

REAL ESTATE RECORD AND BUILDERS GUIDE.

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LIMITATIONS ON CITY PLANNING POWERS

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By EDWARD M. BASSETT

OUR courts have wisely refrained from fixing an absolute limit to the exercise of the police power. The scope of the police power may increase as the needs of communities increase. The police power may be exercised for the sake of health, safety, morals and the general public convenience. The decided cases show that there has been a constantly growing field within which the courts will justify the exercise of the police power, and that the federal courts will uphold the Legislatures and courts of each State so far as police powers are concerned, unless there is a gross or discriminatory abuse of private rights. The decisions show no corresponding widening of application of the power of eminent domain.

The inclination of the courts in this field is to limit the taking strictly to a public use without that latitude which obtains in Canada and European countries. This is why it has been necessary to amend State Constitutions for excess condemnation. Ten years ago many feared that every enlargement of the historic powers of State Legislatures under the bill of rights clauses would need to be accomplished by constitutional amendment, the same as in excess condemnation, and it is, therefore, gratifying to note that the courts are recognizing an increased latitude of the power, so that constitutional amendments in that field will probably be unnecessary.

Every modern city wishes that it could lay out streets on the official city map and later take title to them without paying for structures and betterments that are erected after the mapping. On the other hand, the private owner deems it unjust to deprive him of his land without payment. He may be compelled to hold it idle for many years. Sometimes a mapped street is changed or entirely eliminated, and, if he has guilt in confidence that it would be legally acquired later, he may find that he has been put to great loss and has no redress. The courts refuse to intermix the condemnation of land and the police power. Although the prevention of buildings within mapped streets might be for the general welfare, and, therefore, within the police power, yet the courts will not on this ground depart from the strict rule of requiring compensation for the taking of land for a street purpose. This is in the field of eminent domain and not police power. There is, however, no objection to the requirement that a property owner should give notice to the city that he is about to make a building improvement within lines of a mapped street, whereupon the city should vest title within a certain period. Under a provision of this sort a private owner would have it within his power to compel the city to vest title or else to allow him to make his building improvement. If, then, the city condemned his structure so erected, he would receive fair compensation.

We can all remember the time when it would have seemed absurd for a city to restrict the height and arrangement of buildings on private property. One



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of the sure proofs that this was a free country was that a man could build a structure to any height, of any shape and put it to any use that was not a nuisance. A nuisance was something that injured health or threatened danger. Gradually it dawned on cities that unregulated building was an injury to the community. Skyscrapers not only absorbed light and air that belonged to other buildings, but they upset normal values of desirable areas. In homes and work places people lived in partial darkness. Courts and yards were insufficient and the penalty of the generous builder was that his open places were exploited by his neighbor. Improper congestion of population instead of distribution became the rule. No city area was immune from the sporadic tenement, factory or garage. When a trade wanted different quarters, its members invaded a new section, perhaps devoted to residences or high-class retail business. It was precarious for a citizen to erect an expensive private home in a large city because his open places were an invitation for an invasion of buildings of a different class. Private restrictions did not restrict and sometimes did harm.

The beginnings of building regulation were for fire protection, closely followed by requirements to insure safe construction. The courts uniformly upheld these regulations as clearly within the police power, even if there was no specific delegation of power in this respect by the State to the city. Then followed a period during which cities sought to restrict the location of livery stables and certain offensive industries. These were not nuisances per se, but after some backward and forward movement of the battle line the courts uniformly upheld such restrictions if the power to restrict such uses, not nuisances, per se, was donated to the city by the State and was reasonably exercised. Tenement house legislation became general and was rec-

ognized by the courts as based on health requirements.

Attempts to limit building heights or the location of ordinary business or industry were frequently frowned upon by the courts as being based on aesthetic considerations. Sporadic cases arose where building heights in a small area were limited by eminent domain, compensation being made to the private owner. This was, of course, extremely unsatisfactory because no community can afford to tax itself to enforce regulations which prevent a common injury. Then in about 1911 came the general insistence of great cities that building heights must be regulated, and that different localities or uses should have appropriate regulations. The case of *Welch v. Swasey*, arising somewhat earlier in Boston, held that different height limits can properly be placed on different streets. The United States Supreme Court said that it would not interfere with this exercise of the police power by a State. Within a few years many of our great cities passed height regulations or began investigations looking to that end. It became apparent to cities that the courts were not hostile to height and use regulations that were based on the general welfare and that were applied reasonably and without unfair discrimination. Especially stimulating was the position taken by the United States Supreme Court that it would uphold such State regulation and would leave the degree of regulation quite entirely to the State so long as it was not unfairly discriminatory, or did not amount to the actual deprivation of property rights. This broader interpretation so consonant with modern city needs invited a new era of use regulation.

Cities demanded the power to fix residential areas that might not be invaded by business or industries, and business areas that might not be invaded by factories. This is now the battle line. The courts in California have gone so far as to say in the now famous *Hadacheck* case that the operation of a brick yard in an area made residential by ordinance can be terminated by law under the police power and without compensation, and the United States Supreme Court has upheld the decisions of the California court. On the other hand, the highest court in the State of Minnesota has declared in the *Lachtman* case that stores cannot be prevented in a residential district because they do not interfere with the health, safety or morals of the community. This decision was by a majority of one, a very strong dissenting opinion being filed which took the advanced ground that the general welfare of a modern city might require the protection of its home areas against business places. The majority of the court appears to have gone out of the way to declare that a store can be built anywhere by a private owner without interference by the State. The building permit for the store might have been upheld on narrower grounds, for the permit had been issued for the building in question and work had been begun before the ordinance was passed.

New buildings under such circumstances were not prohibited under the zoning restrictions in New York City.

Then, too, the zoning in Minneapolis was not city-wide and the claim might have been made that all districts substantially similarly situated were not treated alike. But the court passed these considerations without comment and placed a precise limit on police power in the State of Minnesota. Even so, the result might have been different if ample testimony relating to the police power had been introduced in the trial in the court below.

It may not be improper to suggest that if a similar case arises in Minneapolis, it would be well to present to the trial court considerations of trucks and delivery wagons, danger to children, noise, dust, unwholesome litter and fire hazard. On the ground of such new proof the appellate court might distinguish the new case from the Lachtman case, and the State might not be driven to the expediency of a constitutional amendment. Every required amendment of State Constitutions to enlarge the scope of the police power is unfortunate, for the very nature of this power precludes its confinement to written words, and when a State Constitution once begins to specify various fields where it may be exercised, other newly created fields may also from time to time require enumeration. The present tendency of courts is strongly in favor of adapting the police power to community needs, thus rendering constitutional amendments unnecessary. In the field of eminent domain the courts insist that the people shall change their constitutions if they wish to enlarge the power of the State to take private property for a public use.

A thorough-going zoning of the City of New York went into effect July 25, 1916. Three official maps of the entire city were adopted, one showing allowable heights of new buildings, another showing allowable fractions of lots to be covered by new buildings, and a third showing allowable use and occupation. Popular approval of these building zone regulations has been so great that the court will, if occasion arises, find it difficult to say that they are not for the general welfare. Uses and values have already been perceptibly stabilized. No successful attack has yet been made upon the constitutionality of these regulations, but cases thus far heard have established two important points—that private litigants cannot in an action between themselves enjoin prohibited uses of building, and that these regulations are not encumbrances that will justify a purchaser in refusing to take title under a contract entered into before the Zoning Resolution went into effect. The establishment of the principle that private litigants cannot enforce the zoning regulations or enjoin their violation is most important because it will prevent two property owners, both of whom might be bent on upsetting the law on the grounds of unconstitutionality, from framing a collusive case. It is right that the municipality should enforce the regulations, and if the municipality is either plaintiff or defendant, it can set up the complete array of evidence relating to the police power that has been accumulated by the city through the Commission on Building Districts and Restrictions. A strong citizens' organization has been formed with a working staff to co-operate with the city departments in upholding the ordinance.

Excess condemnation and the prevention of buildings within mapped streets must be considered as definitely outside the domain of the police power as treated in this paper and within the field where compensation must be given. If within the next few years the courts shall generally uphold as within the police power zoning for height, area and use, we may expect to see set-backs gradually brought within the field of the police power, where they can be established without making compensation to private owners. This, however, will only be obtained by relating set-backs to the health and safety of the community through considerations of light, air, noise, protection of children, etc. The United States Supreme Court will probably uphold any regulation of bill-boards

that a city under authority from a State may see fit to impose so long as it is not based on aesthetic reasons only, has some relation to the safety, health, morals and general welfare of the community and is part of a carefully devised plan which treats similar localities substantially alike. This court will under these conditions uphold entire prohibition of bill-boards in populous parts of a city. Whether State Courts will be willing to go so far remains to be seen, but this much is true—that cities must base their bill-board cases, not on looks, but on the nuisance and danger features, which ought to be proved by the production of evidence in the trial court. When we come to height and arrangement of new buildings, the courts will sanction the application of the police power to the districting of a city in this regard, provided that the regulations are reasonable. It remains to be seen whether a detached house district can be preserved under municipal ordinances.

The "E" zones in New York City are the most vulnerable in this respect, as the rule for this zone is that 30 per cent. only of the plot can be covered at a height of 18 feet above the curb line. Here evidence must be produced upon the trial of any test case that the preservation of detached house districts in large cities is desirable where children can play on the earth without going to public playgrounds, where there can be some vegetation and where there can be an abundance of light and air.

In my opinion these facts and arguments will cause the courts to uphold villa zones if suitably located and if the requirements are not retroactive. It is highly desirable that property owners in villa zones should be placed on record as favoring their initiation. Finally and most critical comes the question of use. Will the State Courts more generally say that a store use may be prohibited under the police power? If the State Courts will permit it, there is no doubt

"BUILDING ZONES."

Book Just Published Explains the Intricacies of the Resolution.

"BUILDING ZONES" is the title of the book just published by the Record and Guide Company for the Lawyers Mortgage Company. The book was edited by George Burdett Ford, Consultant to the Commission on the Building Districts and Restrictions, assisted by Herbert S. Swan, and F. P. Schiavone. There has been a general demand throughout the country for a book which would explain to the layman the intricacies of the Building Zone Resolution as passed by the Board of Estimate of New York City, on July 25, 1916. The Lawyers Mortgage Company of New York has caused this book to be published in order to fill that need. It not only contains sixteen beautifully colored maps, showing the actual height, area and use restrictions and zones in the major part of Greater New York, but it gives the Law in full, with new annotations describing its application, and is illustrated with many diagrams to show the application to typical cases.

Much space has been devoted to the application and interpretation of the Law during the first six or eight months it has been in effect. All the amendments which have been considered by the Board of Estimate are described in detail with an analysis of the Board's action thereon, and also all of the several hundred cases, which have come before the Board of Appeals for exemption, have been cited and analyzed in detail. The whole procedure before both of these bodies for securing exemptions or amendments is carefully explained.

A great number of people who have not looked into the matter carefully still are apt to question the constitutionality of the Law. To answer these objections, a special chapter on the "Constitutionality of the Law," written by Herbert S. Swan, Secretary of the New York Zone Protective Committee, has been added. In it are cited and analyzed all of the salient cases throughout the country which touch on this subject.

that the United States Supreme Court will uphold it. In my opinion the Appellate Courts of our States will gradually favor zoning for use and occupation if it is a part of a carefully prepared and fairly executed plan supported by evidence of direct relation to health, safety and the general welfare.

In conclusion, certain points should be emphasized in relation to the exercise by cities of any regulation under the police power. Care should be taken that where the regulation goes beyond the historic fields of fire protection, sanitation and prevention of actual danger, there should be a donation by the State to the city of authority to pass the desired ordinance. The framing of the ordinance should follow careful investigations so that it will be reasonable, comprehensive and not discriminatory. Evidence of this relation to the health, safety and general welfare of the community should be so far as possible prepared before the passage of the ordinance. The local Legislature must not donate the law-making power to property owners, as was done in the Eubank case. Consents of property owners may, however, be required for a structure which the ordinance prohibits where consents are not given. It is safer not to have the ordinance retroactive, but to regulate new structures and new uses of old structures. Perhaps most important of all, cities should remember that present-day knowledge of scientific facts in relation to these progressive steps must be placed before the courts and not merely referred to in briefs. If cities neglect to show modern necessities, they cannot blame the courts for deciding these cases according to ancient law books. Courts should be reminded that the wisdom of the past has refused to set a limit to the broadening of the police power, and that the needs of great present-day communities are larger and more diversified than was the case fifty years ago.

The question is constantly asked about the country—how these principles are applicable to the cities—therefore, a concluding chapter was added by the editor in which an attempt has been made to show most of the ramifications of zoning, its advantages and limitations, the principles on which a Zoning Law should be started and worked out, and in general, the application of the principle to other cities.

The column is a real hand book on zoning, and should give a clear idea of the practical application of this most important subject. The book contains about 100,000 words, about 75 explanatory diagrams and 16 full page colored maps of the official restrictions in force in New York. The book is sold by the Record and Guide Company, price \$1.00, postpaid \$1.10.

Remarkable Complaint.

Secretary James B. Walker of the Public Service Commission has written a letter to Leo Kenneth Maver, Chairman of the Brooklyn Civic Committee, who protested against the alleged practice of the Brooklyn Rapid Transit Company and the Interborough Rapid Transit Company in exempting members of the National Guard from payment of fares upon their several lines. Mr. Walker's reply to Mr. Mayer was to the effect that this complaint was the most remarkable of the thousands received by the Commission, since its inauguration in July, 1907. Mr. Walker described it as astonishing that a voice should be raised against the providing of free transportation for members of the National Guard doing soldier duty. He informed Mr. Mayer that if the report were true that the companies in question had issued such orders that these orders met with the cordial approval of the Commission, which was prepared to go as far as it is able to promote military movement within the city and to facilitate the work of the regular army, navy and of the National Guard. He pointed out to Mr. Mayer that soldiers and sailors are specifically exempted from the law prohibiting the use of free passes.

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 and Guide.)

ALBANY, May 11.—After four weary months of inertness the members of the Legislature buckled this week to real work and wound up the session at an early hour today with a record of having passed in its closing hours nearly as many bills as had been adopted during the previous sittings. At the present writing it is impossible to ascertain the exact number of bills disposed of in the rush and confusion of the windup. It will take considerable work on part of the desk clerks in the Assembly and the Senate to disentangle the bills and make the proper entries showing the measures which have been passed and those which have been rejected.

If it is a relief for real estate owners to know that no drastic laws were passed affecting or injuring property rights, this

statement can be made. With exception of the levy of a Direct Tax of \$12,843,379, of which property owners of New York City are expected to pay more than eight millions, the real estate interests have not been encumbered with additional loads.

On the other hand, some amendments to existing laws and exemptions from provisions relating to real estate have been granted giving property owners relief from oppressive and unnecessary statutes and license to utilize buildings more advantageously than heretofore.

The most valuable of these amendments is an act introduced by Senator Lawson and known as the "Three-Family House Bill." It was passed this week in the lower house, having been adopted before by the Senate. This bill will enable owners of three-story private houses, of which there are about twenty thousand in the City of New York, to

make over their buildings into flats of four rooms each.

Before it can be placed on the statute books the Governor's signature must be obtained. No expression of opinion has been heard on this subject in the Governor's office and advocates of the bill must not hesitate to keep the State Executive advised on this measure if they expect to win in the final lap.

Many of the bills fought by the Real Estate Board have been killed, but some of the bills supported have shared the same fate. On the whole, the Legislature did not behave badly. The active interest manifested by the Real Estate Board and other civic organizations had a salutary effect on legislation, and both sides, lawmakers as well as taxpayers, have been in closer touch during the 140th session of the State Legislature than at any other time heretofore.

S. L. S.

LEGAL NOTES AFFECTING REALTY

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

Party Walls—Restrictions.

IN solving the question whether a covenant as to the use of a party wall and payment therefor is enforceable against subsequent owners of the property, the language of the instrument and all attending facts and circumstances surrounding the parties at the time of its execution are to be considered. The Alabama Supreme Court holds, *Leck v. Meeks*, 74 So. 31, that if a restriction imposed by a grantor or proprietor upon granted premises would naturally operate to enhance the value of his adjacent premises whether retained by him or conveyed to another, it is a strong circumstance that the restriction was not for the mere use of the grantor, but a permanent servitude appendant to the premises. The reported cases are numerous, and almost infinite in their phases of variety, where tracts of land in cities are subdivided into lots, and sold to separate purchasers, subject to restrictions as to the kind of occupations which may or may not be carried on upon them, and even as to the nature and dimensions of the buildings to be erected on the premises. The inquiry in these cases has generally been, whether the servitudes or restrictions imposed were of such a nature as to operate as an inducement to purchasers; and, if so, the inclination of the courts has been to construe them as appurtenant to the estate, and intended for its protection, rather than personal to the grantor. If appurtenant, it of course follows the land, being assignable with it, and each grantee can enforce it in equity against each other grantee having notice of it.

Assignment of Lease.

On the ground that there is privity of contract between the lessor and the lessee, the latter is liable to the former upon an express covenant to pay rent, even though there has been an assignment of the term to a third party. The assignee will generally be liable for all rent accruing while he is in privity of estate with the lessor. On the other hand, if the assignment of the lease was merely intended as a mortgage or security, it will be presumed that the parties never intended that the assignee should have possession, but that the mortgagor should continue in possession, and on the presumption of intention the law will not hold the assignee liable for the rent to the lessor. Applying these principles, the Arkansas Supreme Court, *Lansdell v. Woods*, 192 S. W. 716, holds that in a lessor's action for rent against the assignee of the lease and his as-

signee, oral evidence that the lease was assigned by the first assignee to the second assignee as collateral security for a note signed by the latter for the former to obtain money with which to purchase the lease was not inadmissible as varying or contradicting the terms of the instrument, but was admissible to establish the fact of a loan, and that the assignment was made to secure it.

Broker's Right to Compensation.

It is held that a broker who has brought to his principal a purchaser who signs an enforceable contract to buy on the owner's terms may recover on the contract his agreed compensation, even though the principal is unable to perform, or refuses to perform, or has so misrepresented the property to the broker and purchaser, even as to particulars not set out in the signed contract to purchase, that the purchaser does not consummate. Where a broker's petition alleged that defendant went to plaintiff broker and offered him a commission to procure a long-term tenant, representing that the present rentals were over \$7,000, and the broker procured a person willing to become a tenant of the property on the terms stipulated, but who repeatedly asked the defendant for an itemized statement of the rentals, which was not furnished until the final draft of the lease was made up, and which finally showed that the rentals were only \$6,200, whereupon the proposed tenant refused to perform, the broker was nevertheless entitled to go to the jury on the question of performance. In such case the broker's redress should not be limited to actions for damages, but he is entitled to a commission on the contract.—*Nelson, Lee & Green v. Daly*, 163 N. Y. Supp. 788.

Easements.

An implied reservation or grant of an easement can only arise where at the time of the deed or grant the existing servitude is apparent, continuous and strictly necessary to the enjoyment of the dominant estate. And there seems to be no material distinction in the application of this principle between an implied reservation and implied grant of such an easement, except that in a grant the terms of the grant according to the general rule is to be construed most strongly against the grantor in favor of the grantee. And there is a well recognized rule of the common law, applicable to cases of implied reservations or grants of such easements, that where the owner of two tenements sells one of them, or the owner of one entire estate sells a portion thereof, the purchaser

takes the tenement or portion sold with all the benefits and burdens which appear at the time of the sale to belong to it, as between it and the property which the vendor retains.

Damages for Lessee's Eviction.

The New York Appellate Division holds, *Orecchints v. Chittenden*, 163 N. Y. Supp. 928, that a tenant who has not paid in advance can, upon eviction by superior title, recover only nominal damages, and can recover nothing for the value of his lease or for improvements. Exceptions to this general rule which call for compensatory damages arise: (a) In case of fraud, or that which approximates fraud, on the part of the lessor. (b) In case of fault, or that which amounts to fault, upon the part of the lessor; but the execution of a lease by the lessor with knowledge that he is without full authority to do so, does not amount to a fault unless the lessee is thereby misled.

Inheritance Taxes—Appraisement.

The New York Appellate Division holds, *In re Gilbert's Estate*, 163 N. Y. Supp. 974, that where undivided shares in real estate were 15 per cent. less valuable than single ownership, an inheritance tax appraisement of an undivided single ownership one-third interest should be made by deducting such 15 per cent. from value before, and not after, deducting outstanding mortgages. The appraiser could not disregard evidence of such value and arbitrarily adopt 15 per cent. as the proper figure.

What Is a Corner Lot?

In connection with the enforcement of the provisions of the Building Zone Resolution, some trouble has been experienced by Superintendent of Buildings Ludwig, of Manhattan, as to what is meant by a corner lot.

The question has been passed on to the Board of Appeals in an appeal of F. Burrall Hoffman, Jr., architect, in connection with a proposed new residence building for Surrogate Robert Ludlow Fowler, at 17 East 90th street. The lot, on which it is proposed to erect the building, backs up against a portion of the premises on which Andrew Carnegie's residence stands. The Carnegie plot, which contains two buildings but is mostly uncovered area, is at a corner and runs the full length of Fifth avenue from 90th to 91st streets. The plot extends about 200 feet along 90th street and about 325 feet along 91st street, making the 91st street portion of the lot extend about 120 feet farther from Fifth avenue than the 90th street end.

The Building Zone Resolution does definitely specify what a corner lot is, but the Board of Appeals holds that a lot extending, as this one does, for so great a distance along the street cannot be deemed a corner lot within the meaning of the Building Zone Resolution.

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 calls the attention of its members and taxpayers generally to the status of the following important legislative measures. Governor Whitman should be asked to sign the following bills amending the Labor Law, all of which have been passed:

Assembly Int. 146, Bewley, making a new definition of a factory and a factory building. In the former case the requirement is increased from one or more persons to six persons employed at manufacturing. In building so occupied structural changes are not to be required. In factory buildings structural changes are not to be required when the occupancy is less than 25 or one-tenth of the total occupancy.

Assembly Int. 149, Bewley, giving the authorities discretionary power as to the necessity for enclosing counterweights of elevators and requiring the lighting of passenger elevators only during working hours or when in use.

Assembly Int. 150, Bewley, providing that no point in an unsprinkled building shall be more than 100 feet from an exit and 150 feet in a sprinkled building, and giving the authorities discretionary power as to the necessity for additional exits when the floor space exceeds 5,000 square feet.

Governor Whitman should also be asked to approve Senator Lawson's bill Int. 1176, which would permit the conversion of three-story and basement brick or stone private dwellings into three-family tenements, with one family

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.

to each floor, and would bring these houses under the jurisdiction of the Tenement House Department. This bill would bring into use several thousand dwellings which are now a loss to their owners and are in a measure a loss to the city through reduction in taxable values. It would also furnish accommodations for many thousands of families who would prefer to live in this type of house rather than the tall tenement.

Property owners will be interested to know of the following bills which have all passed and are now on the statute books.

Chapter 410, amending section 207,

Tax Law, relative to lien of corporation tax which became due prior to April 1, 1917, and has not been referred to the Attorney General, such taxes not to be a lien on real estate as against purchasers or holders in good faith within ten years from the time the tax became due.

Chapter 405, permitting trust companies to make loans on titles registered under the Torrens Land Title Registration Law.

Chapter 385, providing that investments in bond and mortgage by a trust company may be made by apportioning to any estate or fund a part interest in the bond or mortgage.

Chapter 426, providing for a commission to co-operate with a New Jersey Commission to investigate port facilities at the Port of New York.

Chapter 63, permitting the payment of interest on tax liens to either the holder of the tax lien or the Comptroller.

Chapter 292, providing for the revocation of the Charter or authority to do business in the State of corporations who conduct their business in another state in such manner as to create a nuisance in this State by discharge of dust, smoke, gas, steam or offensive odors or fumes.

Chapter 258, providing that a tentative city budget shall be prepared before October 10 and that after the filing of the budget on October 20, no new items may be added nor any increases made.

Chapter 187, permitting savings banks and savings and loan associations to make loans on titles registered under the Torrens Land Title Registration Law.

BUILDING MANAGERS HOLD MEETING

Legislation and Other Matters of Interest to Association Brought to Attention of Members

THE regular meeting of the New York Building Managers' Association was held in the Equitable Building on May 1. There were no outside speakers present, and the meeting was devoted to the discussion of business and matters of interest to members.

During the month the Legislative Committee of the association examined and acted upon a large number of bills. A report of the findings is on file in the office of the association. A bill was introduced in the Legislature, prepared by the Real Estate Board and approved by the association's committee, to compel all orders and summonses from any court to be served on the owner if within the jurisdiction of the court, and if not, then upon the agent, only upon proof by affidavit through the court that the owner cannot be located.

Upon the request of the Department of Water Supply, Gas and Electricity, a resolution was introduced in the Board of Aldermen authorizing the Commissioner to install water meters in apartment houses. The Water Commissioner, at a hearing before the Welfare Committee of the Board, amended his request for such authority, so as to include only elevator apartment houses. The Building Managers' Association opposes this resolution on the ground of undue discrimination.

A bill was introduced in the Legislature by Senator Wicks to amend the Penal Law in relation to agreements or contracts for privileges to dealers with occupants of apartment or tenement houses, which prohibits an owner of an apartment or tenement house from entering into any agreement with dealers of fuel, ice, food or other commodities, for the purpose of allowing such dealers to sell or deliver such commodities to the occupants of such houses; offenders to be punished by fine or imprisonment. In order to obtain more efficient service

the association favored an amendment to this bill giving the owner or agent the privilege to request tenants to purchase such commodities from one concern, if this is done without any monetary consideration to them. A bill also was introduced in the Senate amending the Labor Law requiring in all buildings three stories in height or more, that all windows above the second story be so equipped and so constructed that the exterior surface of the sash and glass may be cleaned from the inside of the building.

Mr. Coley, chairman of the Equipment and Supply Committee reported that he expects, in the near future, to send out price lists of standard supplies, together with a letter asking the co-operation of all members in obtaining the proper list of standard supplies, together with prices. It is believed that this will be of great benefit to members if they will give the Committee the proper support, and it is earnestly urged that all building managers co-operate with the committee.

The association has received from the Park Commissioner a request that, wherever possible, members offer to the Department, for temporary use, during the next few months, all vacant lots suitable for the production of foodstuffs. Such offers are to be addressed to the Commissioner of Parks, Municipal Building. If, upon investigation, it is found that the lot is suitable for the growing of foodstuffs, the use of such lot will be assigned by the Department to responsible associations and individuals. The permit for the use of such lot is revocable upon thirty days' written notice to the Department of Parks. In view of the desirability of increasing food production inside of the city limits at the present time, it is urged that all who possibly can, act upon this suggestion.

It is urged that members of the association send to the office the names of

all applicants for positions as window cleaners, porters, elevator operators, etc. The association has been asked to supply a number of employees during the past few months.

In response to a suggestion by one of the members to the Travelers' Insurance Company, that there should be some reduction of rates on elevator insurance by reason of the installation of automatic safety devices on elevator gates, a reply was received from the company stating that no reduction could be allowed. The company claims that it is now losing money on elevator insurance under the present rates, and that there is a likelihood that in the near future the rates will be revised upward.

The Legislative Committee has received a preliminary draft of the proposed rules for automatic sprinklers, as set forth by the Board of Standards and Appeals. A copy is on file in the office of the association, and is of interest to all who manage sprinklered buildings.

At the last monthly meeting the matter of combining, with a view of forcing coal dealers to make contracts for the ensuing year at reasonable prices, was thoroughly discussed. It seems pretty well established that the retail coal dealers in New York are at present unable to obtain any contracts from the mines. This being the case, it was decided that it would not be possible at this time to attempt to force an issue on this matter.

Guyon C. Earle, of Earle & Calhoun, was elected a member of the association.

Heroism Commended.

Chairman Oscar S. Straus of the Public Service Commission has written a letter to Norman E. Jett of Brooklyn, New York, who with three other workmen in the face of imminent danger to themselves rescued a fellow workman buried at the recent cave-in on subway work at St. Felix street and Hanson place, Brooklyn. The men who engaged in the work of rescue with Jett were Michael Higgins, Joseph Basile and Arthur Robinson. Chairman Straus congratulated all four on behalf of the Public Service Commission for their heroism.

THREE IMPORTANT ANNOUNCEMENTS

Real Estate Board Calls Attention to Subjects of Interest to Owners

THE Real Estate Board calls the attention of property owners to three important announcements on the latest calendar of the Board of Standards and Appeals. Rules for fire extinguishing appliances (automatic sprinklers), which were recently submitted in tentative form for criticism and suggestion, have been worked into shape and are ready for a public hearing. This hearing will be held on Thursday, May 24, at two o'clock in the afternoon, in Room 919, Municipal Building. The calendar publishes the rules in detail.

The Building Code and Building Standards Committee of the Real Estate Board analyzed the original draft and presented its suggestions to the Board of Standards and Appeals. In many particulars the rules conform to the changes suggested by this committee, particularly in relation to their application to specific buildings. In the original draft requirements were laid down for the installation of sprinkler system in many types of buildings. The Real Estate Board's Committee took the position that such requirements should only be laid down for buildings specifically required by law or ordinance to have sprinklers, and this course has been followed.

Another important announcement relates to a troublesome point in the Labor Law. There are three sections of this law which apply to exits to the roof. They are in a measure contradictory. It has been customary to issue orders for exits to the roof where "safe egress to an adjoining building" could not be had. The Board of Appeals has ruled,

under section 79-b-1 of the Labor Law, as follows:

"That when employees or other occupants of a building are unable to easily escape from the roof of such building to an adjoining roof or structure, or when the roofs of adjoining buildings are more than eight feet below or five feet above the top of the parapet wall of the building in question, or, if there be no parapet wall, eight feet below or five feet above the eaves of the building in question, and there is no other adjoining or nearby structure to which easy access may be had, there shall not be deemed to be safe egress from the roof of an existing building in the meaning of 79-b-1, Labor Law, and the Fire Commissioner shall not require the stairways serving as required means of exit in existing buildings to be extended to the roof; provided, however, that in all cases there shall be a fixed iron ladder through a scuttle to the roof, a gooseneck ladder from an outside stair or fire escape, or some other suitable means of reaching the roof."

This applies only to existing buildings. For new buildings the provision of 79-c-1 of the Labor Law applies, which requires all stairways to be extended to the roof without the qualification of access to an adjoining building.

The third important announcement is to the effect that on account of the great number of appeals from Labor Law orders issued by the Fire Department, it has been found impossible to pass on these appeals or even to arrange hearings on them, and petitioners will be notified in order of the importance of their cases, when such cases will be taken up. Special requests may be made for advancing on the calendar cases that petitioners consider of great importance. The notice adds: "In the meantime if the Fire Commissioner has been notified of the filing of the petition, it is not likely that any legal action will be taken by the Fire Department."

CHELSEA NEEDS MORE APARTMENTS

CHELSEA VILLAGE contains, with but few exceptions, the only streets, between 14th and 67th streets, which were restricted by the Zoning Commission for residential purposes. There are fourteen such residence blocks in Chelsea, namely 18th, 19th, 20th, 28th, 29th and 30th streets, between Eighth and Ninth avenues; also 21st, 22d and 24th streets, between Eighth and Tenth avenues, and 23d street, between Ninth and Tenth avenues.

Land values in the district have remained at about the same level for the past seven or eight years. There are many cheap plots to be had in the restricted streets. During the past three years there have been only three mortgage foreclosures recorded on property in these streets. Several investors have been quick to see the significance of these facts and to take advantage of the opportunity which they afford. During the past two years six new six-story apartment houses have been completed in the district, so long given over to furnished room and boarding houses, and four more are in process of construction.

Walter B. Stabler, Comptroller of the Metropolitan Life Insurance Company, stated at a recent meeting of the Chelsea Planning Committee of the Chelsea Neighborhood Association, that his company believed in the future of Chelsea, and had proved it by making the loan on the three houses now being erected in West 16th street.

The new houses contain apartments of from 3 to 6 rooms and bath, with an average rental of about \$13 a room a month. They are generally rented before completion. As a rule the majority of the rentals are made from plans before the buildings are ready for inspection. In one case the electric company prepared for display on a house before it was occupied an elaborate electric sign. The sign was never installed. Before the company had it ready, every apartment in the building was rented and the tenants were moving in. Some of the old dwelling houses have been and others are to be altered into non-housekeeping apartments of 2 rooms and

bath to meet the demand for living accommodations.

Any number of the thousands of people who are employed in Chelsea are ready and willing to live near their work, and save the 1 1/2 or 2 hours of uncomfortable travel each day which they must now take on subway and elevated roads to and from their homes uptown. The opening of the new Seventh avenue subway, with stations at 14th, 18th, 23d, 28th, 34th and 42d streets will bring the downtown financial district also within ten minutes' ride of Chelsea residence streets, and will make these streets most desirable for homes for workers from the downtown district. The section needs increased housing facilities of the higher type.

Those applying to brokers for apartments in the neighborhood are passed along from one firm to the other, only to find in the end that the nearest they can come to finding a home in Chelsea is to put their names at the end of a waiting list of forty or fifty persons. The home-finding bureau of the Chelsea Neighborhood Association is in close touch with apartment house owners and agents in the neighborhood, but is obliged to refer practically all applicants for high class apartments to three or four buildings still unfinished as the only places where vacancies exist. On May 1 there was not a single vacancy in any of the six new houses, and practically the same condition prevailed in all the other older apartment houses.

The Chelsea district extends from 14th to 42d streets and from Fifth avenue to the Hudson River. It contains within its boundaries in addition to its fine residence streets, and within walking distance of them, the shopping center, and the theatrical and hotel districts of New York. On its borders are the large art galleries of the city and the central branch of the Public Library. Transportation facilities within the section and to other parts of New York City are unexcelled. The New Jersey ferries also are within walking distance and the ferries to Long Island on the east side are easily accessible by four lines of cross-town cars.

How the Income Tax Works Out.

This table, compiled by the New York Times, is based on an exemption for \$2,000 for heads of families. For persons unmarried and not heads of families the exemption is \$1,000.

| Income. | Under Original Law. | Law of Sept. 8, '16. | Under Proposed Revision. |
|----------------|---------------------|----------------------|--------------------------|
| \$3,000..... | .. | .. | \$40 |
| 4,000..... | .. | .. | 80 |
| 5,000..... | \$10 | \$120 | 120 |
| 10,000..... | 60 | 120 | 355 |
| 15,000..... | 110 | 220 | 730 |
| 20,000..... | 160 | 320 | 1,120 |
| 25,000..... | 260 | 470 | 1,730 |
| 30,000..... | 360 | 620 | 2,280 |
| 35,000..... | 460 | 770 | 2,830 |
| 40,000..... | 560 | 920 | 3,380 |
| 45,000..... | 660 | 1,120 | 4,080 |
| 50,000..... | 760 | 1,820 | 4,780 |
| 55,000..... | 910 | 1,520 | 5,420 |
| 60,000..... | 1,060 | 1,720 | 6,180 |
| 65,000..... | 1,210 | 1,970 | 7,080 |
| 70,000..... | 1,360 | 2,220 | 7,980 |
| 75,000..... | 1,510 | 2,470 | 8,880 |
| 80,000..... | 1,710 | 2,720 | 9,780 |
| 85,000..... | 1,910 | 3,020 | 10,880 |
| 90,000..... | 2,110 | 3,320 | 11,980 |
| 95,000..... | 2,310 | 3,620 | 13,080 |
| 100,000..... | 2,510 | 3,920 | 14,180 |
| 110,000..... | 3,010 | 4,620 | 16,780 |
| 125,000..... | 3,760 | 5,670 | 20,680 |
| 135,000..... | 4,260 | 6,370 | 23,280 |
| 150,000..... | 5,010 | 7,420 | 27,180 |
| 175,000..... | 6,260 | 9,420 | 37,680 |
| 200,000..... | 7,510 | 11,420 | 42,180 |
| 225,000..... | 8,760 | 13,670 | 50,930 |
| 250,000..... | 10,010 | 15,920 | 59,680 |
| 275,000..... | 11,510 | 18,420 | 69,430 |
| 300,000..... | 13,010 | 20,920 | 79,180 |
| 350,000..... | 16,010 | 26,420 | 99,180 |
| 400,000..... | 19,010 | 31,920 | 119,180 |
| 450,000..... | 22,010 | 37,420 | 139,180 |
| 500,000..... | 25,010 | 42,920 | 165,180 |
| 550,000..... | 28,510 | 48,920 | 188,680 |
| 600,000..... | 32,010 | 54,920 | 212,180 |
| 650,000..... | 35,510 | 60,920 | 235,680 |
| 700,000..... | 39,010 | 66,920 | 259,180 |
| 750,000..... | 42,510 | 72,920 | 282,680 |
| 800,000..... | 46,010 | 78,920 | 306,180 |
| 850,000..... | 49,510 | 84,920 | 329,680 |
| 900,000..... | 53,010 | 90,920 | 353,180 |
| 950,000..... | 56,510 | 96,920 | 386,680 |
| 1,000,000..... | 60,010 | 102,920 | 400,180 |
| 1,250,000..... | 77,510 | 135,420 | 520,180 |
| 1,500,000..... | 95,010 | 167,920 | 640,180 |
| 1,750,000..... | 112,510 | 202,920 | 762,680 |
| 2,000,000..... | 130,010 | 237,920 | 885,180 |
| 2,250,000..... | 147,510 | 275,430 | 1,010,180 |
| 2,500,000..... | 165,010 | 312,920 | 1,135,180 |
| 2,750,000..... | 182,510 | 350,420 | 1,260,180 |
| 3,000,000..... | 200,010 | 387,920 | 1,385,180 |

Big Year for Charles F. Noyes Co.

The Charles F. Noyes Company made its eighth annual distribution of profits among all of its employees on Wednesday, after a meeting of the directors. The report of Warner & McGrath, public accountants, showed that the gross business of the company was the greatest in its history. The company's turnover during the year was in excess of \$20,000,000. The figures also showed that the business of the company had increased 103 per cent. during the last five years, and the increase for the year ending May 1, 1917, over that of May 1, 1916, was large. Notwithstanding the fact that the Agency Department has increased in seven years 755 per cent. in amounts of rents collected, 927 per cent. in the number of tenants, 437 per cent. in the number of properties managed, and 390 per cent. in the number of owners represented, yet the increase for 1917 over 1916 was 34.72 per cent. in this department alone. The company was among the first real estate brokerage organizations to place its business on a purely co-operative basis, whereby all employes of the company, from the office boy to the president, share in the profits of the business. Over forty employes participated in the profits distributed on Wednesday. The company re-elected Charles F. Noyes, president; Frederick B. Lewis, vice-president; Fisher P. Weaver, secretary; and with the officers, Joseph D. Cronan, William B. Falconer and Edwin C. Benedict were elected directors. The directors also decided to invest some of the funds of the company in the United States Government Liberty Loan.

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Secretary of the Treasury McAdoo, in a letter to Governor Whitman points out that the critical situation with respect to the world's foodstuffs accentuates the most pressing problem in American agriculture today. The crying need of the farmer is now, and has been for many years, long time credits. What the farmer needs is better facilities for obtaining amortized loans, running from five to fifty years.

A new civic and real estate organization has been formed for the purpose of promoting and protecting the interests of Central Park West. This avenue presents several difficulties which will have to be met and solved before long, and the new organization will see to it that real estate interests are properly represented when they are discussed. The proposed widening of the thoroughfare and the relocation of the car tracks will probably be the first problem considered.

Lawson Purdy, in an address made at Asbury Park, urged the adoption of a zoning law similar to the one now in force in New York City. A large section of the well known pleasure place was recently destroyed by fire, and the city has an opportunity of rebuilding it along logical and orderly lines, incorporating in the new development, the most modern details of municipal planning. Commissioner Purdy urged especially the creation of a barred zone for public garages, as a proper protection of property rights.

Fifth avenue, internationally noted for its architectural beauty and business prestige, has been appropriately decorated in honor of the distinguished foreign visitors. The famous thoroughfare from Washington Square to Central Park represents a mass of waving color, reflecting vividly the spirit which has aroused New York to a high state of patriotic enthusiasm. Not since the remarkable tribute to Marquis Lafayette and since the triumphal procession of Admiral Dewey, has there been a more profuse display of decorative effects.

True Economy.

It is absolutely imperative at this time that industry of all kinds maintain its normal and steady course. This end is to be urgently sought, not only for the proper protection of American capital and labor, but also because the war levies will impose additional obligations upon citizenship, and no new situations must be created which will weaken their productive capacity.

Economy in foodstuffs is necessary, and should be encouraged wherever possible. The sudden removal of thousands of men in all walks of life from the various fields of endeavor, will in itself inaugurate the introduction of more efficient methods of production and distribution, not only of foodstuffs, but of all other commodities. Waste must be eliminated, and sane economy fostered. What is to be avoided, however, is indiscriminate economy, and the curtailment of all expenditures, except those required for the actual preservation of life.

A precipitate and uncalled for check of the normal flow of money into the various customary channels, will cause an economic upheaval that will directly demoralize every unit in the great economic structure upon whose stability the very existence of the nation depends. The strength of each unit in this complex machine depends upon the maintenance of normal conditions and the unchanged status of each allied unit. The weakening of a single link affects adversely the entire chain.

The chief strength of the nation lies in its industrial power. At this critical period prosperity is more necessary than at any other time in all our history. There must be no cessation of buying, as a result of misguided and misdirected ideas of economy. People with purchasing power must continue to patronize the retailers just as they have been doing. Industries must be maintained at present, and even greater capacity to meet all possible exigencies that may arise in the future. Money must be kept moving. One dollar in circulation is worth a thousand hoarded dollars. Nothing must be done to interfere in any way with the calm and uninterrupted course of every day life.

No radical conditions confront us as a result of the declaration of war. There is every indication that with the floating of the new loans business activity will soar to even greater heights than have characterized the remarkable business expansion of recent months. There is every reason for optimism regarding the future of American trade. The most unfortunate thing that could possibly happen would be a period of business depression. The message of the day to the buying public is: "Be rational."

Freight Rates and Building.

Hearings are in progress before the Interstate Commerce Commission at Washington, D. C., for the purpose of determining the advisability of allowing the railroads of the country to make a general advance in freight rates. If the permission of the Commission is granted, and there is every likelihood now that it will be, the schedules on all commodities, with the exception of coal and coke, will be increased to the extent of fifteen per cent, effective on July 1. The matter of rates on coal and coke will be considered separately.

The railroads, through their representatives at the hearings, have presented an argument designed to justify the requested advance. Their contention is that the cost of operation and maintenance has risen to such abnormally high figures during the past year that relief in some form is absolutely necessary for the continuation of the service on the high plane of efficiency that has been built up after many years of labor and application. The increase in rates was asked in order to partially meet the present discrepancy between the gross and net incomes. The profits have been so reduced by the excessive operating costs, it is claimed, as to embarrass financially the roads. The high cost of coal and the

inflated scale of wages now paid to railroad employes is said to be the prime reason for the reduced incomes. The statement has been made that even if the rate advance is allowed, the additional revenue derived from the increased freight charges will not be equal to the excess amount the roads will have to expend for the purchase of fuel.

While it appears on the surface that the railroads are entitled to consideration at this time when so much is expected of them there is no doubt but that the advance will add materially to the already heavy burdens of the building fraternity. The industry is now dependent to a great extent upon the railroads. Materials for modern building construction are manufactured and produced in various parts of the country and often at great distances from the point of consumption. Modern building construction is not the comparatively simple matter that it was many years ago when the materials used were largely obtainable in the vicinity of the proposed structure. Now the trade relies upon commodities produced in distant sections of the country and for their speedy delivery is almost wholly dependent upon the railroads.

One of the important factors that recently complicated the building situation, particularly in the East, has been the difficulty experienced in obtaining deliveries in a reasonable time on account of the freight congestion. This applies to the delivery of raw materials to the manufacturers and also to the shipment of finished products from the factory to the local dealers and consumers. Should the rate increase be allowed the building trades will demand that the railroads reduce the congestion and arrange to bring freight through more expeditiously. It is realized that at this time and probably for some time to come the Government will have precedence in the transportation of materials and supplies designed for military purposes. This is as it should be and there will be no complaint offered by the building industry. The building trades do, however, expect that in view of the fact that the transportation of building materials is such an important factor in the freight situation that their business will be handled with as much dispatch as is compatible with good railroading. From past experiences it is feared that the trade has often been discriminated against in favor of other commodities. All the building trades desire is that the materials of construction receive the consideration that is their due and if this is done the slight additional cost for transportation will be overlooked.

Tenements Near Battery.

Students of housing reform in New York City will be interested in the announcement that the Goelet Estate plans to erect at the corner of Washington and Morris streets, in the heart of the Syrian quarter, near the Battery, a modern six-story tenement to replace the five old buildings at present occupying the site. This section is one of the most unique of the many interesting communities that have developed coincident with New York City's growth, housing within the radius of half a dozen blocks people of about twenty-eight nationalities, hailing from practically all parts of the world.

The need for more modern living accommodations for these residents has long been manifest, and the decision of the Goelet Estate to erect a modern building will not only tend to revive interest in the neighborhood, but will also serve to offer more desirable quarters to a class of our population that has still a great deal to learn in this connection and offers a rich field for reform.

In spite of its proximity to the splendid new office structures, many of the buildings have been permitted to deteriorate, and within a stone's throw of many of the finest products of American constructive genius will be found rows of antiquated dwellings that outlived their usefulness a generation ago. They house, nevertheless, thriving peoples, among

them Syrian merchants, who transact profitable businesses dealing in Oriental products and who represent a class of population which is capable of paying enough rental to encourage the erection of up-to-date tenement houses. Why this section should have been permitted to decline is not easy to explain. It may be that most of the properties were owned by old estates who were disinclined to erect new buildings, or possibly because of the widely diversified elements in the population which might cause constant shifting of tenancies.

Investigation, however, will show that the contrary condition exists. In spite of the polyglot character of the population, the neighborhood is orderly and the people are quiet and industrious. Both store and tenement rentals are on a firm basis and there has been little or no recession either in property or rental values.

The step made by the Golet Estate may be construed, therefore, as especially significant in indicating a possible new attitude on the part of the old estates, who still control many of the properties. There is a demand for residential space in this neighborhood, and there is but little doubt that the new building will be filled with desirable tenants and the property placed on a reliable income-producing basis. It is to be hoped that other projects of similar character will be begun and the older sections, which have been for so long overlooked and neglected on account of the spectacular growth of the newer communities, will be restored to some of their old time prestige.

"Conserving Values."

Editor of the RECORD AND GUIDE:

The freely advertised virtues of the Zoning Law, especially in regard to conservation of values, are fully verified in the prices recently obtained for desirable plottage on the lower west side.

Previous to the advent of this beneficent law this same plottage was salable at the rate of \$16,500 per lot.

Now that the section has been wisely restricted and its values conserved, this land has been sold at \$10,000 per lot. As Mickey Fee said to Charley O'Malley, after listening to a Portuguese blacksmith serenading his ladye faire: "Shure, Master Charles, if that's singin', I'd like to know what cryin's like." So, if this is "conservation of values," shure, I'd like to know what destruction's like.

WILLIAM D. KILPATRICK.

The Six Cent Fare.

Editor of the RECORD AND GUIDE:

Informal application has been made to the Public Service Commission by the New York railway companies for permission to increase the fare on the various surface systems from five to six cents. One company suggested that the Commission consider allowing the road to charge one cent for transfers. The reason stated by the companies is that operating expenses have advanced to such an extent that last year the roads were run without profit. Three cases in point are cited by the companies to justify the demand—labor, which has been increased 40 per cent. during the year; coal, which has soared in price, and equipment, which today is more costly. No increase is asked for the subway system, owing to the contract with the city.

The companies received word to their request that no action would be taken until a formal application was made to the Commission as a body, and as yet the railway companies have not signified their intention of so doing, nor have they stated that the matter would be dropped.

The raise in rates, should it become operative, will work a hardship on a great number of poor people, the class that can ill afford additional expense heaped on the already increased cost of living. It is a fact that probably in no city in the world can a resident obtain as long a ride for a given fare as in New York City. To offset this, however, the railway companies, or many of them, obtained years ago franchises which

were of tremendous value and for which little or nothing was paid. While I have no direct knowledge on the subject, it is a common report that most of the companies are overcapitalized, and were this condition not so a five-cent fare should bring in a handsome return on the investment.

The traveling public is easy going. It understands the difficulties which are confronting the operating companies and for the most part, is willing to cooperate with them in the recently inaugurated campaign to improve the service. But the cooperation will cease when it is brought to the point where an additional fare is charged. If the companies chose to push their point, the residents will enter a protest which cannot go unheeded.

BRONX RESIDENT.

Open Stair Tenements.

Editor of the RECORD AND GUIDE:

For some years considerable interest has centered upon open stair tenements in the architectural profession and among various individuals and companies interested in the erection of tenement houses and the problem of economical housing of large numbers of families. The subject was originally taken up in connection with the Vanderbilt tenements in 1909 and recently in the Proctor tenements in Cincinnati.

In New York the restrictions imposed by the Tenement House Law have made necessary the introduction of many unnecessary and uneconomical features in connection with the planning and construction of tenements to house tenants whose incomes restrict their expenditures for rent to the minimum.

In the early buildings shafts were introduced, and in many of the later ones the floor space and the wall surfaces exposed to light and air have been used uneconomically and ineffectively, although efficient means for providing light and ventilation may be had, just as healthful and beneficial to tenants. This was pointed out in resolutions passed by the New York Academy of Medicine on May 4, 1911, introduced by Dr. A. Jacobi and seconded by Dr. Herman Biggs.

At a recent meeting of the Chapter the matter was taken up and the following resolution was presented and also unanimously passed:

RESOLVED, That the Brooklyn Chapter A. I. A. advocates and supports the creation of a Board of Appeals which shall have similar powers with regard to the Tenement House Law as is now given the Board of Standards and Appeals with regard to the Building Code of New York City.

If the modifications in the Tenement House Law recommended could be brought about by remedial legislation such buildings as the Vanderbilt Tenement, housing 384 families, and the John Jay Dwellings, housing 287 families, might be built containing features of plan and arrangement tending to greater economy of floor space, with ample light and ventilation for living room and without interior intercommunication between families.

In a modified form known as the quadrant or saw tooth arrangement of separate units, the plan is adaptable to the industrial town for the housing of many families with the maximum of light, air, and open yards and gardens.

It would seem that the application of the Tenement House Law to varying conditions could be more scientifically administered and with safety, justice and equity for every interest, by the creation of a Board of Appeals having authority to interpret and pass upon the intent of the law in its relation to the many unusual conditions which are presented through the efforts which are being expended by owners and architects to improve housing facilities both urban and suburban.

The Brooklyn Chapter, A. I. A., also endorsed and approved the Lawson Tenement House bill, which legalizes the conversion of three-story and basement dwellings into three-family dwellings under reasonable conditions, as being a step in the right direction.

CARROLL H. PRATT.

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 No. 226.—Is the following clause contained in a lease binding on the tenant? "It is hereby agreed that at the landlord's option this lease shall be renewed for one year if the tenant does not give notice by registered mail to the landlord or his agents to the contrary, ninety days prior to the termination of the lease." A. H.

Answer No. 226.—Yes.

Question No. 227.—I am interested in real estate in the neighborhood of 137th street, between Broadway and Hamilton place. The section back of my property, Amsterdam avenue, Broadway, 136th and 138th streets, is occupied by the Hebrew Orphan Asylum. I understand that the management of the asylum has decided to move their orphanage to the country, and also that the continuation of 137th street, from Broadway, Hamilton place to Amsterdam avenue, will be opened and cut through as soon as the orphanage moves. I cannot find any record and would be obliged for whatever information you can supply. REAL ESTATE.

Answer No. 227.—The above mentioned street was closed and discontinued in 1868 and is still closed at the present time. The Department of Public Works has no knowledge of any movement on the part of local property owners to have this street opened, and no desire to do so exists in the Department, except if the need and desirability for such an improvement is unmistakably shown at some future time.

Question No. 228.—When did the present Industrial Commission take over the powers of the old Industrial Board? Were any of the powers taken from the old body or any additional powers granted to the new one? J. F. O.

Answer No. 228.—Chapter 674 of the Laws of 1915 established the State Industrial Commission, with five members, transferring thereto the powers and duties of the Labor Department and Workmen's Compensation Commission, and abolished the office of Commissioner of Labor and Deputy Commissioner of Labor; the Industrial Board and the Workmen's Compensation Commission. There was also created an Industrial Council to consist of five employers and five employees. Review by the court was also provided for. Any person in interest may, after appeal to the Industrial Council, bring an action in the Supreme Court against the Commission, as defendant, to determine the validity and reasonableness of any provision of this chapter or of the rules and regulations made in pursuance thereof or of any order directing compliance therewith.

Question No. 229.—Has the single tax theory been put into practice in any American City? F. C.

Answer No. 229.—Although there has been considerable agitation in the United States in favor of special land taxes there has been little action. If one ignores the single-tax colony of Fairhope and the numerous cases of undervaluation of buildings as compared with land by the informal and illegal action of assessors, the only places where special land taxes have been adopted are Pittsburgh, Scranton, Pueblo and Everett. The Everett measure never was put in operation. The first steps were taken in the other three cities late in 1914. The cities of the United States, therefore, have little to offer to one who seeks information as to the effects of special land taxes. Decidedly the most interesting material is that offered by Houston, Texas, where by methods entirely illegal the assessment of buildings has been carried very low.—Haig—"The Exemption of Improvements from Taxation" page 241.

REAL ESTATE NEWS OF THE WEEK

Moderate Demand for Medium Priced Properties—Buying for Investment and Occupancy

TRADING this week continued along well defined lines. There was a fairly sustained demand for moderate priced properties, with a better tendency toward cash buying, although the element of exchange which has figured prominently in the business of recent weeks, continued to be identified with the business.

Considerable of the activity concerned itself with residential properties, acquired both for investment and occupancy purposes. One of the most interesting deals of the year involved the Langham apartment house, occupying an entire block front on Central Park West, which has been held at about \$3,500,000. As part payment for this property, the purchasing corporation in which J. B. Greenhut is interested, gave the fine estate known as "Shadow Lawn" at West End, N. J., occupied last summer by President Wilson. The ten-story apartment house at 450 Riverside Drive also passed into new ownership, as did similar apartment properties at 59 to 61 West 10th street, the latter figuring in a \$325,000 trade for a White street business building. In the Bronx an entire block in the Westchester Wholesale Beef Market was acquired by a prominent meat packing company. Fifth avenue, furnished an important transaction in the sale to William E. Corey, the steel magnate, of the costly residence at 991 Fifth avenue.

Leasing continued fairly active, both residential and commercial properties contributing their shares. Reports of new leases indicate that the demand is

being maintained by a number of business concerns for additional space to meet increased requirements, and there is no cessation of the call for modern space as far as this phase of the business is concerned.

A number of holdings of mixed character, in many sections of the city, will be offered in the auction room within the next two weeks, and present an excellent opportunity for the acquisition of properties to meet practically every requirement. Bryan L. Kennelly will offer on Wednesday, May 16, in the Vesey Street Exchange Salesroom, a long list of properties in Manhattan, Brooklyn, in Westchester and Queens counties. Among them will be a plot in the south side of East 88th street, near Fifth avenue, business buildings at 147 West Broadway, 323 Fourth avenue, 200 Wooster street, 44 Gold street, and 108 Vesey street; also residential properties 48 West 73d street, 259 West 25th street, 413 to 415 Ninth avenue, and 228 West 37th street. The same auctioneer will sell at auction at Valhalla, Westchester county, today at 1:30 o'clock, seventeen farm plots, containing one acre and upwards, known as the Malcolm property, just north of White Plains, and overlooking Kensico Lake. It is probable that on account of the growing interest in farming, the sale will attract more than ordinary attention. Joseph P. Day also has scheduled special sales days, affecting desirable properties in the various boroughs and counties. The first will be held on Tuesday, May 22, at 14 Vesey street, and include the holdings of several old estates. His other special sales day will be held on Thursday, May 24.

Shell Road Extension.

The Public Service Commission, on motion of Commissioner Travis H. Whitney, has sent to the Board of Estimate a letter urging that body to consider favorably the construction of a temporary extension by the New York and Queens County Railway Company from its Flushing line at Jackson avenue, through Shell Road, Peartree street and Roosevelt avenue to the Alburtis avenue station of the Corona rapid transit line. This extension is to be constructed in order to provide easy access for residents of Flushing, Bayside and Whitestone to the new Corona line, the terminus of which is Alburtis avenue. The proposed new extension will be approximately three-quarters of a mile in length. The Commission has also acted favorably upon the application of W. O. Wood, President and General Manager of the New York and Queens County Railway Company, by which that company is permitted to make certain changes in its operating schedules owing to the fact that the opening of the Corona line has greatly decreased the number of passengers carried and the service required on some of the lines of that company. The elimination of the so-called 51st street line in Queens reduction of service on the Corona surface line and installation of a new service between Flushing Bridge and the Queensboro Bridge Plaza were all approved by the Commission.

Flushing Creek Improvement.

The passage of the Daly-O'Hare bill, introduced at the request of the Legislation Committee of the Queens Chamber of Commerce, will permit the improvement of Flushing Creek to be advanced. The improvement of this waterway is of great commercial and strategic importance.

The bill, which has been passed by both the Senate and the Assembly, provides for an amendment to Section 442 of the Charter, permitting the inclusion of Flushing Creek in the map or plan

of the City of New York. The bill has been approved by Mayor Mitchell and returned to Albany for the approval of Governor Whitman.

The legislation was required in order to permit the city to acquire title to all lands between the bulkhead lines as established by the United States Government. Until this is accomplished, the United States Government will not make any further appropriations for dredging the stream and making it a more navigable waterway.

The city can now proceed to acquire title to the land between the bulkhead lines by a proceeding similar to a street opening proceeding, assessing the cost of same upon a local assessment area, to be determined.

The improvement of Flushing Creek will make this waterway one of the most important commercial streams within the limits of New York City. It is predicted it will become of greater importance than either the Harlem River or Newtown Creek, which today have a vast annual tonnage of coal, lumber, building materials, etc., and have contributed largely to the development of the surrounding territory.

Substation Contract.

The Public Service Commission has approved an award by the New York Municipal Railway Corporation of Brooklyn to A. Pasquini, 30 East 42d street, New York City, of a contract for the new Ridgewood substation to be used in connection with the furnishing of current for the operation of the 14th street-Eastern line and other new rapid transit lines in Brooklyn. The contract price is \$59,990. The original low bidder was William Flanagan when bids were received by the Brooklyn company on April 9. Later Mr. Flanagan withdrew his offer and the company prevailed upon Mr. Pasquini, who had made a bid of \$64,080 for the work, to withdraw that bid and accept a contract at the figure at which the Flanagan bid had been made. After consideration the Commission agreed to this arrangement.

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Building in April.

Building activity sagged in April, and, whether due to high prices of material, high cost of labor, backward spring weather, or a combination of all these factors, the showing made for the month, both as regards permits and values, is one of the poorest made since the summer of 1915. Permits for April numbered 26,233, a decrease of 9.1 per cent. from April a year ago, while the estimated value was \$77,262,846, a decline of 11.2 per cent. from the same month of 1916. The decrease here shown brings the total April expenditure, allowing for the smaller number of cities reporting so early in the month, well down to the level of April, 1915, when decreases were being shown from the not very active months of 1914. The summary, as compiled by Bradstreet's, for April this year and last, 140 cities included in both years, reveals the following:

| | No. of cities | No. of permits 1917 | Values 1917 | Compared with last year | Permits | Values |
|---------------|---------------|---------------------|--------------|-------------------------|---------|--------|
| New Eng... | 19 | 1,832 | \$7,394,912 | D 8.7 | D 6.5 | |
| Middle | 26 | 6,416 | 21,985,677 | D 6.1 | D 24.5 | |
| Western | 21 | 7,462 | 16,427,395 | I 3.1 | I 10.6 | |
| Northwest .. | 17 | 3,135 | 15,724,645 | D 15.6 | D 16.7 | |
| Southwest .. | 14 | 1,612 | 4,479,714 | D 15.9 | I 30.9 | |
| Southern ... | 22 | 1,883 | 3,715,713 | D 25.0 | D 32.2 | |
| Far-western | 21 | 3,893 | 7,534,790 | D 16.1 | I 3.0 | |
| Total U. S. | 140 | 26,233 | \$77,262,846 | D 9.1 | D 11.2 | |
| Canada | 10 | 1,346 | 2,133,484 | I 12.4 | D 4.6 | |

Only one group of cities in the United States, the Western, shows a gain in permits over April a year ago, while three groups, the Western, Southwestern, and far-Western, show increases in values of building. Especially heavy decreases in values are shown in the Middle States and the South. Of the 140 cities reporting, only fifty-five show gains, while eighty-five show decreases in values from April a year ago.

Old Firm Dissolves.

De Selding Brothers, brokers and building managers, for more than a quarter of a century actively identified with the real estate market, announce they have dissolved their partnership by mutual consent. They were the first managers of the Singer Building and of 170 Broadway. Joel S. De Selding will remain in the American Exchange National Bank Building, associated with Marston & Co., of 549 Fifth avenue, and Gross & Gross, agents of the building, conducting a general real estate agency and brokerage business. Hermann De Selding will make his offices at 52 Broadway, where he will specialize in appraising, especially as expert in water-front property and court proceedings, in which capacity he has worked almost exclusively for several years past. His son, F. M. De Selding, will be associated with him.

New Deputy Tax Commissioner.

Walter A. Munger, of Corwith Brothers, real estate brokers, has been appointed a Deputy Tax Commissioner in the Borough of Queens and assumed his new duties on Monday. Mr. Munger, at the examination held in September, 1915, led a field of 171 participants. He is the second deputy tax commissioner to be chosen from the office of Corwith Brothers. In July, 1911, R. Wyndham Waldron, of the same organization, also became associated with the Tax Department in Brooklyn.

Keeping the Subway Clean.

All told, 36,000 packages of waste, weighing 15 pounds each, have been gathered in the subway in the last six months. One hundred porters, costing \$40,000 in six months, were employed; 60 dozen brooms were worn out; 120 cases of polish, 72 dozen mops, 1,800 pounds of cotton waste, 36 dozen sponges and innumerable other articles were used by the porters.—"Greater New York."

Subway Celebration.

The Queensboro Subway opening celebration, which was to have been held last Saturday at Jackson Heights, was postponed on account of inclement weather, but will be held this afternoon at two o'clock.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 31, against 36 last week and 39 a year ago.

The number of sales south of 58th street was 14, as compared with 13 last week and 11 a year ago.

The sales north of 59th street aggregated 17, as compared with 23 last week and 28 a year ago.

From the Bronx 9 sales at private contract were reported, as against 8 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 667 of this issue.

Langham Apartment in Deal.

The Harsen-Langham Corporation, F. J. Heaney, president, sold to the Monmouth Securities Company, J. B. Greenhut, president, through L. J. Phillips & Company, the Langham apartments, occupying the block front in Central Park West, between 73d and 74th streets.

The structure, designed by Clinton & Russell, architects, was erected by Boehm & Coon, and was held by them at about \$3,500,000. The Langham contains four apartments on a floor. It is twelve stories high and covers a plot 204 feet on Central Park West, with a depth of 100 feet in both 73d and 74th streets. In the center of the building on the ground floor is a spacious enclosed driveway. Several of the apartments were constructed to meet specific ideas of the tenants. As part of the purchase price the purchaser gave "Shadow Lawn" at West End, N. J., built by the late John A. McCall, of the New York Life Insurance Company, at a cost of more than \$1,000,000. President Wilson occupied this estate last season. The people of New Jersey have started a movement to present this property as a gift to the Government for use as a permanent summer White House. A bill is now before Congress asking its

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acceptance of the property for this purpose. Congressman Scully introduced the measure. A committee was formed last year composed of Wilbur C. Fisk, Hamilton Fish Kean, Daniel Guggenheim, J. Horace Harding, Thomas N. McCarter, P. Sanford Ross, Newman Erb, Colonel William Barbour, Nicholas F. Brady, Bertram H. Borden and Samuel K. Riker, Jr., in order to further the acceptance of this property. W. R. Rose, of Rose & Paskus, represented Mr. Greenhut as an attorney, and Malcolm R. Lawrence represented the selling corporation.

Bronx-Yonkers Exchange.

Frederick Brown sold to the Thorne Estate, 2120 Honeywell avenue, southeast corner of 181st street, a five-story apartment, on plot 65x83; also 2117 Daly avenue, southwest corner of 181st street, a five-story apartment house, on plot 65x75. The two buildings contain fifty-four suites all of which are rented. In exchange the buyer gave twenty parcels, two in the Bronx, and eighteen in Yonkers. The former includes a plot 100x170 at the northwest corner of Delafield avenue and 259th street, and the northwest corner of Huxley avenue and 259th street, irregular in size, one block west of Broadway. The Yonkers properties include the plot 191.6x169x irregular on the west side of Broadway near St. Mary street, formerly occupied by Cleveland Thorne, and now occupied by the Crescent Club; also sixty lots in the Nordine Hill section, in the south side of Elm street, between Alder and Cedar streets; also the southwest corner of Cliff and Elm streets, and a plot in the south side of Elm street, between Alder and Cliff streets and also several plots in the Rockledge and Grant Park sections. Negotiations are said to be pending for the leasing of the Broadway, Yonkers, site to a builder for improvement with a theatre seating about 3,000 people. The Thorne family has been the owner of the various properties for more than half a century.

\$1,500,000 Newark Trade.

The Metropolitan Building at the northeast corner of Market and Washington streets, Newark, N. J., has been sold by Louis Kamm, Inc., to Mrs. C. D. Fuld, wife of Felix Fuld, of L. Bamberger & Company. The property adjoins the Bamberger Department Store on the Washington street side. The Metropolitan Building has a frontage of 41.6 feet in Market street and 87.6 feet on Washington street. It is nine stories high and contains three stores on the ground floor. The structure has been sold six times since its erection. The Metropolitan Building & Loan Association became its owner after the United States Credit System Company relinquished its claim. The association sold the property to Mrs. Christina Prefz, who, in turn, sold the property to Charles J. Basch, who resold to Joseph Meyer, who in 1911 disposed of it to Mrs. Elma T. Mennen. The last transfer, and the one that means the end of the old Metropolitan Building (for the new owners expect to tear it down after the expiration of the present leases on the stores), has been made by William C. Mennen and Elma C. Williams in exchange for the building at the northwest corner of Broad and William streets, which was owned by Mrs. Fuld. The corner of Broad and Williams streets, which is known as the Oppenheim-Collins Building and which figured in this very large transaction, is 869 to 873 Broad street, 1 to 17 William street and 44 to 45 Treat place. It has a frontage of 71 feet in Broad street, 1/2 feet in William street and 75 feet in Treat place. The building occupies the entire plot, and is four stories high, fireproof construction and is occupied by Oppenheim, Collins & Co. and F. G. Smith Piano Company, manufacturers of the Bradbury piano, both of whom have leases for a long term. The negotiations for this exchange, which involves in the aggregate almost \$1,500,000, have been carried on by Louis Kamm, president of Louis Kamm, Inc., of Pitney, Harden & Skinner. Mr. Morgan, of that firm, represented Mrs. Fuld and

Mr. Scott German represented Mrs. Williams, of Detroit, and William Mennen.

The Brookfield Apartment Sold.

L. J. Phillips & Company sold to Frederick Brown for Mrs. Helena L. Gillender-Asinari, the ten-story apartment house known as the Brookfield, at 450 Riverside Drive, on plot 84x100, located 225 feet north of 166th street. The Brookfield Construction Company, J. C. Maguire, president, built the house and sold it to Mrs. Asinari in 1909. The property is assessed at \$340,000. The building contains thirty-one single and duplex suites. The buyer took the property for the Old Holding Corporation, represented by Julius H. Zieser, as attorney. Sproul, Harmer & Sproul, were attorneys for the seller. The adjoining apartment house, known as the Shore View, at 448, was sold in February to the estate of Frederick W. Loews.

Lofts and Studios in Exchange.

E. H. Ludlow & Company sold for the Citizens' Investing Company two apartment houses on a plot 95x95, known as the Priscilla and the Standish, at 59 and 61 West Tenth street. The buildings are six stories in height and adjoin the northeast corner of Sixth avenue. Gouverneur M. Carnochan and Frederick G. Carnochan were the buyers and were represented by Sutton & Benjamin, who will be the agents of the property. In part payment the sellers took 64 and 66 White street, a five-story building on a plot 46x110, 80 feet from Broadway, and held at \$125,000. The apartment houses were completed last November and are fully tenanted, having a reported aggregate rental of \$31,000. They were held at \$250,000.

William E. Corey Buys Home.

William E. Corey, president of the Midvale Steel Corporation and one-time president of the United States Steel Corporation, bought the six-story American basement residence at 991 Fifth avenue, adjoining the Woolworth mansion, at the northeast corner of 80th street. The building is of fireproof construction and occupies a site 25x110. The reported sales price was \$230,000. D. Crawford Clark bought the house in 1906, and has occupied it since that time. William B. May & Company and A. J. Rich & Company were the brokers.

West Side Plot Assembled.

Slawson & Hobbs sold for Mrs. Mary Richardson the four-story dwelling at 109 West 74th street, 20x55x102, to Helene McGrath, wife of Dr. J. McGrath, the owner of the adjoining property. He recently purchased through the same brokers 113 West 74th street, from Matilde Rosenheim, and now controls a plot 60x102.2. Francis J. Hogan represented the buyer as attorney in both transactions.

West Side Improvement Project.

Swift & Company, packers, of Chicago, purchased the northeast corner of Tenth avenue and 14th street, leasehold, belonging to Baron Astor, for improvement with a large fireproof building, to be occupied as the headquarters of the concern in New York. John J. Gilen and James S. Maher held the lease on a long term from the Astor interests. It is understood that the consideration was approximately \$50,000. The plot measures 100x103.6 feet and is in the Gansevoort Market section.

Central Trust Company Sells.

John T. Buckley sold for the Central Trust Company the ten-story loft building on lot 23.19x94 feet at 16 East 18th street, midway between Fifth avenue and Broadway. The 1889 Lexington Avenue Company, of which Mr. Buckley is attorney, is the buyer. The concern recently bought, improved and sold the old church property at the corner of Lexington avenue and 86th street. The building just sold adjoins on the east the headquarters of Engine Company 14.

Deal for Eleventh Avenue Corner.

Cross & Brown Company sold for William D. Kilpatrick and James H. Cruikshank the southeast corner of Eleventh avenue and 29th street, three and five-story buildings, on plot 100x100. The transaction was for cash. The corner was recently acquired by the sellers from Edward Coffin, in exchange for the General Electric Building, at the southeast corner of Greenwich and Morton streets.

Builders Buy West Side Plot.

I. B. Wakeman sold to a building concern, 134 West 75th street, and the adjoining dwellings at 136 and 138, owned by the Merritt-Ferguson Construction Company. The combined parcels make a plot with a frontage of 63 feet. At the expiration of the leases the old buildings will be replaced with a nine-story apartment house.

Bronx Block Sold.

John J. Gillen sold to the Cudahy Packing Company the block bounded by Brook and Bergen avenues, in East 153d street, a market building, which was erected in 1910. The property forms a large unit in the Westchester wholesale beef market. The building contains more than half a mile of overhead tracks, and was erected from plans by James S. Maher, architect. The sales price is reported to have exceeded \$150,000. The building covers an area of about 7,000 square feet.

Manhattan.**South—of 59th Street.**

DUANE ST.—Klein & Jackson resold the 3-sty building, 20x50, at the northwest corner of Duane and Greenwich sts. This is one of the properties which was taken in exchange by the sellers for the Subway Building, at the northwest corner of St. Nicholas av and 181st st, reported last month.

FRONT ST.—The estate of Henrietta Wynkoop sold to Thomas S. Gladding 95 and 97 Front st, a 5-sty loft building, 45x60, at the northeast corner of Gouverneur la. The Ruland & Whiting Co., brokers in the transaction, has been appointed agents for the property.

FULTON ST.—Cammann, Voorhees & Floyd and Horace S. Ely & Co., sold, for cash, 212 Fulton st, a 3-sty building, on lot 25x78, 75 ft. from the Hudson Terminal Building. The property has been owned by Helen J. Garrettsen since 1871. The building will be remodelled.

20TH ST.—E. H. Ludlow & Co. resold for Samuel Kilpatrick to Henry Ehrman the 5-sty tenement, 24x93, at 240 West 20th st, recently purchased by the seller through the same brokers.

23D ST.—Duross Co. sold for the 536 Realty Corporation 536 to 546 West 23d st, a 4-sty loft building, to W. H. Parkerson, who gave in part payment a stock farm of 220 acres at Pattenburg, Hunterdon County, N. J. The farm is completely stocked and was held at \$35,000.

26TH ST.—Slawson & Hobbs sold for Charles W. N. Akberg 123 East 26th st, a 3-sty dwelling, 14.3x98.9, near 4th av, to Dr. Harry P. Swift, who owns 121, adjoining, making a site 28.6x98.9.

45TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Elizabeth H. Trevor, the 4-sty dwelling, 6 East 45th st, on lot 25x100, adjoining the Lorraine, at the southeast corner of 5th av and 45th st.

52D ST.—Worthington Whitehouse (Inc.) resold for A. S. Lamanna 48 West 52d st, 20x100.5, a 4-sty dwelling, which Mr. Lamanna bought recently through the same brokers from Louis Arthur Ripley.

57TH ST.—Arthur C. Sheridan has sold for the estate of James De Wolf Cutting the 4-sty American basement dwelling at 135 East 57th st to Dr. Franklyn A. Dorman, who owns and occupies the similar dwelling adjoining at 133.

North—of 59th Street.

HAMILTON PL.—Horace S. Ely & Co. sold 56 to 58 Hamilton pl, at the southwest corner of 140th st, two 3-sty dwellings, lot 37.6x76.4x irregular, for Mrs. Katharine S. Galbraith.

62D ST.—The Douglas Robinson-Charles S. Brown Co. has sold for Edmund L. Baylies 16 East 62d st, a new 6-sty dwelling, on lot 23x100.5, to Ambrose Monell, of Tuxedo Park, for occupancy. The seller recently sold No. 14, adjoining, to Charles H. Sabin.

77TH ST.—Pease & Elliman sold to Dr. George E. Davis the 4-sty American basement dwelling, 24x104.4, at 42 West 77th st, opposite the American Museum of Natural History. The property was sold for the Elwald Fleitmann estate and is assessed by the city at \$30,000.

78TH ST.—Duross & Co. sold the 4-sty flat, 20 x100, at 350 East 78th st for the Navlys Co., to Stephen H. Jackson, who gave in part payment the 3-sty dwelling, 23x123, at 478 Bedford av, Brooklyn.

95TH ST.—David Lion, with David McClure, sold for the Bond and Mortgage Co. 19 West 95th st, 18.9x99.11, a 3-sty dwelling.

106TH ST.—Bryan L. Kennelly resold at private sale for the Crown Holding Co. to Harris Goldstein 14 East 106th st, a 5-sty flat, 25x100. The seller purchased the property at the partition auction sale held by Mr. Kennelly on April 11.

116TH ST.—The Nason Realty Co., Max N. Natanson, resold the 5-sty flat, 25x100, at 110 East 116th st, held at \$25,000. The property was recently purchased by the selling company from the trustees of Hahnemann Hospital.

170TH ST.—Henry Morgenthau Co. resold 555 West 170th st, 75x100, a 6-sty elevator apartment house. This property was recently taken in exchange for the two buildings at the northeast corner of 170th st and Audubon av. Max Blau, the broker in the original transaction, was associated in the resale.

ST. NICHOLAS AV.—Charles S. Kohler has sold for Reher & Volk the 5-sty apartment and store property at 1342 St. Nicholas av, at the northeast corner 177th st, on plot 36.5x100. The property was held at \$75,000.

8TH AV.—The Lewis H. May Co. sold for Mary Raynor the 5-sty flat at 2079 8th av, on a plot 25x100, to a client of George Sasse, for all cash above the mortgage. Yankauer & Davidson acted as attorneys for the seller; Henry Alexander represented the purchaser.

ST. NICHOLAS AV.—Edgar N. Sidman is reported to have sold 130 St. Nicholas av, a 5-sty apartment house, on plot 36.5x100.

Bronx.

MINFORD PL.—Frederick Brown resold to Wilhelmina Klubnick 1434 and 1436 Minford pl, two 2-fam. houses, 25x100 each. In part payment the buyer gave 503 East 118th st, a 5-sty tenement, 24.2x100.11. Nicolas Lopard and Paul A. Weber were the brokers.

170TH ST.—Jacob Leitner sold for the receivers of the American Real Estate Co. to the Sardis Realty Corporation, S. Morrill Banner and Herbert E. Mitler, the northeast corner of 170th st and Jerome av, a plot 100x113. The purchasers propose to erect a taxpayer.

DECATUR AV.—F. & W. Duffy are reported to have sold 2961 Decatur av, a 2-sty dwelling, on plot 62.5x110, near Bedford Park Boulevard.

FRANKLIN AV.—Gramont Construction Co. purchased from D. Lewis Moore, of Philadelphia, the 5-sty apartment house, 37.5x100, at 1392 Franklin av, adjoining the corner of Jefferson av. Meehan & Harlan represented the Gramont Construction Co. in the transaction. Charles B. Van Valen was the broker.

MOHEGAN AV.—The Av St. John & Fox St Corporation, Brown & Lapin, has sold the northwest corner of 180th st and Mohegan av, a 5-sty flat with 5 stores, on plot 70.12x118. The property was held at \$110,000.

WALTON AV.—Horace S. Ely & Co. have sold for Edward H. Van Ingen the property at 605 Walton av to N. Kiamie, the tenant.

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CARROLL ST.—E. T. Newman sold the 3-sty dwelling at 728 Carroll st for Emma W. Speer.

WINDSOR PL, ETC.—William G. Rehbein sold 105 to 109 Windsor pl, three 2-sty dwellings, to John Schubert, Michael Monahan and Rudolph Schubert; 520 6th av, for F. L. Ostergren; 414 Prospect av, for Roderick Kennedy; 363 Prospect av, for the estate of Sarah Christensen, and 28 Prospect Park Southwest, for E. Benn to a client, who gave in part payment 340 15th st.

48TH ST.—Tutino & Cerny have resold for the Realty Circle the two 4-sty apartments, on plot 60x100, at 512-514 48th st.

52D ST.—Tutino & Cerny have sold for Louis Goldman to Louis Katzin, the 3-sty building at 470 52 st.

72D ST, ETC.—James Watters sold for Luemma Hamilton the dwelling 450 72d st, and for Anna M. Rich the dwelling 424 74th st.

76TH ST.—Frank A. Seaver & Co. sold for John H. Schmidt the 1-fam. house 558 76th st.

83D ST, ETC.—L. F. Brauns sold the 1-family dwelling, with garage, on plot 25x100, in the north side of 83d st, 145 ft. west of 5th av, for the F. Herting Construction Co.; also the 2-family dwelling 527 73d st, on plot 20x100, for J. Seybert Smoyer; the lot, 20x100, in the south side of 59th st, 320 ft. southeast of 9th av, for Adelmo Tampellini.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 2-fam. house 956 Bay Ridge av for the Property Holders Realty Co.

JEFFERSON AV.—Charles F. Werner sold 1475 Jefferson av, a 2-fam. dwelling, for H. M. Hannan.

PUTNAM AV.—The Bulkley & Horton Co., in conjunction with Robert A. Wright, sold 443 Putnam av, between Tompkins and Throop avs, for Mrs. Ethel Weed.

TROY AV, ETC.—O. E. Larson sold for Mrs. Kate Grieg 1317 Troy av; also for the H. Wolfe Construction Co. the dwelling, with garage, in the south side of 71st st, between 8th av and Fort Hamilton av; for M. White 1241 46th st; for Johann Construction Co. 715-717 55th st; for L. & J. (Inc.) 816 and 818 55th st and 822 55th st; for the Chester Iba Realty Co. 850, 852, 854, 858 and 860 55th st.

Queens.

EDGEMERE, L. I.—Meister Builders (Inc.) sold a bungalow on a lot 20x130, about 1,900 ft. from Far Rockaway blvd and Beach 43d st.

LONG ISLAND CITY.—Wallace J. Hardgrove, of the Queensboro Corporation, sold for Henry S. Kearny, a plot 75x100, in the east side of School st, near Hunterspoint av.

LONG ISLAND CITY.—Wallace J. Hardgrove, of the Queensboro Corporation, has sold for Margaret O. Serena a corner plot, 40x161, on Queens Boulevard and Cornish st.

LONG ISLAND CITY.—Wallace J. Hardgrove, of the Queensboro Corporation, has sold for Thomas Linahan to the City Real Estate Corporation about 16,000 sq. ft. on Jackson av and the railroad, near the Bridge Plaza. The same broker sold this property to Mr. Linahan last January. The new purchaser expects to erect a warehouse on the property.

RIDGEWOOD.—R. A. Schlesinger sold for Herman Balder, the 4-family house, 224 Fresh Pond rd.

Richmond.

CASTLETON HILL.—Moffatt & Schwab sold for M. M. Robertson to John S. Hallam a cottage on Drake av.

Out of Town.

BAYSHORE, L. I.—Calder's Real Estate Co. sold the Webster cottage, furnished, with 140 ft. of water front on Maple av, to Albert E. Turner, of Brooklyn.

COLD SPRING, L. I.—George Howe sold an estate, on the Hudson, to L. V. Bright, president of the Lawyers' Title and Trust Co.

EAST ORANGE, N. J.—Louis Schlesinger (Inc.) sold for the Northwestern Building & Loan Association to Nelson V. and Harry V. Drake the two 2-fam. houses 84-86 Ellington st; and to Alexander Jensen the dwelling at 472 No. 18th st.

HYDE PARK, L. I.—Robert E. Farley Organization has sold for the Glens Falls Trust Company, as trustee, to Howard K. Jones Cambridge Cottage, on Colvin dr, at Nassau Haven.

HUNTINGTON, L. I.—Jacob Buhler has purchased a farm of three acres, with buildings, at the corner of 11th st and Huntington av, from Sarah E. Hall. Theodore S. Hall was the broker.

KEARNY, N. J., ETC.—Feist & Feist sold the dwelling at 317 Forest st for Carl and Maria Peterson to Mrs. A. M. Friedner; also for Isabel T. Harris to E. A. L. Smith the dwelling at 697 Ridge st, Newark.

LARCHMONT PARK, N. Y.—Alexander Bradley & Son sold for Mrs. Louise Kaeser, her property, on Mayhew av, to Mrs. Magdalene Percy Bradley, who has occupied the place for several years.

LOCUST VALLEY, L. I.—The Triangle Tract, of 200 acres, half a mile from the Piping Rock Club and an equal distance from the North Hempstead turnpike, has been sold by Paul D. Cravath, Percy Chubb, and the estate of Burling Cocks, to James B. Clews, through Clifford Van Schurman as broker. Alphonso Villa purchased 67 acres, and the remainder was arranged for a golf club in connection with the Piping Rock Club.

MONTCLAIR, N. J.—F. M. Crawley & Brothers sold the residence of the late Charles D. Backus to A. Hugh Bryan, of Montclair.

MT. VERNON, N. Y.—The Anderson Realty Co. sold for J. R. Bird to M. L. Chamberlain the dwelling at 127 Claremont av, and for Georgiana Burrows to Josephine Morrison the house and plot at 118 South 6th av.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for the estate of Francis Haggerty 101-107 Sylvan av to Angelo Rossetto; also for the German Savings Bank 74 Warren st and 23-25 Hackett st.

PELHAM MANOR, L. I.—The Witherbee Real Estate & Improvement Co. sold to the Texas Co. about ½ acre on Pelhamdale av, next to the New York, New Haven & Hartford Railroad. Van Norden & Wilson and the Pelham Realty Co. negotiated the sale.

PELHAMWOOD, N. Y.—Joseph Lambden & Son sold at Pelhamwood, a site on Harmon av, to Mrs. Henrietta Reid, who is to build a residence for her occupancy; also sold a plot on Clifford av to Mrs. Hannah Marcell, who will improve it with a residence.

SCARSDALE, N. Y.—Scarsdale Estates sold a plot on Walworth av, adjoining on the north the residence of Frank M. Whiting, Greenacres, to Eliot G. Mears.

WEST NEW YORK, N. J.—Geo. W. Mercer & Son sold for L. M. Elliot, a plot 50x100, in 10th st, to The Domestic Tungsten Lamp Co.

YONKERS, N. Y.—Robert E. Farley Organization sold seven lots in Howard pl, Nepperhan Heights, Yonkers, to F. E. Peturce.

YONKERS, N. Y.—Arthur Weyl & Co. have sold for Benjamin F. Cromwell, to T. P. Flaherty for occupancy, the dwelling with grounds on Fairfield rd, Ludlow Park.

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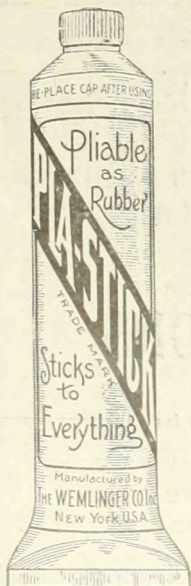
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LEASES.

Scnraitt's Lease Another Store.

Charles F. Noyes & Company leased to Scnraitt's the store at 1379 Broadway, together with a new one-story building to be erected at the rear, covering an additional plot of 66x100, for a term of years at a reported aggregate rental of about \$200,000. The premises leased adjoins the Hilton store at the northeast corner of Broadway and 37th street. The front store, 25x90, will be used for the sale of candy and the rear building will be used as a tea room. The company has been a tenant of Mrs. Mary Rutzgeraid in 1379 Broadway for more than niteen years, but this new lease is made from the Hilton Building Company, which recently obtained a ten-year lease on the entire plot, covering 104 feet on Broadway and 200 feet in 37th street. The lease just made is for ten years.

New Women's Luncheon Club.

Geo. R. Read & Company, and Frederick Southack and Alwyn Ball, Jr., leased in the Broad Exchange Building, 25 Broad street, the ground floor on Exchange place containing about 6,500 square feet, formerly occupied by the banking house of Blake Brothers & Company, and F. S. Smithers & Company, to the Women's Downtown Luncheon Club. The floor has been held at \$25,000 a year. The object of the club is to provide a meeting place for business women where food can be obtained at moderate cost. The membership is limited and a monthly fee will be required from each member.

Corona Typewriter Company Leases.

Manning & Trunk leased 129 West 42d street for twenty-one years from November 1 to the Corona Typewriter Company, Inc. The owner of the property, who was represented by Masten & Nichols, is to erect the building in accordance with plans prepared by John M. Howells and James Gamble Rogers, associate architects. The aggregate rental involved is reported to be in excess of \$500,000.

Lease of Miner's Theatre.

The Criterion Theatre Company, Walter Rosenberg, president, manager of the Savoy Theatre at 112 West 34th street, leased from the Estate of Henry C. Miner, Miner's Eighth Avenue Theatre for five years from September 1, 1917. The theatre will be used for motion pictures.

Manhattan.

DANIEL BIRDSALL & CO. leased the building 34 Greene st to the Carbolineum Wood Preserving Co., now at 182 Franklin st.

BRETT & GOODE CO. leased for Berndt O. Anderson the building at 75 West 46th st to Urbino Nannelli for his own occupancy.

CAMMANN, VOORHEES & FLOYD have leased the building at 45 West st to the Bowling Green Neighborhood Association (Inc.), after extensive alterations to be the future home of the association's headquarters and health centre and community place for the residents in the immediate neighborhood.

CAMMANN, VOORHEES & FLOYD have leased the entire upper part of 294 Pearl st for Bella Hirsch to Frederick H. Cone; also the store at 124 Water st to Antilles Express Co.

CAMMANN, VOORHEES & FLOYD have leased the store and basement at 42 Maiden la to George Patricakos; also, in conjunction with Horace S. Ely & Co., the store at 22 South William st to Williams Shipping Agency.

CROSS & BROWN CO. has leased the entire building at 146 West 56th st to C. Boccofogli; at 30 East 42d st space to Chemical Const. Co., Bradford-Ackerman Corp., John Neilson; at 683-5 Eroadway the 9th floor to Bernard Willing, in conjunction with F. R. Wood, W. H. Dolson Co.; at 335 Broadway space to Monawatt Elec. Impt. Co., Lawrence Hardware Works, Max Disson; in the Strand Theatre Building space to S. L. Rosenbaum, Lew Leslie.

CROSS & BROWN CO. has leased the store and basement 90 Chambers st to the Times Sq. Auto Supply Co.; at 151 Grand st 3d loft to Albert Oehse Co.; at 335 Broadway space to Scheff Bros., E. Stockton, L. Sonnenberg & Co.; at 98-100 5th av space to National Cartoon Service Co., J. I. Markowitz, Kamenetsky & Sokol, A. Francolini; at 102-4 5th av to M. Michaelov and P. A. Meuse; at 18 East 41st st to H. St. C. Jogbaum; at 1750 Broadway to O. Farkasch, S. J. Nest, The Coe-Stapley Mfg. Co. (Inc.), Colton Demountable Rim Corp., J. J. Beither, Paul B. Rose and L. I. Lichtenstadter.

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

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White Lake, 88 acres, 2 houses, barns; 3 blocks from Lake; \$8,000; other farm near Narrowsburg. E. B. CRAWFORD, Tusten, Sullivan Co., N. Y.

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We have **FOR SALE**, on North shore, Long Island, a 16 room house with modern improvements, 10 acres of fine land, adjoining North Shore Country Club, in best part of South Sea Cliff, having fine views, house being on high ground and the land alone is worth more than price we ask, \$40,000, on reasonable terms. Would like to hear from agents willing to help push the sale and split commission 50-50.

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

P. H. J. DALY leased the store at 5 Ann st to the Hewitt Orange Juice Co.

DUROSS CO. leased the 5th and 6th floors of 314 West 14th st for D. & R. Realty Co. to W. D. Lockwood Co.; at 124 West 18th st 2d loft to Morin Printing Co.; at 39 9th av store and basement to Henry Lustig for Conron Bros. Co.; at 63 Gansevoort st store and 1st floor to Paul Staiti for the estate of A. C. Hoe.

DUROSS CO. has leased for the Rhinelander Real Estate Co. the 4-sty house 114 West 11th st to Wm. G. Horner; the 4-sty house 166 West 22d st for George A. Sonderhof to Edward J. Quarioli for five years at an aggregate rental of about \$7,500.

DOUGLAS L. ELLIMAN & CO. have renewed leases of apartments at 383 Park av to William M. Wright; at 777 Madison av for the Barney

Estate Co. to H. I. Judson; at 157 East 81st st to Friend Hoar; and at 116 East 58th st to H. H. Pinney.

DOUGLAS L. ELLIMAN & CO. have leased for Sumner Gerard 58 East 53d st, a 4-sty house, on a lot 16.8x100, to Miss Elionore Blaupain.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths in the new building under construction at 270 Park av for the Vanderbilt Avenue Realty Corporation, Dr. C. V. Paterno, president, to Harmon W. Hendricks; also a large duplex apartment at 969 Park av for the Randolph-Walker Corporation to Louis J. Pooler, and have subleased an apartment at 161 East 79th st for Silas Wodell to William Goodwin, and have secured an extension of the lease from the owners for Mr. Goodwin.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of 870 Madison av, a 5-sty dwelling, for Robert A. Chesebrough to H. A. Guggenheim for a long term.

DOUGLAS L. ELLIMAN & CO. leased a large apartment comprising an entire floor at 521 Park av to John R. McGinley, and in conjunction with William J. Roome & Co., an apartment at 125 East 72d st, for Julius Tishman & Sons to J. R. Wickwire; also at 64 East 86th st for Samuel A. Herzog to Miss Caroline Herzog, and a furnished apartment for the summer at 350 Park av to Charles P. Perin, who recently sold his house at 1056 6th av, and renewed the lease of 51 East 80th st, a 4-sty dwelling, on a lot 23x100, for Mrs. William Whitman, Jr., to Mrs. Walter H. Lewis.

DOUGLAS L. ELLIMAN & CO. leased for Dennis G. and Herbert S. Brussel 10 East 81st st, a 4-sty dwelling, to Dr. Charles G. Kerley.

DOUGLAS L. ELLIMAN & CO. have leased for James H. Snowden a furnished apartment at 420 Park av, now occupied by Mrs. Alfred G. Vanderbilt, and consisting of 18 rooms and 6 baths, to V. Everit Macy, now living at 37 West 56th st. This apartment was held at \$18,000.

HORACE S. ELY & CO. leased the street floor at 56 Wall st to the Canadian Properties Limited (Inc.).

J. ARTHUR FISCHER has leased for A. Quenn the 4-sty dwelling 220 West 38th st.

FREDERICK FOX & CO. have leased the 6th loft in 12-14 West 27th st to Benjamin Smith.

EDWARD S. FOLEY & CO. leased dwellings at 208 West 14th st to Frank Varwald; 219 West 14th st to M. A. Lavery; 161 West 13th st to Robert Putnam; 138 West 11th st to Margaret Byrn; 13 Charles st to Mary O'Connell, and 73 Bedford st to a client.

M. & L. HESS (INC.) and M. E. Lipset leased space on the 9th floor at 45-7 East 20th st to American Art Novelties Co.

HENRY HOF leased for the C. E. Byrne Piano Co. space at 229-235 East 41st st to Roger Brothers & Co.

HOUGHTON COMPANY leased for Therese Browning the 3-sty dwelling 231 West 74th st to Blanche P. Allberger.

LAKIN & DINKELSPIEL leased for the estate of Daniel McElroy the building at 47 Hoyt st, Brooklyn, to John Floro for a long term.

LAKIN & DINKELSPIEL have leased to the New Castle Rubber Co., formerly at 1662 Broadway, the large store at 243 West 53th st; also to Miss Grace Freeman, manicurist, an office at 1482 Broadway.

MICHAEL E. LIPSET has leased for John S. Weatherley the 2d and 3d lofts at 16-18 West 39th st to the United Trimming Co. and the Lavin Co. for a long term, at a total rental of about \$30,000.

MANNING & TRUNK have leased space at 344-348 West 38th st to U. S. Patent Ink Co.; the parlor floor store at 124 East 57th st to H. O. Edelmann; offices at 489 5th av to the Clyde Steamship Co., and space at 1562 Broadway to Frank R. Carter.

J. S. MAXWELL has leased to B. W. Sandbach the private house at 642 West 138th st.

PAYSON McL. MERRILL CO. leased a duplex studio apartment at 257 West 86th st to Dr. Lefferts Hutton, and at 20 West 50th st to Dr. John S. Thacher.

MOORE & WYCKOFF leased apartments at 123 East 53d st to Mrs. A. M. Richard and Dr. Heman Laurence Dowd.

CHARLES F. NOYES CO., with William H. Whiting Co., leased for Seig Goldstein, president of the Campello Corporation, the four floors at 207 Pearl st to McLaughlin Gormley King Co.; and in conjunction with Cammann, Voorhees & Floyd, the store and basement of the same building to the Portocuba Corporation. The rental of this building has been increased from \$3,000 per annum to \$4,800 per annum. The building is one of six buildings purchased by Mr. Goldstein through the Charles F. Noyes Co. a short time ago, the other buildings being 205 Pearl st, 4-6 Gold st, 239 Pearl st and 12-14 Cliff st.

CHARLES F. NOYES CO. leased in Masonic Building, at 6th av and 23d st, a large portion of the 4th floor to M. H. Rosenberg & Co., and at 46 West 24th st, space to the Pelried Publishing Co.; at 52-54 Maiden la, space on the 9th floor to Frank Harvey Field; at 27-29 Pine st, space to Leavens Bros.; at 130-132 Pearl st, space to Kraus Research Laboratories Co., and in the East River Bank Building, sub-leased for Remington Typewriter Co., space on the 18th floor to David H. Lehman.

CHARLES F. NOYES CO. has leased for the estate of Marshall Field the building at 104 Worth st to the H. P. Andrews Paper Co. for ten years, at an aggregate rental of about \$5,500 per annum. Improvements will be made from plans of Frederick Putnam Platt. The building will be used as the headquarters of the lessee.

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CHARLES F. NOYES CO. has leased the entire building 97 North Moore st for Steven Dieckman to the Overseas Products Corporation; store and basement at 224-226 Pearl st to Cyclops Steel Co.; store and basement at 119 Pearl st for Herbert C. Piass, agent, to George W. Price; a store at 102-104 Fulton st for Masten & Nichols, attorneys, to Isidor Lowenfeld; store at 4-6 Platt st for Euler & Koeson Co. to William J. Morgan, and a store at 61 Gold st for John J. Barton to Fred A. Schadt and Edward A. Barnett.

CHARLES F. NOYES CO. has leased a floor at 100-10 Lafayette st for Wiebusch & Higer to the Universal Merchandise Co.; a floor at 320-322 Pearl st for Farmers Loan & Trust Co. to Benjamin Friedman, and a floor at 159-167 William st for Dr. Robert Ralston Keed to Sun Printing & Publishing Association.

THOMAS J. O'REILLY has rented for estate of Robert E. Westcott an office at the northeast corner of Broadway and 110th st to Dr. George F. Hudson, carpentry and manuring; and for Goodale, Perry & Dwight an office at the northeast corner of Broadway and 104d st to McClave & Co.

PEASE & ELLIMAN leased for Albert L. Thompson three 3-sty dwellings at 217 West 71st st to Mgr. W. J. Guman, of the Church of the Blessed Sacrament, for use while a new church and school are being built.

PEASE & ELLIMAN leased for Mary K. Potter, represented by William H. Falconer, to Louis F. Kiesewetter, of the Bank of New York, the 4-sty dwelling at 11 East 75th st; Pease & Elliman also rented, furnished, for George Bernheimer his apartment in 365 Park av to Mrs. W. N. Fleischmann; furnished, for Theodore L. Van Norden his apartment in 12 Gramercy Park to J. Ross Tilford; and for Mrs. Robert Warwick an apartment in 55 West 55th st to H. A. James.

PEASE & ELLIMAN leased for Edwin S. Brickner, controlling the Brixton Holding Corporation under construction at 139 East 66th st an apartment to Thomas W. Streeter, vice-president of the American International Corporation; also for Edgar Ellinger and his associates at 70 East 77th st, under construction, an apartment to German Kann; renewed store leases at 948-950 Park av, held by Leon Weinstock and Isaac Shapiro, and sub-leased for Miss C. H. Lowerre her apartment in 115 East 53d st to Mrs. Mary G. Wood.

PEASE & ELLIMAN have leased for the Broadway John St. Corporation at the northwest corner of Maiden lane and Nassau st, the store 57 Nassau st to the Beacon Hat Co., owners of the Peter Rabbit hat establishments.

PEASE & ELLIMAN have leased for Mrs. Marcus M. Talbot to Dr. George M. Parker, the 4-sty dwelling at 34 East 81st st; an apartment at 510 Park av for Miss B. Arthur to Mrs. B. Stern; at 780 Madison av to Miss Helen Fernall; at 129 West 67th st to Mrs. Leonora Santos; and at 144 East 40th st to Mrs. M. M. Hardon; for Isaac Freidenheit the parlor floor in his newly altered building at 125 West 43d st, to Busch & Wingleman; also for the 5th Av & 74th St Corporation, of which Harry Fischel is president, the entire 5th floor of the building at 927 5th av to J. Leonard Replogle, president of the American Vanadium Co. The apartment consists of 15 rooms and 5 baths, and was held at a rental of \$13,000 a year. Among the other tenants in this building are Mrs. Hugh J. Chisolm and Harry T. Dunne, president of the Fisk Tire Co.

PEPE & BRO. have leased for 5 yrs., premises 50 6th av, a 4-sty building, for Mrs. Marie Donnelly to A. Valsecchi.

PEPE & BRO. leased for the Rhineland Real Estate Co. the double house at 112 West 11th st, a 4-sty building, to Mrs. Pearson.

PEPE & BRO. have leased for Charles Hanson 58 Downing st, a 3-sty dwelling, to Mrs. Cantalupo.

L. J. PHILLIPS & CO. have leased for Martin E. Roache 408 West 154th st to Harry C. Hequeunbourg; also to James Butler (Inc.) the store 2248 7th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., with K. K. Gregory, leased 116 Lexington av, a 3-sty house, for the Brooklyn Trust Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Robert Goelt the corner store and basement space in the Lincoln Square Garage Building, at 64th st and Broadway, to the Duffy Motors Corporation.

SLAWSON & HOBBS have leased for Sunner Gerard the 4-sty dwelling, 250 West 72d st, to A. M. P. Smith and for Louise Veltin 163 West 73d st to A. H. Campbell.

SLAWSON & HOBBS have leased for Thomas Read the dwelling 664 West End av to L. Miller, and for Eugene Valens to Mannella Martinez 52-54 West 92d st.

E. K. VAN WINKLE leased for Lawrence Rukeysor his furnished apartment at 789 West End av to Stanley Blum.

CHARLES B. WALKER has leased for William Hrig the 1st loft in the northeast corner of Lafayette and Howard sts to the Charles H. Smith-Low Co.; for P. Murphy a loft in 86 Walker st to the Conlan Electric Co.; for the estate of John R. Graham the store and basement in 124 Baxter st to Frank Tracy; and for Jacob Franz space in 147 Grand st to the New York Gas and Electric Fixture Supply Co.

WERTHEIM & CLEAR sub-leased for ten years the store and basement in the Hotel Aldine property, 429 and 431 4th av, to the Lexington Lunch Co. The same brokers recently leased this hotel for Harry G. Hallenbeck for a long term of years, and plans are now being drawn for extensive alterations into studio apartments.

WM. A. WHITE & SONS have leased the 3d loft in 98 Beekman st to Max Sissman; space in 28-30 East 12th st to Samuel and Abraham Rich; and in 113 Broad st to A. W. Smith; also

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the 4th loft in 102 Beekman st to Cook, O'Brien & Frerichs.

WM. A. WHITE & SONS have leased from the plans to Lucius Hopkins Miller, of Princeton, N. J., an apartment in the John Alden, which is nearing completion at 42-46 West 10th st.

WM. A. WHITE & SONS leased offices in 6S William st to A. R. Pierson; in 2S and 30 East 12th st to Joseph Berenstein, and in 21 Maiden la to Henry A. Meht.

WM. A. WHITE & SONS leased for the New York State Realty & Terminal Co., represented by John N. Golding, to the Hunter Manufacturing Commission Co. the 5-sty building 337 Spring st.

WM. A. WHITE & SONS have leased an apartment in 42-46 West 10th st to Miss Dorthula A. Burch; in 206 West 52d st to Mrs. Florence E. Fontaine, and in 201 East 30th st to Miss N. M. Berger.

Brooklyn.

RULAND & WHITING CO. leased the 3-sty dwelling, on plot 45x100, at 430 Grand av for Mrs. Grace L. Brunne to Dr. Walter Truslow.

L. L. WALDORF CO. has leased the dwellings at 530 and 538 3d st, 511 5th st, 469 4th st, 547 9th st and 294 7th av.

Queens.

LEWIS H. MAY CO. leased cottages at Rockaway Park, L. I., for J. A. Abrams on Newport av to T. Michel; for Christopher Murray corner Columbus and Newport avs to B. Ratkowsky; for Anna Dooling on N. Lincoln av to A. Cohen; for Philip Klein on N. 8th av to Myra Rukeyser; at Belle Harbor, L. I., for Renshaw Borie on S. Suffolk av to J. J. Schwebel; for J. Connolly on N. Oxford av to F. B. Sheinberg; for W. F. Acton on N. Suffolk av to S. Tajima; for Benjamin P. Caine on N. Oxford av to Benzo Matsui; for M. E. Biggers on N. Oxford av to Charles L. Greenbaum; for N. Rutter on N. Montauk av to Jacob Gerdau.

Richmond.

ALBERT B. ASHFORTH (INC.) leased the Lowell property, on the Richmond County Country Club Grounds, at Dongan Hills, to E. E. Bartlett, Jr.

Out of Town.

ALBERT B. ASHFORTH (INC.) and J. L. Birdsall rented the Griffin property at Oyster Bay, L. I., to Dr. Miner C. Hill.

REAL ESTATE NOTES.

FRANK J. CASSIDY has moved to his new offices at 8 West 40th st.

L. MINZIE, real estate, has moved his office from 170 Broadway to 6S William st.

J. K. MOORS has been appointed managing agent for 359 West 57th st, 438 West 26th st and 443 West 30th st.

DANIEL BIRDSALL & CO. have been appointed agents for 221-227 Canal st, 129-131 Grand st, and 117 East 10th st.

McDOWELL & McMAHON have been appointed agents for 1253 St. Nicholas av, a 6-sty elevator house known as "The Kershaw."

A. ARENT CO., real estate and insurance, formerly at 1014 East 163d st, has moved to larger quarters at 337 Southern Boulevard.

J. ARTHUR FISCHER has been appointed by the Stern & Saalberg Realty Co. agent for the 4-sty store and loft building at 555 8th av.

HAROLD L. LEWIS has moved his offices from 189 Broadway to 51 Liberty st, where he will continue to transact a mortgage loan and real estate business.

HARRY J. ROGERS, associated with A. V. Amy & Co. for 15 years, has opened an office at 149 Broadway for the transaction of a general real estate business.

JOHN J. BRITTON has opened offices at 1328 Broadway, for the transaction of a general real estate business, paying particular attention to suburban properties.

M. MORGENTHAU, JR., CO. has placed a first mortgage of \$38,000 at 5 per cent. for 5 years for Sause Realty Co., Edward Herriman, president, on 324 West 96th st.

PEPE & BRO. have been appointed agents for the new 4-sty studio building at 132 West 4th st, now in course of construction. The building is expected to be ready June 1, 1917. One apartment has already been rented from the plans.

PEASE & ELLIMAN announce the election of Theodore De M. Johnson as manager of their rental and sales department of their downtown office at 55 Liberty st. Mr. Johnson has been associated with Pease & Elliman in this department for several years.

GOODALE, PERRY & DWIGHT have been appointed agents of the apartment house known as Audrey Hall, at the northeast corner of St. Nicholas av and 172d st; also 28 East 23d st, 112-120 East 53d st; 137 East 48th st, 523-537 Lexington av and the Columbia Apartment House, 136 East 49th st.

DOUGLAS L. ELLIMAN & Co. have been appointed managing agents by Harold Godwin for The Guernsey, at 46-48 East 41st st, a 5-sty store and apartment building; also for the 10-sty apartment house, The Dalhousie, at 40-48 West 59th st, by Jacob Gould Schurman, president of Cornell University.

CROSS & BROWN CO., as real estate agent for the United States Rubber Co., has completed negotiations for the erection from plans by Thomas R. Kimball of a 5-sty concrete building at 9th and Douglas sts, Omaha, Neb. This building will be occupied exclusively by the Omaha Rubber Co. and the American Hand Sewed Shoe Co., subsidiaries of the U. S. Rubber Co. The property has been owned for more than 50 years by George A. Hoagland.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1917 (May 5 to 11) and 1916 (May 6 to 12). Rows include New Buildings, Cost, Alterations, and Amount.

BRONX.

Conveyances.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include New Buildings, Cost, Alterations, and Amount.

BROOKLYN.

Conveyances.

Table with columns for 1917 (May 3 to 9) and 1916 (May 4 to 10). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1917 (May 3 to 9) and 1916 (May 4 to 10). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include New Buildings, Cost, Alterations, and Amount.

QUEENS.

Building Permits.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include New Buildings, Cost, Alterations, and Amount.

RICHMOND.

Building Permits.

Table with columns for 1917 (May 4 to 10) and 1916 (May 5 to 11). Rows include New Buildings, Cost, Alterations, and Amount.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

UNQUESTIONABLY the building and allied trades have begun to experience the effects of war times, as have many other lines of industry. Structural activity has recently slowed down perceptibly, and while the trade as a unit is hopeful for the future there is an undercurrent of feeling evident that it will be some time before construction work is resumed on the scale that maintained a month or six weeks ago. Just previous to the declaration of war there was every indication that the building trades were destined to enjoy a most prosperous season, notwithstanding the fact that the high cost of structural materials and other important factors were exerting a tendency to hinder operations to no small degree. Since the advent of this country into the war, however, there has been a decided slump in practically all lines of construction, more particularly in the large cities, where steel is one of the most important materials. At the present writing there is but little active work in progress other than that absolutely necessary. The buildings now under construction and the majority of the new projects that are being planned are for the manufacturing and handling of munitions and war supplies, commercial operations and Government contracts for buildings and other forms of construction work called for by the preparedness program.

The announcement in the forepart of this week that the Federal Government had requisitioned the total output of the steel mills of the country for the construction of an immense merchant fleet and a further statement that the lumber output and many other building commodities was likely to be commandeered in a similar manner has had a strong tendency to influence prospective builders

Common Brick.—Under the circumstances that are generally affecting the building trades, the brick market is holding its own in a satisfactory manner. Prices continue to be firm at the \$10 level wholesale to dealers. The demand is fair, with inquiries brisk and sales normal for this year. They cannot be compared, however, with previous years, during which there was an infinitely greater amount of construction work in progress at this season. An important reason advanced for the slowing down of activity is the fact that the weather for the last two weeks has not been exactly conducive to building and the market has felt the effect of the conditions. Arrivals from up-river, while numerous, are not so frequent as they have been during recent weeks. Some of the yards are practically cleaned out of hold-over stocks, and it will be some time before the product of this season is in condition to market. Plants generally are making preparation for the commencement of activities, and some have already started. Labor is scarce, however, and there are indications that some of the producers will hold off on account of the high operating costs. Both fuel and labor are factors that are greatly effecting the situation, and if the building season is dull the manufacturers hesitate to be stocked up with a product that has cost them much more than normal to produce. Generally there is a slightly more optimistic tone to the market than has maintained for a time, with manufacturers and dealers hopeful that the worst of the depression is over and that within a very short period the condition of affairs in the building trades will brighten considerably.

SUMMARY—Transactions in the North River brick market for the week ending Friday, May 11, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 23. Dis-

tribution: Manhattan, 9; Brooklyn, 9; New Jersey points, 4; Astoria, 1.

to hold off for a more propitious time. As a matter of fact, the announcement was without stable foundation, and although it appears as though the Government would require a large percentage of the available materials for the fulfillment of its schedule, there is certain to be an adequate supply obtainable for general building purposes. Under the circumstances the building trades must not lose heart, but rather should endeavor to influence prospective builders to proceed with the contemplated operations that are so necessary to maintain the industry at its former state of efficiency.

One of the factors that has helped considerably in sustaining the hopes of the structural trades is the large amount of Government construction in immediate prospect. Some of this work has already been placed under contract and activities started and the balance is likely to be commenced at an early date. According to the present schedule there is almost enough of this type of work in sight to keep the trade active for some months, and it is this influence that will maintain life and interest in the building industry and material market until the general building situation is improved and activity resumed on a scale that will enable the industry to prosper.

The building material market has held its own to a surprising degree in the existing crisis. Prices of practically all of the important commodities are holding firmly at the levels that have maintained for a long period. In some particular instances upward revisions have been announced and there is generally a feeling that within a short time the present conditions will be improved and that there will be a resumption of prosperity for the building industry.

tribution: Manhattan, 9; Brooklyn, 9; New Jersey points, 4; Astoria, 1.

Structural Steel.—Although the market for structural steel is not particularly active when large building projects are considered, there is quite a satisfactory number of smaller operations scheduled, requiring a total tonnage of favorable proportions that will have a tendency to maintain stability. The announcement earlier in the week that the Government would requisition the output of the steel mills for the construction of an immense fleet of merchant vessels had a very disquieting effect on the building industry as a whole. This announcement, however, seems to have been without foundation, and although large quantities of steel will be required, it is certain that the entire output will not be commandeered. At the present time it is generally felt that while the Government will take from the market a very large tonnage of steel shapes for necessary ship building, as well as for construction work of a military character, there is sure to be a sufficient quantity of structural steel available for all contemplated projects, and builders need not hesitate to start operations, fearing that there will be no steel. The only possibility at this writing is that deliveries of this commodity will be further delayed on account of precedence being given to Government orders. The trade is quite used to lengthy delays by this time, and so should not be greatly affected by an additional week or ten days' hold-up in the delivery of steel. The Federal Government is in the market for substantial orders for various military purposes. The railroads also continue to be important factors in the steel market, and there are a number of inquiries emanating from these quarters that will call for a very large tonnage. There have been no material changes in the price situation this week. Mill ship-

ments of steel shapes are quoted at 4.419c. to 4.919c. for delivery in one to four months.

Lumber.—The predominating feature of the lumber market is the manner in which the prices of practically all kinds and grades of this important building commodity have been soaring during the past few weeks. The market has been most active and the price schedules have been following an upward trend established many months ago. According to the opinions of prominent manufacturers and dealers no prediction can be made as to the end of the upward movement. On account of the rapid changes in price and the actual shortage in supply, wholesalers, in many instances, have withdrawn all prices and will only quote on specific orders. The short crops caused by the difficulties in obtaining adequate labor and the inability of the manufacturers to deliver the product to consumers on account of the congested railroad transportation conditions and the further fact that it is almost impossible to charter bottoms for coastwise shipment, have all combined to upset market conditions. While the railroad situation is somewhat better than it has been the conditions are still far from normal, and in consideration of the existing Governmental demands for precedence in the movement of military supplies and equipment there is every indication that a lengthy period will elapse before the freight situation is improved to the extent that the building trades will have shipments come through in a reasonable time. From current reports the demand for lumber products would seem to be greater than the supply and there is a fear that before long there will be an actual lumber famine. While it is true that the slowing down of structural activities in the cities will somewhat decrease the demand, building construction in the suburban districts is apparently going ahead in a satisfactory manner and it is this type of construction that is one of the most important consumers of lumber. During the current year the lumber manufacturers have had numerous difficulties to contend with. The labor conditions have been bad, even with the high wages offered, and the Government demands will require a large percentage of the output.

Window Glass.—During the past week there has been but little activity in the glass business, partly accounted for by the fact that building construction has fallen off, thus decreasing the demand, and also because some of the factories have gone out of blast and holders of reserve stocks are showing no inclination to part with their reserves. While the inquiries from general building sources are somewhat lighter, there are indications that during the next few months a strong requisition for window glass, for Government work, will exist. This will be required in the erection of barracks and other structures at the various training camps scattered about the country and which it has been stated will consume large quantities of glass.

Wire.—Manufacturers of this product state that the current demand for the commodity, in all forms, is the heaviest known, notwithstanding the fact that prices have been generally advanced by producers and dealers. Foreign orders that were registered some months ago are now practically cleaned up, but there are inquiries current from the same quarters that will tend to keep the industry working to full capacity for the balance of the year. With the present demand for wire and wire products there is a feeling that further advances in price are not far distant. The demand for wire nails is abnormally heavy and the mills producing them are greatly behind in their deliveries.

CURRENT WHOLESALE PRICES.

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

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

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

- North River common.....\$10.00@
- Raritan common.....21.00@
- 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, 1½ in. (nominal)...\$1.00@
- Trap rock, ¾ 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.):

- Exterior—
- 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
- Interior—
- 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.\$1.25@
- Less than 5 bbls..... 1.26@

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

- 1½ in. (nominal).....\$1.10@
- ¾ 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 ins., 16 to 20 ft...\$33.00@ \$41.00
- 14 to 16 ft.,..... 43.00@ 47.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00
- 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..... 23.00@

(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.....\$5.75@ \$6.00
- Cypress lumber (by car, f. o. b. N. Y.):
- Firsts and seconds, 1-in...\$51.00@
- Cypress shingles, 6x18, No. 1 Hearts..... 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...\$51.00@ \$55.00
- Red Oak, quartered, select... 51.00@ 55.00
- Maple, No. 1..... 47.00@
- Yellow pine, No. 1, common flat.....@
- N. C. Pine, flooring, Norfolk. 32.50@

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....\$0.06¾
- Block, 3 in. (hollow)..... 0.6¾
- Block, 4 in. (hollow)..... .08
- Boards, ¼ in. x 8 ft......12½
- Boards, ¾ in. x 8 ft......15½

SAND—

- Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$0.50@ \$0.55

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

- Beams & channels up to 14 in. 4.419@ 4.919
- Beams & channels over 14 in. 4.419@ 4.919
- Angles 3x2 up to 6x8..... 4.419@ 4.919
- Zees and tees..... 4.419@ 4.919
- Steel bars, half extras..... 4.419@ 4.919

TURPENTINE:

- Spot, in yard, N. Y., per gal.....\$0.51½

WINDOW GLASS. Official discounts from jobbers' lists:

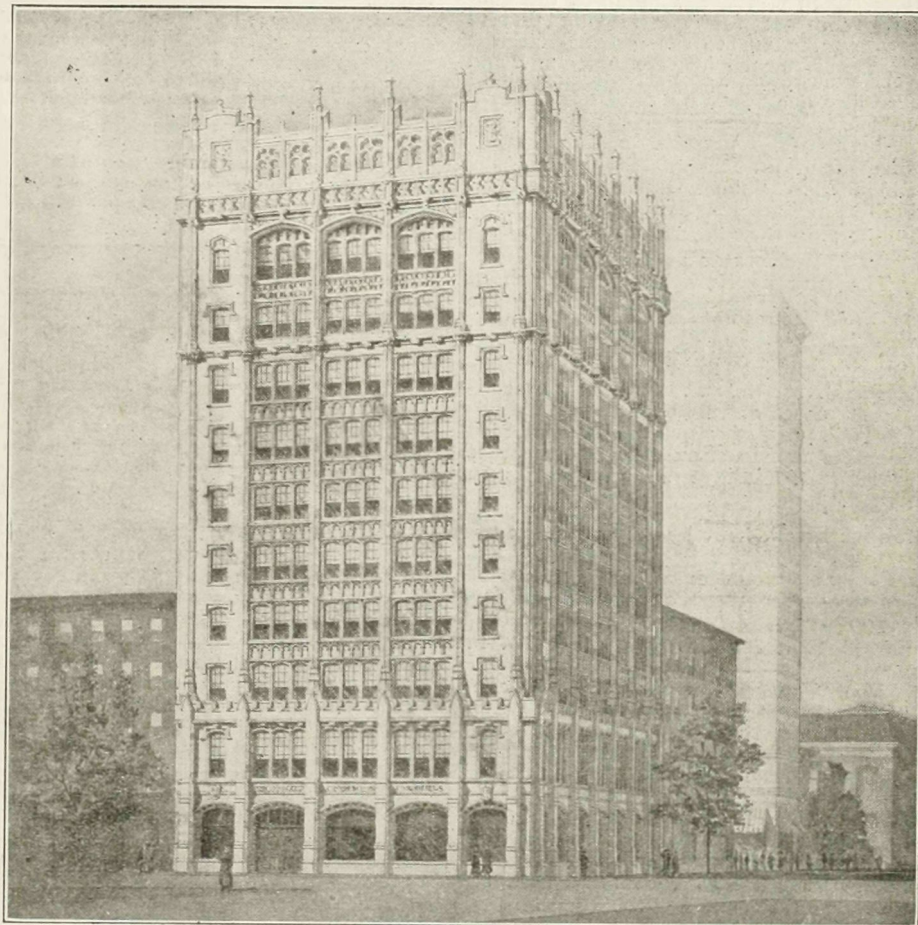
- Single strength, A quality, first three brackets.....84% + 3%
- B grade, single strength, first three brackets.....86% + 5%
- Grades A and B, larger than the first three brackets, single thick.....83% + 3%
- Double strength, A quality.....84% + 3%
- B quality.....86% + 3%

MANHATTAN TRADE SCHOOL FOR GIRLS

Operation, Which Will Involve Expenditure of \$500,000, to be Located in Gramercy Park Section

CONSIDERABLE interest is attached to the scheduled construction of a ten-story school building, at the northwest corner of Lexington avenue and 22d street. The structure will occupy a plot approximately 75x100 feet and will replace three dwellings, one of which was for many years the residence of Magistrate Barlow. The proposed building is intended to house the Manhattan Trade School for Girls and will be erected under the jurisdiction of the Board of Education. The plans and specifica-

city during recent years. The materials to be employed in construction will be face brick, limestone and terra cotta. Construction throughout will be fire-proof and every precaution has been taken in planning to provide for the safety of the students from the fire and panic hazard. This building will be for vocational training of girls exclusively and its equipment will include the most modern appliances and apparatus for the teaching of various trades. One of the most popular departments of this school is expected to be that de-



C. B. J. Snyder, Architect.

VOCATIONAL SCHOOL FOR GIRLS.

tions were prepared under the direction of C. B. J. Snyder, architect. According to the estimate of the owners, this operation will represent an expenditure of approximately \$500,000, including the furnishings and equipment.

The structure will be the tallest building of its kind in the city and will be a model of modern school architecture and planning. The facades have been designed in the Gothic style similar to that of the other schools erected by the

voted to domestic science and the facilities of this branch of study will be particularly complete.

While there will be a number of interesting features in the construction of this operation the problem involved in the placement of the foundations is of paramount importance. The engineers will have to make provision for the old river bed that is located about forty feet below the site of this structure and which is likely to present difficulties.

Architects to Convene.

The New York Society of Architects will hold its annual convention at the United Engineering Society Building, 29 West 39th street, Manhattan, on Tuesday, May 15, 1917, at two o'clock. After the meeting, dinner will be served at a nearby hotel, and promptly at eight o'clock the entire membership and their guests will go to the Fulton Theatre to see "Pals First."

Among others who have promised to address the meeting are Hon. Rudolph P. Miller, chairman board of Standards and Appeals; Hon. Robert Adamson, Fire Commissioner; Robert D. Kohn, F.A.I.A.; William P. Bannister, secretary State Board for the Registration of Architects; Hon. William J. Millard, Assistant Corporation Counsel; Major John P. Everett, attorney; Hon. H. D. Sayer, State Industrial Commissioner; Hon. John J. Murphy, Tenement House Commissioner, and Edwin O. Bell, real estate editor, New York American.

Planning New Church.

The property at the southeast corner of Park avenue and 64th street, which was reported sold last week, may eventually furnish the site for a million-dollar church edifice to be erected by the congregation of the Fifth Avenue Baptist Church, now worshipping at Fifth avenue and 46th street. It is understood that a subscription committee of about fifty members has been appointed, with William M. Crane as chairman, which will begin to raise the necessary funds. It is probable, however, that construction work will not begin for some time, on account of war conditions and the financial requirements of other activities of the church. The present site occupied by the church edifice consists of four lots, 100x100, forming one of the most desirable available Fifth avenue frontages for reimpovement. It is stated that no definite plans have been decided upon with reference to the future of this property.

Restoring City Hall Tower.

The tower and cupola of City Hall, which was damaged by fire on Thursday, will be rebuilt from plans by Grosvenor Atterbury, 20 West 43d street, the architect who designed the decorative effects on the building and in City Hall Park in honor of the visiting Commissioners. The estimated loss has been placed at \$25,000. This is the second time that the City Hall tower has been damaged by fire. During the celebration attending the laying of the Atlantic cable in 1858, the fireworks set fire to the cupola. The new cupola was then built larger in order to put in the clock, which was destroyed on Thursday.

New West Side Movie.

The Plaza Construction Company, 100 East 106th street, has obtained the general contract for the moving picture theatre, 50x100, to be erected at the northwest corner of Tenth avenue and 46th street from plans by Samuel Livingston, 101 West 42d street. The property has been leased from Rebecca M. Oten by the Occidental Picture Company, William Volk, president, 101 West 42d street which will raze the two three-story tenements at present on the plot.

Incinerator at Arverne.

The City of New York, Borough of Queens, is having plans prepared by the J. P. Powers Company, Boulevard, Rockaway Beach, L. I., for an incinerator plant to be built in New street, Arverne, L. I., at an estimated cost of \$100,000. The building will be of brick and reinforced concrete construction and will measure 57x38 feet. It will be two stories in height.

PERSONAL AND TRADE NOTES.

Harry Leslie Walker, architect, has moved his office to 19-25 West 44th street.

The Whitney Company, general contractor, has moved its offices from 1 Liberty street to 103 Park avenue.

W. I. Babcock, engineer and naval architect, has moved his offices from 17 State street to 120 Broadway.

W. Kerr Rainsford, architect, 665 Fifth avenue, has joined the Plattsburgh Contingent and will soon take up his duties there as a commissioned officer.

Edmund C. Stout, of East Orange, has been appointed architect engineer by the Prudential Insurance Company of Newark. Mr. Stout has for seventeen years been a member of the architectural firm of Hill & Stout.

B. H. Collins has joined the publicity staff of the Society for Electrical Development. Mr. Collins takes the place of Hill Griffith, first lieutenant, cavalry, Officers' Reserve Corps, who has been called into active service.

Municipal Civil Service Commission announces an examination for Engineer Inspector, Architectural, Grade C, for which applications will be received at Room 1400, Municipal Building, to May 24 at 4 p. m. From the resulting list assignments will be made to the Borough President's office in the Bureau of Buildings. The examination will consist of three subjects: Technical, 5; experience, 3; mathematics, 2. Seventy per cent. average required. Candidates must be citizens and residents of the State of New York and must be between the ages of 21 to 50 years. They will be required to show an experience of at least five years as architect, engineer, or inspector of buildings, or in related work. Suitable credit will be given to graduates of technical schools of recognized standing, or to equivalent training. The duties of Engineer Inspector, Architectural, include the examination of plans for compliance with the building and sanitary codes and to determine structural features as affecting fire hazards and exit facilities. The position pays a salary of at least \$1,500 per annum and opportunities are afforded for promotion to the higher grades of architect, the salary of which ranges as high as \$4,560 per annum.

NO ARCHITECTS SELECTED.

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

UTICA, N. Y.—The Westminster Presbyterian Church, c/o Rev. J. H. Hobbs, 311 Rutgers st, Utica, is receiving competitive sketches for 1-sty brick Sunday school bldg, to contain an auditorium, at 116 Washington st. Cost, \$40,000.

MODEL TOWN, N. Y.—The Presbyterian Church of Modeltown, c/o Elmer Wagner, is raising funds for the erection of a church, for which no architect has been selected, and details are undecided.

TONAWANDA, N. Y.—The City of Tonawanda contemplates the erection of a City Hall bldg, for which no site has yet been selected. No architect has been retained.

MONTOUR FALLS, N. Y.—Cook Academy, c/o F. O. Belden, pres. Board of Trustees, Mt. Vernon, N. Y., contemplates building a gymnasium, to cost about \$20,000. No architect has been selected.

PHILLIPSBURG, N. J.—The Board of Education of Phillipsburg, John Monahan, pres., contemplates the erection of a brick and stone public school on a site not yet selected. No architect has been retained. Cost, \$40,000.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—The Atlantic Gulf & Pacific Co., 13 Park Row, Manhattan, owner, is taking bids on the general contract, to close May 20, for the 1-sty concrete shop bldg, 60x140, on the west side of Kemble av, 1352 ft south of Mill av, from plans by Charles Infanger & Son, 2634 Atlantic av. Cost, \$20,000.

BROOKLYN, N. Y.—William Higginson, 13 Park Row, Manhattan, architect, is taking bids on the general contract, to close May 15, for the 1-sty brick factory, 125x125, on the south side of 18th st, 200 ft west of 3d av, for R. H. Coney Co., 73 1st st, owner. Cost, \$20,000.

PATERSON, N. J.—Elliott R. Coe, Romaine Building, Paterson, architect, is taking bids on the general contract to close May 15, for a 4-sty brick and reinforced concrete mill at the northwest cor of Mill st and McBride av, for the Fred L. Atherton Machine Co., 17 Market st, owner. Cost, \$50,000.

MUNICIPAL.

BROOKLYN, N. Y.—The City of New York, Fire Dept., Municipal Building, Manhattan, is taking bids on the general contract to close 10.30 a. m., May 14, for alterations and repairs to the engine house at 247 Pearl st.

SINGAC, N. J.—The Board of Chosen Freeholders of Passaic County, Court House, Paterson, N. J., is taking bids to close 2 p. m. May 16, for the construction of a bridge of reinforced concrete construction over the Passaic River from plans by Garwood Ferguson, County engineer, Paterson, N. J. Cost, \$40,000.

CORTLAND, N. Y.—The City of Cortland, Board of Water Commissioners, George T. Maxson, chairman, is taking bids to close 8 p. m., May 16, for the construction of a 1-sty brick, steel, marble and Bitholite pumping station, 125x40, including a radial brick stack 100 ft high, 11 ft in diameter at base, from plans by H. C. Hodgkins, 514 Dillaye Building, Syracuse, N. Y., engineer.

SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—The Board of Education, of Englewood, Miss Alice Cole, sec'y, is taking bids on the general contract, to close May 15, for the 2-sty brick public school on Englewood av, from plans by Guilbert & Betelle, 665 Broad st, Newark. The school will contain 16 classrooms, an auditorium and gymnasium, 130 x60, with extension 60x60. Cost, \$125,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—William T. McCarthy, 16 Court st, architect, is taking bids on the general contract, to close May 15, for the 1-sty brick garage, 100x102, on the north side of Greene av, 270 ft east of Classon av, for Ellen Reiley, 534 Myrtle av, owner. Cost, \$22,000.

MISCELLANEOUS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the general contract for the alteration and addition to 212 to 216 East 54th st, for the Hoffman Brewing Co., owner, from plans by Eleotus D. Litchfield; also the new building at the northwest cor of 10th av and 46th st, for Volk Bros., from plans by Samuel Livingston, and the alteration and extension to 111 West 48th st, for the Miller Estate, from plans by Russell & Horn, They desire bids from sub-contractors.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

MADISON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the alteration of the dwelling at 518 Madison av into bachelor apartments and studios, for Thomas Allen 3d, 56 Wall st, owner. Cost, \$15,000.

9TH ST.—John B. Snook Sons, 261 Broadway, have plans in progress for remodeling the 5-sty brick and stone dwelling into apartments, at 19 East 9th st, for Thomas Snell, 110 4th av, owner.

BROADWAY.—Schwartz & Gross, 347 5th av, are preparing plans for the alteration of the 7-sty brick apartment house, with stores, at 2609-2619 Broadway, for Louis Kramer, 2619 Broadway, owner. Cost, \$6,000.

DWELLINGS.

61ST ST.—Ernest Greene, 5 Beekman st, has completed plans for alterations and addition to the 4-sty brownstone dwelling at 120 East 61st st, for P. Lewis Saunders, 47 West 54th st, owner. Cost, \$18,000.

64TH ST.—Arthur C. Jackson, 25 Madison av, has completed preliminary plans for alterations and addition to the 4-sty brick dwelling, 20x84, at 119 East 64th st, for Henry E. Meeker, 119 East 64th st, owner. Cost, \$17,000.

78TH ST.—Schwartz & Gross, 347 5th av, have completed plans for alterations and extension to the 4-sty brick dwelling at 66 East 78th st, for the 876 Park av, Inc., Edgar A. Levy, pres., 505 5th av, owner. Cost, \$25,000.

74TH ST.—James Gamble Rogers, 470 4th av, has completed plans for alterations to the brick and brownstone dwelling at 23 East 74th st, for O. H. Van Norden, 311 Broadway, owner. Includes 1-sty addition. Cost, \$20,000.

119TH ST.—Frederick Putnam Platt, 1123 Broadway, has plans in progress for alterations to the 4-sty brick dwelling, 18x100, at 158 West 119th st, for the Plaza Contracting Co., 100 East 106th st, owner. Cost, \$10,000.

34TH ST.—Guerdon S. Parker, 10 East 43d st, is preparing plans for the alteration to the 4-sty brick and stone residence, 25x90, at 47 East 34th st, for Dr. William S. Lusk, on premises, owner. Cost, \$5,000.

MADISON AV.—James W. O'Connor, 2 West 29th st, is revising plans for the alteration of the 4-sty brick residence, 30x72, at 813 Madison av, for Jennie H. Ladew, on premises, owner. The Tide Water Building Co., 16 East 33d st, has the general contract. Cost, \$5,000.

81ST ST.—Murphy & Dana, 331 Madison av, have plans nearing completion for the alteration to the 4-sty stone dwelling at 9 East 81st st, for Amos Pinchot, 60 Broadway, owner. Cost, \$15,000.

HALLS AND CLUBS.

43D ST.—Frank J. Applegate, 264 West 19th st, has completed plans for alterations to the 12-sty brick clubhouse, 100x100, at 108-114 West 43d st, for the N. Y. Lodge No. 1, B. P. O. E., Edward Leach, trustee, on premises, owner. Cost, \$10,000.

MUNICIPAL.

CENTRAL PARK SOUTH.—Putnam A. Bates has completed plans for alterations to the 2-sty brick and stone central telegraph office bldg, 160x42, on the south side of Central Park and Transverse road, for the City of New York, Fire Dept. Robert Adamson, Com'r, Municipal Bldg, owner. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

57TH ST.—Henry O. Chapman, 334 5th av, has completed plans for alterations to the 5-sty brick store and showroom, 25x97, at 42 West 57th st, for Hugh M. Enman, c/o Shiland & Hedges, 149 Broadway, owner. Cost, \$15,000.

29TH ST.—F. B. & A. Ware, 1170 Broadway, have completed plans for alterations and extension to the two 4-sty brick loft bldgs, 40x56, at 124-6 West 29th st, for Charles A. Smith Estate, Charles A. Smith, executor, 2 Hudson st, owner. Cost, \$10,000.

AVENUE D.—Henry Regolmann, 133 7th av, has completed plans for alterations to the 5-sty brick loft bldg, 23x93, at 127 Avenue D, for Major Clarence Ewen, Abner Mills Estate, 381 East 8th st, owner. Cost, \$5,000.

WILLIAM ST.—James P. Whiskerman, 30 East 42d st, has completed plans for alterations to the two 6 and 8-sty brick loft and office bldgs, 22x76 and 28x127, at 227 William st, for Charles B. Wolfran and William Mayer Estate, on premises, owner. Cost, \$9,000.

57TH ST.—Renwick, Aspinwall & Tucker, 8 West 40th st, have revised plans

in progress for the 6-sty showroom and office bldg, at 13 West 57th st, for Mrs. E. S. Coffin, owner, and the Tiffany Studios, Madison av and 45th st, lessee. Todd & Robertson, 52 Vanderbilt av, have the general contract. Cost, \$60,000.

13TH ST.—William J. Rogers, 50 East 42d st, has completed plans for the alterations to the 13 and 14-sty store and loft bldg at 55 to 63 East 13th st, through to 14th st, for the 14th St. Realty Co., 44 Warren st, owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

5TH AV.—York & Sawyer, 50 East 41st st, have completed plans for the alteration of the 16-sty office and bank building, 62x123, at 511 5th av, for the Postal Life Insurance Co., 511 5th av, owner, and the Guaranty Trust Co., 511 5th av, lessee of bank. Cost, \$10,000.

WHITE ST.—Frederick Putnam Platt, 1123 Broadway, will draw plans for the alteration of the 6-sty brick and stone loft building at 23 White st, for the Sember Realty Corp., owner, and William and F. M. Lupton, 80 Lafayette st, lessees.

THEATRES.

99TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for alterations and rear addition to the 1-sty brick theatre, 55x100, at 103-107 West 99th st, for the Harburg Realty & Amusement Co., Herman A. Wiesel, pres., 103 West 99th st, owner. Cost, \$6,000.

35TH ST.—Herbert J. Krapp, 114 East 116th st, architect, and William A. Delano, 126 East 38th st, consulting architect, will draw plans for the alteration to the Garrick Theatre, 65 West 35th, for S. & L. Shubert, 225 West 44th st, owner, and the Theatre Francais des Etats Unis, c/o Jacques Copean, director, 1323 Broadway, lessee.

MISCELLANEOUS.

CHERRY ST.—Otto Reissman, 147 4th av, has completed plans for the alteration to the 2-sty brick, bakery, factory, storage, stable and garage bldg, at 468-470 Cherry st, for William Pochter, 68-70 Pitt st, owner. Cost, \$30,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
UNIVERSITY AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty tenement house, 101x98, at the southwest cor of University av and Merriam av, for the Lankan Realty Co., c/o Lanzner & Kahn, 250 Broadway, owner. Cost, \$100,000.

149TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for the alteration to the two 5-sty brick and stone tenements at 281-283 East 149th st, for David and Harry Lippmann, 192 Broadway, Manhattan, owners and builders. Cost, \$10,000 each.

WEEKES AV.—Irving Margon, 370 East 149th st, has plans in progress for a 5-sty brick apartment house, 75x95, at the northeast cor of Weekes av and 175th st. Cost, \$75,000.

BANKS.

3D AV.—Renwick, Aspinwall & Tucker, 8 West 40th st, have plans in progress for a 1-sty granite and stone bank bldg, 50x100, at the junction of 3d av, 147th st and Willis av, for the Dollar Savings Bank, George E. Edwards, pres., 2803 3d av, owner.

DWELLINGS.

149TH ST.—Robert Glenn, 597 Courtlandt av, has completed plans for alterations to the 3-sty brick and frame dwelling and store, in the north side of 149th st, 175 ft west of Courtlandt av, for Guiseppa & Francesco Facinilli, 337 East 149th st, owner. Cost, \$3,000.

SCHOOLS AND COLLEGES.

UNIVERSITY HEIGHTS.—Day & Klaunder, 925 Chestnut st, Philadelphia, are preparing plans for a 1-sty brick chemistry bldg on the campus for New York University, owner.

STABLES AND GARAGES.

WHITLOCK AV.—Goldner & Goldberg, 391 East 149th st, have plans in progress for a 3-sty brick garage at the southeast cor of Whitlock av and Faile st, for the Aval Garage Corp., Jacob Sanders, pres., 950 Ave St. John, owner. Cost, \$75,000.

FINK AV.—B. Ebeling, 2400 Westchester av, has completed plans for alterations and extension to the two 2-sty frame dwellings and stores, at the northeast cor of Fink and Walker avs, for William A. Mallett, 2554 St. Raymonds av, owner. Cost, \$5,000.

PROSPECT PLACE.—Benjamin L. Glucksman, 37 Maiden lane, has completed plans for a 2-sty brick dwelling, 20x68, at the southeast cor of Prospect pl and Clay av, for Frieda Sewin, 1779 Clay av, owner. Cost, \$5,000.

WILCOX AV.—Anton Pirner, 2069 Westchester av, has completed plans for the alteration of the stable on the west side of Wilcox av, 200 ft south of Barkley av, for Fred Dida, 58 St. Pauls av, Jersey City, owner. Cost, \$3,000.

CARTER AV.—H. & G. Nordheim, 1087 Tremont av, have completed plans for a 1-sty brick and stone garage, 106x150, on the west side of Carter av, 335 ft north of Prospect pl, for Elva F. Pawley, 1935 Daly av, owner, and the Merrell Realty Co., 35 Nassau st, lessee. Cost, \$35,000.

MISCELLANEOUS.

FRANKLIN AV.—Louis Allen Abramson, 220 5th av, will draw plans for a brick and stone gymnasium bldg, 50x75, at 1261 Franklin av, for the Y. M. H. Ass'n, Hon. H. M. Fertig, pres., 1004 Boston rd, owner. Cost, \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

EAST 17TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick and stone apartment house, at

the northwest cor of East 17th and Cedar sts, 100x117x130, for Louis Montalbino, 1320 East 17th st, owner and builder. Cost, \$70,000.

68TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for two 3-sty brick tenements, 40x88, on the south side of 68th st, 267 ft west of 3d av, for Nicola Lewzli, 1251 66th st, owner and builder. Cost, \$50,000.

LEE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty brick and stone apartment, 46x120, on Lee av, near Hewes st, for M. Solomon & Son, 277 Havemeyer st, owners and builders. Cost, \$60,000.

NEW UTRECHT AV.—William Parfitt, 26 Court st, has completed plans for a 4-sty brick and stone apartment, 20x96, at the northeast cor of New Utrecht av and 66th st, for James Demasi, 6520 New Utrecht av, owner and builder.

BARRETT ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty brick and stone apartments, 50x88, in the east side of Barrett st, 100 ft south of

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Blake av, for the High Construction Co., c/o Harry Schneider, pres., 226 High st, owner and builder. Cost, \$35,000 each.

CHURCHES.

72D ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 1-sty brick and stone church, 41x86, on the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, 1130 56th st, owner. Cost, \$20,000.

FLATBUSH AV.—Dodge & Morrison, 135 Front st, have plans in progress for rebuilding the church at the southwest cor of Flatbush av and Schermerhorn st, for the Baptist Temple, 247 New York av, owner. Cost, \$75,000.

DWELLINGS.

39TH ST.—Louis Schwartz, 4-5 Court sq, has completed plans for two 2-sty frame and shingle dwellings, 18x44, in the east side of 39th st, 180 ft north of Av K, for the Buyer Construction Co., H. Buyer, Pres., 1075 39th st, owner. Cost, \$5,500 each.

BROOKLYN, N. Y.—Benjamin Hudson, 319 9th st, is preparing sketches for three 2½-sty frame and stucco dwellings, 20x40, for J. D. Stillman, 1511 Emmons av, owner. Exact location will be announced later. Cost, \$5,000 each.

CORBIN PL.—E. C. Block and Walter Hess, 500 5th av, have completed plans for a 2-sty frame and stucco dwelling, 22x41, in the east side of Corbin pl, 140 ft south of Oriental blvd, for Adeline Aselmeir, 10 West 46th st, owner. Cost, \$7,500.

AVENUE S.—James A. Boyle, 367 Fulton st, has completed plans for a 2-sty frame dwelling, 21x40, on the north side of Avenue S, cor East 29th st, for Flaudreau & MacRoberts, 1199 Flatbush av, owner. Cost, \$4,000.

OCEAN PARKWAY.—Philip Caplan, 16 Court st, has completed plans for two 2½-sty frame and stucco dwellings, 28x32, on the west side of Ocean Parkway, 395 ft south of Cortelyou rd, for J. B. Sillman, 1511 Emmons av, owner. Cost, \$8,000 each.

OCEAN PARKWAY.—Phillip Caplan, 16 Court st, has completed plans for a 2½-sty frame and stucco dwelling, 26x30, on the east side of Ocean Parkway, 50 ft south of Cortelyou rd, for J. B. Sillman, 1511 Emmons av, owner. Cost, \$8,000.

JOHNSON AV.—Samuel Millman & Son, 1780 Pitkin av, are completing plans for two 2½-sty frame and shingle dwellings, 18x38, on the west side of Johnson av, 200 ft north of Belmont av, for the Cooper Building Co., 78 Sutter av, owner and builder. Cost, \$5,000 each.

SUMNER AV.—Tobias Goldstone, 50 Graham av, has completed plans for the alteration and extension to the 2-sty dwelling, with store, at the northeast cor of Sumner av and Myrtle av, for Max Stecken, 1616 Union st, owner and builder. Cost, \$2,500.

CORTELYOU ROAD.—Philip Caplan, 16 Court st, is preparing plans for a 2½-sty frame and stucco residence, 25x42, at the southeast cor of Cortelyou rd and Ocean Parkway, for J. B. Sillman, 1511 Emmons av, owner and builder. Cost, \$12,000.

71ST ST.—Samuel Millman & Son, 1780 Pitkin av, have plans for nine 2-sty frame dwellings with stores, 18x38, on the south side of 71st st, 100 ft east of 13th av, for Samuel Krislmer, 1675 Park pl, owner. Cost, \$36,000.

AVENUE I.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 17x42, on the north side of Av I, 45 ft west of East 40th st, for J. E. Reynolds, 1674 Flatbush av, owner. Cost, \$5,000.

OCEAN PARKWAY.—Cantor & Dorfman, 373 Fulton st, have completed plans for two 2-sty frame dwellings, 28x78, on the east side of Ocean Parkway, 375 ft south of Av H, for Charles L. Jacobs, owner. Cost, \$20,000.

CORTELYOU ROAD.—Philip Caplan, 16 Court st, has plans nearing completion for two 2½-sty frame and stucco dwellings, 22x38, on the south side of Cortelyou road, 115 ft east of Ocean Parkway, for J. B. Sillman, 1511 Emmons av, owner. Cost, \$8,500 each.

EAST 38TH ST.—J. A. Boyle, 367 Fulton st, has completed plans for two 2-sty frame and siding dwellings, 16x38, in the east side of East 38th st, 417 ft north of Av I, for J. J. Smith, 3511 Av H, owner and builder. Total cost, \$7,000.

FACTORIES AND WAREHOUSES.

1ST AV.—Thomas Bennett, 5123 3d av, is preparing plans for a 1-sty brick factory, 25x100, on the east side of 1st av, 50 ft north of 5th st, for F. J. Knugh, 455 9th st, owner and builder. Cost, \$8,000.

42D ST.—Thomas Bennett, 5123 3d av, has plans nearing completion for a 1-sty

brick storehouse, 25x100, in the south side of 42d st, 150 ft east of 2d av for David Dyer, 4204 3d av, owner. Cost, \$10,000.

14TH ST.—Cannella & Gallo, 60 Graham av, have plans in progress for a 3-sty brick factory at 6407-6409 14th av, for Vincent Laberbera, 6405 14th av, owner.

HOSPITALS AND ASYLUMS.

CLASSON AV.—Cohn Bros., 361 Stone av, are completing plans for the extension of the 2-sty brick hospital at the southeast cor of Classon and St. Marks avs, for the Jewish Hospital, on premises, owner. Cost, \$5,000.

STABLES AND GARAGES.

KINGSLAND AV.—Gustave Erda, 826 Manhattan av, has completed plans for a 2-sty brick garage and storage bldg, 51x60, on the east side of Kingsland av, 150 ft north of Greenpoint av, for the Estate of Charles E. Miller, on premises, owner. Cost, \$6,500.

PACIFIC ST.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 100x100, on the north side of Pacific st, 100 ft east of Utica av, for Isaac Kleinfeld, 208 Utica av, owner. Cost, \$15,000.

COOPER AV.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have plans in progress, for ten private garages (attached) 1-sty, on the north side of Cooper av, 120 ft west of Wyckoff av, for Knorr Bros., Decatur and Irving avs, owners. Cost, \$5,000.

EAST 14TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 50x90, on the west side of East 14th st, 174 ft south of Sheepshead Bay, for Harold Wickel, on premises, owner. Cost, \$5,000.

KING ST.—J. A. Boyle, 371 Fulton st, has plans nearing completion for a 1-sty brick and stone garage, 50x100, at the southwest cor of King and Richard sts, for Philip Leonard, 152 Richard st, owner and builder. Cost, \$12,000.

BEDFORD AV.—E. C. Georgi, Woodhaven, L. I., has completed plans for a 4-sty steel and reinforced concrete and brick garage at 743 Bedford av, and 20-22 Spencer pl, for H. M. Weckesser.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty brick store and office bldg, 40x70, on the west side of Flatbush av, 504 ft north of Albemarle rd, for the Midwood Associate, 906 Flatbush av, owners and builders.

GRAND AV.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for a 1-sty phonograph shop and shipping room on Grand av, 100 ft south of Flushing av, for the Pathe Freres Co., 20 Grand av, owner and builder. Cost, \$8,000.

BERGEN ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 1-sty brick store and market, 25x127, on the south side of Bergen st, 249 ft west of Hopkinson av, for Hyman Rappaport, 1815 Prospect pl, owner and builder. Cost, \$3,000.

SOUTH 2D ST.—H. F. Hausler, 1404 Hancock st, has completed plans for the alteration and extension to the 3-sty office and loft building in the north side of South 2d st, 171 ft east of Kent av, for the American Sugar Refining Co., Kent av and South 4th st, owner. Cost, \$6,000.

Queens.

APARTMENTS, FLATS & TENEMENTS
LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for two 5-sty brick tenements, 37x93, on the south side of Jamaica av, 250 ft east of Ely av, for J. F. Ryan, Bridge Plaza, L. I. City, owner.

DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, has completed plans for five 2½-sty frame and shingle dwellings, 16x32, at the southeast cor of Brooklyn av and Cumberland st, for T. A. Thompson, 1122 Atfield av, Dunton, L. I., owner and builder. Cost, \$3,000.

BAYSIDE, L. I.—Henry B. Herts, 507 5th av, Manhattan, architect, is preparing sketches for a 2½-sty brick and stone dwelling, about 40x60, for Ned Wayburn, Century Theatre Bldg, Central Park West and 62d st, Manhattan, owner. Cost, \$15,000.

ELMHURST, L. I.—Frank Luiz, 318 Grand st, Maspeth, has completed plans for two 3-sty dwellings, 18x51, in the east side of Toledo st, 100 ft north of Ivy st, for John P. Lang, 21 Jefferson av, Maspeth, L. I., owner and builder. Cost, \$75,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for four 2½-sty dwellings, 19x35, in the west side of Forley st, 200 ft north of Lamont

av, for C. C. Johnston, Elmhurst, L. I., owner and builder. Cost, \$18,000.

HOWARD BEACH ESTATES, L. I.—George Hitchings, 116 Nassau st, Manhattan, is preparing plans for twenty-eight 2½-sty stucco on hollow tile dwellings, 28x42 ft. Owner's name will be announced later.

SOUTH JAMAICA, L. I.—John L. Rossel, 829 Flatbush av, Bklyn, has completed plans for two 2-sty frame dwellings, 18x25 ft, on the west side of Buckingham av, 100 ft north of Southern Blvd, for the Jamaica Manor Corp., 562 Atlantic av, owner and builder.

SPRINGFIELD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have plans in progress for a 1-sty frame and shingle bungalow, 24x40, in the east side of Garfield pl, 105 ft south of Cherry av, for John Bischoff, 688 Seneca av, Ridgewood, owner. Cost, \$4,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 1½-sty frame dwelling, 24x40, in the south side of 140th st, 330 ft east of New York Blvd, for J. Brown, Springfield, owner. Cost, \$3,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for four 2½-sty frame and shingle dwellings, 19x41, in 7th st, bet. Whitney and Lamont avs, for George C. Johnston, Elmhurst, owner and builder. Cost, \$6,000 each.

NEPONSIT, L. I.—A. Johnson, Neponsit, has completed plans for a 2-sty brick dwelling, 30x30, in the east side of Ontario st, 428 ft south of Washington av, for Mrs. M. C. Mayer, owner. Cost, \$8,000.

ROCKAWAY PARK, L. I.—Edward Berrian, 19 North Thompson av, Rockaway Park, has completed plans for 2½-sty frame dwelling, 36x34, on the west side of Columbus av, 100 ft south of Newport av, for Marie L. Schurer, 8409 Oxford av, Richmond Hill, owner. Cost, \$4,500.

WHITESTONE, L. I.—O. Hetle, 16 West 15th st, Whitestone, has completed plans for a 2½-sty frame dwelling, 16x30, in the north side of 14th st, 150 ft west of 8th av, for Mrs. Madeline Coleman, 14th st, Whitestone, owner. Cost, \$3,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for five 2-sty brick dwellings, 17x30, in the west side of Summerfield st, 100 ft north of Forest st, for Anthony Mayer, 1015 Hancock st, owner. Cost, \$5,000 each.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2½-sty frame and shingle dwellings, 16x36, in the south side of Roseland st, 250 ft east of Pearl st, for Dennis Killane, Springfield, owner and builder. Cost, \$3,000 each.

RICHMOND HILL, L. I.—Henry E. Haugaard, Richmond Hill, has completed plans for three 2-sty frame dwellings, 16x38, on the north side of Ashland av, 45 ft west of North Curtis av, and on the west side of North Curtis av, 80 ft north of Ashland st, for Margaret Johnston, Ashland av, Richmond Hill, owner. Total cost, \$7,500.

FACTORIES AND WAREHOUSES.
RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, is preparing plans for the addition to the factory in Vine st, for the Kleiner-Williams Stamp Co., on premises, owner. Cost, \$22,000.

STABLES AND GARAGES.
WOODSIDE, L. I.—R. L. Lukowsky, 477 14th av, L. I. City, has completed plans for a 1-sty tile garage, 55x100, at the southeast cor of 4th st and Jackson av, for Charles Wille, State st, Flushing, owner. Cost, \$7,000.

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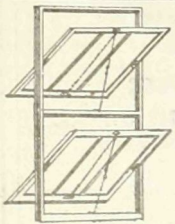
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STORES, OFFICES AND LOFTS.
WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, is preparing plans for a 1-sty brick office building, 20x80 ft, with garage, at the southeast cor of Woodhaven av and Fulton st, for the Woodhaven Water Supply Co., Jamaica av, Woodhaven, owner. Cost, \$8,000.

THEATRES.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, have completed plans for a 1-sty open air theatre, on the east side of Woodward av, at Greene av. Owner's name will be announced later. Cost, \$4,000.

CORONA, L. I.—Feinberg & Ricca, 26 Court st, Brooklyn, have completed plans for a 2-sty brick, steel and concrete theater, 100x125, on south side of Corona av, 276 ft west of Toledo st, for Adolph Nathanson, owner. Cost, \$75,000.

Nassau.

APARTMENTS, FLATS & TENEMENTS.
FREEPORT, L. I.—George Hitchings, 116 Nassau st, Manhattan, has completed plans for the 3-sty brick apartment house with store, 41x90, for Henry C. Schlacter, Freeport, L. I., owner. Cost, \$25,000.

Westchester.

DWELLINGS.

RYE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, will draw plans for the new residence at Milton Point, for Henry F. Keil, Creston av and 191st st, Bronx.

SCHOOLS AND COLLEGES.

MT. VERNON, N. Y.—Robert Greenfield, 15 Court st, White Plains, is preparing plans for the addition to the 2-sty brick and stone school at East 5th st and Bedford av for the Board of Education of Mt. Vernon. Cost, \$40,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—George Hitchings, 116 Nassau st, Manhattan, has completed plans for a 2½-sty stucco and hollow tile cottage, 28x42, in the Coster and Cornelson bungalow section, for Herbert N. Marsh, 403 West 205th st, Manhattan, owner. Cost, \$3,000.

MUNICIPAL.

BABYLON, L. I.—Lewis Inglee, Broadway, Amityville, has plans in progress for a 2-sty brick town hall, 45x58, at Main st and Cottage pl, for the Town of Babylon, owner. Cost, \$35,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, is preparing plans for a 4-sty brick apartment, 56x86, at 2560-2562 Boulevard, for Benjamin Gorlin, 105 Orient av, Jersey City, owner and builder. Cost \$60,000.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, East Orange, has completed plans for a 4-sty brick, stone and terra cotta apartment, at 401 William st, for William F. Shupe, Hawthorne av, East Orange, owner and builder. Cost, \$65,000.

JERSEY CITY, N. J.—Philip Weilbacher, 85 Booraem av, Jersey City, has completed plans for a 4-sty brick apartment, 25x62, at 48 Garrison av, for Anna Giacobbe, 225 St. Paul av, Jersey City, owner. Cost, \$16,000.

WEST ORANGE, N. J.—B. H. Shepard, 564 Main st, East Orange, has finished plans for five 2½-sty frame flats, 22x50, on Shepard Terrace, near Valley road, for the Essex Real Estate Construction Co., 564 Main st, East Orange. Cost, \$5,000 each.

DWELLINGS.

EAST ORANGE, N. J.—E. V. Warren, Clinton and Beaver sts, Newark, has completed plans for two 2½-sty frame and shingle dwellings, at 338-342 North Maple av, for the Linwood Co., 93 North Munn av, East Orange, owner and builder. Cost, \$5,000 each.

PARK RIDGE, N. J.—William Keegan, 5 East 42d st, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco dwelling, 30x38, for Mrs. Maxwell Grieron, owner. Cost, \$8,000.

ORANGE, N. J.—Charles H. Baldwin, 564 Main st, East Orange, has plans in progress for a 3-sty brick and stone dwelling with store, 23x52, at the southwest cor of Scotland rd and Tremont av, for A. B. O'Neil, 447 Scotland rd, Orange, owner. Cost, \$11,000.

PATERSON, N. J.—Van Vlandren & Culver, Kinney Bldg, Newark, have completed new plans for a 2½-sty frame dwelling, at 697-699 Market st, for Richard Boon, 1060 East 22d st, Paterson, owner. Cost, \$6,000.

BAYONNE, N. J.—Plans have been completed privately for a 2-sty frame dwell-

ing, 16x41, at 158 Humphrey av, for Ernest Meade, 156 Humphrey av, Bayonne, owner. Cost, \$3,000.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has plans in progress for a 2-sty frame dwelling, at 729 Bushwick av, for Leopold Tuill, on premises, owner. Cost, \$4,000.

HILLSIDE, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has plans in progress for alterations to the 2½-sty frame dwelling in North Broad st, for Joseph F. Greer, owner. Cost, \$4,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 40x50, on Jersey av, near Grove st, for H. G. Saltzman, 713 Linden av, Elizabeth, owner. Cost, \$8,000.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg, Passaic, has completed plans for a 2-sty frame stucco and shingle dwelling, 24x56, at 30 1st st, for Greenblatt Bros., 54 Hope av, Passaic, owners and builders. Cost, \$7,500.

PASSAIC, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, has completed plans for a 2-sty brick dwelling, 22x40, at 460 Paulison av, for Domenico Drini, 300 Montgomery st, Passaic, owner and builder. Cost, \$3,500.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2½-sty frame dwelling, 22x45, in East 19th st, for Mrs. G. Caracciola and another, 28 Ellison st, Paterson, owners and builders. Cost, \$4,500.

WEST ORANGE, N. J.—H. N. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame dwelling in Oxford st. Owner's name will be announced later. Cost, \$5,500.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, has completed plans for a 2-sty frame dwelling at 206 South st, for Catherine K. Mahr, 203 South st, owner and builder. Cost, \$3,500.

JERSEY CITY, N. J.—Antoni D'Elia, 394 2d st, Jersey City, owner and builder, has had plans completed privately for a 2-sty brick dwelling, 21x51, in Dwight st, 103 ft from Bergen av. Cost, \$4,000.

MONTCLAIR, N. J.—R. I. Markwith, 111 5th av, Manhattan, has completed plans for the alteration and addition to the 3-sty frame dwelling at 39 North Mountain av, for Charles Van Vleck, on premises, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

ORANGE, N. J.—R. L. Tobin, 11 Washington pl, East Orange, is preparing sketches for a 1-sty cement and reinforced concrete grocery warehouse, 48x172, on Lincoln av, adjoining the freight yard of Charles M. Becker & Bros., 539 Main st, East Orange, owner.

CALDWELL, N. J.—Joseph B. Allen, 1091 Sanford av, Irvington, county architect, and Runyon & Carey, 845 Broad st, Newark, county engineers, are completing plans for the addition of the power plant of the Essex County Penitentiary, for the Board of Chosen Freeholders of Essex County, Court House, Newark. Cost, \$75,000.

SCHOOLS AND COLLEGES.

RIDGEWOOD, N. J.—Frank Eurich, 175 Main st, Hackensack, is preparing plans for the alteration to the 2-sty brick and stone school, for the Board of Education of Ridgefield, owner. Cost, \$20,000.

POINT PLEASANT, N. J.—Clinton B. Cook, Asbury Park Trust Building, Asbury Park, N. J., is preparing plans for a 2-sty hollow tile and stucco high school at the cor of Trenton and Forman avs, for the Board of Education of the Borough of Point Pleasant. Cost, \$45,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg, Newark, is revising plans for the addition to the 2-sty brick department store at 419 Springfield av, for Louis Rothstein, on premises, owner.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, are preparing plans for a 2-sty brick store bldg, 50x100, at 182-184 Smith st, for Fishkin Bros., 157 Smith st, and Doyle & Cuneen, 155 Smith st, owners. Cost, \$20,000.

IRVINGTON, N. J.—Charles L. Steinbrenner, Essex Bldg, Newark, has plans nearing completion for a 2-sty brick and stone store and loft bldg, 40x50, at 1080 Springfield av, for F. Wiegand, 1082 Springfield av, Irvington, owner. Cost, \$6,000.

HASBROUCK HEIGHTS, N. J.—Frank Pirrone, 104 Midland av, Garfield, has completed plans for a 2-sty brick and stone office bldg, 24x45, at the northeast cor of Franklin av and the Boulevard, for J. A. Paulison, Boulevard, owner, and the New York Telephone Co., 15 Dey st, Manhattan, lessee. Cost, \$6,500.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Herman Fritz, News Bldg., Passaic, has completed plans for four 2½-sty frame dwellings, 26x30, for Stephen A. Gregory, Stamford, Conn., owner and builder. Cost, \$4,000 each.

HALLS AND CLUBS.

BUFFALO, N. Y.—Lansing, Bley & Lyman, 250 Delaware av, Buffalo, are preparing sketches for an 8-sty brick, stone and terra cotta club house, 80x118, on Delaware av, for the Saturn Club, c/o James L. Crane, Delaware and Edwards sts, Buffalo. Cost, \$400,000.

MISCELLANEOUS.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, Poughkeepsie, is preparing plans for a 4-sty brick and stone lodging house, 36x114, at 220 Main st, for David Martin, Poughkeepsie, owner. Cost, \$30,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Oscawanna Building Co., 101 Park av, has the general contract for the 4-sty brick and marble apartment, 43x84, at 62 Harrison st, for Mrs. Schoenhere, owner, from plans by H. J. Hardenburgh, 1328 Broadway. Cost, \$40,000.

BROOKLYN, N. Y.—A. E. Kleinert, 316 Flatbush av, has the general contract for alterations to the 3-sty brick apartment and store bldg at 339 9th st, for W. J. Mitchell, 315 9th st, owner, from plans by Benjamin F. Hudson, 319 9th st. Cost, \$8,000.

BRONX.—Kerner & Goldstein, 405 Lexington av, have the general contract for altering the tenements and stores at the northeast cor of Fox and 163d sts, at 163d st, 91 ft east of Fox st, and at the northwest cor of Simpson and 163d sts, for the Norman Real Estate Co., 170 Broadway, owner, from plans by Maximilian Zipkes, 405 Lexington av. Total cost, \$18,000.

EDGEWATER, N. J.—Michael Censullo, 620 Monastery st, West Hoboken, has the general contract for the 4-sty brick apartment house with store, 50x68, at the southeast cor of Hillard av and Edgewater pl, for Bales Uven, on premises, owner, from plans by William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York. Cost, \$32,000.

BANKS.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, have the general contract for the alteration to the brick and stone bank, at the southwest cor of Madison av and 28th st, for the Pacific Bank, on premises, from plans by Charles H. Gillespie, 1123 Broadway. Cost, \$2,000.

SOUTH RIVER, N. J.—Marcus Wright, Main st, South River, has the general contract for a 1-sty brick bank bldg, 33x82, for the South River Trust Co., Samuel J. Yates, pres., South River, owner, from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, \$30,000.

CHURCHES.

BRONX.—Matteo Capobianco, 3402 3d av, has the general contract for a 1-sty frame parish house, 30x40 irreg., to include a gymnasium and clubrooms, on the south side of Morris Park and Barnes avs, for the Van Nest Presbyterian Church, G. M. Elsbree, pastor, 1710 Cruger av, owner, from plans by F. B. & A. Ware, 1170 Broadway. Cost, \$12,000.

EASTHAMPTON, L. I.—The Gillies Campbell Co., 101 Park av, Manhattan, has the general contract for the 2-sty stucco on hollow tile rectory for St. Luke's Episcopal Church, from plans by Thomas Nash, 52 Vanderbilt av, Manhattan. Cost, \$15,000.

DWELLINGS.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for the 5-sty brick and stone residence at 721-723 Park av, for Gerrish H. Milliken, 79 Leonard st, owner, from plans by Walker & Gillette, 128 East 37th st.

MANHATTAN.—Smith & Leo, Inc., 103 Park av, have the general contract for interior alterations to the 3-sty brick dwelling, about 25x100, at 127 East 62d st, for Lewis Schlesinger, 41 West 83d st, owner, from plans by Emilio Levy, 56 West 45th st, architect. Cost, \$4,000.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has the general

contract for alterations to the 4-sty brick and stucco dwelling, 20x86, at 150 East 62d st, for Frederick Junius Sterner, 154 East 63d st, owner, from privately prepared plans. Cost, \$15,000.

BRONX.—Breen & Rinn, 624 Madison av, have the general contract for a 3-sty brick dwelling and garage, 39x38, at the southeast cor of Wales av and 142d st, for Lincoln Hospital & Home, Miss Mary W. Booth, on premises, owner, from plans by Vernon Jarboe, 381 4th av. Cost, \$12,000.

BRONX.—K. MacKay, 64 Main st, Yonkers, has the general contract for the 2½-sty hollow tile and stucco residence, 30x26, at Riverdale, for F. S. Freeman, from plans by Mann & McNeille, 70 East 45th st, Manhattan. Cost, \$20,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, Bklyn, has the general contract for a 2-sty frame and shingle dwelling, 30x45, at the southwest cor of Ocean Parkway and Rider av, for Setto Martine, owner, from plans by A. White Pierce, 26 Court st, architect. Cost, \$6,000.

BROOKLYN, N. Y.—Munia Steiner, 187 81st st, has the general contract for a 2½-sty brick residence, 59x43, at the northeast cor of Shore road and 93d st, for James C. Francesconi, 179 81st st, owner, from plans by Slee & Bryson, 154 Montague st. Cost, \$23,000.

BROOKLYN, N. Y.—The William Kennedy Construction Co., 215 Montague st, has the general contract for the extension to the 3-sty brick dwelling, at 111 Pierrepont st, for Theresa De Yoanna, 565 Henry st, owner, from plans by J. S. Kennedy, 157 Remsen st. Cost, \$6,000.

JAMAICA, L. I.—I. Keppler, 619 Nstrand av, Brooklyn, has the general contract for the 2½-sty frame and shingle dwelling, 18x42, on the west side of Homelawn av, 50 ft north of Hillcrest av, for William H. Buckelman, 994 Flatbush av, owner, from plans by R. T. Schaefer, 1526 Flatbush av, Brooklyn. Cost, \$5,000.

TENAFLY, N. J.—The K. B. C. Smith Realty Co., Railroad av, Tenafly, has the general contract for the 2-sty frame dwelling, 18x36, on Magnolia av, near Hillside st, for Frederick B. Colber, Magnolia av, Tenafly, owner, from plans by Polhemus & McKenzie, 15 East 40th st, Manhattan. Cost, \$6,000.

PIPING ROCK, L. I.—The Knox Construction Co., 405 Lexington av, Manhattan, has the general contract for the 2½-sty terra cotta blocks and stucco dwelling, for Stephen Brown, from plans by Addison Mizner, 431 5th av, Manhattan.

JERSEY CITY, N. J.—John O'Keefe, 147 Chestnut av, Jersey City, has the general contract for alterations and repairs to the four dwellings on Central and Magnolia avs, for Minnie Gray-Gould, owner, from privately prepared plans. Cost, \$5,000.

SCARSDALE, N. Y.—J. Acampora & Co., 78 Ward av, Mamaroneck, N. Y., has the general contract for the frame and stucco dwelling, with garage, at the southeast cor of Walworth av and Colvin pl, for John Trinner, 57 West 38th st, Manhattan, owner, from plans by Mann & McNeille, 70 East 45th st, Manhattan.

LINDEN, N. J.—Isadore Bass, Roseville, N. J., has the general contract for a 2½-sty frame and stucco residence in Summit st, near Gibbon st, for Abraham H. Barr, 277 East 110th st, Manhattan, owner, from privately prepared plans. Cost, \$3,500.

WEST CALDWELL, N. J.—William Shears, 28 Central av, Caldwell, has the general contract for a 2½-sty frame and wide weather boards dwelling, 30x50, to include a garage, on Hillcrest road, for David W. Baldwin, Smull av, Caldwell, owner, from plans by H. F. J. Bartlett, 12 Gould av, Caldwell, architect. Cost, \$13,500.

MAPLEWOOD, N. J.—K. W. Dalzell & Co., Inc., Depot pl, Maplewood, has the general contract for a 2½-sty frame stucco on metal lath dwelling, to include a garage, on Mountain View Terrace, for Irene B. Jackson, owner, from privately prepared plans. Cost, \$10,500.

PORT WASHINGTON, L. I.—Smull & Walsh, Port Washington, have the general contract for fire repairs to the 2½-sty frame and shingle dwelling, 50x60, on Shore road, for Dr. Harry K. Deane, Port Washington, owner, from privately prepared plans. Cost, \$6,000.

LONG BRANCH, N. J.—W. R. Smith, 80 Washington st, Long Branch, has the general contract for the dwelling on Broadway, opposite Morris av, for Miss Elizabeth Smith, Broadway and Morris av, owner, from privately prepared plans. Cost, \$4,000.

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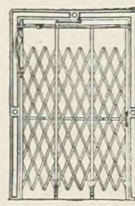
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HEMPSTEAD, L. I.—The Warren E. Green Co., 29 West 38th st, Manhattan has the general contract for a 2½-sty brick and frame dwelling and garage, 30 x38, at the northwest cor of Spruce st and Railroad av, for Miss Katherine Roedel, Spruce st, Box No. 212, West Hempstead, L. I., owner, from plans by Walter B. Wills, 1181 Myrtle av, Brooklyn.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Jacob A. Zimmerman, 18 East 41st st, has the general contract for addition to the 4 and 1-sty brick and steel factory, 54x40x60, in the south side of Ittner pl, from Park to Webster avs, for the Tremont Silk Mills, Webster av and 174th st, owner, from plans by Buchman & Fox, 30 East 42d st, architects. Chauncey Matlock Co., 30 East 42d st, is the steam engineer. Cost, \$60,000.

BROOKLYN, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the 1-sty shed, 182x102, on the east side of Waverly av, 133 ft north of Park av, for Rockwood & Co., 434 Washington av, owners, from privately prepared plans. Cost, \$20,000.

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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 9, 1917.—Sealed proposals will be opened in this office at 3 p. m., June 19, 1917, for the construction of the United States post office at Montevideo, Minn. Drawings and specifications may be obtained from the custodian of the site at Montevideo, Minn., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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POUGHKEEPSIE, N. Y.—Kingston & Campbell, Washington st, Poughkeepsie, have the general contract for a corrugated iron steel plant in Delafield st, for the Century Stoek Co., of America, 129 Broadway, Manhattan, owner, from plans by Thornton W. Price, 233 Broadway, Manhattan.

HALLS AND CLUBS.

ELIZABETH, N. J.—A. Arace & Bro., 225 South 7th st, Elizabeth, have the general contract for a 2-sty and basement brick and terra cotta club house, 50x100, at the cor of 3d and South Park sts, for Sokal Polski Gymnastic & Benefit Society, J. Ciurzak, 152 Park pl, Elizabeth, owner, from plans by J. B. Beatty, 57 Broad st, Elizabeth, architect. Cost, \$40,000.

HOTELS.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for alterations to the 12-sty brick Royalton Hotel at 44-46 West 44th st and 47-49 West 43d st, for the Billings Estate Corp., Samuel E. Kilners, 115 Broadway, owner, from plans by Rossiter & Muller, 15 West 38th st. Cost, \$5,000.

MANHATTAN.—George A. Fuller Co., 949 Broadway, has the general contract for alterations to the 23-sty brick and stone hotel, 200x215, at 43d and 44th sts, Vanderbilt and Madison avs, for the New York Central Railroad Co., Alfred H. Smith, pres., 70 East 45th st, owner, and the Beau Sites Co., Hotel Biltmore, Vanderbilt av and 43d st, lessee, from plans by William M. Bassett, 70 East 45th st. Cost, \$12,000.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has the general contract for alterations to the 4½-sty school in the south side of Joralemon st, 77 ft east of Clinton st, for the Packer Collegiate Institute, on premises, owner, from plans by Lord & Hewlett, 345 5th av, Manhattan.

BROOKLYN, N. Y.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has the general contract for interior alterations and extension to the 4 and 5-sty brick, stone and iron school at 85-99 Livingston st, for the Polytechnic Preparatory School, 99 Livingston st, Bklyn, owner, from plans by Lord & Hewlett, 345 5th av, Manhattan, architects. Cost, \$15,000.

NEW ROCHELLE, N. Y.—John M. Voss, 15 Warburton av, Yonkers, N. Y., has the general contract for alterations and addition to the high school on North av, for the City of New Rochelle, Board of Education, Mr. Waldvogel, chairman of Bldg Committee, owner, from plans by Edgar A. Josselyn and C. L. Dobbin, associate architects, Room 2615, Grand Central Terminal Bldg, Manhattan. Cost, \$170,000.

LODI, N. J.—Ferber Construction Co., 16 Johnson av, Hackensack, has the general contract for the 2-sty brick and hollow tile public school in Westervelt pl, for the Board of Education of Lodi, from plans by Anton Vegliante, 42 Passaic st, Garfield, N. J. Cost, \$75,000.

STABLES AND GARAGES.

BRONX.—George Miltl, 118 East 28th st, Manhattan, has the general contract for the extension to the 1-sty brick garage, on the east side of Washington av, 188 ft north of 165th st, for the Washington Garage Co., 1058 Washington av, owner, from plans by Harry T. Howell, 3d av and 149th st. Cost, \$11,000.

BROOKLYN, N. Y.—A. Herskowitz, 306 Hopkinson av, has the general contract for the 1-sty brick garage, 60x98, on the west side of 4th av, 76 ft north of 1st av, for Joseph Rustico, 658 Union st, owner, from plans by W. J. Conway, 400 Union st. Cost, \$7,000.

MONTCLAIR, N. J.—John S. and L. Carlson, Walnut st, Montclair, have the general contract for the 1-sty brick private garage, 28x26, at 1 Russell Terrace, for Colonel I. W. Lewis, on premises, owner, from privately prepared plans. Cost, \$4,500.

JERSEY CITY, N. J.—James Dillington & Son, 2614 Boulevard, Jersey City, has the general contract for the addition to the 1-sty brick garage, at 2947 Boulevard, for William J. Kelly, on premises, from plans by William A. Tilton, 76 Montgomery st, Jersey City. Cost, \$6,000.

ROSLYN, L. I.—Justin C. O'Brien, 118 West 28th st, Manhattan, have the general contract for the 2-sty hollow tile and brick garage, 25x80, for John D. Ryan, from plans by James W. O'Connor, 3 West 29th st, Manhattan. Cost, \$8,000.

WINFIELD, L. I.—G. Genovese & Son, 645 Crescent st, L. I. City, have the general contract for the 1-sty brick auto

showroom and garage, 30x90, on Queens Blvd and Roman av, for A. Loscalzo, 21 Lee av, Winfield, owner, from plans by W. S. Worrall, Queensboro, Corp, L. I. City. Cost, \$5,000.

BINGHAMTON, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for the alteration to the 1-sty brick, hollow tile and concrete garage and stable in Clinton st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Charles Herman Contracting Co., 52 Vanderbilt av, has the general contract for the alteration to the 5-sty brick store and office bldg, 21x99, at 173 Broadway, for the Joseph E. K. Leavitt Estate, and others, c/o William F. and Daniel Appleton, trustees, 26 East 86th st, owner, and the Co-operative Realty Co., 162 West 34th st, lessee, from plans by Harold C. Lincoln, 162 West 34th st. Cost, \$20,000.

MANHATTAN.—Smith & Leo, 103 Park av, have the general contract for the alteration of the 4-sty brick and stone store and office bldg at 9 West 57th st, for Adolph Lewisohn, 61 Broadway, owner, and Tappe, Inc., 25 West 57th st, lessee, from plans by Kenneth M. Murchison, 101 Park av. Cost, \$25,000.

MANHATTAN.—Potterton Bros., 215 West 28th st, Manhattan, have the general contract for the alteration to the 12-sty brick and stone office bldg at 3 to 7 Wall st, for the Equitable Life Assurance Society, 120 Broadway, owner, from plans by Mason R. Strong, 7 Wall st. Cost, \$10,000.

MANHATTAN.—Langley-Slavin Co., 146 Jackson av, L. I. City, have the general contract for alterations to the 5-story brick store and office bldg at 19 East 49th st, for E. C. Babcock, 107 West 46th st, owner, from plans by C. B. Brun, 405 Lexington av.

MANHATTAN.—Rangley Construction Co., 7 East 42d st, has the general contract for alterations and extension to the 6-sty brick loft bldg, 25x100, at 107 West 42d st, for Chan M. Jett, owner, from plans by Benjamin W. Levitan, 20 West 31st st. Cost, \$5,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Bklyn, has the general contract for alterations and additions to the 1-sty brick office bldg on the north side of Bartlett st, 100 ft west of Tompkins av, for Charles Pfizer, 11 Bartlett st, L. I. City, owner, from plans by Albert Kunz, 65 Eliot av, Middle Village, L. I. Consists of 1-sty addition, 43 x irreg, and also a small addition, 14x24, in rear. Cost, \$15,000.

PLAINFIELD, N. J.—H. E. Baton, 12th and Sansom sts, Philadelphia, Pa., has the general contract for a 2-sty brick and stucco office bldg, 75x125, in South 2d st, north of Grand av, for the Niles Bement Pond Co., A. C. Stebbins, works engineer, 929 South 2d st, Plainfield, owner, from plans by Harris & Richards, southeast cor of 5th and Chestnut sts, Philadelphia, Pa., architects.

NEWARK, N. J.—Frederick Kilgus, Inc., 13 South 6th st, Newark, has the general contract for a 2-sty brick office and laboratory bldg, 30x42, at 50 Dawson st, for J. L. Armitage & Co., 54 Dawson st, Newark, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Cost, \$11,000.

THEATRES.

MANHATTAN.—The Hardin Co., 507 5th av, has the general contract for a 1-sty and balcony theatre, 50x100, at 121-123 West 48th st, for the Norworth Theatre, Edward F. Rush, 1482 Broadway, owner, from plans by P. Pereira, 150 Nassau st. Cost, \$70,000.

MISCELLANEOUS.

MONTCLAIR, N. J.—John Picken, 750 Valley rd, Montclair, has the general contract for the 1-sty steel and frame greenhouse, 20x75, at 203 Fernwood av, for J. B. Stephens, on premises, owner, from privately prepared plans. Cost, \$4,500.

GREAT NECK, L. I.—The P. T. Cox Contracting Co., 154 Nassau st, Manhattan, has the general contract for the concrete and stone bath house, spa wall and pier for Henri Bendel, 10 West 57th st, Manhattan, owner, from plans by Charles W. Leavitt, 220 Broadway, Manhattan, landscape architect.

JERSEY CITY, N. J.—Hugh Getty, Inc., 359 West 26th st, Manhattan, has the general contract for the 2-sty brick, concrete and steel freezer bldg, 32x52, for the Franco-American Food Co., Ernest Biardot, Franklin st, Jersey City, owner, from plans by the New York Packing House Engineering Co., 126 Liberty st, Manhattan, engineer. Cost, \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

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

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

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

Week Ending May 5.

MANHATTAN ORDERS SERVED.

Amsterdam av, 344—Fredk J Lisman, 194 Riverside drFP-WSS(R)
Amsterdam av, 1293—David H Nathanson, 729 10 avWSS(R)-Rec
Amsterdam av, 2101—Morris PlattFP(R)
Amsterdam av, 2533—Harry Dichter, 507 W 175FP(R)
Broadway, 583-7—Greenberg & Lave. St(R)-FP
Broadway, 1240-58—Hotel Imperial, RefSys(R)-FP-CF-FD
Broadway, 1600—L K O Motion Picture Co, NoS-CF-FA
Broadway, 1690—Crow Motor Sales Co.D&R
Broadway, 1744—Hollanders & Randall.D&R
Broadway, 1861—Packard Motor Car Co. 165 BwayWSS(R)
Broome st, 212—Solomon ChromoyFP
Broome st, 400, Loft, Inc, RefSys(R)-D&R-FP-FD-CF
Broome st, 477—P Margarella, 119 Wash pl, RefSys(R)-FD-CF
Canal st, 411-5—Powell's, RefSys(R)-D&R-FP-FD
Columbus av, 62—Carl Schmidt, 1947 Bway, D&R
Delancey st, 22—Morris Fritz.FP-WSS(R)
Division st, 207—David L Schott, 205 DivisionEx-FP
Duane st, 134—Samuel Weinstein.FP-Ex
East Broadway, 171—I Goldberg.FP
8 av, 741—F W Woolworth, Woolworth BuildingFP(R)
8 av, 932—Dietrich Steuck.FA-NoS
8 av, 2305—Joseph Horn, 300 W 121.D&R
8 av, 2461—Abe Getzoff.WSS(R)-FP(R)
8 av, 2503—M Levenstein.FP-WSS(R)
11 av, 738—John V F Krauss.FP(R)
East st, 21—Burns Bros. 50 Church.FA-NoS
14 st, 431 E—Sabastinao Carcione.FP
15 st, 641-3 E—United Packing Box Co, D&R-FA
16 st, 404 E—Sobel & Krauss.FP
24 st, 319 E—Albert D Howlett Co, 507 5 av.FP
84 st, 327-9 E—S & P Kracl.Rec
35 st, 164 E—Ira P Solomon.StSys-FP-CF
38 st, 229 E—J C G Humpf Brewing Co, RefSys(R)-D&R-FD-FP
42 st, 77 E—Louis K Liegett Co.FP
68 st and East River—Central Prewing Co of N Y.RefSys(R)-FP(R)-FD-CF

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.

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NATIONAL HOUSING ASSOCIATION will hold its annual meeting at Chicago October 15-17, 1917. Headquarters, Hotel La Salle. For information inquire of Lawrence Veiller, secretary, 105 East 22d st, New York City.

77 st, 113 E—Nat Bergman.CF-Rec
77 st, 115 E—Olivia M Cutting, 24 E 72.FP
77 st, 304 E—Abraham Rosenberg, 345 E 77, WSS(R)

5 av and 82 st—Metropolitan Museum of Art, Cent PkRec-CF-FA
83 st, 354 E—Hyman Kempler, 444 E 85, FA-NoS-Rec

86 st, 21 E—Julius E Thunberg.FP
86 st, 351 E—Ike Einbinder.FA-NoS-Rec
108 st, 417-31 E—Harlem Independent Hygeia Ice Co.RefSys(R)-D&R-FP-FD-CF

115 st, 135 E—Kleinman & Duboff.NoS-FA-Rec
1 av, 75—Max Schendele.D&R-FP(R)
1 av, 388—Aaron Liebowitz.WSS(R)
1 av, 1764—Julius Galub.FP-WSS(R)
1 av, 2240—A M Vugliese.FP-WSS(R)

Forsyth st, 41—M Wallach.FA-FP-WSS(R)
Greene st, 113—Rex Doll Co.RQ
Greene st, 145—Quality Doll Co.Rec
Greenwich st, 309-13—Hermance Storage & Ref Co.RefSys(R)-FP-D&R-CF-FD
Goerck st, 55-7—M Wallack, Rub-FP-WSS(R)-FA-Ex

Harrison st, 7-9—Merchants Ref Co, 161 Chambers.RefSys(R)-CF-FD-D&R-FP(R)
Lenox av, 586—Sam Fox.FA-NoS
Lexington av, 1235—Yorkville Auto Supply Depot.RQ

LeRoy st, 19—Anthony Campiglia.D&R-FP
Ludlow st, 93—Crystal Drug Co.FP(R)
McDougal st, 123—Raphael Ferro.FP(R)
Madison av, 1550—Samuel Nham, FP(R)-FE(R)-FP

Madison av, 2025—Herman Secklir.FA-FP(R)
Monroe st, 275—E Shamroy.FP(R)
Mott st, 103-5—S Siegel.Rec-GE-FA
North Moore st, 35—Merchants Refrigerating Co, 161 Chambers, RefSys(R)-FP(R)-D&R-FD-CF

Park av, 1646—Modern Painting Co, FP-WSS(R)
Pike st, 42—Nathan Klugman.FP
St Nicholas av, 641-7—St Nicholas Garage Taxi Co.CF

2 av, 1180—Henry J Binder.FP(R)
2 av, 1024—Charles J Spiess.WSS(R)
7 av, 2018—Morris M Tischler.FP
7 av, 729—Film Exchange.CF-FP
7 av, 729—King Comedy Film Co, D&R-FA-Rec-CF-El

South st, 237—Bridgeport Wood Finishing Co, FP(R)
Stanton st, 329—M Pohorille.RQ
10 av, 56—Model Fireproof Tenement Co.D&R
10 av, 85—National Biscuit Co, RefSys(R)-D&R-CF-FD-FP(R)

10 av, 654—Charles R Siemann.D&R-FP(R)
3 av, 1571—I Perlow.FP
3 av, 1837—Morris Gewirtz.FP-WSS(R)
3 av, 1870—National Wine & Liquor Co.FP
12 av, 2292—Riverside Cold Storage Co, 2298 12 av.RefSys(R)-FP-FD-CF-RQ

Water st, 60—Kuhne-Libby Co.FP(R)-FP
Water st, 449-51—Joseph & Miller.Spr-FP
Water st, 544—Harkavay & Ginsburg.RQ
Willett st, 55—Herman Gruber.FP
Wooster st, 102-4—Schoen Toy Mfg Co.Rec
Wooster st, 105—Gotham Straw Wks.El(R)
3 st, 106 W—Louis Malavita.FP
16 st, 43 W—Goldberg & Miller FA-Rec-RQ-CF
17 st, 411 W—Popper Gray & Co, RefSys(R)-FP-D&R-FD-CF

31 st, 242 W—Penn R R Co, 7 av and 32, FD-RefSys(R)
42 st, 220 W—Leggett-Gruen Corp.FP
42 st, 458 W—Frank Friedman.D&R
45 st, 145 W—A B C Film Co.D&R-NoS-FA

51 st, 123 W—Hoffman Motor Car Co.Rec
51 st, 510 W—Goldstein & Berger.D&R
57 st, 614-20 W—R E Taylor Corp. FA-Rec-NoS-50 st, 2-20 W—Plaza Operating Co, RefSys(R)-FD-CF-FP(R)

59 st, 557-63 W—Nat'l Gum & Mica Co, CF-FP-Rec-O-StSys
56 st, 156 W—Louis Lemp.FP-Rec-NoS-St(R)
131 st, 626 W—Ice Mfg Co, 1480 Bway, RefSys(R)-D&R-FP-FD-CF

140 st, 25 W—Joseph Dollan Contracting Co, El(R)
142 st, 42 W—J Davega, Jr, FA-Rec-NoS-D&R-CF
145 st, 307 W—Nathan Fass, WSS(R)-FP-FE(R)

166 st, 508-10 W—Albert Krumenaker, Rec-FP(R)-FP
184 st and Amsterdam av—Tec Mfg Co, 1480 Bway.RefSys(R)-FD-FP(R)

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143 st, 472 E—Commercial Cng & Dveing Co, 474 E 143.FP-Rub-FA-CF
146 st, 368 E—Chas H Hoffman.FP-Rec-NoS-FP
149 st & Harlem Riv—Jno F Dinan, RQ-FA-NoS
156 st & Eagle av—Ebling Bwg Co, 760 St Anns av.RefSys(R)-FP-FD-CF
180 st, 702 E—Isaac Keiser.NoS-D&R-FA-Rec
185 st & Southern blvd—N Y Zoological Soc,

111 BwayRefSys(R)-FP(R)-FD-CF
Bathgate av, 2177—Geo J Dagner.D&R
134 st, 254 E—P M Ohmeis & Co, 534 Greenwich.RefSys(R)-FP-FD-CF
Gun Hill rd & Bainbridge av—Montefiore Home & Hospital, RefSys(R)-FP(R)-D&R-FD-CF
Harts Island—Dept of Correction, Municipal Bldg.RefSys(R)-FD-CF-FP(R)
Inwood av, 1400—Arthur Izzo.App-FA-D&R-O
Stebbins av, 1334—Community Ice Co, 1350 Stebbins av.RefSys(R)-FD-CF
3 av, 3582—Jno Eichler Bwg Co, RefSys(R)-D&R-FD-CF
Tiebout av, 2244—Overlook Garage.CF
3 av, 3560—David Mayer Bwg Co, RefSys(R)-D&R-FD-CF
Union av, 726—Dr Wm Cohn.FP
Willis av, 447—Jno Maier.FA
147 st, 544 E—C B J Snyder, Supt, 500 Park av.ExS-Rec-DC

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Atlantic av, 2001—V Borrelli.Rec-NoS-FP-El
Atlantic av, 1620—Alex Uehlinger.CF
Bedford av, 631—Wm T Hensel.CF
Butler st, 217—Louis Pandolfi.RQ
Bedford av, 1384—Farrell Auto Co, NoS-Rec-WSS(R)
Bedford av, 1378-80—Dan K Smith, CF-StSys-WSS(R)-D&R
Bergen st, 1552—T J Gleason.CF-FA-Rec
Crown st, 169—Helen L Stanley.D&R
Cole st, 66—Thos St Marco.D&R
Congress st, 129—Robt James.NoS-FA-Rec
Clermont av, 490—Gustav A Olsen & Co, NoS-FA-Rec-FP-WSS(R)

Clifton pl, 291—Robt Young.FA
Dean st, 1313—Florence Cohen, FA-Rec-NoS-El(R)-D&R
DeKalb av, 680—A Gutman.D&R
Duffield st, 15—Wm Rantsch.Rec
28 st, 635-7 E—Glenwood Garage.CF
15 st, 825-7 E—Hildredge Ducharme.D&R
28th st, 564 E—Flatbush Auto Service Co, 1347 Rogers av.D&R

15 st, 408 E—A M Taber.Rec
Elton st, 65—Charles Herrmann.Rec-El
402 st, 1655—Jacob Saron.D&R
Pt Hamilton av, 3821—U S Auto Top & Tire Vulcanizing Co.Rec-NoS-DC

Franklin av, 50—Saml Rothfels.Ex-FA-DC-FP
59 st, 733-5—Anton W Dahm.CF
14 av, 5022—Dr M Levine.FA-NoS-Rec
43 st, 765—Ladys of Kalevo.D&R
Flushing av, 463-5—Robt R Staats, 471 Flushing av.FA-NoS-El(R)

Furman st, 7—M P Berglas Mfg Co, 10 Fulton, Rec
14 av, 3720—Phoenix Hermetic Co.Rec-Rub-D&R
Frost st, 246—John Librie.FA
15 st, 48—Edward Meyer.D&R

Greene av, 1928—Moensch Bros.D&R
Hooper st, 37-9—Mayer Karnal.D&R
Harman st, 119—Pines Paper Stock Co.D&R
Havemeyer st, 259—Frank Farrell.CF-FA
Kingsland av, 127-9 (rear)—Vito Trapiano.D&R
Kosciusko st, 124—Jno McKenzie.El
Linwood st, 289—Hart & Vendell.CF

Leonard st, 578—Anna Von Dohlin.D&R
Lewis av, 229—Stuyvesant Hts Motor Car Service.CF
Lexington av, 841-3—H C Mohack Co, 1291 Bway.Rec-FP

Madison st, 461-5—Waste Collection Bureau.FA
Marcy av, 674—Wm E Apking.NoS
Myrtle av, 678—Henry B Vanderveer, 153 Nostrand av.D&R
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Pennsylvania av, 196-8—Signorelli & Ferraro, CF-StSys(R)
Palmetto st, 2422—Wm Timmerman.D&R
President st, 577—Jas Martin, NoS-FA-Rec-FP-WSS(R)

Pacific st, 216—Robt H Hulse.CF-FP
Ridgewood av, 295—Geo Masset.FA-CF-FP
S 1 st, 166—Jno G Walsh, 275 Bedford av.El
Surf av, 1315—Jos F Wade, 189 Bay 28.RQ
S 9 st, 168—Henry O Doscher.FP
Sumpter st, 376—J Disporizio.D&R
Stockholm st, 181—Geo Schneider.FP
Schenectady av, 133—Fritzoff Carlsen, NoS-FA-Rec

Surf av, 2725—Lazarus Kaplan.RQ
13 av, 4911—Morris Kaplan.FA
Throop av, 177—Isidore Strum.D&R

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Liberty st, 22-4 (Jam)—Harry D Reeveland.FA
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Washington av, 459 (L I C)—Fredk L Bradbury.FE-St(R)-FP(R)
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Jackson av, 630 (L I City)—Jos Elias & Co, NoS-FA
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Harrison av, 132 (Pt Rich)—Geo Drury, DC-O-D&R
Richmond ter, 686 (N Brigh)—Chas W Fogarty.Rub

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