATTAN.—William Somerville, 317 East 122d st, has the general contract for the alteration to the office building at 131-137 Centre st, for the Excelsior Estates Co., c/o Samuel H. Stone, 135 Broadway, from plans by Schwartz & Gross, 345 5th av. Cost, \$10,000.

MANHATTAN.—W. A. L'Hommedieu, 1 Madison av, has the general contract for alterations to the 7-sty brick telephone exchange and offices, 100x92, at 346-352 West 17th st, for the New York Telephone Co., U. N. Bethell, pres., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway. Cost, \$10,000.

MANHATTAN.—The Standard Utility Co., 225 Lexington av, Manhattan, has the general contract for alterations to the brick store at the southeast cor of 87th st and Lexington av, for Frank J. Moore, 1291 Lexington av, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$5,000.

MANHATTAN.—Jacob Froelich Cabinet Works, 1041 Leggett av, Manhattan, has the general contract for the alteration of

the store at 15 John st, into a 9-sty brick, stone and steel restaurant and cafe, for John V. Cockcroft, 71 Nassau st, owner, and the Yeolde Dutch Tavern, 22 John st, lessee, from privately prepared plans.

BROOKLYN, N. Y.—William J. Moran, 113 Broadway, Brooklyn, has the general contract for the addition to the 1-sty brick bakery, 50x100, in South 1st st, for Dugan Bros., on premises, owner, from plans by L. S. Beardsley, 38 West 32d st, Manhattan, architect. Cost, \$8,000.

LONG BEACH, L. I.—W. A. L'Hommedieu & Co., 1 Madison av, have the general contract for the 2-sty frame and stucco telephone exchange building, 55x60, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from privately prepared plans. Cost, \$20,000.

ELIZABETH, N. J.—Weinstein Bros., 657 South Park st, Elizabeth, have the general contract for the 1-sty frame store building, 24x60, at 514 Bay Way, for Morris Weinstein, 569 South Park st, Elizabeth, from plans by Michael V. Silberstein, 123 Springfield av, Newark. Cost, \$4,000.

SPRING VALLEY, N. Y.—Oscar Eickhoff, Ridge av, Spring Valley, has the general contract for the 2-sty brick telephone building, 30x36, on the east side of Madison av, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from privately prepared plans.

#### MISCELLANEOUS.

BROOKLYN, N. Y.—Adler's Monumental Works, 790 Jamaica av, Bklyn, has the general contract for the 1-sty granite and marble mausoleum, 18x35, on Jamaica av, Salem Fields Cemetery, for the Estate of J. S. Halle, c/o Mrs. J. S. Halle, 32 West 54th st, Manhattan, owner, from plans by P. W. Darbyshire, 475 5th av, Manhattan.

HARRISON, N. Y.—Stevenson & Cameron, 37 West 25th st, have the general contract for the garage, tea house and gardener's cottage, near Portchester, N. Y., for Leo Wallerstein, 171 Madison av, Manhattan, owner, from plans by Louis R. Metcalfe, 2 West 47th st, Manhattan.

WILTON, N. Y.—The Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for a 2 and 3 sty stucco on terra cotta blocks, 86x32x62, at Mt. McGregor, for the Metropolitan Life Insurance Co., John Hegeman, pres., 1 Madison av, Manhattan, owner, from plans by D. E. Waid, 1 Madison av, Manhattan.

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL METAL TRADES' ASSOCIATION will hold its convention at the Hotel Astor, New York City, April 25 and 26.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in Washington, D. C., May 8-10, 1917.

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

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 HARDWARE MANUFACTURERS' ASSOCIATION and the Southern Hardware Jobbers' Association will hold their convention at the Rice Hotel, Houston, Texas, April 17-20. F. D. Mitchell, 233 Broadway, New York, is secretary-treasurer.

NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION will hold its spring meeting at the Hotel Sinton, Cincinnati, Ohio, May 21-22.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Elks Hall, Jersey City, N. J., May 15-17.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twentieth annual meeting at Atlantic City, at the Hotel Traymore, June 26 to 30, inclusive.

SOCIETY FOR ELECTRICAL DEVELOPMENT will hold its annual meeting on May 8 at its offices in the United Engineering Societies Building, New York City. Directors for the ensuing year will be elected. The report of J. M. Wakeman, general manager of the society, will be presented. The plans for 1917 and early 1918 will be discussed and voted upon. Following the annual meeting the Board of Directors will meet to elect officers for the ensuing year. The directors are expected to decide upon whether there should be another Electrical Week this year or next spring, and to appoint a committee to take active charge of such a campaign.



# Classified Buyers' Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

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CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552.  
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KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

## Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33rd St. Tel. Madison Square 3060.  
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

## Contractors (General).

FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.  
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.

## Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

## Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St., Tel. Morningside 2544.  
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EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.  
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

## Elevator, Alterations and Repairs.

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WHEELER-McDOWELL ELEVATOR CO., 9 Varick St. Tel. Spring 6085.

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