

REAL ESTATE RECORD AND BUILDERS GUIDE.

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WHAT CITY PLANNING MEANS DURING WAR TIME

Some of the Existing Conditions as Seen by the
American Industrial Commission, Sent to France

By GEORGE B. FORD

IN Europe aviation has raised a whole series of new problems in the planning of cities, many of which demand immediate solution. When we were in France last autumn we were taken out to one of the great aeroplane camps used in the defense of Paris. There within the high enclosing wall, a field stretched away unbroken by buildings or trees for several miles, while far down each side ran a continuous row of aeroplane sheds. They told us that there were more aeroplanes then in that one station than there were in all of France at the beginning of the war; more than there were today in the United States. And yet, that was only one of a large number of aeroplane or balloon fields throughout France. These fields for training, manoeuvres and storage require acres of continuous open space almost level in character and well-drained. Around most cities such space is difficult to find, and it is only by planning well ahead that adequate reservations can be made.

The remarkable increase in the common use of aeroplane and dirigible balloons in Europe today makes it obvious that their use for commercial and pleasure purposes after the war is going to be perhaps as rapid in its growth as was that of the automobile.

Still more important in city planning is the problem of providing convenient landing places for aeroplanes. When Miss Ruth Law flew across from Chicago to New York she had to change her plans on account of the difficulty in finding a safe landing place. In New York City about the only place that has been considered desirable for landing is Governors' Island. With the thousands of aeroplanes that will be flying in this country within a few years, whether there is war or not, the problem of providing landing spaces will become rapidly more urgent. In fact the Post Office Department is now, in conjunction with the Aero Club of America, planning to select appropriate fields for landing in or near every important center. In France most of the aeroplanes, from a standing start, go only some 100 or 150 yards before leaving the ground, and then shoot up into the air at a surprisingly sharp angle. They land easily in a 30-acre field. There are any number of places in New York, and in most of our other cities and towns, which would make ideal landing places if they were leveled off, and trees, bushes, wires and other obstructions removed. The problem of landing at night is perhaps the most difficult and dangerous of all. In France we found the landing places specially lighted by searchlights or by a peculiar formation of the surrounding lamps, so that seen from above, they are readily recognized. Then, too, by day all sorts of special indications were used—whitewash or colored diagrams drawn on the ground, so that an aeroplane from a mile or two in the air could recognize the significance of the marks.

One of the most important problems for the city in time of peace is the moving of crowds of people quickly from one place to another. Its importance is increased tenfold in time of war. In France we saw everywhere parts of a great network of national military roads.

They often go straight up and down over hills and valleys as did our old turnpikes, but always with the grades cut down to the minimum and with ample width and excellent surface. The roadways are never too narrow for two great motor trucks to pass each other at high speed; far different from our niggardly custom. Though these national roads go through towns and cities, even in the larger cities, they continue to belong to the national government and are paid for and maintained by it. They are the back-bone of efficiency in the handling of people and goods about the country. Without them, France would have had the greatest difficulty in meeting the situation with which she has been confronted.

As for the railroads in France, here again we found men could be mobilized or handled in masses from one town to another with the greatest ease and speed. The special characteristics were ample approaches to the railway stations and extensive yards. Many of the railroad lines have been laid out with the war needs particularly in view, despite the fact that under peace conditions these lines are not profitable. However, they have more than proved their value since the beginning of the war. With regard to tramways, not only are the regular systems laid out strategically, but all over the country, through districts where a standard gauge railroad could not be provided, we found little light narrow gauge railroads with trains of three to eight cars that were in constant use.

Motor busses have played an exceptional role in France since the beginning of the war. It was the motor busses and taxi-cabs which saved Paris because they were available and because they were a mobile means of transit. Entirely apart from the usefulness of motor busses in time of peace, it is a great asset to have large numbers of them immediately available in case a sudden need arises for transportation of large bodies of troops.

In the transportation and handling of supplies, we found that great changes have been made in France since the beginning of the war. Things had to be handled in much greater quantities and with as little loss of time as possible. In many parts of the country, particularly near the war zone, we saw new railroads being built and old ones considerably extended. In almost all of the freight yards that we saw, extensions were being made, new terminal tracks being put in, huge new warehouses being built, all with a view to handling war supplies quickly and without waste. At Marseilles we saw a great new classification yard along the new docks that the city is now building, rendered necessary by the trade that has come to the port on account of the war.

We went over the ports of Marseilles, Bordeaux, Rouen and to some extent Havre, but we hardly recognized them, so much had they been changed; building going on on an enormous scale everywhere, the ports being doubled, trebled, and even quadrupled in size and even at that, ships waiting at anchor for days and weeks outside the port for a chance to unload. It was a condition of things that troubled us a great deal,

for we realized that hardly a city in America was prepared to meet emergency conditions in like fashion. If nothing else, a comprehensive plan should be worked out now, so that it can be carried out as speedily as possible when the time comes.

Rivers and canals were being deepened and broadened on every hand, and new ones were being built; new boat services were being started all because the cheaper handling of freight was becoming an increasingly serious problem in France, since it also means a saving of coal and of men, both of which are at a premium.

However, the thing that probably impressed us most in the handling of goods, both along the waterfront and in the local terminals, was the extensive use of handling machinery. Even in the small villages, the freight yards were equipped with cranes and other handling devices, while in the larger yards and along the docks almost nothing was done by hand. Any mechanical device that would save labor was more than paying in its way, as it released men for service at the front.

The handling of foodstuffs and war supplies in particular has become a most important problem, with the bringing together and the storage of great quantities of supplies and the provision of efficient means for their distribution. Along the railways or waterways around the cities and larger towns we saw acres of new sheds that have been erected since the war, just for the handling of war supplies. Often they were inconveniently located due to the lack of planning beforehand. The nearer we came to the front, the greater the number of these storage fields. In every case it was necessary to find large, level, well-drained fields.

The handling of foodstuffs for the civilian population is a problem to which France has given careful thought for a good many years. Every city, town and village has its municipal retail markets in big halls open at the sides, where stalls are rented to the little dealers at the minimum economic rental. This gives the city a chance to control not only the healthfulness and quality of foodstuffs, but also the maximum prices, all of which has proven a most effective means of keeping down the high cost of living during the war. More than that, however, there has been a very strong tendency of late years in France, as well as in other European countries, to develop public wholesale auction markets, and a number of big retail markets have recently been changed for the most part from retail to wholesale use, all of which tends to keep down costs. The raising of foodstuffs is a most urgent problem in all of the countries at war. In France it has long been the rule to cultivate every acre of ground, including all of the vacant lots in cities. Workingmen's Gardens Societies lease all available vacant lots and rent them to wage earners' families, in plots of 2,500 to 5,000 square feet for a nominal rent. Every member of the family works in the garden. A plot will often keep a family of eight or ten in vegetables the year round.

One of the most serious problems of all is the locating and laying out of the

mobilization camps, the barracks for soldiers or prisoners and the hospital blocks. We know only too well what trouble we had here in America when we tried to mobilize our troops quickly in the Spring of 1916. In France before the war such mobilization places had been provided within easy reach of the railroads, and with special sidings arranged to take care of the troop trains effectively. More than that, the fields were thoroughly drained and provided with water and sewage disposal and other necessities. Every city, too, has large areas devoted to barracks especially designed for living purposes. The prison camps and hospital blocks that we saw were very similar in character to the mobilization and training camps. They had the same type of long, low wooden sheds, clean, sanitary, with plenty of ventilation and good heating, excellent drainage, and with water and sewer connections so that the health of the prisoners could be preserved.

In housing, we were astonished at the striking development which has taken place since the war began. We found in Limoges, for example, that some six acres of four and five story tenements in the heart of the city had been razed to the ground. At a cost of a great many millions, the city was going ahead in the midst of war times to lay out new and broader streets and rebuild the district along modern city planning lines. In Marseilles we found fourteen and a half acres of old six and seven story tenements in the center of the city already torn down. At a cost of something like forty million francs, the city was laying out new broad streets and open spaces, erecting new buildings of a modern character, all as a matter of "Preparedness for Peace." It has been borne in on them very strongly that with the loss of a million or more of their best men, they are bound to do everything they can to preserve and build up the next generation; that they cannot afford to let it grow up in unsanitary and disagreeable surroundings.

These old quarters were a serious conflagration menace and center for the spread of disease. It was especially dangerous to leave them in war time. In America some of our largest cities have old sections with narrow streets, where if a fire or explosion were to be started, the whole district could go. It is our duty to seriously consider opening up these districts now before it is too late. We can do it far easier today than we could at any time in the past or in the future. We have a wonderful opportunity today to open up the cramped old sections of our cities. If we are big enough to seize it, we will bestow the greatest benefit on the city not only now, but for all time to come.

In the munition plants we found the barracks and houses, the dining halls and hospitals, that have been built to take care of the thousands of employees, models of healthfulness. They were rarely attractive, because they had not had time to think out attractive forms at the price, but they were business-like. In England we saw the plans of a single munition plant nearly as large as the Island of Manhattan, where they expected to house eventually nearly 100,000 workers. The whole area was being planned with all the care and foresight possible. The general buildings were permanent and would be the nucleus of a city later. The typical houses and barracks were being built so that they could be taken down after the war and shipped over to Belgium or France and used in place of buildings destroyed by war. This brings up the great problem of reconstruction work to be done after the war, of which we saw a great many plans, and, in fact, much actual work then in progress. But that is a whole story in itself.

Heretofore France has never known recreation in the sense that we know it. Recreation has usually been "sport," and even at that, largely borrowed from England. But partly as a result of the outdoor life at the front and partly as a matter of reasoning, the Frenchman has come to realize the necessity of providing recreation places in his cities and

towns. The movement is very recent, but the new recreation parks and playgrounds designed for Rheims, Clermont, Argonne, and Bordeaux, gave us a suggestion of the importance that the new movement is taking in France. As success in war or peace depends so largely on keeping both men and women in the best physical condition, the provision of play space becomes doubly imperative.

War shows up very clearly the need and lack of general city planning. All of the various matters that are touched upon here and many others must be woven together into a unified comprehensive plan. We found in Paris that the city government had since the beginning of the war organized a city planning bureau with broad powers which was planning comprehensively the whole metropolitan area, not only within the city, but through all the surrounding district. In Lyons we found similar plans being worked out. In London the architects, engineers and city officials have come together and are working out most extraordinarily comprehensive plans, especially for traffic routes for an area of nearly two thousand square miles around London.

But more striking still were the plans which they showed us for the replanning of Rheims and some of the other destroyed towns. In France they have come to realize that they must make a virtue of their necessity and rebuild the destroyed cities along modern, scientific lines, always preserving as far as possible the charm of the past. They have gone further still, and now appreciate

NEW CHURCH PROJECT.

Edifice to Be Erected in East 12th Street at a Cost of About \$50,000.

PLANS are being prepared in the offices of N. Serracino, architect, 1170 Broadway, for extensive alterations to the basement and the erection of an entirely new superstructure to the Roman Catholic Church of Mary Help



N. Serracino, Arch't.
NEW CHURCH IN EAST 12TH STREET.

of Christians in East 12th street, Rev. Father Frederick Barni, pastor. The architect will have entire charge of the operation and will purchase all materials, as agent for the owner, and will award all sub contracts. The cost will be in the neighborhood of \$50,000. The building is located at 436 to 438 East 12th street and occupies a plot 53x146 feet. The structure will be one story in height, with two towers. The facade has been designed in the Roman style of architecture and will be constructed of face brick with trimmings of Indiana limestone.

the vital need of general scientific planning. They have actually framed a law which has already passed the Senate—the Loi Cornudet—according to which every city, town or village in France, regardless of whether it is in the destroyed area or not, will be forced to lay out all its future developments according to modern city planning principles. Every community will have to have its city planning commission, over which there will be a general commission in each of the 86 departments, and over these in turn, there will be a federal commission, so that all may work along similar lines and so that the whole area of France will be laid out according to one great, comprehensive plan.

They are doing these things because they find that they have got to do them to meet the economic competition with other countries which is coming after the war. There must be no waste, and they are providing to eliminate every possibility of it. France is doing all these things at enormous cost, despite the superhuman work of carrying on the war. She is doing it because she finds it necessary to make up for the mistakes of unpreparedness. We in America are remarkably fortunate in having the example of their experience before us. It is comparatively easy for us to plan for these emergencies; be they in aviation, in the transportation of men or supplies, in housing or recreation, or in the working out of general all including plans. In peace times, it is sheer common sense to give our best thought to the planning of our cities. It is imperative to do so now to meet the demands of war.

What a Government Bond Is.

The Government of the United States has two methods of raising money. One is by taxation. The other is by the sale of bonds, which is a method of borrowing money.

The Government bond is the printed promise of the Government to pay back the borrowed sum of money at a certain time, and to pay interest on it at regular intervals until it is repaid.

The Government borrows money in this way only after it has been given the right to do so by act of Congress approved by the President, and the terms of the loan are set out in the act.

Back of the promise of the Government stands the honor of the Government and all its taxing resources. Really the whole wealth of the nation stands behind this solemn promise of the Government to pay.

This makes a United States Government bond the safest investment in the world. If the bond of the United States Government is not safe, no property in the United States is safe. If the United States can not pay its bonds, it is hardly probable that it will be able to protect the citizens in their other rights.

The Liberty Loan bonds of 1917 are especially attractive investments. Not only have they this absolute safety characteristic of all United States bonds, but they are tax free not only from all existing taxes but from any war tax that may subsequently be levied. No State, city, nor county may tax them. The inheritance tax of the United States and of some States may affect them, or rather, affect their transfer after death of the owner by will or by inheritance.

Contract Forfeited.

The Public Service Commission has declared forfeited the contract made with it by the Flick & Manuell Construction Company for the building of the elevated portion of the Pelham Bay Park branch of the Lexington avenue subway. This action was taken on May 23, upon which day Governor Whitman signed the Lockwood bill giving the Commission the power to take over and complete with its own forces any rapid transit construction contract which the contractor is unable for any reason to prosecute satisfactorily. Under the terms of the Lockwood bill the Commission, now being in possession of the work, has appointed Joseph H. Flick as manager, representing the city's interests.

COAL PRICE INCREASE HITS PROPERTY OWNERS

Probability that Advance Will Reach Fifty Per Cent. More Than Last Year—Corporations Do Not Fear Federal Investigation

By J. D. EDDY

EVERY building owner and manager in the United States is going to pay approximately fifty per cent. more for his coal supply this year. Why? Because the mine owners and operators have so decreed.

There is just one chance that the increase will not be so great as fifty per cent. That chance is that the threatened prosecution of the mine operators by the Federal Department of Justice will have the effect of stopping the raise in price which is now demanded.

Already the Federal attorneys have taken action. The United States Grand Jury in New York, on March 6, indicted 109 coal companies and 65 individual dealers, charging a violation of the Sherman anti-trust law. Similar action was taken in Cleveland.

It might also be added that this radical and, so far as logic can determine, uncalled for increase in price may be revoked because of fear that the hardship it will work on the people of the country may bring about some effort toward government ownership of coal properties. Such a revolutionary action, however, is so remote that it cannot be seriously considered.

Attitude of Large Corporations.

But evidently there is little belief among large corporations in the efficacy of Federal prosecution to bring about a change in the situation. Many of the big railroads, the largest consumers of coal, have not given this phase of the question serious consideration, because they are going right along making contracts for their coal supplies. And they are paying an increase of fifty per cent. and more over the 1916 contract price.

If the railroads, considering their close relationship to the coal industry, believe it necessary to stand for the price increase, what chance has the owner or manager of a building, be it office or apartment, to do anything but likewise?

Mine owners and managers in raising the price of the output of their mines have not the present-day excuses for their action. Labor costs them no more, because the miners are now working under a wage agreement, which has another year to run. They cannot plead a shortage of crop, because the consumption is way below the possible production. Thus the increase is not to be excused by basing it on the law of supply and demand.

Bituminous Coal Capacity.

The present capacity of the bituminous coal mines of the United States, the mines which supply steam, or power, producing coal, is 664,000,000 tons annually. During 1916 the output was 509,000,000, or 155,000,000 tons less than can be produced should the mines be worked to capacity. There can be no fear of the immediate exhaustion of the supply, either, as experts estimate that there is enough coal under ground in the United States to supply the country's needs for hundreds of years.

The price of coal is what is called a "place price." That is, the distance from the source of supply governs the price the consumer has to pay. On an average, however, the cost of coal at the mine mouth is about half the cost delivered to the consumer. Thus if coal costs \$3 a ton delivered into the building, the cost at the mine would be about \$1.50. The average increase in price the mine owners are demanding is from 50 to 100 per cent. In consequence, the price to the consumer or the building owner will be raised from 25 to 50 per cent.

Figures compiled on the cost of operating buildings show that the average cost of fuel is about 10 per cent. of the total operating expense. Using this per-

RECENT action of the coal mine owners and operators, who have radically raised the price of their output, means that the cost of operating office and apartment buildings will be materially increased during the coming year. The effects of the boost will be more far-reaching than merely increasing the price of the annual fuel supply in that the basis of nearly every industrial activity is coal. The raise is arbitrary, as no one seems to be able to find even a shred of an excuse for it, but, nevertheless, it has been done. This article discusses the action, its effects and tells something of what the Federal Government is doing to relieve the situation, which promises to work great hardship upon nearly every person in the country, the owner in particular.

centage as a basis, the owner or manager must expect to see his operating cost go up from 2½ to 5 per cent.

The increased price of coal, too, will have a more far-reaching effect than appears on the surface. The companies which supply electric light, and power for the dynamos, have been hit by the rise in the price of fuel. It stands to reason that consumers of this power will be called upon to make up the additional cost. Railroads, also, now that they have been made to pay tribute to the coal mine owners, are clamoring to the Interstate Commerce Commission for permission to raise freight rates. It appears to be an endless chain, this action of the coal men, and there is no telling where it will stop.

The alleged facts produced by Assistant Attorney-General Frank M. Swacker, before the Federal Grand Jury in New York City, had to do only with the owners and operators of those coal fields in West Virginia known as Pocahontas and North River. These fields produce what is called "smokeless" coal. It is especially desirable in large cities, because it is bituminous, and in consequence is a good steam coal, and at the same time does not produce the smoke which is prohibited by many municipal codes.

It was claimed that before these West Virginia operators got together some time in January this coal sold at the mine for about \$1.25 a ton. The elimination of competition, it is declared, made it possible for these operators to raise the price to around \$3 a ton, or more than 100 per cent. The men and companies indicted, it was alleged, control 22,000,000 tons of the 35,000,000 tons these fields produce annually. The increase in price netted these operators \$38,500,000 more than they received for the same quantity of coal a year ago, a sum that seems to be worth a court battle.

Private consumers, corporations, railroads and others have been deprived of the benefits of competition, the indictments states, and are now paying double the former price for coal at the mine mouth. Buyers of "spot coal," or coal for the open market, are paying a much greater price.

A Chicago newspaper is authority for the following statements regarding contracts for coal for the year 1917 made by railroads during the first part of the month of March:

The New York Central Railroad bought 600,000 tons of Southern Illinois coal, paying \$2 a ton at the mine for steam lump coal. Last year it paid for the same coal \$1.35 a ton.

The Southern Railroad at about the

same time purchased 900,000 tons of what is known as Big Seam coal, paying \$1.65 a ton. The price asked a year ago was \$1.12½. The mine operators stood out for \$2 a ton for coal wanted by this company, but finally dropped the price to the contract figure when the railroad agreed to cancel its former contract, which had yet four months to run.

The Louisville & Nashville Railroad bought 1,000,000 tons of Alabama coal at \$2 a ton. It paid last year \$1.23½ for the same kind of coal.

The coal docks of the upper lakes bought 400,000 tons of Pocahontas coal, egg and lump, at \$3.75 a ton. The price a year ago was \$1.60 for the same grade. Six hundred thousand tons of mine run Pocahontas coal, purchased by the same interests, cost \$3 a ton, as against \$1.65 in 1916.

These cases can be multiplied indefinitely, the same source declares, and asks the question "If corporations such as these, which buy millions of tons of coal at the mine mouth, are charged such prices, what is the prospect for the small consumer? What will be the effect on the cost of living?"

During the past winter some coal operators deliberately broke contracts on various pretexts. Now they are reluctant to make contracts, evidently believing that they can get better prices by selling in the open market next fall and winter.

Elements Affecting Price.

There is another element which will enter into the price of coal next winter. That is the cost of delivery from the cars or yards to the building. The increased cost of living is having an effect upon the cost of all kinds of labor. It stands to reason that these increases will apply to the coal wagon drivers and coal handlers. These men in Chicago have already secured a raise of 15 cents a ton, which, of course, is added to the price of the coal.

What constitutes the cost of coal has been answered very thoroughly by Gen. Otis Smith and C. E. Leshner, of the United States Geological Survey, who recently prepared a paper on the subject for a meeting of the American Mining Congress. Just who gets the money that is paid for a ton of coal and the proportions that go to the producer, the railroads and the men who handle the coal is shown. This paper, it should be kept in mind, was prepared before the recent increase in price made by the coal mine owners. The analysis of these two men follows:

Cost of Production.

The price of coal is a matter of vital concern to the average citizen. No less important, however, is the question what our coal actually costs to produce, and the interest in this subject is typical of the popular interest in the large productive enterprises of the country. As citizens we recognize the consumer's dependence upon the producer and are taking advanced ground as to their relative rights. In few industries does this dependence seem more vital or the consumer's equity appear larger than in that of producing and selling coal. The per capita annual expenditure for the useful metals is roughly equivalent to that for coal, but few citizens purchase pig iron or bar copper, whereas of the urban population only the dwellers in apartments, boarding houses and hotels are spared the necessity of buying coal.

The consumption of coal in the United States for heating and cooking is between 1 and 1½ tons per capita. A careful estimate for 1915 is 1.1 tons, which happens to be identical with the figure determined for similar consumption in Great Britain in 1898. This non-industrial consumption is greatest in cities, and in Chicago in 1912 it was

nearly 2 tons. Of course, every citizen indirectly pays for his share of the total consumption, which last year amounted to 4.6 tons per capita.

Four general items of cost must be considered as normally controlling the price of coal to the consumer—resource cost, mining cost, transportation cost and marketing cost. Under usual conditions each of these items includes a margin of profit which may seem either excessive or inadequate, according to the point of view. Yet an unbiased consideration of these cost items is absolutely essential as a preliminary to the decision by the public whether we are buying coal at a fair price, and if not why not.

The item of cost first to be considered represents that part of the value given to the ton of coal by the mine operator and the mine worker. This may be termed mining cost, but it must include the operator's selling costs and other overhead expenses as well as the mining costs proper, which include the larger expenditures for wages, supplies and power. This cost plus the resource cost—the royalty or depletion charge—and the profit or loss on the sale make up the value at the mine mouth. The mining cost varies not only between mines of different companies in separated fields, but even between adjacent mines of the same company in the same field. Both nature and man contribute to such variation.

It is not practicable to assign a very exact figure to the mining cost—the census of 1909 indicated an average of \$1 a ton for bituminous and \$1.86 for anthracite, but these figures are believed by some operators to be too low. It is possible, however, to show in a general way the distribution of this item; the cost of mining is divided between labor, 70 to 75 per cent.; materials, 16 to 20 per cent.; general expense at mine and office and insurance, 2 to 4 per cent.; taxes, less than 1 per cent. to 3 per cent. for bituminous coal, and 3 to 7 per cent. for anthracite; selling expenses, nothing to 5 per cent., and recently to these items has been added the direct and indirect cost of workman's compensation, which may reach 5 per cent. for bituminous coal.

The charges for labor, material and general office expenses are easily understood, as is also a charge for depreciation of plant and machinery; but taxes and selling expenses are important items that may be overlooked by the casual observer. Some figures recently published show that the taxes levied in West Virginia last year on coal lands and coal-mine improvements—that is, on the industry as a whole—were equivalent to nearly 3 cents per net ton of coal produced, which is doubtless fully as much as the profit made by many of the operators in that State.

The cost of selling coal is nothing for the companies that use their own product, including the Steel Corporation and a large number of others, and is little or nothing for the producers who sell nearly all their coal to such large consumers as the railroads. Companies that produce coal for domestic use and the general run of steam trade must figure on a selling cost as high as 10 cents or more per ton, the cost depending on the extent of their business. The average selling cost for bituminous coal is probably 5 to 10 cents a ton, and for anthracite the usual charge of sales agencies is reported as 10 cents a ton for steam sizes and 15 cents for the prepared sizes.

The producers of coal and the transportation companies are concerned not so much with the actual rates charged for carrying coal as with the adjustment of rates between different coal fields and between different markets. In the many years in which our coal industry has been developing, rate structures have been built up to that give to this and that producing district differentials over other districts—"handicaps," as it were—that may be based on comparative lengths of haul or on the ability of the coals to compete by reason of difference in quality or in cost of mining or perhaps may be merely the survival of

past practice, for which no reason now exists. The consumer of coal, however, is interested in the actual rather than the relative freight rate.

To help toward a realization of the magnitude of this transportation item, it may be pointed out, first, that all but 14 per cent. of the output of the country's coal mines, aggregating 532 million tons, is moved to market by rail or water, and second, that nearly half of the bituminous coal (47 per cent. in 1915) and more than two-thirds of the anthracite (71 per cent. in 1915) is shipped outside of the State in which it is produced.

Coal in Interstate Commerce.

Add to this statement of the extent to which coal enters interstate commerce a glance at the distribution of centers of maximum consumption—the New York-Baltimore industrial zone, which has a total per capita consumption of nearly 10 tons and lies 100 to 400 miles from the tributary coal fields; New England, consuming about 7 tons to the unit of population and lying 400 to 800 miles from its coal supply; or the populous industrial district of which Chicago is the commercial center, consuming 8 to 9 tons per capita of coal, in part hauled more than 400 miles from the fields of West Virginia and eastern Kentucky and in part 200 miles or less from the Illinois mines. With these facts in mind we must realize that the transportation cost is necessarily a large part of the country's fuel bill.

As has already been suggested, the transportation rate in force from any coal field to any market can readily be learned by the consumer who wishes to figure this item in the cost of the coal he buys. Therefore, in the present general consideration of the subject it is sufficient to state the average value of this item. In the interstate traffic, both rail and water, bituminous coal probably pays an average freight of nearly \$2 per ton. In other words, the transportation costs more than the product and, as some parts of the country are just now learning, is sometimes more difficult to obtain. The value of coal, like the value of so many other commodities, is a place value.

Other Transportation Details.

Much of the coal, both anthracite and bituminous, passes through the hands of a wholesale dealer or jobber before it is received by the retail dealer, who puts it in our cellars or in the bins of a power plant. Coal that gets a long way from the mine may pass through many hands before it reaches the consumer, and it not only pays commissions all along the line, but is subject to shrinkage and deterioration, both of which enter into the final selling price to the consumer. Brokers are usually satisfied to make a gross profit of perhaps 10 cents a ton, but as several brokers may make a "turn over" on the same car before it is unloaded this element of cost may be several times that amount.

Advertising is a large expense—in part carried by the retailer directly, but all borne by the industry. The largest single item in the cost of retailing is, of course, that representing the labor of handling and the local cartage, which together make up about half the marketing cost. There now remains to be considered the first major item, or the resource cost, which is what the operator has to pay for the coal in the ground—the idle resource, which he starts on his career of usefulness. This cost is expressed as a royalty or a depletion charge.

One of the latest leases by a large coal-land owner provides for the payment of 27 per cent. of the selling price of the coal at the breaker. This percentage is therefore not only a royalty figured on the mineral resource, but also a commission based on the miner's wage. To bring this right home to you and to me, it may be said that the practical result is that if the anthracite we burn in our range happens to come from that particular property, we will pay fully \$1 a ton into the treasury of the city trust that owes its existence to the far-seeing business sense of a hard-headed citi-

zen of Philadelphia. Whether such a royalty is excessive or not, the fact remains that this is the tribute paid to private ownership.

The present average rate of royalty on anthracite is probably between 32 and 35 cents a ton on all sizes, which is from 12 to 14 per cent. of the selling value at the mine. The minimum rate (about 10 per cent.) is found in some old leases, and the maximum (20 to 27 per cent.) in leases made in the last five years.

Nor is the increase in value of anthracite lands any less striking. At the beginning of the last century the great bulk of these lands were patented by the State of Pennsylvania for \$2 to \$4 an acre; in the middle of the century the price of the best land rose to \$50, and in 1875 even to \$500. Now \$3,000 an acre has been paid for virgin coal land, and little is on the market at that. In considering these increases in land values, the effect of interest and taxes must not be overlooked.

It is not the purpose of this analysis of costs to offer any cure-all for the high price of coal, yet some comment on the facts presented may possess value. At least certain lines of approach can be pointed out as not very promising. For example, anyone who is at all cognizant of the trend in price of labor and material can see little hope of relief in lower costs for these items. Furthermore, observation of the advances made in mining methods in the last decade or two affords slight warrant for belief in any charge of wasteful operation. As consumers of coal we might do well to imitate the economy now enforced by the producers in their engineering practice. In the northern anthracite field machine mining is extracting coal from 22 to 24-inch beds, and throughout the anthracite region the average recovery of coal in mining is 65 per cent., as against 40 per cent. only 20 years ago. Nor are the bituminous operators any less progressive in their conservation of the coal they mine.

Increased safety, as a form of social insurance which is now enforced through the workmen's compensation laws alone adds from 2 to 5 cents a ton to the cost of coal.

In the item of transportation perhaps the most promising means of relief is that of reducing the length of haul. The recent eastward movement of the higher grade coals, in part caused by the export demand, may involve some increase in the average length of haul and thus in the transportation cost of coal not exported, but on the other hand this enforced adjustment may lead some consumers to discover nearer home sources of coal equally well suited to their purposes.

Reduction in marketing costs is a reform so close to the consumer that he should be able to find for himself whatever relief is possible. Professor Mead, of the University of Pennsylvania, is authority for the statement that the delivery of coal is costing dealers 50 cents a ton more than is necessary.

There only remains, therefore, the first item of all—the value of the coal in the ground, or rather the return which the land-owner is asking for this natural resource. The fortunate holder of coal land, whether a very human individual or a soulless corporation or a large trust estate administered for benevolence only, is likely to endeavor to get all that the traffic will bear.

In placing a value upon the Choctaw lands some years ago the Geological Survey figured the aggregate royalties at current rates as 160 million dollars, but if that amount of royalty were to be collected through the six or seven centuries required for mining the two thousand million tons under this land, the present value of the land would be only 6½ million dollars if purchased by the Federal government, or only 4 million if purchased by the State of Oklahoma, and even less if the project were financed by a corporation that would need to issue 6 per cent. bonds. Such is an illustration from actual experience in coal-land valuation—the 4 or 6 million

(Continued on Page 766.)

THE COMMISSION CLAUSE EXPLAINED

Duties Imposed By Law Upon the Trustee and the Bailee

By WILLIAM J. GREER

FOR many years it has been the practice in writing insurance upon various kinds of merchandise to cover not only the property which the assured may actually own, but to include that of others in his possession or under his control, and in such cases there is embodied in the form certain wording which has come to be known in our business as the "Commission Clause." Its use in recent years has become the custom and the rule. I wish to comment upon the words "held in trust or on commission, or sold but not delivered, or removed," otherwise known as the "Commission Clause."

A trustee in the legal and technical sense is one who holds the legal title to property for the use and benefit of another. There are several kinds of trusts recognized by law, but a feature to be remembered is that a trust can only be created by the intent of the person creating or declaring it, expressed either directly or by such language, conduct, etc., as will imply or justify the Court in inferring that it was the intention to create a trust.

In cases of a trusteeship, it is almost invariably the custom for the trustee to insure the trust property in his own name as trustee, thus keeping it separate from any property of his own individual ownership. Instances do occur where the custodian holding the title as trustee claims the loss under the Commission Clause, but, in my own experience, I think I may say such cases in which I have been interested may be counted upon the fingers of my two hands. It will be noted from the foregoing that in practically every case of "held in trust," the custodian is not a trustee, but a bailee.

A bailee is one who for some purposes or other has been placed in possession of personal property owned by another, which is to be returned or delivered when the purpose has been carried out. In the case of bailment, the title is not transferred, but the bailee is simply the temporary holder and is to restore or deliver the identical property in the same or altered form. His obligations to the bailor vary with regard to the circumstances under which the property came into his possession.

If he is holding it for the sole benefit of the bailor as in the case of property on storage for which no storage charge is to be paid, slight care only can be exacted—in fact, practically anything will suffice, short of wilful negligence or intentional misuse; if, on the other hand, the bailment exists for the sole benefit of the bailee, as in the case of a gratuitous loan of some article, he must exercise the greatest care and is liable for even slight negligence, and if he holds the property for the benefit of both parties, ordinary precaution must be observed, in other words, reasonable care. In no case is the bailee obligated in the absence of a special agreement to provide insurance for the benefit of the owner.

As we have seen, certain duties are by law imposed upon the bailee, and in the event of the destruction of the property by fire, the circumstances may be such as to render him liable to the owner for the damage sustained, but it is equally true that he may not be liable for any of it; in fact, unless the owner can establish culpability or the requisite degree of negligence, the law holds him harmless, and the loss falls not upon the bailee, but upon the bailor.

The Commission Clause was introduced because the necessity of protection from loss by fire was recognized, and those interested in the business realized its need as to such loss as might accrue to him with regard to the property of others in his possession,

I have no doubt that the purpose of the clause was originally conceived and the only purpose intended to be served was to extend the protection afforded the assured, to include such loss as he might sustain, in the event of a damage by fire, to the property of others in his custody. But the courts have placed a different construction upon it, and the Commission Clause as now construed will cover the merchandise itself, and not merely the assured's interest therein or liability thereon.

We have all been taught as one of the fundamentals of our business, that the contract is an assurance of the person, and not of the property. I realize this to be true, even as regards the Commission Clause in its broadest form, although I confess there are times and places to which one will come in an examination of this question, when one's faith in early teaching will be shaken for the moment, but the insurance contract is still a personal contract, but under the Commission Clause of the form now generally in use, the underwriter does not always know who the person is; sometimes, even the assured does not know, and frequently nobody knows; that the underwriter ought to know is another of those fundamentals upon which our business is grounded, the wisdom of which is nowise denied.

The time is not only coming, but has arrived, when in the interest of both the assured and the companies there should

be some reasonable and definite limit upon this form of contract. Its scope is controlled by the intent of the bailee, but in scarcely one case in a hundred can the bailee tell you what his intent was, because he had none. Probably he learns for the first time, after the fire, that there is such a thing as the Commission Clause, much less that he has one on his own policies, and where the assured gives the matter any thought at all he undoubtedly understands and believes the clause is to protect him only in case he shall be liable. In the great majority of cases that is all the assured intends to cover; it is all he wants or needs and all he ever supposed he had, and when he comes to understand the situation it will be all he will be willing to take. It is no longer any compliment to the assured, or a safe or wise thing to bestow upon him an unqualified form of commission clause, unless there is some occasion for it.

In the isolated case where by reason of a special situation the assured requires a broader form of policy, you will best serve him if you divide the cover into two contracts, one to cover property of his own (including goods which he may have sold but which are not yet delivered) and another "for account of whom it may concern" to apply to such of the described property as may be "held in trust or on commission and or for which he may be liable," and although questions bearing on the construction of the Commission Clause will necessarily continue to arise, in case of loss your assured's interest as to such matters would be very largely that of a spectator, and he will learn then, if not before, that the contracts you have provided to meet the conditions of his case have not only been good, but the best, and the best is good enough.

GOVERNMENT SHOULD AWAKEN COUNTRY

National Chamber Urged to Endorse Proposal for Systematic Campaign of Education

BECAUSE it believes speed in war activities is imperative and that the principal obstruction to speed is the failure of the American people to realize that they are at war, the Chamber of Commerce of the United States has asked its members to express by wire their opinions on a plan for a nation-wide campaign of information to be conducted by the Government.

The plan which was presented to the President early this week, provides for the creation of a definite branch of the Government whose job it will be to show the country, by means of advertising space in magazines and newspapers, posters, on billboards and the like, the magnitude of the task confronting it.

"The same fallacies that beset England," runs the appeal of the National Chamber, "are to be overcome in the United States. England, too, thought it would be a short war, six months at most. England, too, thought it would be a small job. England, too, thought there wasn't anything special for the individual to do, that the government would do the work."

It is felt that an urgent need exists for precisely the same kind of campaign of national education and information as that conducted by the English Government when it came to the realization of what the war really meant. That campaign was immensely successful in arousing the entire people of England to an understanding of the war and to the obligation of personal service which it placed upon each individual citizen.

"Present conditions indicate clearly that a great crisis is approaching in the war situation," the appeal to the National Chamber membership goes on, "and that it is probable the united efforts of America on a prodigious scale will be called for in the very near future. This means that the people must be stirred to a sense of their individual responsibilities in order that their whole-hearted cooperation may be secured. This spirit and this

cooperation can be obtained simultaneously throughout the country by means of a properly directed national campaign of information under strong and intelligent headship."

Seven urgent matters, it is said, must be made clear to the people if we are to get that unified action which is necessary to hasten our war activity:

1. That the banks cannot take care of the bonds. The bonds must be bought by individuals.

2. That conscription does not carry with it anything of disgrace. It is as patriotic and much more effective than the medieval system of volunteering.

3. That labor must be readjusted on a large scale. It must be made more productive, and its varied problems carefully considered.

4. That food administration will necessarily be repressive, but it is in the interest of all.

5. That there is a false and a proper national economy. Business in war time is not "as usual."

6. That the intelligent cooperation of women in both direct and indirect branches of war effort is absolutely essential.

7. That there should be a centralized control for the systematic support of the families of those who go to war. This should be through the intelligent cooperation of the Government, local organizations and employers.

"Aside from the question of shortening the war," the statement goes on, "there are life-and-death reasons why the United States should speed preparations for the great conflict. There are possible and even probable contingencies which might cause the United States to bear the brunt of the fighting on her own shores:

"If Russia should collapse.

"If the British fleet should be overcome.

(Continued on Page 760.)

LEGAL NOTES AFFECTING REALTY

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

Conditional Delivery of Lease.

AN OWNER of a building orally agreed to lease it on certain terms and sent its signed lease, but, on failing to hear from the proposed lessee, wrote that unless the lease, properly signed was received on a certain day, the negotiations would be stopped. The lease was not so received. The Massachusetts Supreme Judicial Court holds, *Diebold Safe & Lock Co. v. Morse*, 115 N. E. 431, that there was no case which could be specifically enforced, since a condition precedent to the contract was not fulfilled. The delivery of an instrument in writing does not make it operative if delivered on a condition not fulfilled.

Rescind Exchange of Property.

A party to an exchange of lands, on complaint of the other party's creditors that the exchange was fraudulent as to them, agreed to a re-exchange, but found, when he received his property back, that it was subject to judgment liens. His demand that they be released was not complied with. The Illinois Supreme Court holds, *First Nat. Bank v. Watson*, 115 N. E. 156, that he had the right to rescind the contract for a re-exchange, for the reason that it had not been complied with in a material respect, and his demand for such compliance had been disregarded.

Contract Between Parties.

The parties to an exchange of properties contracted to pay a firm of realty brokers \$300 and \$200, respectively, at the time of closing the exchange. The contract provided that all deeds should be passed and the negotiations closed within 15 days from date. In an action by the brokers for commissions the Wisconsin Supreme Court holds, *Micek v. Wainka*, 161 N. W. 367, that the contract was closed, so far as the brokers were concerned, when the 15 days had expired, and it would have been closed sooner if the exchange had been made sooner. Any attempt by the parties to the contract to rescind it, or their refusal to carry it out for any reason whatever, did not affect the rights of the brokers.

Abandonment of Premises.

A tenant leased certain premises in the city of Newark for a term of years, and, having occupied under the lease for a period, attempted to induce the landlord to accept a surrender of it, which the latter declined to do. The tenant then abandoned the premises, and the landlord, after an interim of two months, during which the premises remained unoccupied, rented them for a period of years at an increased rent. The tenant instituted suit for the recovery of the excess rent from the landlord. The New Jersey Court of Errors and Appeals held, *Whitcomb v. Brant*, 100 Atl. 175, that, since the tenant had abandoned the premises, he could claim no interest, either upon the theory of priority of estate or priority of contract, above the amount of rent for which he was obligated under his covenant.

Specific Performance—Tender.

When the vendee appears at the appointed time and place ready and willing to pay, and the vendor fails to appear, sufficient tender has been made, and it is not necessary to entitle the vendee to maintain specific performance to prepare and tender a deed to be executed by the other party.—*Fraver v. Hovev*, Michigan Supreme Court, 161 N. W. 887.

Damage to Building.

In an action for the destruction of the plaintiff's building, due to negligent acts of defendant, a contractor, in grading adjoining property for a street, the Maryland Court of Appeals holds, *Mullan v. Belbin*, 100 Atl. 384, that the fact that the building was not of sound and

proper construction, which fact was known to the defendant, did not relieve him from liability for negligence.

Brokers' Commissions.

In an action by a broker for commissions on a sale it appeared that on the back of the contract of sale the broker made the following indorsement: "My commission is dependent upon the actual consummation of the within sale and the payment of the purchase price." The Illinois Appellate Court held, *Ash v. Oppman*, 199 Ill. App. 573, that under such an agreement the broker was not entitled to his commissions where the contract of purchase was not performed but the purchaser defaulted and the vendor accepted the forfeiture of the contract.

The same court held, in *Morris v. Taylor*, 199 Ill. App. 587, an action by a broker to recover a stipulated commission for the exchange of real estate between the defendants and others, where there was no testimony to contradict evidence in behalf of the defendants that the agreement was that no commission should be paid unless the deal was closed, and it was admitted that the deal was never carried out, a verdict for the defendants should have been directed.

Elevator Accident.

The liability of an invitor is limited by the invitation, and does not extend to persons invited while using the premises not within the limits of the invitation. The owner of a store building leased one floor of it to a photographer. A person intending to visit the photographer was directed by one of the latter's employees to take a freight elevator in the store at door on the side of the

building. The employee opened the door, but the elevator was not in position, and the visitor fell down the shaft and was injured. In an action against the owner of the building, the New Jersey Court of Errors and Appeals holds, *Bonfield v. Blackmore*, 100 Atl. 161, that he was not liable as an invitor, in acquiescing in the use of the elevator by the tenant.

Contract of Sale.

The Iowa Supreme Court holds, *Dobbett v. Kruse*, 161 N. W. 450, that a proviso in a contract for the sale of land, requiring the vendee to pay taxes "which may be lawfully imposed and become a lien upon the premises," must be construed in the light of the entire contract. A contract recited that the vendee paid a small sum down and was to pay a large sum on a date certain when possession was to be surrendered to him, the vendor retaining title as security for the purchase price. It is held that such a proviso in such a contract required the vendor to pay all taxes and liens accruing until the date certain.

New Volume on Finance.

Business Finance, by William H. Lough, is the name of a new book just issued by the Ronald Press Company (\$3.00). The volume deals with everyday financial problems of the private business concern. The point of view taken is that of an organizer or financial manager of the enterprise. The subject matter of the book is divided into five parts as follows:

Part 1, a brief exposition of the essential principles of all sound financing, describing different forms of financial organization of business enterprises, taking up individual proprietorship, the firm or partnership and the corporation.

Part 2 discusses the various forms of security issues and the manner in which they may be combined and organized as determined by the basis of capitalization of the particular enterprise.

Part 3, treats with the methods of raising capital through the sale of securities and the usual forms of promotion and underwriting.

Part 4 deals with efficient financial management; how capital funds are invested; how the amount required for working capital is ascertained; the proper management of capital and incomes through budgets, and some of the financial standards which should be kept in view.

Part 5 treats of financial mismanagement and irregularities, and of the processes of reorganization.

Hearings Scheduled.

The Public Service Commission has set June 6 at 2:30 p. m. as the date and hour for a hearing upon a tariff filed by the Long Island Railroad Company showing an increase in fares between various points in New York City on one-way and round-trip tickets. In the meantime the Commission has suspended the effectiveness of this tariff and has directed the company at a hearing to produce evidence as to the reason for the proposed increases.

A hearing will also be held at the same time on motion of Commissioner Charles S. Hervev to inquire whether an order shall not be issued to all steam railroads operating within the city having grade crossings protected by crossing gates, directing such roads to keep such gates lowered constantly from midnight to 5 a. m., except when raised to permit the passage of automobiles and other vehicles.

Contracts Awarded.

Two contracts on rapid transit work have recently been awarded by the Public Service Commission, one providing for the construction of station finish for nine stations on the Eastern Parkway subway and the so-called Brighton Beach connection in Brooklyn being awarded to the Snare & Triest Company, the lowest bidder, at \$464,540. Another award was made to J. H. Burton, Jr., & Co., Inc., at \$54,913.13 for supplying order No. 4 consisting of untreated ties and timber used on new rapid transit lines.

AWAKE AMERICA.

(Continued from Page 759.)

"If the food situation should bring our allies to their knees.

"If great reversals should be met on the western front.

"If the submarine menace be not checked.

"The impossible has happened so often in this war that any one of these contingencies is not impossible. The Germans should have gotten through at the Marne and captured Paris and Calais, and established control over the Channel. The English fleet should have annihilated the German fleet at Jutland. The Central Powers should have been starved before the last harvest."

As explained by Elliot H. Goodwin, General Secretary, the proposed campaign of education should be considered as absolutely apart from routine, press publicity matter, and the ordinary output from the various departments of the government meant for publication in newspapers and periodicals. It should be a definite branch of the government, under the direction of the President, with a man at its head of broad practical experience in the use of the means of national education, with a capacity for organization.

The director, in consultation with those who are shaping the main war program, would map out such government campaigns as might be thought desirable and through various channels at his disposal would, by utilization of news and advertising columns, posters, and the like, promulgate throughout every part of the country simultaneously the message which each campaign would be designed to impress upon the minds and the hearts of the people.

This work to be effective must be a branch of the Government backed by the Government, controlled by the Government, and financed by the Government and on this basis it would not fail to impress people much more strongly than would be the case if similar efforts were put forth entirely by private organizations. At least, that has been found to be so in England and there is little doubt that it would prove to be so here.

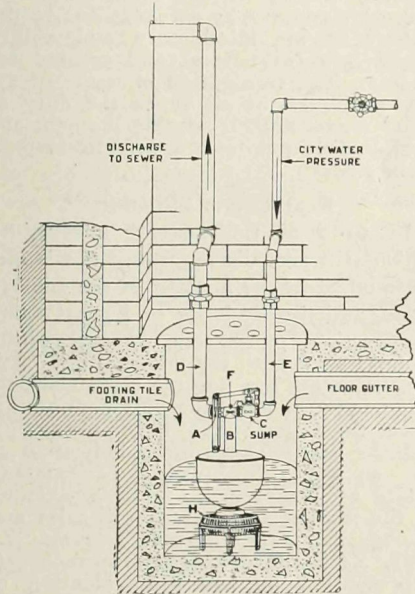
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Automatic Cellar Drainer.

THERE is now on the market a mechanical device that is interesting from a number of angles. The appliance is used for transferring liquids from one level to another with water under pressure, or steam as power. The name cellar



lar drainer is derived from its commonest use, that of pumping water from cellars, but its utility is not necessarily restricted to this usage. The construction of this drainer is said to be admirably simple, and to have an efficient ejector or siphon jet to which is attached a quick opening float-controlled valve. There is nothing complicated about its operation according to the claim of the manufacturers. The drainer is placed in the sump or place where the water or seepage collects, a line from the city water supply attached to one side and a line leading to the discharge point (sewer, gutter or wherever it may be) to the other side. "Then turn on the water and forget it," state the manufacturers, for as the water rises in the pit the float is raised and when the right height is reached the valve is opened instantly allowing the city water to flow through the ejector, cause a suction, and carry the sump water with it to the discharge. As the water goes down, the float follows and when the low point is reached the valve closes to remain closed until enough water collects to again raise the float, when the operation is repeated.

Glue Molds for Concrete.

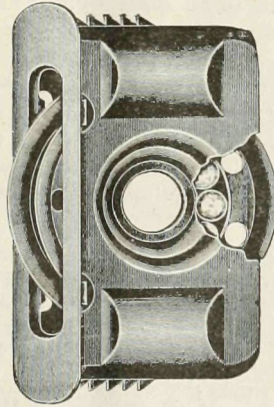
MULTIPLES of small concrete ornamental members such as hand-rails, balusters and units of a similar character have been advantageously cast in molds made of ordinary glue. The wooden pattern is nailed to a board and enclosed with shallow sides, making an open box higher than the pattern which is then filled with melted glue, covering the pattern to a depth of about one inch. After the glue has completely set, the form is turned bottom side up and the bottom and pattern removed, leaving a mold which is painted with white lead, followed with shellac, to prevent the absorption of moisture. This mold may with care be used for a large number of castings and can be cut up, melted and used over again with only a slight loss.

Resistance Material.

THE electrical trade is interested in a plastic molding compound that is made from the anhydrous resin that results when dry phenol reacts with dry hexamethylenetetramine. The claim is made for this material that it has a permanent color and surface brilliance that cannot be impaired by age. The compound contains no ingredients which adversely effect brass inserts or other metal parts. This compound is said to have high tensile strength, high electrical resistance, and is not effected by solvents, oils, cleaners, heat or moisture. The product is marketed in rods, tubes, sheets, granular form, plastic form and blocks.

Steel Sash Pulleys.

STEEL sash pulleys have generally supplanted those made of cast iron in modern building construction and the market now contains a number of designs of devices of this type suitable for any usage. The modern steel pulley is light but with strength equal to all



demands. They carry any weight that a sash cord or chain will support. There is a line of cone and ball-bearing steel pulleys now obtainable which are possible of a wide application. The pulleys of this design or construction embody two points of superiority that are claimed as most important. These features are a self-lubricating bearing and a perfect alignment of the wheel. These facts are considered of paramount interest as they affect the durability and life of the appliance. The pulley illustrated is highly recommended on account of the simple and easily made mortise. The automatic saw tooth fastening feature is said to secure the pulley in the mortise without the use of nails or screws. This type of bearing contains eleven 1/4-in. solid steel balls running in lubricant thus insuring a noiseless, easy running wheel under any load.

One Piece Socket.

AMONG recently introduced electrical appliances is a one-piece socket that can be quickly wired. These sockets are made with standard interiors, enabling the wiremen to connect them rapidly. An all-porcelain shell slides over the interior and is locked in place by the key shaft. By removing the key a keyless socket is obtained, so that the device combines in one key, a keyless and a lock socket.

Torch Blasting.

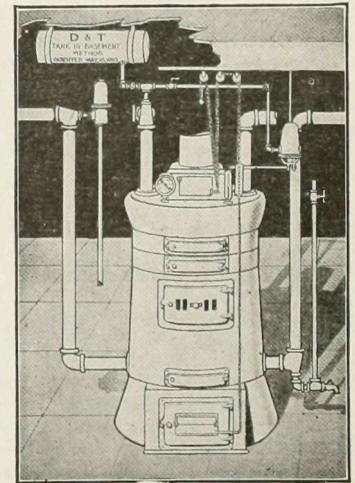
LARGE nigger-head boulders up to 8x10 feet were recently encountered in the subway excavation near Borough Hall, in Brooklyn, where it was impracticable to break them up by dynamite blasting, and satisfactory results were obtained by the use of oil burners. The great heat developed by one of these burners was concentrated on one point of the surface of the boulder to be broken, for ten or fifteen minutes, until the rock was expanded so much that it split at the seams, after which the operation was repeated on the smaller pieces until they were all reduced to convenient size for handling. The burner consumed approximately one gallon of kerosene oil per hour. Two men and the torch broke up the boulder mentioned in about one hour at a total cost of approximately sixty cents.

Shield for Welding Operator.

AMONG recent safety devices is a shield for welding operators that is said to be light and worn without inconvenience to the user. This shield is constructed of aluminum and wood fibre and is supported entirely on the head of the operator. The mechanic using this appliance can easily open and close the door containing the colored glasses, thus making it convenient for him to examine his work without removing the shield. When the door is opened there is still a glass protecting the eyes from any flying particles. The construction of this shield prevents the possibility of glare or reflection from the side or rear. An apron of fireproof material protects the chest of the operator from the arc.

Improved Regulator.

DURING recent years there have been many improvements introduced, designed to increase the efficiency of hot water heating systems. One of the leading appliances of this type was patented a number of years ago but it has been continually improved to a point



where its application is now considered one of the assured methods of obtaining relief from the annoyances ordinarily met with in hot water heating installations. This appliance is an automatic control and regulator system and the invention was made on the basic principle of the utilization of the forces of expansion and contraction of water in the heating system, plus the compression of the air retained by the means of the expansion tank for automatically regulating the boiler drafts. This is said to have made possible the successful placing of the expansion tank in the basement. These regulators have been installed in buildings of all sizes from 200 square feet on a one-story bungalow up to 25,000 square feet on a four-story structure. By the use of this type of regulator the claim is made that coal is saved, and that it forces a more rapid circulation of water in the system and in this manner makes use of every heat unit produced from fuel, instead of allowing the heat to go up the chimney.

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Have you bought your Liberty Bond?

A zoning plan similar to the one now in force in New York City, is being advocated for Jersey City. According to one of the oldest real estate operators in Hudson County, the best evidence that the system should be adopted in every city, is the manner in which it has worked out in New York.

Those interested in waterfront development in New York City are anticipating a rise in land values as a result of the newly revived shipbuilding industry. The long looked for harbor improvement coupled with renewed construction activity along this line may be reflected in an advance in waterfront values.

The proposed increase in freight rates by the railroads has brought forth protests from the agricultural and live stock interests, who declare that such a revision would unjustly burden food producers, and would handicap the whole food production campaign initiated as a war measure by the Government. A mass of evidence was submitted which showed that stock raisers and farmers are bearing unusually heavy expenses, and could not make a supporting profit if the proposed increase be added.

Old residents of New York are amazed at the remarkable response that has been made in this city to the appeal of the President for the cultivation of all available land. Garden plots have sprung up as though by magic, hardened city dwellers are wielding with a newly acquired adeptness the unfamiliar agricultural implements and the long neglected back yard is beginning to assume a new importance with the sprouting of each new blade. New York has furnished many surprises in the past, but few have been more striking than this one.

Leases of Drafted Tenants.

As a result of the Draft Law, many of those within the age limit are facing the serious situation of being responsible for leases, even though their incomes are cut down to a minimum. It is evident that there are many who will be unable to continue to meet their obligations to the landlord, once they have reported for duty, and are placed upon the Government payroll. The question naturally arises, are they relieved from the obligations under their leases?

Assistant United States Attorney John C. Knox is quoted as saying: "I know of no law which releases from liability any man who is a soldier. The contract is not abrogated because a man happens to be drafted." Agents of apartment house properties have been placed in an unpleasant position, for, in their capacity of middle-men, they are helpless, no matter where their patriotic inclinations might lead them.

The probable solution of the difficulty lies in the judging of each particular case upon its merits. The cases involving the moderate priced apartments do not seem so difficult, for the demand for units of this character is in excess of the supply, but in houses containing more expensive suites many instances of hardship are sure to ensue, either to the landlord or tenant. The equitable solution would seem to be that the brokers make every effort to sublet the apartments and that the landlord cooperate with them, so far as possible, and not place obstacles or technicalities in the way.

In the matter of renewals already signed, dating from October 1, it would seem as though new tenants could be obtained for a large percentage of the suites. One thing, however, is certain. Real estate owners will show a spirit of patriotism no less than that displayed by those going to the front to fight for the rights of all humanity.

Fire Losses Grow.

Since the entrance of the United States into the war, conservation and retrenchment have become important topics of the day. These factors of present-day economy, interesting to both commercial and social existence, are most laudable and commendatory. They should not be carried to extremes, however, on account of the involved danger of adversely effecting the economic status of the country at a time when it ought to be relieved of every artificial pressure in order to adequately proceed with the business that is admittedly of paramount importance, the war.

One of the matters in which the general public can go to the extreme of conservation and still serve the nation in full capacity, and through which a monumental saving in both money and human life can be effected, is by doing everything possible in an effort to assist in reducing the annual loss by fire and taking every precaution in preventing and guarding against the spread of conflagrations. The loss by this one element is growing yearly and it is a condition that calls for the prompt attention of States, municipalities, and so on down to the individual householder. All have decided responsibilities in this important matter and can be of vital assistance in reducing the annual wastage from this cause.

The National Board of Fire Underwriters recently announced that the losses in this country in a single year jumped from \$170,033,200 to \$214,530,995. These figures denote an increase of \$44,497,795, representing an advance of approximately twenty-five per cent. This figure is altogether too high even when it is taken into consideration that during the last year there have occurred a number of disastrous fires due to explosions in munition factories and other conflagrations in manufacturing plants where the hazard was great.

That the losses by fire for the last year should have shown an increase is but natural, considering that the manufacturing and handling of high explosives

has grown to such a great extent. A large percentage of the increased losses is attributable to the hazard entailed in the production and transportation of highly explosive and volatile materials. Nevertheless, the loss is entirely too great for comfort. The annual per capita loss in the United States is one that would not be tolerated for an instant in a first class European country, and in this country is only an evidence of the wastefulness that has been, if not condoned, at least permitted to exist.

The National Fire Protection Association, at its recent convention at Washington, called attention to the new and unusual hazards to life and property that have been created throughout America by the World War. The new conditions demand the utmost vigilance and initiative, not only from those in authority, but from the private citizen as well. Every individual should consider himself a fire warden of the nation at this critical time and should equip himself to serve his country by safeguarding to the extent of his intelligence and ability every form of natural and created resource. The elimination of waste of every character, at all times the duty of good citizenship, is at this moment the profoundest public and private responsibility.

Real Estate Situation.

In spite of the general uncertainty which still prevails regarding the immediate effect of the floating of the Liberty Loan, and the tendency of a great many prospective purchasers of real estate to hold back until the financial and business situation has become more clarified, there is more cause for optimism at this time than there has been for many months past. There is no indication as far as the records of the Register's Office are concerned, of any weakening in the market as regards both sales and mortgages. From January 1 to May 24, 1917, 3,365 conveyances were recorded, representing an assessed valuation of \$236,503,425, as compared with 3,048 representing \$169,480,150, for the corresponding period last year. The records also indicate the release of new sums into mortgages. From January 1, to May 24, a total of \$51,960,026 was loaned, as compared with \$44,282,773 in 1916.

When it is considered that nearly two months has elapsed since the entry of the United States into the war, as an active participant, and also when it is realized that during this period, some of the most important moves in the history of the country have been undertaken, bearing tremendous significance on the economic life of the nation, this situation may be regarded as bearing unusual import so far as indicating the fundamental strength of real estate is concerned.

In spite of the pressure in anticipation of the new tax levies, the proposed sudden withdrawal of 500,000 men from industry and the marked tendency for conservatism which is tending to retard new enterprises, the real estate market, as far as actually recorded instruments are concerned, is maintaining its steadiness and even marking an improvement.

Hell Gate Improvement.

Sentiment is crystallizing in favor of the immediate improvement of the forty-foot channel in the East River, through Hell Gate to Long Island Sound. This channel is now twenty-eight feet deep and is stated to be inadequate to permit passage of the big battleships, present and contemplated. The project has both commercial and military significance, since it will not only improve New York's harbor and terminal facilities, as part of the comprehensive scheme for port improvement, but it will also permit easier passage of the fleet in case of emergency.

Secretary of the Navy, Josephus Daniels, in a recent letter to the Chairman of the House Committee on Rivers and Harbors, stated that the forty-foot depth of channel leading into the Navy Yard from the south, and an equal depth

through Hell Gate, would practically double the strength of our fleet if concentrated in Long Island Sound, for the reason that the exits at Ambrose Channel and Montauk Point are so far apart that it would take double the force to hold our fleet in these waters, in order to guard the outlets at both of these points.

A deep channel through each entrance is desired in order to permit the passage of vessels at all stages of the tides, without undue risk to the large and expensive battleships of the near future. Aside from this military value of the deepening of the channel, there is of course the economic importance. Irving T. Bush, of the Bush Terminal Company, declared recently that the cost of living was directly increased by inadequate terminal facilities, since long delays in shipping throw the burden of increased cost of material on the ultimate consumer. Since about 50 per cent. of the commerce of the nation passes through New York, its terminals should be developed to the highest degree. This particular improvement has both military and economic advantages.

Exception Taken.

Editor of the RECORD AND GUIDE:

In a recent issue of the Record and Guide, there were published some statistics of the apartment renting business in the section east and south of Central Park. It seems hardly necessary to correct them, as they are so imaginative, but, for the sake of accuracy, for which you are noted, we believe you should do so.

The figures given to the Record and Guide by Pease & Elliman, for the year ending April 1, 1917, which involved rentals made by Pease & Elliman, were 717, which were advertised as amounting to \$6,000,000. At about the same time the following figures were printed in the Pease & Elliman Indicator, covering the same period: Pease & Elliman, 647, nearest competitor, 384; others, 183. As a matter of fact, the actual apartment rentals made by Douglas L. Elliman & Company, from January 1, 1916, to January 1, 1917, were 724, while the business done during the year from April 1, 1916, to April 1, 1917, involved 681 transactions, which amounted to \$6,680,000.

These figures show clearly the rentals made by us are of a much higher grade than those made by Pease & Elliman, which is the business we are largely seeking, and they are perhaps the best answer to their claim of doing 51% of the apartment renting in this section. We also have good reason to believe that the number of rentals ascribed to other brokers is as low proportionately as those allowed to us in their estimate, so that the percentages quoted are quite inaccurate. It is also a well known fact that for several years we have been given the rental agency of more new apartment buildings in this section than all other brokers combined.

DOUGLAS L. ELLIMAN.

Maintains Position.

Editor of the RECORD AND GUIDE:

With reference to the letter of Douglas L. Elliman & Company of May 28, to the Record and Guide, we can only repeat that the figures which we gave you and which were published in the Record and Guide of April 28, 1917, were absolutely accurate, as we took a great deal of pains in preparing them and used all sources available for this purpose. We would welcome a complete investigation of the two statements, as we have already informed you, and our records are at your service.

W. ALBERT PEASE, JR.

Wants Encroachment Removed.

Editor of the RECORD AND GUIDE:

Some time ago I noticed in a number of the Fifth Avenue Association's Bulletin, an article regarding "Central Park's Transverse Roads," and a copy of letter addressed to the president of the Fifth Avenue Association and signed by George J. Gould.

In Mr. Gould's letter he stated that he knew of nothing that would be more beneficial, not only to Fifth avenue property, but to the city at large.

Might I offer a suggestion to Mr. Gould of a greater improvement to the city, and that would be the removing of the "L" structure that is not in use, upon which no trains are carried, or in fact have been carried for the past ten years, I refer to that part of the structure at 58th and 59th streets and Sixth avenue. The stairway on the westerly side of the avenue has not been used in ten years, yet it is permitted to stand and block the sidewalk which at this point is none too wide to permit of the traffic going up and down this block constantly. This spur of the "L" is certainly a detriment to New York, and its removal would not only greatly enhance the value of property in that section, but would relieve the congestion of traffic at 59th street and Fifth avenue, and also make the entrance to Central Park more attractive.

Trusting that you will give this suggestion space in your paper, thereby bringing this topic to the attention of some of those who may help save New York from hideous and unsightly blots on her landscape.

JOHN J. HEARN.

United Action Necessary.

Editor of the RECORD AND GUIDE:

There is a "Save New York" movement; possibly this should be amended and extended to a "Save New Yorker" end. When I speak of New York I mean to emphatically express New York, Manhattan, as it is now distinguished. This is an important matter to the parent Borough, as nearly all the representation and voting quantity in the Board of Estimate has been of those not directly interested in the advancement or progress of conditions here.

Therefore, now that Brooklyn speaks of its candidate (fusion forces) to supplant our present capable Mayor, in the nomination for that office; when our present Borough President who seems to know the requirements of our city as thoroughly as any (the writer has observed the working of the incumbents, for several administrations past, and feels qualified to judge of such competency) is not being seriously contemplated to succeed himself, it seems time, sans politics, that the real estate fraternity here took some concerted action to protest against outside influence, and to protect its own home interests.

LEWIS PHILLIPS.

Unnecessary Labor.

Editor of the RECORD AND GUIDE:

It seems as though rents will be raised next autumn on account of the increased cost of coal, maintenance and supplies. This is not surprising when it is considered that there has been a general advance in the cost of practically all necessities of life and it would follow naturally that rents also would feel the effects. Some additional costs cannot of course be controlled by the owners. They cannot regulate the price of coal and of other supplies. While they might economize in the long run, they could affect no real saving in this connection. Where the money could be saved, however, would be through the elimination

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. 237.—Please advise me if there is a law directing the owner of office buildings, etc., to install safety devices for the protection of window cleaners on the outside of the building; and if so, what it consists of.

ANXIOUS SUBSCRIBER.

Answer No. 237.—There is at present no law requiring such safety devices. A bill, however, was passed by the recent Legislature, providing that in all buildings three stories or more in height all windows above the second story must be constructed and equipped that the exterior surface of the sash and glass may be presented interiorly to the building for the purpose of cleaning. This does not apply to buildings for which plans have been filed and approved prior to September 1, 1917. This bill, however, needs the signature of the Governor before it becomes law.

Question No. 238.—(a) How much time is allowed to an owner within which to redeem property sold for taxes? (b) After the foreclosure of a tax lien, what interest in the property does the referee convey to the purchaser at foreclosure? (c) At the foreclosure of a tax lien, do all existing mortgages become due automatically? (d) Is tax lien procedure a local or a state matter, in other words, would the same procedure be followed in Buffalo as in New York City?

C. K.

Answer No. 238.—(a) The owner may redeem at any time before the judicial sale under the decree of foreclosure of the lien.

(b) The entire fee, if the foreclosure has been properly conducted.

(c) No. Under some forms of mortgage would be due even before the sale of the tax lien. The sale of the property under foreclosure of the tax lien extinguishes the mortgage as a lien upon the land and transfers it to the surplus moneys, if there are any.

(d) Local, the answers above refer to the existing systems in New York City.

Question No. 239.—(1) Will bathing be prohibited along the Rockaway coast this summer, as the result of the building of new fortifications?

(2) Has it been definitely decided that all lights must be out at a certain hour in the evening in the coast resorts?

J. L.

Answer No. 239.—(1) It has not been up to the present, and no positive statement can be made about it.

(2) No.

of the many useless accessories which one finds in the lobby and entrance hall of the average apartment house, in the form of door openers, hall boys, assistant elevator operators, assistant secretaries to the telephone operators, and other flunkies who serve no real purpose and who cannot even be classed as ornaments. The discharging of these men would mean not only a direct saving to the landlord, but it would also be a direct benefit to the men themselves. There is a demand for labor generally now that cannot be met, and they would have no difficulty in obtaining better positions at increased pay.

A. B. J.

A NATION'S APPEAL—PURCHASE A LIBERTY BOND

"There is not a single selfish element in the cause we are fighting for * * *. The supreme test of the Nation has come. We must all speak, act, and serve together."—WOODROW WILSON, President of the United States.
They also serve their country—Who buy a Liberty Loan Bond.

REAL ESTATE NEWS OF THE WEEK

Investors Figure in Demand for Apartment
House Properties —Business Leasing Active

TRADING was moderately active this week, in spite of the fact that a holiday took an entire day out of the business week. Business continued substantially along the same channels, although a stronger demand was indicated for new space as the result of industrial and commercial expansion. Investors acquired a number of apartment houses on the West Side, and business properties also claimed their share of attention in the sales branch of the market.

Among the properties which changed hands were the apartment houses at the northwest corner of Seventh avenue and 117th street, and at the northeast corner of St. Nicholas avenue and 117th street, acquired by a well-known investor in this class of holdings; also six five-story multi-family houses at the southwest corner of Post avenue and 204th street, which are fully rented; a five-story apartment house at the southwest corner of Broadway and 147th street, sold by a woman investor, as part of a deal for similar property at 237 West 142d street, and a row of six five-story apartment houses in the Bronx, sold by an operator who gave in exchange, three six-story apartment houses on Seventh avenue, in Manhattan. Among the sales of business properties was that of two factory buildings in Cherry street, near the

Grand street ferry, acquired by a large baking concern, in one of the first transactions in this territory within the last five years.

Commercial interests continued to be strongly identified with leasing transactions, the most important commitments concerning large space in the new office building to be erected on the present site of the Tiffany Studios, at the southeast corner of Madison avenue and 45th street.

Auction room interest will be focussed on what is expected to be the biggest sale of the year involving unimproved property within the city limits. This morning at 10:30 a. m., Joseph P. Day and J. Clarence Davies will offer on the premises, 1445 lots, belonging to the heirs of the Lorillard Spencer Estate, and the New York Public Library. Aside from the desirable location of the property, and its proximity to the new rapid transit systems, every inducement is being offered to attract purchasers. The auctioneers announce that they will accept as payment for the lots Liberty Bonds. In view of the present condition of the real estate market, and the comparative inactivity of the speculative building element, the outcome of the sale will be watched with great interest, since it will furnish an excellent test of what investors are taking in well located, unimproved city property.

REALTY BOARD STARTS "COAL CAMPAIGN"

THE Real Estate Board of New York has begun a second campaign to remedy the situation arising out of the scarcity and high price of coal. Last year the Board, cooperating with the Building Managers' Association, petitioned Congress to make an investigation of the anthracite coal situation, and such an investigation was made by the Federal Trade Commission. Recent developments have shown that the situation has not materially improved and are likely to be exceedingly serious next winter.

The Board has decided that nothing is to be gained by attacking the problem locally and its program contemplates taking the matter up with the authorities at Washington, and with Governor Whitman.

Realizing that the fight will have to be made mainly along legal lines, it has appointed a committee consisting chiefly of attorneys and as a preliminary step has presented the situation to the forty-seven senators and representatives from New York State at Washington. The chairman of the committee, Carlisle Norwood, has forwarded the following letter:

"The Real Estate Board of New York, in its membership of agents, managers and owners, represents an enormous consumption of coal and the comfort and convenience of the occupants and users of dwellings and places of business. We observe that the Federal Trade Commission has just made a report to Congress charging producers and brokers with exacting exorbitant profits. That the prices charged for coal during the last six months and the threatened increases have been, and are, enormous, is a matter of general knowledge. Apparently, from the above report, Congress can enact legislation which will remedy this situation and deprive the producers and brokers of the opportunity to practice extortion and compel the railroads to cooperate with them to see that coal is delivered where it is needed. We have to ask that you will give your constituency your services in advising yourself of the report of the Federal Trade Commission and in promoting speedy and effective legislation which will insure to consumers here

their share of the coal production during the next winter season, and at reasonable prices."

Encouraging replies have been already received from Senators William M. Calder and James W. Wadsworth, and Representatives Charles B. Ward, Murray Hulbert, F. H. La Guardia and Luther W. Mott.

Factory Defined.

The Real Estate Board calls the attention of its members to the fact that Governor Whitman has signed Assemblyman Bewley's bill, Int. 146, making a more liberal definition of a factory, a factory building and a mercantile establishment. This is one of four important bills upon which a hearing was given on Tuesday last by Governor Whitman and at which a special committee of the Real Estate Board appeared in favor of the bills. The new law is Chapter 694 of the Laws of 1917.

The Bewley bill is one of the most important presented at the last session of the Legislature and probably more than any other of the new laws will be welcomed by owners and tenants of factory buildings. The bill amends section 2 of the Labor Law. Its chief provisions summarized are as follows:

The provisions of the Labor Law as to structural changes and alterations shall not apply to factories or to any buildings, etc., used for or in connection therewith, where less than six persons are employed at manufacturing, except as otherwise prescribed by the State Industrial Commission in its rules.

The term "factory building" means any building, shed or structure which, or any part of which, is occupied by or used for a factory, and in which at least one-tenth or more than twenty-five of all the persons employed in the building are engaged in work for a factory but shall not include a building used exclusively for dwelling purposes above the first story.

The provisions of the Labor Law affecting structural changes and alterations shall not apply to mercantile establishments where less than six persons are employed except as otherwise prescribed by the State Industrial Commission in its rules.

Whenever the enforcement of any of the provisions of this chapter is committed to any local officer or officers, by any law now in force or hereafter enacted, such local officer or officers with respect to the matters thus committed to them shall be deemed to have the powers and jurisdiction of the Industrial Commission of the State of New York to the extent specified in the law committing the enforcement of such provisions to such local officer or officers.

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HISTORIC SITE ON FIFTH AVENUE IMPROVED

Oceanic Investing Company Has Erected Highest Type of Banking and Office Structure at Fifth Avenue and Forty-Second Street

THE completion of the Improvement of the southeast corner of Fifth avenue and 42d street by the present structure, owned by the Oceanic Investing Company, marks an epoch in the development of this section adjacent to the Grand Central Terminal, which will be looked upon for many years to come as the last word in banking and office building construction. This improvement was made possible through the foresight of those interested and their unbounded faith in New York City real estate. A volume could be written about the history of this section of Fifth avenue, dating back to the Revolutionary days; the various changes in the character of the neighborhood from vacant territory to residences, and subsequently to the present day development, which represents the highest form of business improvement.

Fifth avenue, from 34th to 42d street, was once part of "Inclenburg," the estate of Robert Murray, a Quaker. His holdings extended from Broadway to Fourth avenue. In September, 1776, the Continental troops were routed at Kip's Bay, at the foot of East 34th street, and the soldiers took refuge in the fields and farms in the neighborhood of Murray Hill. On Lowe's Lane, an old road crossing Fifth avenue at 42d street, and in the field now occupied by the public library and Bryant Park, Washington stopped the route and withdrew his troops to Harlem Heights, where the battle was fought which enabled the Continentals to escape to White Plains.

From 1822 to 1825 that section between Fifth and Sixth avenues, 40th and 42d streets, was a Potter's Field. The Eastern section was afterwards improved with a reservoir, with a capacity of 20,000,000 gallons of water, which was opened in 1842. This reservoir was demolished in 1900 to make way for the library, which was opened in May, 1911.

Directly across the avenue from 41st to 42d street, which is in part occupied by the building owned by the Oceanic Investing Company, the site was improved with a row of buildings, known as "House of Mansions," or the "Spanish Row." These dwellings were erected in 1855 by George Higgins, who had the idea "that eleven dwellings, uniform in size, price and amount of accommodation, of durable architecture" would suit the most fastidious home-seeker. This project was a failure, and in 1860 the property was tenanted by the Rutgers Female College. The college moved further north a few years later and various structural alterations were made to the existing buildings, the corner of Fifth avenue and 42d

street being changed to banking quarters to house the Columbia Trust Company. When the present improvement was contemplated the owners felt that an effort must be made to produce a structure worthy of this site. It was also felt to be of vital importance to make the building harmonize with the library across the avenue, that is, as much as it is possible to have a building of this character harmonize with a monumental structure. The style of architecture used to produce this effect is not a direct adaptation of any of the standard classic motifs, but might be described as being Italian Renaissance, strongly influenced by Greek details.

The general construction permits of the use of part of the basement as a restaurant, and part for bank vault deposit purposes; above this portion and on a level with the sidewalk come several attractive stores, the bank entrance and the entrance to the building proper. Above the stores all that part of the building for a distance of three floors will be occupied by the Bankers Trust Company. This is all one open space lighted by the well proportioned windows on Fifth avenue and 42d street, which are such attractive features of the building.

The building is twenty-one stories high, and occupies a plot 75x100 feet. There is a four-foot permanent alley, adjoining the building to the east which, with the court provided for the building, will insure ample ventilation and light. The building is a steel frame structure, with masonry curtain walls, twelve inches thick from top to bottom, the two street frontages being built of Indiana limestone, and the east and south walls of face

brick. The court walls are built of first quality white enamel brick, which enhances the light value in this court. The doors and trim throughout the building are of steel. This work was done by the Interior Metal Manufacturing Company. The windows on the street fronts are copper kalamein, double hung. The simplicity of these windows was an influencing factor in their choice. The court and inner walls have heavy rolled steel double hung windows. The building has two fire towers, with steel stairways, the treads being of cement. There are openings on each floor. A bank of five Otis elevators, with overhead motors, has been installed. The building is piped and arranged so that a private power plant might be installed at any time, but at present, electric power is being furnished by the New York Edison Company. The success of the building was assured from the first, and but little space remains available for rent.



Particulars of Space Still Available can be Obtained from Manager on Premises.

COAL PRICE INCREASE.

(Continued from Page 758.)

dollars invested in these Oklahoma coal lands now would require a final return of 160 million dollars in royalties to balance the account.

The burden that seems evitable under unregulated private ownership of a natural resource like coal is that, because the lands containing these national reserves of heat and power are taxed and because the individual or corporation

properly charges up interest at current rates on this large holding, the consumer must pay a resource cost which takes into account the long period of undevelopment. Even the high rates of royalty on the lands of the Girard Estate may be found less excessive than they seem if a century's taxes and interest charges are figured. Yet the fact remains that the royalty for anthracite represents a much larger proportion of the cost of the mined coal than any bituminous royalties. Moreover, we be-

lieve the highest royalty prevailing in the anthracite region has far more influence in fixing the selling price than the lower rates of the older leases.

Any study of costs in the coal industry finds its point in the question, not who but what fixes the price of coal. Exact mining costs, however, cannot be determined until the operators have accomplished their reform of standardization accounting. Too often the operator includes in his account only the two largest and most obvious items, labor and material. Thus, when the market for bituminous coal is dull, the company whose land costs little or nothing is able to set a lower limit of price than the company whose coal must stand a charge of five to ten cents a ton or even more, be that charge called royalty, depletion or amortization. At such times the operator with the larger resource cost must sell at a real though not always recognized loss, but, of course, with the hope of recouping himself later.

Confessedly, this analysis of the cost elements that enter into the price of coal emphasizes our lack of specific facts, which can be supplied in the future only through "installation of uniform cost-keeping methods and uniform and improved accounting systems," to quote from the declaration of purposes of the Pittsburgh coal producers. With the results of such bookkeeping in hand, more definite reply can be made to the public's appeal for relief from high prices. Yet even now it may be possible to suggest how that relief will eventually be obtained. Study of present conditions in the coal mining districts fails to encourage the idea of governmental operation of the seven thousand coal mines in this country. More in line with the trend of public sentiment in the last decade, however, is governmental control in the interest of the consumer by regulation of prices, and to judge from the facts of experience in the regulation of transportation of other public utilities, the public coal commissions will be given sufficient discretionary powers to safeguard the interests of producer and consumer alike, and even mandatory requirements, either legislative or executive, will be subject to judicial review.

As coal is more an inter-state than intra-state commodity, any regulation of prices needs to be under Federal control, and to benefit both consumer and producer such control cannot stop with transportation and mining costs, but must stand ready to exercise full rights as a trustee of the people over the coal in the ground. The private owner of coal land, which derives its real value from society's needs, has no more sacred right to decide whether or not that coal shall be mined when it is needed by society or to fix an exorbitant price on this indispensable national resource than the coal operators have to combine for the purpose of exacting an excessive profit from the consumer, or the railroads to charge all that the traffic may bear. The proposal to bring landowner under the same rule as mine operator and coal carrier may seem radical, but where is the point at which coal becomes the resource upon which industrial society depends for its very life?

Damp-Proofing Walls.

For insulating stone buildings so that they will not absorb dampness from the surrounding ground, a new process has been introduced in Europe which, it is claimed, has proved successful. The method consists in sawing a slot in the foundation a few inches above the ground line and inserting in this lead plates coated with asphalt. To accomplish this a machine has been constructed which cuts a kerf about an inch in depth in the stone. After the plates are set in place temporary wooden forms are laid and liquid cement employed to close the crevices. This plan, it is said, prevents moisture from creeping up a wall, since it is unable to pass the insulation blocks.

—If buildings in the United States were as fireproof as in Europe, the annual cost of fire losses and protection would be only \$90,000,000.

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A new and thorough window shade service is available to managers of New York City buildings.

This service guarantees that every window shade is honestly made to order and installed.

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Last year we closed 1640 sales and leases, or over five each day, involving nearly \$50,000,000

Our management organization is to be judged entirely by the results we have given so many owners who are using our service. We make one charge for our services and give the owners of properties the benefit of all discounts and rebates of every kind. Purchasing in such large quantities for so many properties, we are able to get special prices from most dealers and contractors, and can also insure deliveries of such supplies when an individual owner would not be given consideration.

We have developed a co-operative spirit in our organization, and through a club which we organized for the purpose, to which all of our superintendents and engineers are eligible, the personal element and friendship of these men has been encouraged, so that they are glad to help each other out in an emergency.

Every building in our charge is under the careful supervision of a competent agent from our offices who visits the property constantly to see that the employees are at all times keeping the property in the best physical shape possible.

It is only true economy when a property is maintained at the highest possible level. To effect such economy and to satisfy tenants, and at the same time secure the best net returns for the owner, requires skill and efficiency and experience of the highest order.

The fact that our management department has just closed its best fiscal year with phenomenal increases suggests that we are in the front rank of those who are recognized to practice true and profitable economy.

Pease & Elliman Real Estate and Insurance

55 Liberty St. 340 Madison Ave. 165 West 72nd St.

(This advertisement is the third of a series demonstrating why WE should be made your representatives.)

Daniel Birdsall & Co., Inc. REAL ESTATE AND INSURANCE

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Telephone, Vanderbilt 4281

Main Office

317 Broadway, cor. Thomas St.

Telephone, Worth 800

Established 1860

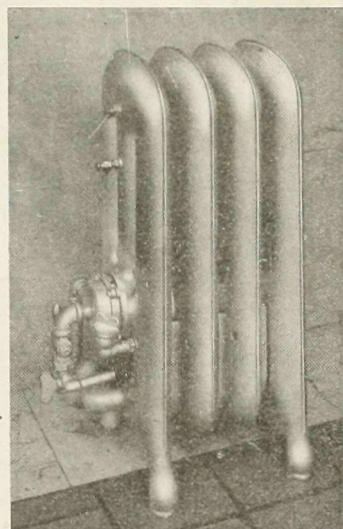
Coal May Be Scarce— The Price Will Be High

We suggest to landlords who are worrying over next winter's heating problem that they arrange immediately to have their properties equipped with

Gas Heaters or Gas Steam Radiators

Foresight is more profitable than hindsight, and prompt action now will assure easy renting and satisfied tenants later.

Full information and prices can be obtained at any Manhattan or Bronx Gas Office, or at the General Office Appliance Department, No. 130 East 15th Street.



Gas Steam Radiator

Of special interest to owners of steam-heated apartments, as it can be connected with regular heating system and used with either steam or gas.

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Consolidated Gas Company of New York

GEO. B. CORTELYOU, President



How To Sell a Building

—or the output of a planing mill—how to sell cement, lime, asphalt shingles, building brick—in short, the most successful selling methods used in the distribution of building materials and their use in construction will be discussed at the World's Salesmanship Congress in Detroit, June 10-14. Every reader of the Record and Guide ought to know more about selling. We are all good manufacturers or good architects or good builders, but a great many of us are mighty poor salesmen. The selling end of our business is too often overlooked. Here is an opportunity to sit at the feet of the greatest salesmen of America from every department of commerce and industry. And for the special benefit of the readers of the Record and Guide there has been organized a

Special Departmental Session on "Salesmanship in the Building Field"

The contractor and builder, the dealer in lime, clay pipe, brick, cement, plaster, etc., the manufacturer of concrete blocks, the engineer and the architect—all these will profit by the special session, which will be packed full of definite, peppery, inspiring selling ideas. A partial list of the speakers follows:

- J. P. BECK, General Manager.....Portland Cement Association
- E. K. CORMACK, National Councilor.....National Builders and Supply Association
- LEONARD C. WATSON, President.....Aberthaw Construction Co., Boston
- CHARLES WARNER, President.....Charles Warner Co., Wilmington, Del.
- H. P. BOPE, Vice-President and General Manager of Sales,
Manager of Sales, Carnegie Steel Co.
- J. P. H. PERRY, Vice-President.....Turner Construction Co., New York City
- W. P. ANDERSON, President.....Ferro-Concrete Construction Co., Cincinnati
- R. A. PLUMB, General Director.....Trus-Con Laboratories, Detroit
- W. M. KINNEY, Engineer.....Promotion Dept., Universal Portland Cement Co.

Send in the coupon so we'll know you are coming. Additional information will then be sent to you.

**World's
Salesmanship
Congress**

**DETROIT
June 10-14**

D. M. Barrett, Secretary-Manager,
World's Salesmanship Congress,
Kresge Bldg., Detroit, Mich.

I expect to attend the congress.

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Trinity Obtains \$4,000,000 Mortgage.

The trustees of Trinity Church Corporation obtained a mortgage loan of \$4,000,000 on some of its most valuable properties in the lower commercial district, west of Broadway. The Mutual Life Insurance Company made the loan, which runs for five years and bears interest at 4½ per cent. The money is to be used in refunding the floating indebtedness of the corporation. None of the properties covered by the blanket mortgage is used for religious or school purposes. They include more than twenty large parcels most of which have been improved within the last two years with modern loft buildings and warehouses for the wholesale trade. Most of them are within the area west of Varick street, from Desbrosses to King street, in the lower Greenwich area. The largest single plot is the entire block bounded by Spring, Vandam, Varick and Hudson streets, the greater part being covered by the large building used by the Pittsburgh Plate Glass Company. Other parcels are the eight-story loft building at 181 to 187 Hudson street, the seven-story loft at 12 to 16 Vestry street through to Canal street, the six-story loft at 16 Desbrosses street, the seven-story building at the southeast corner of Greenwich and Vandam streets, occupied by the New York Edison Company, an eight-story printing building on the block front in the west side of Hudson street, between Clarkson and Leroy streets, a five-story warehouse at the northeast corner of Spring and Hudson streets, an eight-story loft in the east side of Hudson street, between Vandam and Charlton streets, and other warehouse properties in Greenwich, Watt, King and Clarkson streets; also the plot at the northwest corner of Broadway and Murray street, occupied by the fourteen-story Postal Telegraph Building. The mortgage was recorded in the Register's Office, Frederick L. Allen acting as attorney.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 18, against 24 last week and 33 a year ago.

The number of sales south of 59th street was 9, as compared with 10 last week and 9 a year ago.

The sales north of 59th street aggregated 9, as compared with 14 last week and 24 a year ago.

From the Bronx 14 sales at private contract were reported, as against 10 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 776 of this issue.

Important Chelsea Project.

One of the largest projects of its kind ever undertaken in New York City will shortly be launched in the Chelsea section as the result of a purchase made by Armour & Company of Chicago, who have acquired the entire block extending from 14th to 15th street, between Tenth avenue and Marginal street. This property was bought through Horace S. Ely & Company, from the Chanler Estate, in whose ownership it has been for more than a century. It will furnish the site for one of the largest food distributing centers in the world. It is planned to erect a building that will permit freight cars to enter the second story from a proposed west side elevated improvement of the New York Central Railroad, thus eliminating the present unloading of large amounts of food-stuffs in New Jersey, and facilitating distribution by unloading in New York City. While exact details of the proposed building have not been disclosed, it is understood that a modern fireproof structure will be erected, that will combine the most modern details of construction of this type of building. It is to be built under the supervision of the Bureau of Animal Industry of the United States Department of Agriculture. The

building will be an important addition to the industrial center which has been growing in recent years in the Chelsea district, and which has the advantage of excellent shipping facilities by both rail and water. On the block to the north is the huge plant of the National Biscuit Company.

Big Dyckman Sale.

The six five-story apartment houses at the southwest corner of Post avenue and 204th street, have been sold by Byrne & Baumann, for the Preferred Investing Company, Fred F. French, president. The six buildings house 132 families, and cover a plot with a frontage of 250 feet on Post avenue, and 105 feet in 204th street. The properties carry an annual rent roll of about \$48,000 and were held at \$382,000. This is the third group of apartment houses built by Mr. French in the Dyckman section and sold by Byrne & Baumann during the present year. Clifford C. Roberts represented the seller as attorney. The buyer gave as part payment, the plot of six lots on the east side of Southern Boulevard, 221 feet south of 149th street.

Broadway Corner in Trade.

Mrs. Ellen McK. Gunning sold the five-story apartment house with stores at 3571 Broadway to 3577 Broadway, southwest corner of 147th street, occupying a plot 100x25.6 feet, to W. Douglas Welsh and others for investment. Slawson & Hobbs were the brokers. The new owners gave in part payment the five-story apartment house at 237 West 142d street, 50x100 feet. The Broadway corner was purchased by Mrs. Gunning about four years ago through the same brokers. She has been holding the parcel at \$125,000. It contains seven stories and eight suites. The 142d street house figured in the deal at \$50,000.

Harlem Flats in Deal.

Louis Schlechter purchased through Leopold Weil, from the Aspinwall Company, Benjamin Mordecai, president, the two Harlem apartment houses known as the Hamptons, one at the northwest corner of Seventh avenue and 117th street, occupying a plot 60x100, and the other abutting, at the northeast corner of St. Nicholas avenue and 117th street, measuring 39.9x118.5x100.11x101.3 feet. Both structures are seven-story elevator houses, and have been held at about \$350,000. The same brokers sold the buildings five years ago for the Hewitt Estate.

Manhattan-Bronx Exchange.

Frederick Brown sold six five-story apartment houses at 4485, 4589 and 4595 to 4607 Park avenue, Bronx, to William F. Reilly. The first two houses each cover a plot 50x95.6, and the other four are each on plots 37.6x102.2. In part payment Mr. Reilly gave 2525 to 2535 Seventh avenue, three six-story apartment houses, each on a plot 40x101 feet. Paul McGomberg, negotiated the exchange as brokers, and Julius Zieser represented Mr. Brown as attorney.

Aeroplane Engine Company Buys.

Joseph P. Day sold a tract of ten acres at Elizabeth, N. J., to the Deussenberg Motors Corporation, manufacturers of aeroplanes and fast motor boat engines, on Newark avenue, at the corner of North avenue, just over the Newark city line. The tracks of the Pennsylvania Railroad Company form the eastern boundary of the property. The plant is near the Deal Manufacturing Company holding, which is now being utilized for the assembling of tractors for the Russian Government. The Deussenberg Motors Corporation, has a capital of \$1,000,000 and takes over the business of the Loew Victor Engine Company of Chicago, and the Deussenberg Motors Company of St. Paul. Edward P. Decker, vice-president of the company, stated this week that his company is entering a field to build high power six and eight-cylinder engines that will develop from 200 to 400 horse power.

Wiring an Apartment House For Telephone Service

There are two ways to wire an up-to-date apartment house so as to run telephone lines to each apartment. One is to use a conduit system and the other is to place the wires in a moulding.

The conduit layout is now generally preferred. It safeguards the user of the telephone by providing maximum protection for the wiring against mechanical injury and it conceals the wires and makes possible the installation of service with a minimum of inconvenience to tenants.

By planning carefully with the cooperation of telephone engineers, a conduit system can be installed just about as economically as can a system in which moulding is used to contain the wires.

When you plan for telephone service in an apartment house, just remember that you can have the benefit of the advice of our engineers without charge.



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To the Public—

For three weeks we have been trying to get you to go up and look at the Lorillard Spencer Estate,
YOU WON'T GO!

With the consent of the Supreme Court, it's going to be sold for whatever it will bring.
This statement is true, whether you believe it or not.

It is not owned by speculators; it has been in the family for 100 years.
It's being sold by the trustees to carry out the provisions in the will.
The money goes to the heirs and the N. Y. Public Library.

**THEY'RE NOT TRYING TO MAKE MONEY OUT OF YOU—
IT'S A CHANCE FOR YOU TO MAKE MONEY OUT OF THEM**

It's splendid property—right on or near the new Subway line—
property should increase tremendously in value.

Real Estate is now at rock bottom;
nobody wants it—this is the time
for people with brains to buy it. Every commodity has gone up—

Real Estate must go up too.

**THESE LOTS ARE GOING TO BE SACRIFICED
BUT WE HAVE GOT TO SELL THEM**

We have offered many chances
to lot buyers to make money—
But never before one like this.

IT'S UP TO YOU—

Can you make a mistake—
By buying Lots at or near the Subway
On the direct line of the city's growth
for \$200, \$400 or \$600 each
(25% cash—75% on mortgage for 5 years)

WHEN THE PRICE OF LOTS IN THE NEIGHBORHOOD IS FROM \$800 TO \$2,500 EACH?

Verify this statement

Liberty Bonds and Savings Bank Books Taken in Payment of Lots
Unprotected Auction Sale of 1,445 Lots

on and adjacent to Boston Post Road and White Plains Road

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for the Heirs and New York Public Library

Saturday, June 2d, at 10.30 a.m., on property

Take the Bronx Park Subway to 177th Street Station, transfer to the White Plains Extension, get off at Allerton Avenue, walk east to Boston Road and the Property.

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Send for Booklet

75% at 5% or } can remain on mortgage
60% at 3½% } 1, 2, 3 or 5 years.

J. Clarence Davies, 149th Street and 3d Avenue
Joseph P. Day, 31 Nassau Street
Agents and Auctioneers

No. 1 University Place Sold.

The City Real Estate Company, a holding company for the Title Guarantee & Trust Company, has practically concluded negotiations for the sale of 1 University place and 27 and 29 Waverly place, at the northeast corner of these thoroughfares. The property has frontages of 141.6 feet in Waverly place, and 42.10 feet in University place. The new corporation which will be known as No. 1 University Place, Inc., has \$10,000 capital, with A. F. Moore, F. H. Butthorn and G. F. Jebbett, as directors. The City Real Estate Company took the property at auction about a month ago on a bid of \$100,000 at the stand of Joseph P. Day. The sale was to recover a loan which, with interest, amounted to about \$106,000. Back taxes of \$2,264 were due on the property. The action was against the Hoytreis Construction Company, which acquired the corner in March, 1916, in an exchange involving the two new apartments at the northwest corner of Woodruff avenue and St. Paul's place, Brooklyn.

Buys the Hudson-Overlook.

Frederick Brown has purchased from Weil & Mayer the Hudson-Overlook, a modern six-story elevator apartment house at the southeast corner of Pinehurst avenue and 180th street, covering a plot 100.2x100. Mr. Brown gave as part payment two small properties and cash, the deal in its entirety involving approximately \$200,000. The Knap & Wasson Company was the broker.

Sale in Corlears Hook Section.

William Cruikshank's Sons, in conjunction with Spear & Co., sold for Joseph J. De Long, the two six-story factory buildings at 468 and 470 Cherry street, extending through the block to 300 and 302 Monroe street, to William Pechter, a baking concern, with several establishments on the East Side. The property has been owned by the De Long family for many years, and comprises a plot 50x200, adjoining the car barns of the Dry Dock and East Broadway Railroad Company. The new owners purchased it for their business and contemplate improving the property at a cost of \$50,000. The property is assessed at \$67,000.

Long Island City Garage Sold.

Cross & Brown Company sold for Frederick Ayer of Boston, for the erection of a fireproof garage, repair shop, assembling plant, and service station, the plot 100x150 feet, at the northeast corner of Harris avenue and Sunswick street, Long Island City. The new building will be occupied by Rolls-Royce Company, Ltd., of London. Plans have been prepared by J. Odell Whitenack, architect, for the structure which will be four stories in height, having a length of 135 feet. One story of the building is to be erected at once, and the other floors will be constructed at some future date. The transaction involved about \$100,000 and the Rolls-Royce Company has an agreement to buy the property on easy terms covering a period of fifteen years.

104th Street Apartment Traded.

Nassoit & Lanning sold for the Bloomingdale Construction Company the nine-story apartment house at 246 to 252 West 104th street, on plot 75 x 100. The buyer gave other property in this city in part payment.

Taunton, Mass., Plant Sold.

Joseph P. Day sold the Miehle Printing Press & Manufacturing Company's plant at Taunton, Massachusetts, to Arthur H. Weed of Boston. The structure is located in Weir street, lying along the mainland of the New York, New Haven & Hartford Railroad. The property contains about six acres, and the buildings are one story in height, with monitor type roof. The property will be used for general manufacturing purposes.

Borrowers

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Manhattan.**South—of 59th Street.**

BARCLAY ST.—Daniel Birdsall & Co. sold for the estate of Frances Livingston, the 5-sty building, 63 Barclay st, through to 64 Park pl, the latter owned by Columbia College. The purchaser is the C. L. Flaccus Glass Co., tenant of the store and basement. The glass company intends in the near future to remodel the building.

RIVINGTON ST.—Leonard Weill has resold 17 Rivington st, southwest corner of Crystie st, a 6-sty tenement, with stores, on lot 25x99.6, to Robert Muller.

19TH ST.—W. A. White & Sons have sold in connection with Elem L. Bohanan, 134 East 19th st, a 3-sty dwelling, 23x95. The property has been held at \$35,000.

27TH ST.—The Land Estates, Inc., associated with the New York Title & Mortgage Co., sold to the Nilton Realty Corporation 360 West 27th st, a 3-sty dwelling, on lot 22x98.9.

57TH ST.—Lucy M. Frisbie estate is reported to have sold 351 West 57th st, a 4-sty dwelling, on lot 22x100.5.

LEXINGTON AV.—Wertheim & Clear sold for Emma R. Holmes, 726 Lexington av, a 4-sty business building, 40 ft. north of 58th st, on lot 20x70. The purchaser paid all cash for the property. A station of the Lexington av subway is on this block and a station of the 7th av system will be located at 60th st and Lexington av. This purchase, together with other sales in this part of Lexington av, has probably been influenced by the anticipation of the early operation of these systems. The Hewitt Realty Co. recently purchased 691 Lexington av, a plot 30x100, with L to 57th st, and a few days ago Kate M. Ambrose, the owner of 575 Lexington av, northeast corner of 51st st, purchased the adjoining property, 18.11x67.

North—of 59th Street.

WEST END AV.—Pease & Elliman have sold for Spencer Aldrich the 4-sty residence at the northeast corner of West End av and 72d st, with a frontage of 100 ft. on the avenue and 25 ft. in the st. The property was held at \$150,000. William C. Shanley, the tenant, is the buyer.

Bronx.

SIMPSON ST.—The Henry Morgenthau Co. has sold to the Hunts Point Talmud Torah (Inc.) a plot 75x103 ft. in the east side of Simpson st, 200 ft. north of Barretto st. As soon as funds have been subscribed a modern religious and social centre will be established on the site. Alexander Selkin and the A. Arent Co. were the brokers.

165TH ST.—William A. Severn sold to Frederick Brown, the two 5-sty apartment houses at 952 and 956 Fox st. He took in exchange the 145-acre farm at Skillman, near Princeton, N. J., recently acquired by the seller from James F. Walker. Julius Scott was the broker.

221ST ST.—Nicholas Illich sold the two frame dwellings on a plot, 100x114, in the south side of 221st st, 100 ft. west of White Plains rd, to Abraham Mogilesky.

BELMONT AV.—Frederick Brown purchased 2018 Belmont av, northeast corner of 179th st, and 665 East 179th st, adjoining, two 5-sty apartments, 40x96 and 48x100 respectively. These houses were recently completed by the Harkness Holding Corporation and are fully tenanted.

BRYANT AV.—Shaw & Co. have sold for Anna Erts to the Suburban Operating Co., a client of John A. Clark, 1538 Bryant av, a 3-sty dwelling on plot 37.5x100; the seller took in part payment a 3-sty frame dwelling in 30th st at Broadway, Flushing.

BRYANT AV.—J. Clarence Davies sold for the Richardson Co. 1080 Bryant av, a 5-sty apartment house, on plot 42x100.

MOHEGAN AV.—James T. Barry sold 1817 Mohegan av to the West Farms Construction Co., a 5-sty apartment house, 50x100. The purchaser gave in part payment a 1-sty taxpayer at 2256 Crotona av.

NORTH OAK DR.—Nicholas Illich sold for the Misses Cannon the frame dwelling, 40x93, at 808 North Oak dr to Albert G. Halderstadt.

STILLWELL AV.—Albert Ullman sold for a Mr. Johnson the 2-fam. house, 1572 Stillwell av, on lot 25x100.

TINTON AV.—Jerome A. Kohn, as attorney, has sold for the Natsim Corporation the north-west corner of Tinton av and 150th st, a 6-sty apartment house on plot 50x100. It was an all cash transaction.

WESTCHESTER AV.—J. Clarence Davies sold for Charles J. Crowley, the plot of lots on the west side of Westchester av, 25 ft. south of Freeman st, 76x112, with an "L" of 35 ft. in Freeman st. This plot lies opposite the proposed Whitlock av station of the Lexington av subway and also the station of the N. Y., N. H. & H. and Westchester & Boston Railroads.

Brooklyn.

COOPER ST.—R. A. Schlesing sold for Helena Schellhorn the 6-fam. frame tenement house, 37A Cooper st, to John Meffert.

FULTON ST, ETC.—Edouard C. Panitz has sold 3295 Fulton st, 20x95, a 3-sty brick store and dwelling, for Louis J. Becker to Joseph Judas and Cecilia Judas, who own adjoining property; for Fannie M. Sandberg a 2-sty dwelling, 20x100, on the northeast corner of Enfield st and Eldert la; for Edwin R. Struse a 2-sty dwelling, 139 Weirfield st, 18.6x100, to William Henry Miller; also 536 and 538 Glenmore av, two 2-sty, 2-fam. dwellings, on plot 50x100, and 294 Ferriman st, a 2-sty, 2-fam. dwelling, on lot 18.9x100.

SMITH ST.—Louis H. Beers & Son resold a plot 200x80, comprising the Smith st frontage of the one-time Frost estate property, between Baltic and Butler sts, which was purchased re-

cently. The new owner is a construction company, which may build flats with stores.

54TH ST.—Tutino & Cerny have sold for Mrs. Bruner, the 3-fam. dwelling at 524 54th st.

68TH ST.—E. J. Hollahan (Inc.) sold for M. Jung, Jr., the 2-family dwelling, 130 68th st.

74TH ST.—Frank A. Seaver & Co. sold for E. E. Norton the 2-fam. house 1719 74th st, near New Utrecht av.

BEDFORD AV.—The Fred F. Smith Co. has sold 2039 Bedford av, a 3-sty dwelling, for the Hooker estate to Laza Jacobsohn.

OVINGTON AV.—Frank A. Seaver & Co. sold for Julia Fitch, 220 Ovington av, a 2-family house.

STUYVESANT AV, ETC.—F. E. Hodgkiss & Son have sold for W. George Gundlack 33A Stuyvesant av, a 3-sty dwelling; also the 3-family flat at 115 Snediker av, to Francis E. Lockerman.

Queens.

ASTORIA.—J. Edgar Leaycroft & Co., sold a 2-sty dwelling on plot 45x125 ft. in Woolsey st, near Franklin, to Ellery Sanford.

BAYSIDE.—Carter De Haven, actor, has bought through J. Wilson Dayton the cottage on the southeast corner of Montauk av and 1st st, on plot 100x100, from Robert Y. Draper.

JAMAICA.—The Jamaica Hillcrest Co. sold to B. Lax the house, 40x100, in the south side of Wyckoff pl, 200 ft. west of Hilldale av; to D. Gunther the house, 40x100, at the southeast corner of Brierwood and Hillcrest rds and to J. E. Tennis the house, 100x100, in the north side of Brierwood rd, 160 ft. west of Hilldale av.

Out of Town.

STAMFORD, CONN.—Fish & Marvin sold for Miss Florence Dean her property on the West Hill rd, adjoining the property of the Havemeyer estate to William R. Knobloch of the Duplan Silk Co. The property consists of 35 acres, large house and numerous outbuildings and the grounds are landscaped. The place was held at \$35,000.

DIX HILLS, L. I.—Shields Brothers (Inc.) sold for Willard N. Baylis a tract of 37 acres in the Dix Hills section known as the Jackson Farm, fronting on the Old Country rd and the Dix Hills rd. This tract is in the vicinity of the country homes of Charles A. Gould, Henry L. Stimson and Otto Kahn.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold for Francis D. Jackson a house on plot 150x200, at Plandome, on Manhasset Bay, to C. W. Harrison of New York. The property, which overlooks Manhasset Bay, has been held at \$21,000, and adjoins property recently acquired by Captain Harrison.

PELHAM MANOR, N. Y.—Fish & Marvin have sold for Miss Mary H. Sanders her Pelham Manor property on Prospect Hill to David S. Crater. The property adjoins the residence of the late Daniel Tiemann and the property of Atwood Violet.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold a plot on Farrington av, in the Philippe Manor section, to George Warhurst; also a plot on Claremont av, in the Greenacres section of Scarsdale, to a prominent hotel man.

WHITE PLAINS, N. Y.—Griffen, Prince & Ripley sold the residence on South Broadway, White Plains, for J. B. Baker to William L. Leeney.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Tuckahoe rd to Mrs. W. Connell of Yonkers.

YONKERS, N. Y.—M. A. Broderick has sold the 2-fam house at 152 Morningside pl, for Miss Emma E. Link to Margaret Monahan and the cottage at 412 Warburton av to Ashton B. Cunningham.

LEASES.**Equitable Trust Company Leases.**

Pease & Elliman, with Frank D. Veiller and J. L. Robertson, leased the corner store, basement and part of the second floor in the new twenty-story building, to be erected at the southeast corner of Madison avenue and 45th street, to the Equitable Trust Company, for their main uptown office. The new building has been designed by Warren & Wetmore, architects. The store will have a frontage of 42 feet, and a depth of 125 feet. The whole building will cover a plot 125.5x125 feet, and will be located on the site for several years past occupied by the Tiffany Studios, who give up possession on June 1. It is understood that the new structure will be ready for occupancy by April 1, 1918. The lease is for a long term of years and the aggregate rental is reported to involve about \$400,000. The deal is of especial interest in view of the recent development of this section of Madison avenue. Among the more recent reported transactions are those involving the properties now occupied by Brooks Brothers, clothiers, and Abercrombie & Fitch, sporting goods, while the investment purchases made by August Heckscher and other prominent investors, along Madison avenue, have stimulated interest in the section. The new building will be known as the Equitable Trust

Building, and will contain every appliance and convenience suitable for a modern banking and office structure. The establishing of a large uptown branch of the Equitable Trust Company is in line with the recent development of the trust company business in this section, and the erection of the new building occupied by the Guarantee Trust Company, at Fifth avenue and 43d street, and also the new home of the Bankers' Trust Company at Fifth avenue and 42d street.

Lease in Automobile Section.

Douglas Robinson, Charles S. Brown Company leased the building at the northeast corner of Broadway and 57th street, owned by Benjamin Eichberg and Joseph S. Josephs, now occupied by the Fiat Motors Company and the Kelly-Springfield Tire Company. At the expiration of the present lease, on September 1, the Kaufmann-Morris Company, Eastern distributors of the Premier Motors Company, of Indianapolis, will take possession. The property consists of a four-story building on a plot measuring 54 feet on Broadway and 91 feet in 57th street. The annual rental is reported as being \$50,000 gross. A large part of the rental it is said has been paid owing to the unusual advertising advantages the property possesses. Mr. Kaufmann, president of the leasing company, is also the American representative of the Peugeot automobile. In comparison with the recent lease of the opposite corner by the Chevrolet Motors Company, the price paid by the Kaufmann-Morris Company indicates the record for values in this section.

Woolworth Company Leases.

F. W. Woolworth & Company leased the old Star Department Store, at the northeast corner of Third avenue and 86th street. The building will be remodeled and the greater portion of it occupied by the leasing company. The property has a frontage of 78 feet on Third avenue and 100 feet in 86th street, and is owned by Jacob Lauchheimer. He has leased the northerly 40 feet on Third avenue and a portion of the 86th street frontage forming an "L," for ten years, though it is understood provision has been made for a renewal. The Woolworth Company now conducts a store at 1536 Third avenue, almost opposite the new site.

Lease of Old Hoffman Residence.

Columbia University leased 620 Fifth avenue, for twenty-one years, at an aggregate rental of about \$550,000 to Brazier & Company, through F. W. Sharp. Charles G. Brazier, president of Brazier & Company, has been associated in the hat business for many years, as a member of the firm of Collins & Fairbanks, of Boston, and later as president of the Knox Hat Company of New York. McKim, Mead & White, architects, are preparing plans for the alteration of the premises into a five-story business building. The property was formerly the home of Charles Frederick Hoffman, who sold it last March to L. S. Bing, who subsequently resold it to the trustees of Columbia University.

Garage Leased from Plans.

Louis K. Schwartz leased for a term of twenty-one years, with renewal privileges, the three and five-story stables at 219 to 223 West 77th street, which are to be converted into a five-story garage by the Alice Jay Estate, owner of the property. The site measures 75x100 feet and is located just east of Broadway. Frederick Putnam Platt, architect, has filed plans for the alteration, which is estimated to cost \$70,000.

Manhattan.

LEON S. ALTMAYER and Aaron Bacharach have leased the store at 893 3d av.

DANIEL BIRDSALL & CO. rented to the Wearwell Hat Co. a loft at 213 Greene st; for the Bush Terminal Co., to the Clinton Wire Cloth Co., space at 327 East 29th st; for Isabel Anderson to Wm. J. Dixon & Co., the 1st loft at 27-9 West 4th st; for F. W. Sharp to Wm. P. Upham, space on the 3d floor at West 22d st, and to M. J. and H. J. Meyers Co., the entire building at 182 Franklin st.

BRETT & GOODE CO. has rented office space in 461-79 8th av to the Webster Letter Co. and the Martini Tempera Colors Co., and at 65-7 West 13th st additional space to the E. Z. Walk Manufacturing Co.

CAMMANN, VOORHEES & FLOYD have leased for Henry C. Trevor the 6-story building, 80 Cliff st to Samuel Freiman; also space at 80 Pearl st to Warehouse Mercantile Co., and space at 103 Water st to Robert Bradenshop & Co.

DUFF & BROWN CO. leased for the Germania Life Insurance Co., 420 West 14th st, a 4-story dwelling to Josephine Cohen.

DUROSS CO. has leased for Clara Taylor the two 5-story houses 209-211 West 14th st to John McGarry for five years; for Mary E. Vail 338 West 14th st to Mary E. Murray for three years; for Robert W. Candler 139 West 14th st to Dawson, Quaille & Dawson; for Seth M. Milliken to James A. Hearn & Son (Inc.) the stores 138 and 146 West 14th st.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of a large duplex apartment at 471 Park av, furnished, for Charles Thorne to Mrs. Leon E. Graves; also renewed the lease of 276 Madison av, a 3-story dwelling, for Miss Elizabeth Billings to Dr. Henry M. Silver.

DOUGLAS L. ELLIMAN & CO. and Pease & Elliman leased for Mrs. Charles F. Winthrop, 40 East 69th st, furnished, a 4-story house, on lot 25x100, to Talbot Ewart, the present tenant. DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices in the Johnston Building, 30 Broad st, to Joseph McLean.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment at 535 Park av for the Grinnell estate to C. C. Overton, president of Columbia Textile Co., and also the last remaining apartment from October, 1917, at 42 East 66th st, for the Jackson Realty Co. to Allan J. Bakewell, Jr., and have leased apartments at 116 East 58th st for Dr. A. M. Wright to Clarence P. Wyckoff, and in the new building at 105 West 55th st to Harleston Deacon and Walter C. Allen.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building under construction at 270 Park av, for the Vanderbilt Avenue Realty Corporation, Dr. C. V. Paterno, president, to Edwin Sinzheimer; also apartments in the new building at 105 West 55th st to Miss Susan Derickson and Dr. James Lewis Joughlin, and have renewed the leases of apartments at 840 Park av to Wilfred V. N. Powelson and at 777 Madison av to Mrs. J. B. Mott; leased a large duplex apartment of 14 rooms and 4 baths at 840 Park av, corner of 76th st, for the 76th St & Park Av Co., Frederick Johnson, president, to Mrs. B. L. D'Aubigne, and have also leased a large apartment at 555 Park av for Clarence C. Chapman to Mrs. Edward J. Brown; also apartments at 115 East 53d st for Moore & Wyckoff, agents, to Anderson T. Herd, and at 105 West 55th st to Miss Ruth Winters.

DOUGLAS L. ELLIMAN & CO. have renewed the lease for Mrs. William C. Gulliver of the 5-story building at 8 West 56th st, to Waters & Co., dressmakers and milliners; also leased the parlor floor at 438 Madison av, for the Proudman Realty Co. to James Dimont, and have renewed the lease of the parlor floor at 26 East 49th st to C. Bjerken.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of a large duplex apartment of 22 rooms and 6 baths at 49 East 52d st, for William K. Vanderbilt to James Warren Lane, president of the E. W. Bliss Co., and in conjunction with Horace S. Ely & Co., renewed the lease of the 4-story dwelling at 34 East 37th st to F. C. Havemeyer.

DOUGLAS L. ELLIMAN & CO., in conjunction with Blaine Ewing, sub-let a large apartment of 14 rooms and 4 baths in the new building under construction at 31 East 72d st, for J. Robinson Beard to Mrs. Ewald Fleitmann, who recently sold her house at 42 West 77th st, and have secured an extension of the lease for Mrs. Fleitmann from the owners, Klein & Jackson. The renting of this building has an unusual record. It is not expected to be ready until October 1, and yet all the typical apartments were rented prior to April 1, and since that time four sub-leases have been made at advanced rentals.

DOUGLAS L. ELLIMAN & CO. leased the parlor floor at 5 West 50th st for Miss E. A. Crews to A. Algara De Terreras.

JACOB ERLICH has leased the dwelling at 544 West 150th st to Catherine F. Hussey.

J. ARTHUR FISCHER has leased for L. A. Cregan the three upper lofts at 202 West 28th st to N. F. Drew for an employment agency; also for the Dowd Realty & Construction Co. the 4-story dwelling 266 West 38th st.

B. FLANAGAN & SON have rented the dwelling at 48 West 97th st for 5 years to Mrs. Kerr.

MANNING & TRUNK have leased for Mark Aaron to William B. Friedlander, Inc., theatrical producers, of Chicago, the two upper floors of 1568 Broadway; also for Cordelia G. Hammill the parlor floor store of 120 East 57th st to Paul Hertwig Co., interior decorator.

HEIL & STERN have leased for the 33 East 33d St Realty Co. the 9th floor, containing 12,000 ft. of space in 33-43 East 33d st to Louis Grauer & Co. for a long term.

HOUGHTON CO. leased to George F. Lyon the 4½-story dwelling at 258 West 93d st for Charles Follmer.

HUBERTH & HUBERTH have leased the store at 1826-1828 Broadway, and 2 and 3 Central Park West, together with basement space, in the American-Circle Building at Columbus Circle to the Chalmers Motors Co. for a long term. This completes the rental of the American-Circle Building in its entirety. The store floor is given over chiefly to the automobile trade. Such concerns as the Mitchell, Chalmers, Franklin, Hudson, Lozier, Kissell, Republic, Lexington and Davis Co. have their headquarters in this building.

A. KANE CO. leased for the Land Estates, Inc., the 3-story dwelling at 308 West 138th st to Dinna Robertson.

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Classified Advertisement Department

Wants and Offers, For Sale and For Rent—Rate 15c per line; 10% discount for two or more insertions.

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

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

HELP WANTED MALE AND FEMALE

REAL ESTATE SALESMAN; must be a live wire and fully understand the real estate business; exceptional opportunity. Drawer 1436, Hartford, Conn.

STENOGRAPHER; female, that fully understands the real estate business. Quick advancement for one capable. Drawer 1436, Hartford, Conn.

WANTS AND OFFERS

ENTIRE Furniture, Hydes and Robinson's Atlases, in good condition; Record & Guides from 1872; old auction sales and data, etc., of Real Estate Expert, for sale cheap. Box 392, Record & Guide.

ESTIMATOR, Office manager, expert on high class building construction, wants connection with builders or investors. Box 387, Record and Guide.

WANTED position as solicitor with general contractor, carpenter, mason or iron man; five years' experience with general contractor. Box 376, Record and Guide.

FOR SALE OR TO LEASE

SEND 10 cents for Farm Catalogue. H. FREDERICK, 143 Albany St., New Brunswick, N. J.

SALE, choice corner, 47.5 frontage, 100 ft. roadway; 5 minutes 180th St., West Farms Subway. Address 200 Fieldpoint road, Greenwich, Conn.

25 LOTS on Fresh Pond road, 300 feet from Metropolitan Ave.; easy terms; deed when half paid. JOHN STIRNWEIS, Jamaica South, N. Y.

RUTHERFORD, N. J.—House, seven rooms and bath; all improvements; lot 50 x160; fruit trees. Write OWNER, 179 Woodward Ave.

TO LET—For manufacturing purposes, two floors, 25x60, fireproof, good light; central; convenient to cars and freight yards; low rental; at 64 Main St., Yonkers, N. Y. MACKAY.

HANDSOME 1-family residence, garage, electric light, steam heat, hot water, sun parlor; bird's-eye maple and hardwood trim throughout the house. 3 Dennington Ave., Woodhaven; Phone 2084 Richmond Hill.

MOUNTAIN LAKES, N. J.

Stucco House and Garage, 100x200; easy terms or exchange; 11 rooms, 2 baths, electric lights, parquet floors, vegetable garden. 395 Broadway, Room 1307, New York City.

PLOT 100x125, suitable garage, near Grand Concourse and two blocks from 170th, Jerome Ave. Subway station; terms. GEORGE SCHWEPPENHAUSER, 262 W. 135th St.

TO CLOSE AN ESTATE—Five-story apartment, 80th St., near Broadway; also five-story triple apartment on 124th St., near Morningside Ave. Particulars, EXECUTOR, 940 Putnam Ave., Brooklyn.

FOR SALE—Two 3-family detached houses; all improvements; rented; Newark; will consider exchange, Brooklyn property. JOHN SAKSEN, 905 60th St., Brooklyn, N. Y.

SACRIFICE—Will sell two lots, fine location, East Freeport Heights, L. I.; \$150 cash; answer quick. Address Ortell & Smith, Agents, Freeport, L. I.

RESPONSIBLE property owner and contractor would like to lease several apartment houses; Washington Heights preferred; cash security; agents protected. BEIGEL, 1430 53d St., Borough Park, Brooklyn.

ATTRACTIVE English house, furnished, trees, lawn, rose and flower garden, well located in New Jersey; large garden room, fountain in centre; two baths; easy commuting distance from New York; price \$400; two months, July and August. M. BOYD, 30 Clarendon Pl., Bloomfield, N. J.

POULTRY FARM to let, 6-room cottage, nicely located, good elevation; also boarding house, 12 rooms, on farm; will let separately if desired; both places located about 100 miles up Hudson. Address JAS. G. DEDERICK, Saugerties, Ulster Co., N. Y., R. F. D. 1, Box 179.

FOR SALE OR RENT

for season, large house, furnished, modern improvements, fine grounds; about 50 acres, on State road between Tuxedo and Newburgh, near station; brook, gravity water. MRS. G. BRUNDAGE, Saltsbury Mills N. Y.

FOR SALE.

House, 7 rooms and bath; large, dry cellar and attic, 75x100, fruit trees, running water, gas; near schools and churches; \$3,300; Dumont, N. J. A. WHELAN, 647 W. 42d St., New York City.

SULLIVAN COUNTY,

2,500 acres, two lakes, two-mile frontage Delaware River; fish, game, deer plentiful; suitable summer colony; sporting preserve; picturesque, varied; well timbered. E. CRAWFORD, Tusten, Sullivan Co., N. Y.

BUILDERS, SPECULATORS, BROKERS.

For sale, Prospect Park East, near subway extension, small house, 2½ lots, 50x125, unrestricted, in restricted section. price \$4,000 per lot. Apply any broker or to owner, 128 Fenimore St., between Bedford and Flatbush Aves., Brooklyn.

GLEN COVE.

Eleven-room house, 40x48; good condition; all modern improvements; newly decorated; delightful location; elevation; corner plot, about 100x200; well shaded grounds; living and dining rooms 22 feet long, large bath room, shower, extra lavatory, billiard room; steam heat; lodge, 12 feet square; large garage, stable, poultry house, vegetable garden, fruit trees. M. H. R., 180 Broadway, N. Y.

FOR SALE.

Very fine house on Ocean Ave., Flatbush; 12 rooms, 3 baths, laundry and billiard room in basement; plot 100x152; vacuum cleaner, electric washing machine; garage accommodating 2 cars; price \$25,000, or rent \$1,800 year. RUFUS H. BROWN, 350 Fulton St., Brooklyn.

TO RENT for summer or for sale at a great bargain handsomely furnished 11-room house; all improvements; 2 bathrooms; large sunny rooms; high elevation; dry mountain air; ideal home for children; fine tennis court; large barn; tent; bungalow; croquet lawn; fine shade, abundant fruit; garden planted; 10 minutes' walk to postoffice; near trolley lines; seen any time. 50 Horton Ave., Middletown, N. Y.

ELEGANT COUNTRY PLACE

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

BUSINESS OPPORTUNITIES

WANTED—Partner with from six to eight thousand to invest with like amount in a lucrative manufacturing business. For particulars address Box 304, Anniston, Ala.

IF YOU are interested in an enormous deposit of almost chemically pure crystallized silica in Colorado communicate with Chas. W. Reitler, P. O. Box 599, Denver, Colo.

PARTNER WANTED with capital for making glass signs, electric display; new idea; superior to all others; great field; patent pending. REITER, 2126 Flushing Ave., Brooklyn.

MAINE TIMBER LAND for sale; large proposition; splendid opportunity for immediate cash investment; hard and soft woods. Box 393, Record and Guide.

SUBSCRIPTIONS now taken for an issue of \$150,000 of preferred stock. A 15-year-old, well-known, advertised product about to be incorporated for half million dollars. Vice-President and Secretary offices vacant. Executive offices, 3d floor, 412 8th Ave.

GARAGE.—One of the largest and best equipped garages and machine shops in the state, established 14 years, location best in the Oranges, N. J. Address L. GATTINEAU, 68 E. 106th St., New York.

AN EXCELLENT opportunity for large profits to someone with \$5,000 to \$10,000 to invest for new machinery in a match manufacturing plant now in operation. For full particulars write J. L. BARR, Mansfield, Ohio.

FOR SALE—Up-to-date planing mill, with machinery, in first class condition, on railroad siding and doing business of \$225,000 annually. Desirable prompt-paying lot of customers go with it. Reason for selling, ill health. Right price to party meaning business. P. O. Box 596, Buffalo, N. Y.

The Purchasing Power of Twenty-five Dollars

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification in "Buyers' Guide section" for \$25 per year.

New York City is the largest building field in the United States. If you want to reach the buying power in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many.

THE RECORD & GUIDE, - 119 West 40th Street, New York

LAKIN & DINKELSPIEL leased the parlor store at 122 West 44th st to Benjamin Balinger, tailor.

SAMUEL M. MARTIN has leased for Susie Scott Hall the 4-sty dwelling at 322 West 138th st to Alice Lennon.

PAYSON McL. MERRILL CO. leased apartments at 257 West 86th st to James M. Lowden and Warner Oland, at 63 Washington Square South to Nat F. Roberts, at 18 E 57th st to Mrs. M. W. Goodridge, and at 925 Park av to William T. Wisner.

PAYSON McL. MERRILL CO. leased for Albert Herter to William R. Dehnhoff the dwelling at 2042 Madison av.

A. W. MILLER & CO. leased for Theresa Schlosser to Leonard Morgan for 5 years at an aggregate rental of about \$30,000 the three 5-sty flats 360-62-64 West 119th st; also the corner store at 2185 8th av, southwest corner of 118th, to the Sheffield Farms-Slawson Decker Co.

NEHRING CO. leased for John B. Stevens, of the Title Guarantee & Trust Co., the 2-sty dwelling at 509 West 173d st to Charles Mitz.

THOMAS J. O'REILLY rented apartments for Ivan H. Wise at 7-9 West 108th st to Angel Rinaldi; for M. Goldberg at 227 Riverside dr to Mathilde A. Ford; for estate of Alexander Barrie at 490 Riverside dr to Campbell McCulloch; for Arthur Weidenhauer at 99 Claremont av to Fanny Bandalie.

PEASE & ELLIMAN have sub-leased for Edward Menocal his apartment at 39 West 55th st to I. Panzer; sub-leased for Mrs. E. A. L. Buch the 14-room apartment which they recently leased to her in the house under construction for occupancy in the fall at 550 Park av, opposite Colony Club, to Henry Sidenberg of the firm of George Sidenberg & Co.

PEASE & ELLIMAN have leased, furnished, for Mrs. G. S. Montgomery to Richard Ware the 3-sty dwelling at 319 West 76th st; for a long term of years the store and basement and three lofts at 443-9 4th av for Dodd Mead & Co. to Remy Schmidt & Pleissner, now at 22 White st, where they have been located for 40 years. This is one of the largest commission houses in the downtown district, and deals in linens and dress goods.

PEASE & ELLIMAN have leased for Isaac Freidenheit a studio in his newly constructed building at 125 West 43d st to Miss Eunice Burnham; sub-leased for S. E. Thompson his apartment in 129 East 69th st, the northwest corner of Lexington av, to Major F. C. Grugan; sub-leased for P. M. Burke his apartment in 565 Park av, at 62d st, to Gaetano Riccardi.

PEASE & ELLIMAN have leased for Isaac Freidenheit a studio in the new building at 125 West 43d st to Elizabeth Smith; also an apartment in 144 East 36th st to Mrs. C. S. Satterlee; in 315 West 115th st, to Harold Feldman; in 829 Park av, to Mrs. G. V. Willis; in 829 Park av, to Dr. Edwin S. Steese; in 40 East 62d st, to Henry J. Hardenbergh, the architect, and in 72 East 92d st, to Leo Wachtel; also leased for S. Osgood Pell & Co., as agents, part of a loft in 15-17 West 44th st to Dr. Benjamin Paschall.

GEO. R. READ & CO. leased offices at 141 Broadway to Richard Elliot.

RICE & HILL have leased for the Fisk Co. to Isaac Schechter the 7-sty apartment house known as the Victor Hugo, at the southwest corner of 7th av and 114th st. This property comprises a plot 100x100.11, it contains 50 apartments and is fully tenanted. The lease is for a long term at an aggregate rental of approximately \$100,000.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Edward C. Rice, Jr., et al, 20 and 22 East 60th st to the Proudman Realty Co.

M. ROSENTHAL CO. has leased for E. S. Willard & Co., agents, the 3d loft for five years at 121-125 West 17th st.

M. ROSENTHAL has leased for M. & L. Hess (Inc.), agents, space in 134-140 West 29th st to Levy & Golden; also to Cohen Bros. space at 1255-1261 Broadway.

ROWANTREE-SCHLEY CO. leased for the Bush Terminal Buildings Co. to the Lamson & Hubbard Co., of Boston, Mass., 20,000 sq. ft. at 327-335 East 29th st, for a long term, to be occupied for the manufacture of men's hats.

ROWANTREE-SCHLEY CO. and William C. Walker's Sons leased for the Matthew H. Beers Estate the store and basement at 7 East 17th st, through to 10 East 18th st, containing about 15,000 sq. ft., to the Trorlicht-Duncker Carpet Co. of St. Louis, Missouri, one of the largest carpet, rug and linoleum concerns in this country. Upon the completion of alterations and improvements, the premises will be occupied about July 1 as their eastern salesroom.

LOUIS SCHRAG has leased for Laura I. Bayo the store in 105 West 16th st to Antonia P. Garcia; for Lelia E. Wall the store in 62 West 36th st to A. Bernstein; also for Eugatnom Realty & Construction Co. the 1st loft in 143-5 West 20th st to Herman C. Disheler; for Morae Realty Co. the 6th loft in 28 West 15th st to Samuel & Nathan Albin; for Jeffery Realty Co. space in 35 West 24th st to William Slonin.

SLAWSON & HOBBS have leased for David Wright the business property at 549 West 57th st.

FREDERICK SOUTHACK & ALWYN BALL, JR., have rented to A. Jacobs & Son store and basement at 251 Church st; to the B. Manufacturing Co. loft at 18 to 22 West 18th st; to the Syndicate Trading Co. store and basement at 135 and 137 Spring st; to the Epstein Douglas Co. 3d loft at 113 University pl; with William C. Walker's Sons, to M. O. Hirshfeld 2d loft at 454 Broome st; to the Langood Manufacturing Co. space at 20 to 26 West 22d st; to Ferguson, Hene & Nevens 1st loft at 50 Leonard st, and to William H. Chandler 4th loft at 89 Grand st.

E. K. VAN WINKLE has renewed the following store leases: at 111 8th av to Barrett, Nephews & Co.; at 113 8th av to L. Feldman;

at 571 Amsterdam av to the Great Atlantic & Pacific Tea Co.; at 973 Columbus av to Samuel Rosenbaum.

E. K. VAN WINKLE has leased an apartment at 804 West End av to Edward C. Richards; also made the following renewals: at 59 West 76th st to Miss Minnie Stone; at 133 West 11th st to James A. Wright; at 723 St. Nicholas av to F. W. Sleep.

WM. A. WHITE & SONS have leased for the estate of Henry Welsh the 7-sty loft building at 18 Desbrosses st, between Hudson and Greenwich sts, to Archibald & Lewis Co.

WORTHINGTON & WHITEHOUSE (INC.) leased for Mrs. R. B. Low her residence 43 West 10th st to Frank E. Hayward.

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Fifth Ave. Bond & Mtg. Co. says:

"We realize that the individual tenant cannot prevent the migration of disease-breeding vermin into her apartment from other parts of the building once they have appeared. For this reason we place our buildings under contract for exterminator service. The Bliss Exterminator Co. does our work because 'Bliss Service Satisfies.'"

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A Five-Story Building on West 17th Street, near 6th Avenue, at very low price. Must be sold to close an estate. Small amount cash, balance can remain on mortgage. For further particulars apply to Albert E. Kelly, 41 Union Square, New York.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CONSIDERING the fact that the past week was broken into by the Memorial Day holiday, the general situation in the building trades seems to be fairly satisfactory. While it is quite true that there was not a large amount of new construction placed under contract there has been a slight indication of a renewal of life in the building and allied trades, which is hoped will grow as the summer advances. There are signs pointing to an end of the depression that the building industry has been laboring under for a long time and while it is not expected that the activity will equal the volume that was confidently expected before the advent of the United States into the war, it will at least be sufficient to keep things moving.

The existing high prices of structural materials of all classes continue to be the principal factor that is now responsible for withholding a number of important operations from active construction. Although it is almost generally realized now that there can be no important recession in commodity prices for years to come, many prospective builders are holding out in the hopes that some circumstance will occur whereby material prices will be reduced to a level that will permit them to go ahead according to their original plans. In consideration of the high prices, owners who find it expedient to start their operations in spite of the prevailing prices, are cutting down their plans to the minimum and substituting, where possible, materials less costly than those originally specified. In the Metropolitan district there is a number of large and costly structures being held in abeyance on account of the present high building costs. These are for the most part structures of a private character, and include residences, club-houses and buildings of a like nature. The proposed Princeton Club building is an instance

Common Brick.—There has been no outstanding feature in the common brick situation this week. Business is normal or as much so as it could have been considering the interruption by the holiday. There were a fair number of sales registered at the \$10 level. While there was recently a disposition on the part of some dealers to quote slightly lower prices, particularly on some grades, the market is now stable at the price mentioned and there is no immediate prospect that there will be a downward revision. There is every possibility that when the new brick comes into the market that the prices will be increased on account of the advanced cost of coal and higher wages that now maintain in the plants. The brick market is up to the present writing unaffected by the numerous Government contracts that have recently been placed. The great majority of the contemplated structures are of frame construction and brick will be involved to an extremely limited extent. The Federal Government, however, has made inquiries throughout the brick industry, in regard to the amount of brick available and facilities for rapid delivery at New York harbor, but up to the present time no definite Federal business has been registered.

SUMMARY—Transactions in the North River brick market for the week ending Friday, June 1, 1917. Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 27; sales, 25. Distribution: Manhattan, 12; Brooklyn, 6; New Jersey points, 4; Flushing, 2; Portchester, 1.

Structural Steel.—In the market for fabricated steel private orders have given way to Government requisitions. In fact the orders for Federal construction practically make up the present mar-

ket. The Pennsylvania and New York Central Railroads have recently placed orders for steel for new bridges and repairs and improvements to existing ones but even from this quarter there is no great amount of business in sight. Private building, particularly in the Metropolitan zone, has slowed down to a marked degree and what little new construction comes to light seems to be of the type that will require but little, if any, structural steel. The delays in delivery of fabricated steel is one of the potent reasons for the hesitancy on the part of prospective builders to commence their operations. It is generally known throughout the building trades in New York that there are a number of structures that would assuredly proceed if there was any prospect that the required steel would be forthcoming in a reasonable length of time. At the present writing the situation in regard to the delivery of structural steel is aggravated by the fact that the Government has made requisition on transportation facilities for the movement of coal and iron ore. There have been no material changes in the prices of fabricated steel since the last report. Mill shipments are being quoted at 4.419c. to 4.919c. for delivery in one to four months.

of the type of operations being held up for this reason. The plans were prepared and estimates taken but it was found that the cost so far exceeded the estimated expenditure that it becomes advisable to postpone the erection of this building until times are more propitious. The outstanding feature of the building situation continues to be the immense amount of construction work undertaken by the Federal Government in the erection of buildings at the numerous training and mobilization camps. Millions of dollars' worth of work has already been contracted for and there is estimated to be an equal amount, if not more, in prospect that will be placed under contract during the coming months. The effect of this building movement on the part of the Federal authorities is beginning to be felt through the trade in all parts of the country not only by the fact that there has been a call for great quantities of building materials and supplies but also by the effect on the labor situation. This military construction is taking the services of a great number of skilled mechanics out of the general building business and while the result in some directions is good, there is no doubt but that the concerns specializing in private construction will feel the shortage for a long time.

According to figures recently tabulated the construction contracts throughout the Eastern States for the Federal Government in connection with the preparedness program will call for the immediate expenditure of approximately \$120,000,000. A large percentage of this money will be spent in and around the Metropolitan district. Two structures recently started in the Brooklyn Navy Yard will cost about \$2,000,000 and the improvements that are contemplated, which include the deepening of the East River channel will involve the expenditure of nearly \$20,000,000.

Wire Products.—There has been no relief from the pressure on the manufacturers of these products. The market is strong and demands far outrun the possibilities of supply. The most noteworthy influence on this market was the recent order of the Italian Government calling for forty-five thousand tons of wire. The contract price of this order is said to be in the neighborhood of \$3,500,000 and its payment will be made

out of the war loan recently made to Italy by the United States. The entire contract was taken by the United States Steel Products Co., the export selling subsidiary of the United States Steel Corporation, and it is for this reason that it is expected that almost the entire amount of the order will be furnished by the American Steel & Wire Co. The demand for wire and wire products from all quarters is exceptionally heavy, and there are domestic orders enough to keep the mills busy at full capacity. As it is they are sold up for months in advance. While there have been no recent advances in prices announced it is quite possible that all grades will be increased soon. Wire nails are scarce and there is every prospect that the market will be unable to fill all orders for some months. The Government looms up as one of the largest buyers of this commodity for use in military construction.

Lead.—The market for this commodity continues to gain in strength as the consuming demands increase and selling interests fail to respond. Leading producers of this metal have been out of the market for a long time and lead has consequently grown remarkably scarce. One of the reasons given out for the present conditions that are governing the market is that no metal will be placed on sale until the Federal requirements are known and the price to be paid by the Government decided upon.

Copper.—This market is generally stronger than it has been for some time with prices somewhat higher for early deliveries. There is practically no metal obtainable for July delivery, the earliest copper in sight being for delivery in August. Buying is moderate with spot deliveries bringing from 33c. to 33½c. Consumers of copper are also waiting the announcement of the quantity required by the Government but as yet there is no certain knowledge of the time this announcement will be made or an approximate idea of the amount that will be called for. The demand for finished copper products is fairly active with prices firm.

Window Glass.—The market is now quieter in this line than it has been for a considerable length of time and the condition has been brought about by the marked recession in building activities that has been noticeable recently. Manufacturers continue to be bothered by difficulties of obtaining raw materials and fuel, and the production is consequently curtailed. The supply is now just about equal to the demand. Window glass prices have not changed since the last report. Many of the more important of the plants have gone out of blast and will be inactive until next autumn, probably October or early in November. The stocks remaining at the factories are medium or about one-half those carried under ordinary circumstances.

Cast Iron Pipe.—The recent advances in the prices of pig-iron will be likely to affect the market for this commodity to the extent of making further increases in price imperative. The market has been fairly active with a considerable tonnage sold. Quotations for 6 in. class B and heavier are still being made at \$55.50 per net ton, tidewater, with class A and gas pipe taking an extra of \$1.

Linseed Oil.—The market for linseed oil is in a most unsettled condition, with prices holding firmly at the high levels that have now maintained for some weeks. There has been a recession in buying, however, owing to the fact that the slowing down of building operations throughout the country has decreased the demand for paints and varnishes.

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.....10.50@
- Second hand common, per load of 1,500.....10.00@
- Red face brick, rough or smooth, car lots.....\$21.00@
- 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.\$1.30@
- Less than 5 bbls..... 1.31@

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....\$0.06 ¾
- Block, 3 in. (hollow)..... 0.6 ¾
- Block, 4 in. (hollow)..... .08
- Boards, ¼ in. x 8 ft..... .12 ¾
- Boards, ½ in. x 8 ft..... .15 ¾

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...\$0.46@ 0.46 ¾

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%

NEW BROOKLYN Y. M. C. A. BUILDING

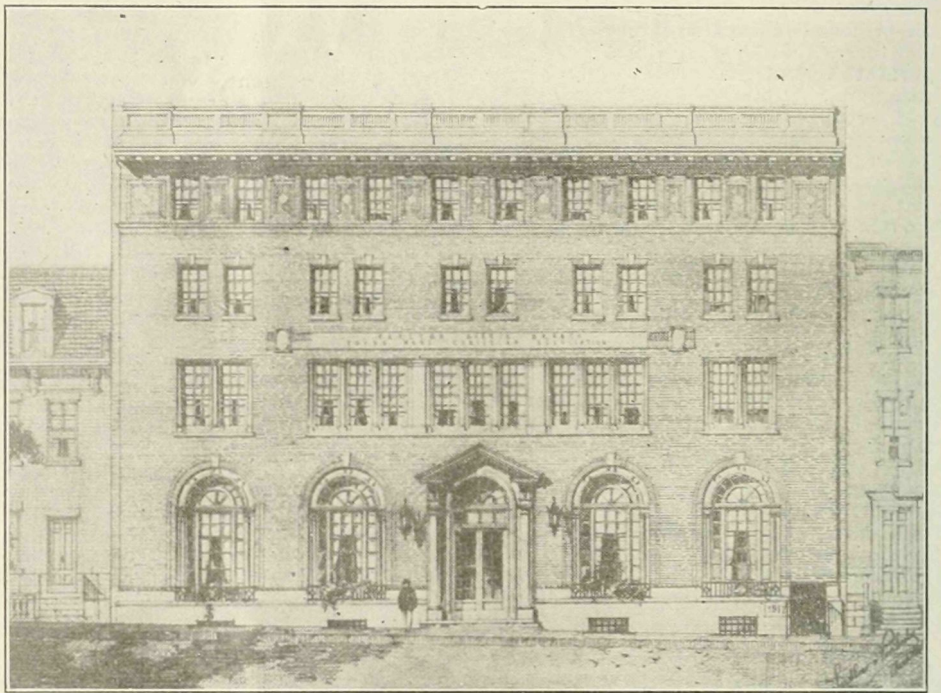
New Structure Designed for Accommodation of Negroes in the Borough

A GENERAL contract was recently awarded to the Wm. Kennedy Construction Co., 215 Montague street, Brooklyn, for the erection of a modern Young Men's Christian Association building for the negroes of the Borough. The new structure is for the Carlton branch of the Y. M. C. A. and will be constructed according to plans and specifications prepared by Ludlow & Peabody, architects, 101 Park avenue, Manhattan. R. D. Kimball Co., 15 West 38th street, is the engineer for the steam heating and ventilating work and the design of the structural steel was under the direction of H. G. Balcom, 10 East 47th street. The operation will cost in the neighborhood of \$125,000 exclusive of the value of the land and the expenditure for furnishings and equipment.

The building will be located at 405 Carlton avenue, near Fulton street, on the site of the old association building,

which is now being demolished to make way for the new structure. The plans call for a four-story building, with basement, to occupy a plot 76x100 feet. The construction throughout will be thoroughly fireproof, with frame of steel and floors of reinforced concrete. The facades have been designed in the Colonial style and will be constructed of face brick with trimmings of Indiana limestone and terra cotta.

The new structure will provide ample facilities for the work of all departments. These facilities will provide for religious, mental and physical development. A fully equipped gymnasium, with swimming pool and showers, bowling alleys, and other appliances for physical development will be included and there will be a number of class-rooms, game rooms and other features for study and recreation. The building will also contain a large dormitory and a limited number of bed-rooms for the members.



Wm. Kennedy Const. Co., Builder.

Ludlow & Peabody, Architects.

CARLTON BRANCH, YOUNG MEN'S CHRISTIAN ASSOCIATION.

Building Statistics.

Comparative statistics of building and engineering operations in the States north of the Ohio and East of the Missouri rivers, viz: New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas, as compiled by the F. W. Dodge Company.

Contracts awarded January 1 to June 1

| | |
|------|---------------|
| 1917 | \$624,861,000 |
| 1916 | \$456,101,500 |
| 1915 | \$321,241,100 |
| 1914 | \$300,721,000 |
| 1913 | \$397,001,500 |
| 1912 | \$327,015,000 |
| 1911 | \$339,167,813 |
| 1910 | \$366,037,505 |

Comparative statistics of building and engineering operations in New York State and Northern New Jersey, as compiled by the F. W. Dodge Company.

Contracts awarded January 1 to June 1

| | |
|------|---------------|
| 1917 | \$127,894,000 |
| 1916 | \$59,526,500 |
| 1915 | \$59,493,500 |
| 1914 | \$56,036,000 |
| 1913 | \$134,307,500 |
| 1912 | \$98,730,000 |
| 1911 | \$100,787,000 |
| 1910 | \$110,603,000 |

To Build Social Center.

A. L. Mordecai & Son, 30 East 42d street, have obtained the general contract for the five story stone social center building at 131 to 135 West 86th street, for the Jewish Center, Inc. The building has been designed by Louis Allen Abramson, 220 Fifth avenue, and was described in detail in the Record and Guide of February 3, 1917. The structure has been designed to serve the immediate neighborhood, with reference to its spiritual, educational, social and physical development, the ideas of the founders being to institutionalize the activities of the residents of the section, and to place them all under proper direction and leadership. The building will contain a large synagogue, also a minor synagogue, an auditorium, club rooms, a gymnasium, and other features to meet its needs. Among those interested in the new community center are William Fischman, Joseph H. Cohen, Judge Otto A. Rosalsky, Henry Bayer, Israel Unterberg and the Rev. M. M. Kaplan.

Correction.

Alfred C. Bossom, 366 Fifth avenue, is the architect for the alteration of the buildings at 35 to 39 Broadway, for Gaston, Williams & Wigmore. The Record and Guide reported last week, through an error, that the architect for this project was Henry W. Rose.

Plan Brooklyn School.

A school to cost about \$145,000 will be built at the corner of Broadway and Aberdeen street, Brooklyn, by the Church of Our Lady of Lourdes, care of Very Rev. W. J. McAdam, Broadway and DeSales Place, owner. F. J. Helmle, 190 Montague street, Brooklyn, is preparing plans for the building, which will be four stories in height and will measure 64x140 feet. It is understood that the architect will take bids on the general contract in a short time.

Seventh Avenue Improvement.

Alfred J. Bodker, 62 West 45th street, is preparing plans for the six-story sales and display building to measure 99x244 feet, at the northeast corner of Seventh avenue and 37th street, for Francis Bannerman, 501 Broadway, owner, represented by Frederick Fox & Company, 14 West 40th street. This property was acquired by Mr. Bannerman at auction in June, 1915, for \$556,000.

PERSONAL AND TRADE NOTES.

W. E. Stephens Company, architect, has moved its office from 152 Barrett street to 208 South Centre street, Schenectady, N. Y.

Edward Warren Young, formerly of New York, after practicing for ten years in Savannah, Ga., has reopened offices at 30 Church street, New York City.

Hunley Abbott, vice-president and chief engineer of the MacArthur Concrete Pile & Foundation Co., has resigned from that company to accept a position with the Bartlett Hayward Co. of Baltimore.

D. H. Thomson has been elected president and treasurer of the Terry Steam Turbine Company, Hartford, Conn., as successor to the late James Terry. N. L. Snow, sales manager of the company, has been elected vice-president.

Harry B. Coleman has been made president and manager of the Schoedinger-Marr Company, Columbus, Ohio, to succeed Mr. Jacobs, who has retired on account of ill health. Mr. Coleman was formerly connected with the Russell & Erwin Mfg. Company, New Britain, Conn., and the T. B. Rayl Hardware Company, Detroit, Mich.

National Metal Trades Association at its recent meeting at the Hotel Astor elected the following officers for the coming year: President, W. H. Van Dervoort, of the Root & Van Dervoort Engineering Co., East Moline, Ill.; first vice-president, Murray Shipley, of Lodge & Shipley Machine Tool Co., Cincinnati, Ohio; second vice-president, H. W. Hoyt, of the Great Lakes Engineering Co., Detroit, Mich.; treasurer, F. C. Caldwell, of H. W. Caldwell & Son Co., Chicago, Ill.; Homer D. Sayre, Peoples Gas Building, Chicago, secretary.

At the annual meeting of Sargent & Company, New Haven, Conn., held on May 17, Wilfred Lewis and Ziegler Sargent were elected as directors of the company and the following members of the board of directors were re-elected: Henry B. Sargent, Edward R. Sargent, Joseph D. Sargent, G. Lewis Sargent, John Sargent, Bruce Fenn and George F. Wierpert. The new officers of the company are as follows: president, Henry B. Sargent; vice president, C. Lewis Sargent; secretary Murray Sargent; treasurer, Ziegler Sargent.

The Lumber Trade Commissioners who will investigate foreign lumber markets for the U. S. Government, will leave the United States on August 1 to spend two years in Europe. Commissioner John R. Walker, of Washington D. C. will study conditions in England, France, and Holland. Commissioner R. E. Simmons, of Oshkosh, Wis., will investigate the lumber trade and timber resources of Russia and Siberia. Other members of the Commission will visit Norway,

Sweden, Spain, and the Mediterranean countries. The Trade Commissioners are now on a tour of the United States inspecting the saw mills and the available export grades. The entire Commission will be in Chicago on Wednesday, June 6 in order to confer with the lumber producers of Wisconsin and Michigan.

NO ARCHITECTS SELECTED.

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

BUFFALO, N. Y.—The Buffalo Club, Walter P. Cooke, Marine Bank Bldg, Buffalo, pres., contemplates an addition to the 3-sty brick and stone club in the rear of 388 Delaware av, for which no architect has been selected. Cost, \$300,000.

ROCHESTER, N. Y.—The Germania Life Insurance Co., Insurance Bldg, Rochester, owner, contemplates altering the 5-sty brick business block, about 40x100, at 15 Exchange st. Weed & Co., on premises, is the lessee. No architect has been selected.

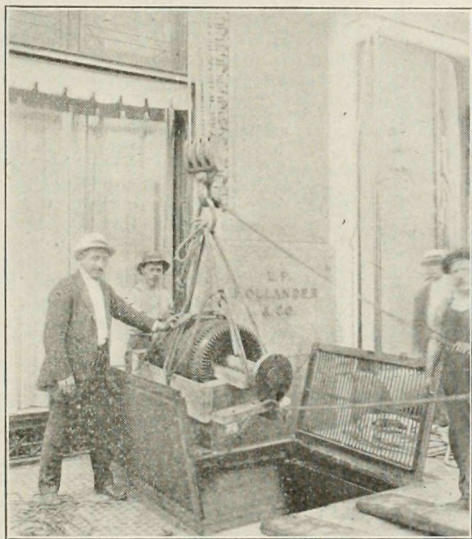
NEW BRUNSWICK, N. J.—The Salvation Army, E. Booth, commander, 120 West 14th st, Manhattan, owner, is raising funds for the erection of a Salvation Army building. No architect or site has been selected.

SYRACUSE, N. Y.—The Church of the Transfiguration, Rev. Stanislaus Linski, pastor, Vann st Syracuse, owner, contemplates erecting a church on Teall av, for which no architect has been selected.

RICHMOND HILL, L. I.—The Richmond Hill Baptist Church, Rev. Rolla Hunt, Fulton st, Richmond Hill, owner, contemplates an addition to the 1-sty frame and siding church at Stoothoff av and Fulton st, for which no architect has been selected. Cost, \$30,000.

BUFFALO, N. Y.—The Mother of Mercy Hospital, c/o Mt. Mercy Academy, Mother Superior Dolores in charge, 1475 Abbott rd, Buffalo, N. Y., owner, contemplates erecting a brick, stone and steel hospital on Abbott rd, for which no architect has been selected. Cost, \$200,000.

Edison Service Meets Claims



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101 Park Avenue New York

PLANS FIGURING.

HALLS AND CLUBS.

GLEN HEAD, L. I.—Taylor & Levi and C. Freeman, associate architects, 105 West 40th st, Manhattan, are taking bids on the general contract to close June 4, for a clubhouse and out buildings, for the North Shore Country Club, Glen Head, owner.

HOSPITALS AND ASYLUMS.

BATH, N. Y.—The Board of Supervisors, Dr. Eugene E. Webster, chairman, Woodhull, N. Y., owner, is taking bids on the general and separate contracts to close 2 p. m., June 6, for a 2-sty hollow tile and stucco tuberculosis hospital, from plans by Pierce & Bickford, 118 Lake st, Elmira, N. Y., architects. Cost, \$20,000.

BEACON, N. Y.—The State of New York, Hon. James M. Carter, Supt. of Prisons, Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 12 o'clock noon, June 12, for addition to the women's building at Matteawan State Hospital, from plans by State Architect Lewis E. Pilcher, Capitol, Albany, N. Y. Cost, \$60,000.

COLD SPRING, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects, are taking bids on the general contract to close June 5, for a 2-sty hospital, 50x60, and a library, 34x100, for the Village of Cold Spring, Cold Spring, owner, and the Estate of Julia Butterfield, c/o Dr. Galvin Sloane May, 205 West 57th st, Manhattan, donor.

SCHOOLS AND COLLEGES.

BRONX.—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner, is taking bids on the general contract to close 11 a. m., June 4, for addition to Public School No. 32, in the south side of 183d st, between Cambrelling and Beaumont avs, from plans by C. B. J. Snyder, 500 Park av, Manhattan, architect.

STABLES AND GARAGES.

NORTH TONAWANDA, N. Y.—The City of North Tonawanda, Board of Public Works, Frederick C. Goltz, city clerk, City Hall, North Tonawanda, owner, is taking bids on the general contract to close 8 p. m., June 12, for a municipal garage, from plans by Carl L. Oelkers, City Hall, North Tonawanda, city engineer.

FOREST HILLS, L. I.—Martin J. Fielder, 50 Park pl, Manhattan, has completed plans for a 1-sty brick garage, 100x100, in the north side of Austin st, 80 ft west of Continental av, for the Forest Hills Realty Co., 303 5th av, Manhattan, owner, and the Forest Hills Auto Repair Co., Forest Hills, lessee. Cost, \$15,000.

THEATERS.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, architect, is taking bids on separate contracts from revised plans, to close June 4, for a 1 and 2-sty moving picture theater, three stores and one apartment, 125x150, at the southeast corner of Mt. Prospect av and Heller Parkway, for Arthur W. Moore, 22 Green st, Newark, and East Orange, N. J., owner.

MISCELLANEOUS.

NEW YORK CITY.—The Department of Public Charities of the City of New York is readvertising in the current issues of the City Record for bids on fire signal systems in the various groups of buildings under its jurisdiction. Specifications and plans can be obtained in the office of H. F. J. Porter, 200 5th av, until June 12. As the specifications have not been changed since the first bidding, contractors who obtained copies then and still have them need not trouble themselves to obtain new ones. Bids will be opened at the office of the Department in the Municipal Building on Tuesday, June 12, at 10.30 a. m.

TOWN OF UNION, N. J.—The Board of Chosen Freeholders of the Town of Union, Emil Bautz, town clerk, Town Hall, Union, N. J., owner, is taking bids on the general contract to close 8 p. m., June 4, for alterations and completion of the front doors of Dispatch Hook & Ladder Co. No. 2, on the west side of Palisade av, bet. Columbia and Fulton sts, from plans by Alexander C. Schoen, 711 Bergenline av, West New York, N. J., architect.

OVERBROOK, N. J.—The Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman Bldg. Committee, Court House, Newark, is taking bids on the general contract to close 2 p. m., June 7, for alteration and addition of the 1-sty brick boiler house at the Essex County Hospital, from plans by Joseph B. Allen, 1091 Sandford av, Irvington, N. J., county engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

GRAMERCY PARK—Adolph Mertin, 34 West 28th st, has plans in progress for alterations to the 6 and 7-sty brick and stone bachelor apartments, 25x100, at 141 Gramercy Park. Owner's name withheld. Consists of remodeling dwelling into bachelor apartments.

4TH ST.—Ferdinand Savignano, 18 East 41st st, has completed plans for a 1-sty brick studio bldg, 21x33, at 183 West 4th st, for Alfred B. Maclay, 358 5th av, owner. Cost, \$4,000.

ESSEX ST.—Charles B. Meyers, 1 Union sq, is preparing plans for a 6-sty brick, stone and terra cotta tenement house, with stores, 50x100, at 66-68 Essex st, for the Martha Building Corp., Samuel Lipman, pres., 1032 Forest av, Far Rockaway, L. I. Cost, \$48,000.

DWELLINGS.

12TH ST.—T. F. Brogan, 204 West 23d st, has completed plans for alterations and extension to the 4-sty brick dwellings and studios, 20x60, at 51 West 12th st, for Abbey L. Henshaw Estate, John H. Henshaw, trustee, 20 Nassau st, and 249 West End av, owner. Cost, \$6,000.

LEXINGTON AV.—N. C. Mellen, 101 Park av, has completed plans for alterations to the 4-sty brick dwelling, 24x85, at 305 Lexington av, for I. L. Cohn Estate, Stanley A. Cohn, executor, 4th and Webster avs, L. I. City, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

52D ST.—The Forster Realty Co., John C. Forster, pres., 724 8th av, owner, contemplates erecting a 10-sty brick and stone warehouse, 56x100, and 72x100, at 259-263 West 52d st, and 256-262 West 53d st. William Wenzel is the lessee. Architect's name will be announced later.

40TH ST.—Mortenson & Co., 405 Lexington av, have plans in progress for a storage warehouse, 65x86, at 602-606 West 40th st. Owner's name will be announced later.

HOSPITALS AND ASYLUMS.

LEXINGTON AV.—Samuel Cohen, 32 Union sq, is preparing plans for the alteration to the 4-sty brick hospital, 40x80, at the northwest cor of Lexington av and 113th st, for the Beth David Hospital, Jacob Carlinger, pres., 299 Broadway, owner. Cost, \$25,000.

MUNICIPAL.

91ST ST.—Plans have been completed for a sewer and screening plant to be erected at 91st st and the North River, for the City of New York, Dept. of Sewers, Marcus M. Marks, Borough Pres. of Manhattan, Municipal Bldg, owner.

SCHOOLS AND COLLEGES.

17TH ST.—C. B. J. Snyder, 500 Park av, has completed plans for alterations to the 4-sty brick public school No. 11, 100x100, at 314 West 17th st, for the City of New York, Board of Education, 500 Park av, owner. Cost, \$6,000.

STABLES AND GARAGES.

38TH ST.—M. Joseph Harrison, 63 Park Row, has completed plans for alterations to the 1-sty brick garage, 25x110, at 305 East 38th st, for Henry Hof, 567 3d av, owner. Cost, \$5,000.

55TH ST.—John B. Snook, 261 Broadway, has completed plans for alterations to the 3-sty brick stable, at 23 West 55th st, for Mrs. H. McK. Twombly, 684 5th av, owner. Cost, \$8,000.

15TH ST.—James S. Maher, 431 West 14th st, has completed plans for a 2-sty brick and reinforced concrete public garage, 100x98, at 412-418 West 15th st, for James S. Maher and John J. Gillen, 431 West 14th st, owners. Cost, \$45,000.

STORES, OFFICES AND LOFTS.

125TH ST.—Frank Hausle, 21 East 125th st, has completed plans for alterations to the 3-sty brick loft bldg and restaurant at 253 West 125th st, for Charles J. Stumps and Henry J. Langhoff, 131 Madison av, owner. Cost, \$7,000.

NASSAU ST.—Deutsch & Polis, 50 Church st, have completed plans for alterations and addition to the 4-sty brick and stone office and store bldg, 25x80, at the northwest cor of Nassau st and Maiden lane, for Jane Sanders, Denver, Col., owner, and the Broadway-John St. Co., Elias A. Cohen, pres., 10 John st, lessee. Cost, \$25,000.

42D ST.—George Keister, 56 West 45th st, has completed plans for alterations and extension to the 5-sty brick office bldg, 37x82, at 229-31 West 42d st, for Mary L. Cassidy, on premises, owner, and the Selwyn Realty Corp., 1451 Broadway, lessee. Cost, \$25,000.

BROADWAY.—John T. Riggs and H. P. Alan Montgomery, 105 West 40th st, have completed plans for alterations and addition to the 2-sty brick and stone store and office bldg, 104x187, at the northeast cor of Broadway and 37th st, for Mary A. Fitzgerald, c/o Winthrop E. Dwight, 62 Cedar st, owner, and Hilton & Co., F. J. Murray, general manager, 793 Broad st, Newark, N. J., lessee. Cost, \$5,000.

34TH ST.—E. H. & C. N. Whinston, 509 Willis av, Bronx, are preparing plans for the alteration to the 5-sty brick store and showroom bldg at 122 West 34th st. Owner's name withheld. Cost, \$15,000.

207TH ST.—Irving Margon, 370 East 149th st, has revised plans in progress for a 1-sty brick taxpayer, 100x100, in the east side of 207th st, 100 ft south of Vermilyea av, for the Knickerbocker Realty & Holding Corp., David Zipkin, pres., 189 Broadway, owner. Cost, \$40,000.

BROADWAY.—M. Joseph Harrison, 63 Park Row, is preparing plans for the alteration and extension to the 5-sty brick store, office, restaurant and bachelor apartment bldg at 2534 Broadway, for Eliza M. Ferriday, 31 East 50th st, owner, and the C. & L. Lunch Co., N. Aaron Chinitz, pres., 2125 Broadway, lessee. Cost, \$10,000.

4TH AV.—Lansing C. Holden, 103 Park av, has completed plans for alterations to the 4-sty brick store and loft bldg., 21x78, at 462 4th av, for John J. Welstead and U. Kavanaugh, 141 East 27th st, owners. Cost, \$5,000.

THEATRES.

50TH ST.—Herbert J. Krapp, 116 East 16th st, has completed revised plans for alterations to the 3 and 4-sty brick theatre bldg, 159x149, at 201-203 West 50th st, 762-774 7th av, and 1634-44 Broadway, for the Winter Garden Co., Jacob J. Shubert, pres., 1634-44 Broadway, owner. Cost, \$25,000.

MISCELLANEOUS.

38TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick scenic studio bldg, 38x98, at 230-232 West 38th st, for the George Backer Construction Co., 20 East 32d st, owner and builder. Cost, \$10,000.

DUANE ST.—George F. Keiss, 130 East 15th st, has completed plans for alterations to the 9-sty brick electric sub station, offices and lofts, 101x188, at 53-7 Duane st, for the New York Edison Co., Nicholas F. Brady, pres., 130 East 15th st, owner. Cost, \$4,000.

36TH ST.—Franklin Hawley Janes, 154 Nassau st, has completed plans for a ventilating system which includes stock built of sheet metal 180 ft high for ventilating kitchen and engine room; three blowers and three electric motors, at the northwest corner of 36th st and 7th av, for the Hotel York, H. Williams, mgr., on premises, owner. Architect desires bids at once.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
SENECA AV.—George F. Pelham, Inc., 30 East 42d st, has completed plans for a 5-sty brick apartment house, 114x90, at Seneca av, Hunters Point av and Irving st, for the Irvine Construction Co., c/o Isaac Polstein, 30 East 42d st, owner and builder. Cost, \$100,000.

138TH ST.—Charles Schaefer, Jr., 529 Courtlandt av, has completed plans for the alteration and addition to the 5-sty brick tenements with stores at 519-529 East 138th st, for Louis Reichardt, 549 East 138th st, owner. Cost, \$6,000.

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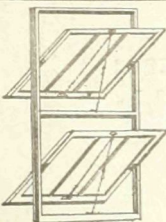


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DWELLINGS.

224TH ST.—George P. Crosier, 223d st and White Plains av, Manhattan, has completed plans for a 2-sty hollow tile dwelling, 21x26, in the south side of 224th st, 381 ft east of Paulding av, for Vincenzo and Maria Mungt, 1034 East 224th st, owner. Cost, \$3,000.

WALDO AV.—Buchman & Fox, 30 East 42d st, have plans in progress for a 2½-sty hollow tile and stucco dwelling, 70x35x irreg, on Waldo av, near 246th st, for Charles E. Chambers, c/o Cosmopolitan Magazine, 140 Wadsworth av, owner.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

20TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for three 4-sty brick and stone apartments, one 50x87 and two 55x87, at the southwest cor of 20th av and 66th st, for the G. & W. Holding Co., Mr. Wolf, pres., 6464 20th av, owner. Cost, \$100,000.

57TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 3-sty brick and stone tenements, one 30x70 and two 25x79, in the north side of 57th st, 80 ft east of 8th av, for the Johann Construction Co., J. H. Pearson, pres., 195 Wallabout st, owner. Cost, \$12,000 each.

KEAP ST.—M. Joseph Harrison, World building, Manhattan, has plans in progress for a 6-sty brick and stone tenement, 75x100 irreg., at Keap, South 2d and Grand sts, for Louis Shulsky, 387 Keap st, owner. Cost, \$100,000.

DWELLINGS.

CARLTON AV.—F. L. Hine, 189 Montague st, has completed plans for extension to the 3-sty dwelling and store at the northeast cor of Carlton and De Kalb avs for the Hopkins Security Co., Louis Jacobs, pres., 115 Broadway, Bklyn, owner. Cost, \$2,000.

EAST 29TH ST.—James A. Boyle, 367 Fulton st, Bklyn, has completed plans for a 2-sty frame dwelling, 17x40, in the east side of East 29th st, 100 ft south of Av M, for Flandreau & McRoberts, 1199 Flatbush av, owners. Cost, \$3,500.

COLUMBIA HEIGHTS—Slee & Bryson, 154 Remsen st, have completed plans for extension and interior alterations to the 4-sty dwelling and furnished room house in the west side of Columbia Heights, 269 ft north of Pierrepont st, for the 20th Century Apartment Co., 186 Remsen st, owner. Cost, \$7,500.

ROGERS AV.—Cohn Bros., 361 Stone av, have completed plans for a 3-sty brick dwelling and store, 19x52, on the west side of Rogers av, 103 ft south of Winthrop st, for the R. N. Bldg. Co., 1102 Eastern Parkway, owner. Cost, \$8,000.

GLENWOOD RD.—Max Hirsch, 350 Fulton st, has completed plans for a 2-sty cement blocks dwelling, 20x36, at the southeast cor of Glenwood rd and East 88th st, for Tony Battaglieno, School lane and East 89th st, owner and builder. Cost, \$3,500.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, has plans in progress for a 2½-sty frame and brick dwelling, 28x53, in the Flatbush section. Exact location and owner's name will be announced later. Cost, \$18,000.

EAST 26TH ST.—P. Tillion & Son, 102 Park av, Manhattan, have completed plans for six 2-sty dwellings, 18x30, in the west side of East 26th st, 18 ft north of Av Z, for the Curtis Bldg. Co., 1710 Ocean av, owner. Total cost, \$15,000.

PARK PL.—Philip Caplan, 16 Court st, has completed plans for two 2-sty brick and stone dwellings, 20x55, in the south side of Park pl, 100 ft west of Underhill av, for Charles Wheeler, 307 Flatbush av, owner. Cost, \$6,000 each.

EAST 88TH ST.—Max Hirsch, 350 Fulton st, has completed plans for a 2-sty cement blocks dwelling, 20x36, at the southeast cor of East 88th st and Glenwood rd for Tony Battaglieno, School lane and East 89th st, owner. Cost, \$3,500.

BAY 35TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 2½-sty frame and stucco dwellings, 20x40, at the northeast cor of Bay 35th st and Benson av for the Peerickshoel Construction Co., owner and builder. Cost, \$5,000 each.

EAST 10TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for two 2½-sty frame and stucco dwellings, 24x55, in the west side of East 10th st, 24 ft north of Av K, for I. Bergs, 1199 Flatbush av, owner and builder. Cost, \$7,000 each.

EAST 19TH ST.—Frederick W. Eisenla, 186 Remsen st, has completed plans for a 2½-sty dwelling, 22x50, in the south side of East 19th st, 100 ft west of Av K, for

the Graham-Marx Construction Co., 1670 49th st, owner and builder. Cost, \$5,000.

LEE AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the extension to the 3-sty brick dwelling with store on the east side of Lee av, 90 ft south of Ross st, for Jacob Nadelson, 69 Lee av, owner and builder. Cost, \$5,000.

VAN BUREN ST.—Feinberg & Ricca, 26 Court st, have completed plans for a 3-sty brick dwelling and garage, 20x60, in the south side of Van Buren st, 200 ft east of Throop av, for Vincenzo Tiffani, 211A Halsey st, owner. Cost, \$10,000.

EAST 28TH ST.—J. A. Boyle, 367 Fulton st, has completed plans for a 2½-sty frame and shingle dwelling, 17x42, in the west side of East 28th st, 240 ft south of Clarendon rd, for Karen Morganson, 658 East 34th st, owner.

FACTORIES AND WAREHOUSES.

WASHINGTON AV.—Henry Holder, Jr., 242 Franklin av, has completed plans for extension to the 4-sty storage bldg on the west side of Washington av, 147 ft south of Flushing av, for William Spreem, on premises, owner. Cost, \$2,500.

JEWELL ST.—S. Erda, 826 Manhattan av, Brooklyn, has revised plans in progress for a 3-sty brick and stone factory, 75x100, in Jewell st, near Calyer st, for the Fidelity Metal Co., 196 Diamond st, Brooklyn, owner.

FRONT ST.—Volckening & Holler, 82 Wall st, Manhattan, have completed plans for the extension of the factory in the north side of Front st, 105 ft west of Main st, for Frank L. Zerega, 53 Front st, Brooklyn, owner. Cost, \$3,000.

HOSPITALS AND ASYLUMS.

LA FAYETTE ST.—M. Joseph Harrison, World building, Manhattan, has completed plans for a 2-sty brick, stone and granite hospital, 80x100, at the corner of Lafayette st and Sumner av, for the Bikur Tholem Kosher Hospital, Mary Arbeit, in charge, on premises, owner. Cost, \$100,000.

STABLES AND GARAGES.

DEAN ST.—John C. Watson, 271 West 125th st, Manhattan, has completed plans for a 4-sty brick garage, 53x120, in the north side of Dean st, 122 ft west of Franklin av, for Robert Thedford, 221 East 67th st, owner. Cost, \$45,000.

9TH ST.—J. A. Boyle, 367 Fulton st, Brooklyn, has completed plans for a 1-sty brick and stone garage, 25x100, in the south side of 9th st, 360 ft west of 3d av, for P. McGonagle, 11th st and 4th av, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

STEPHENS ST.—Maynicke & Franke, 25 East 26th st, Manhattan, have completed preliminary plans for alterations to the 3-sty brick express and office bldg, about 100x100, at 130-132 Stephens st, for the Adams Express Co., 61 Broadway, Manhattan, owner. Cost, \$15,000.

2D AV.—L. V. Morris, 125 Schermerhorn st, has completed plans for a 2-sty frame office bldg, 48x32, on the west side of 2d av, 225 ft south of 63d st, for the Long Island Railroad Co., Pennsylvania Terminal, 7th av and 32d st, Manhattan, owner. Cost, \$9,000.

MISCELLANEOUS.

ST. MARKS AV.—Cohn Bros., 361 Stone av, have plans in progress for addition to the 3-sty reinforced concrete laundry building, 25x70, at the northwest corner of St. Marks and Classon avs, for the Jewish Hospital of Brooklyn, C. E. Streser, supt., on premises, owner. Cost, \$12,000.

Queens.

DWELLINGS.

MIDDLE VILLAGE, L. I.—Perlstein & Perlstein, 37 Fulton av, Middle Village, have completed plans for three 2-sty frame dwellings, 20x52, in the south side of Memorial st, 100 ft east of Morton av, for the Morton Park Realty Co., D. Abrams, 464 Grand st, Manhattan, owner. Cost, \$7,500.

RICHMOND HILL, L. I.—Harry Dean, 1035 Curtin av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 18x40, on Chichester av, northwest cor of Chestnut st, for William J. Rudolph, 4515 Chichester av, Richmond Hill, owner. Cost, \$3,500.

FLUSHING, L. I.—R. Edwards, Elmore, N. J., has completed plans for a 2½-sty frame dwelling, 30x30, in the east side of Beech st, 265 ft south of Parsons av, for Fannie A. Fleming, 400 Bedford av, Richmond Hill, owner. Cost, \$6,500.

CORONA, L. I.—Edward Schneider, Corona, has completed plans for two frame and shingle dwellings in Hanover st for Schneider & Boegger, Corona, L. I., owner.

DUNTON, L. I.—David Scott, 1254 McCormick av, Ozone Park, L. I., has com-

pleted plans for a 2-sty frame and shingle dwelling, 20x36, in Mill st, for W. J. Sutherland, 401 West 21st st, Manhattan, owner. Cost, \$3,000.

EDGE-MERE CREST, L. I.—Howard & Howard, O'Kane Bldg, Far Rockaway, L. I., have completed plans for two 2-sty frame dwellings, 32x24, in the east side of Harriman Court, 280 ft south of Bay av, for the S. & L. Construction Co., O'Kane Bldg, Far Rockaway, owner. Cost, \$7,000.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Bldg, Richmond Hill, has completed plans for five 2-sty frame dwellings, 16x37, on the north side of Chichester av, 135 ft east of Freedom av, for the Richmond Hill Homes Co., 3400 Jamaica av, Richmond Hill, owner and builder. Cost, \$10,000.

FLUSHING, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, has completed plans for a 2½-sty frame dwelling, 18x32, on the west side of Norwood av, 100 ft south of 27th st, for Anton Brabee, 525 East 72d st, owner. Cost, \$3,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Bklyn, has completed plans for four 2-sty frame dwellings, 20x30, on the west side of Maxweber av, 110 ft west of Floyd st, for the Spartan Realty Co., 66 Orange st, Jamaica, owner and builder. Total cost, \$10,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Smith & Sholl, Queens Plaza, L. I. City, have completed plans for a 2-sty brick factory, 60x80, in the west side of Blackwells st, 800 ft north of Riker av, for the Oakes Mfg. Co., Steinway, L. I., owner. Cost, \$35,000.

STABLES AND GARAGES.

FOREST HILLS, L. I.—Martin J. Fielder, 50 Park pl, Manhattan, has completed plans for a 1-sty brick garage, 100x100, in the north side of Austin st, 80 ft west of Continental av, for the Forest Hills Realty Co., 303 5th av, Manhattan, owner, and the Forest Hills Auto Repair Co., Forest Hills, lessee. Cost, \$15,000.

RIDGEWOOD, L. I.—Charles H. Pfaff, 872 Fairview av, Ridgewood, has completed plans for interior alteration of the stable on the south side of Putnam av, 90 ft east of Seneca av, for Anthon Bartels, 1818 Putnam av, Ridgewood, owner. Cost, \$3,000.

RICHMOND HILL, L. I.—William Werner, 194 Ridgewood av, Brooklyn, has completed plans for a 2-sty brick stable and garage, 34x30, on the north side of Ridgewood av, 168 ft east of Birch st, for John B. Reiner, Ozone Park, L. I., owner. Cost, \$5,000.

Richmond.

DWELLINGS.

CASTLE HILL HEIGHTS, S. I.—Frank E. Kelly, 390 Douglass st, Brooklyn, has completed plans for three 2½-sty frame and stucco dwellings, 23x31, for Frank Spero, 821 3d av, Brooklyn, owner. Cost, \$6,000 each.

MISCELLANEOUS.

MARINERS HARBOR, S. I.—Lockwood, Greene & Co., 101 Park av, Manhattan, will draw plans for a blacksmith shop, machine shop and boiler factory for the Staten Island Ship Building Co., William J. Davidson, pres., 1983 Richmond Terrace, Richmond, S. I., owner.

Nassau.

DWELLINGS.

GLEN HEAD, L. I.—Warren & Clark, 108 East 29th st, Manhattan, have plans in progress for a 2½-sty frame and stucco dwelling, 34x60, with a service wing 20x40, and a 1½-sty frame and stucco garage, 30x30, from plans by Warren & Clark, 108 East 29th st, Manhattan. Owner's name withheld.

MUNICIPAL.

LONG BEACH, L. I.—Plans have been completed privately for a bridge to be erected at Long Beach rd, Barnum Island, for the State Dept. of Highways, Fred Stark, Highway Supt., Glen Cove, L. I., owner. Cost, \$60,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Arthur Truscott, 19 Springfield av, Merchantville, N. J., and J. C. Lawrence, Main st, Easthampton, L. I., associate architects, are revising plans for a 2½-sty frame and stucco dwelling, 105x30, and a 1½-sty garage, for Wallace Reid, 56 Maiden lane, and 7th av and 55th st, Manhattan, owner. William H. Richie, 41 South 15th st, Philadelphia, Pa., is the landscape architect. Cost, \$25,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
NEW ROCHELLE, N. Y.—Charles A.

Lupprian, 186 Main st, New Rochelle, has plans in progress for a 2-sty frame and stucco studio bldg, 36x32, on Thomas pl, for Augustus Thomas, Thomas pl, New Rochelle, owner. Cost, \$9,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—August Sundberg, 78 North av, New Rochelle, has plans in progress for alterations to the 2½-sty frame and shingle dwelling on Mt. Joy pl. Owner's name will be announced later. Cost, \$3,000.

YONKERS, N. Y.—Bates & How, 35 West 39th st, Manhattan, have completed plans for a 2½-sty frame and stucco dwelling, 21x58, at 102 Dellwood rd, for Edward Meinel, Sagamore st, Bronxville, N. Y., owner. Cost, \$14,000.

SCHOOLS AND COLLEGES.

MT. VERNON, N. Y.—Robert A. Greenfield, 15 Court st, White Plains, N. Y., and H. W. Werner, 25 West 33d st, Manhattan, associate architects, have completed plans for addition to the 2-sty brick and stone De Witt Clinton Grammar School, 55x80, at the corner of Columbus and East 5th sts,

for the Board of Education of Mt. Vernon, Edward Brenvenuto, clerk, 60 South 3d av, Mt. Vernon, owner. Addition consists of 8 rooms and gymnasium. Cost, \$45,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—J. B. Acocella, Union Bldg, Newark, has completed plans for a 3-sty brick and stone flat, 24x50, at 191 Bruce st, for Floriano Giorgio, 187 Bruce st, Newark, owner. Cost, \$7,500.

WEST NEW YORK, N. J.—Joseph Weber, 132 26th st, Guttenberg, N. J., has completed plans for a 3-sty brick flat in the south side of 8th st, 100 ft east of Palisade av, for Biagio Perrone, 337 8th st, West New York, owner. Cost, \$10,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for two 3-sty frame flats, 22x63, and two 1-sty frame garages, 18x26 ft each, at 46-50 Fabyan pl, for Max Levine, 338 South 19th st, Newark, owner. Cost, \$7,000 each.

NEWARK, N. J.—M. J. Nadel, Union Bldg, Newark, has completed plans for a

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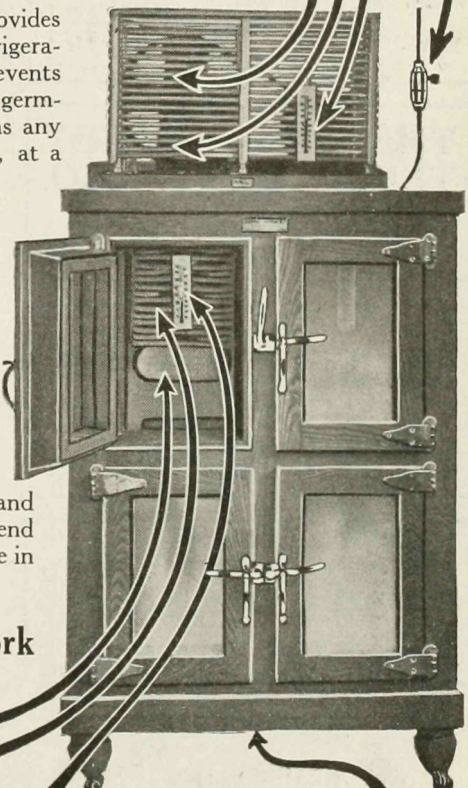
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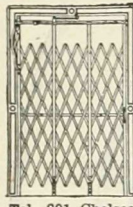
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4-sty brick and stone apartment, 53x86,
at 192-194 Chadwick av, for Harz Morris,
538 Grove st, Irvington, N. J., owner and
builder. Cost, \$35,000.

JERSEY CITY, N. J.—Nathan Welitoff,
76 Montgomery st, has completed plans
for a 4-sty brick apartment, 50x84, at 366-
388 Baldwin av, for the Katz Building &
Construction Co., 59 Bidwell av, Jersey
City, owner and builder. Cost, \$35,000.

EAST ORANGE, N. J.—E. V. Warren, 31
Clinton st, Newark, has completed plans
for three 3-sty brick, frame and stucco
apartments, 30x67, and four individual
attached garages, in the south side of Ber-
wyn st, 250 ft west of Harrison av, for
Blum, Heinberg & Blum, 148 South 21st
st, Irvington, N. J., owners and builders.
Cost, \$15,000 each.

JERSEY CITY, N. J.—A. Schule, 360
Avenue C, Bayonne, has completed plans
for a 4-sty brick apartment, 35x84, at 11-
13 Olean av, for Viola M. Treier, 22 Olean
av, Jersey City, owner. Cost, \$25,000.

ELIZABETH, N. J.—M. B. Silberstein,
123 Springfield av, Newark, has complet-
ed plans for a 3-sty frame and stucco
flat, 22x64, at 603 Court st, for Morris
Walzer, 619 Court st, Elizabeth, owner.
Cost, \$7,000.

CHURCHES.

CLIFTON, N. J.—Frederick J. Schwarz,
Colt Bldg., Paterson, has preliminary
plans in progress for a 2-sty brick
church, school and parish house, at 143
Ackerman av, for the St. Cyril and
Methodius Roman Catholic Church, on
premises, owner. Cost, \$30,000.

DWELLINGS.

VERONA, N. J.—Plans have been com-
pleted privately for a 2½-sty frame and
shingle dwelling on Afterglow av for A.
P. Clark, Crane Bldg, Montclair, N. J.,
owner. Cost, \$6,000.

NEWARK, N. J.—J. B. Acocella, Union
Bldg, Newark, has completed plans for a
2½-sty frame and shingle dwelling, 26x
42, and a 1-sty hollow tile block and
stucco garage, 12x20, at 81 St. Paul's av,
for Cona Boccia, Norwood st, Newark,
owner.

CARTERET, N. J.—J. B. Beatty, 15
North Reid st, Elizabeth, N. J., has plans
in progress for a 2½-sty brick dwelling,
32x48, for John Debow, Carteret, owner.
Cost, \$10,000.

PERTH AMBOY, N. J.—M. G. Tuzik,
Raritan Bld, Perth Amboy, has plans in
progress for a 2-sty brick dwelling and
store, 24x36, at the southwest cor of Pine
and Thomas sts, for Louis Pitlick, 32
Wagner av, Perth Amboy, owner. Cost,
\$5,000.

UPPER MONTCLAIR, N. J.—Chris-
topher Meyers, Crane Bldg, Montclair, N.
J., has completed plans for a 2½-sty frame
dwelling, 26x34, on Overlook rd, for H.
Anderson, 65 North Fullerton av, Mont-
clair, owner. Cost, \$4,000.

PATERSON, N. J.—Joseph De Rose, 119
Elliston st, Paterson, has completed plans
for a 2½-sty frame dwelling, 22x32, on
McBride av, for Peter Wayner, 653 Main
st, Paterson, owner. Cost, \$3,500.

PATERSON, N. J.—Joseph De Rose, 119
Elliston st, Paterson, has plans in pro-
gress for a 2½-sty frame and stucco dwell-
ing, 30x30, on 17th av, for F. W. Moore,
mgr., Union Pacific Tea Co., 12 Main st,
and 42 Prince st, Paterson, owner. Cost,
\$5,000.

NEWARK, N. J.—J. B. Warren, Essex
Bldg., Newark, has completed plans for
a 2½-sty frame and shingle dwelling, 22x
48, on the east side of Morgan pl, for
Christian and Matilda Krohmer, Harn-
son, N. J., owner. Cost, \$5,500.

PATERSON, N. J.—Plans have been
completed privately for three 2-sty frame
dwellings, 24x50, at 743-745 14th av, for
East Side Building & Construction Co.,
William H. Livingston, pres., 477 East
29th st, Paterson, owner and builder.
Cost, \$4,000 each.

PATERSON, N. J.—Plans have been
completed privately for a 2-sty frame
dwelling, 24x40, at 122-124 Carvon st, for
Carl T. F. Hayunga, 30 North 14th st,
Paterson, owner and builder. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Joseph De Rose,
119 Elliston st, Paterson, has plans in
progress for a 2-sty brick mill bldg., 40x
99, at 185 Spring st, for Karl Miller, 7
Peach st, Paterson, owner. Cost, \$15,000.

RAHWAY, N. J.—W. Frank Bower, 44
Harrison st, East Orange, N. J., has plans
in progress for two 1 and 2-sty brick
manufacturing buildings, 100x200, and 90x
120, respectively, on Scott av, adjoining
the Pennsylvania Railroad, for Merck &
Co., Lincoln av, Rahway, owner.

HOTELS.

HOBOKEN, N. J.—Max Beyer, 79 River
st, Hoboken, has plans in progress for al-

terations to the 3-sty brick hotel and
cafe at 14th st and Willow av. Owner's
name will be announced later. Cost, \$8,000.

STABLES AND GARAGES.

NEWARK, N. J.—August M. Kleeman,
741 Broad st, Newark, has plans in pro-
gress for a 1-sty public garage, 34x94, at
the southeast cor of 16th av and 12th st,
for William Grohmann, on premises, own-
er. Cost, \$7,500.

PALISADE, N. J.—G. W. Dexter, Pali-
sade Bldg, Palisade, N. J., has plans in
progress for a 1½-sty hollow tile and
stucco garage, 22x28, with brick exten-
sion, 10x12, for F. Ducoudray, Palisade,
N. J., owner.

NEWARK, N. J.—George E. Jones, Uni-
on building, Newark, has completed
plans for a 1-sty public garage, 50x119,
at 63-67 Rose terrace, for the Tenrose
Holding Co., owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—William T. Fanning,
Colt Bldg, Paterson, has plans in progress
for a rear addition to the 1-sty brick
store bldg, 20x40, at 310-312 Main st, for
James A. Gavin, on premises, and 66
Preakness av, Paterson, owner. Cost,
\$4,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

ROCHESTER, N. Y.—Howard B. Nurse,
207 Cutler Bldg, Rochester, has complet-
ed plans for a 4-sty brick apartment
house, 60x88, at 45-51 William st, for A.
Rosen and S. Borden, 116 Ferris st, Roch-
ester, owner. Cost, \$55,000.

BANKS.

ROCHESTER, N. Y.—Claude Bragdon,
415 Cutler Bldg., Rochester, is preparing
plans for the alteration and addition to
the bank at Main and South Water sts,
for the Security Trust Co., on premises,
owner. Consists of building a mezzanine
floor for the trust department. Cost,
\$15,000.

STAMFORD, CONN.—Plans have been
completed privately for a 2½-sty frame
dwelling on Waverly pl for P. Van C.
Baker, Franklin st, Stamford, owner. Cost,
\$3,000.

LENOX, MASS.—Delano & Aldrich, 126
East 38th st, Manhattan, are revising
plans for a 2 and 3-sty brick and stone
dwelling, 101x153, for Mrs. Alfred G. Van-
derbilt, 331 Madison av, Manhattan,
owner.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Carl Ade, 344 East
av, Rochester, has revised plans in pro-
gress for the addition to the 5-sty brick
and steel factory, 34x66, at 8-24 Jay st,
for the Shinola Co., 24 Jay st, Rochester,
owner. Cost, \$25,000.

COHOES, N. Y.—The W. W. Snyder
Mfg. Co. contemplates rebuilding the 1-
sty brick paper mill, on Van Schaick's
Island, from privately prepared plans.
Cost, \$5,000.

MUNICIPAL.

BUFFALO, N. Y.—Howard Beck, Muni-
cipal Bldg, Buffalo, has working plans in
progress for a 1 and 2-sty municipal clinic,
118x62, at Grant and Amherst sts, for the
City of Buffalo, Dept. of Public Works,
Municipal Bldg, Buffalo, owner. Henry
Joyce, Municipal Bldg, Buffalo, is the en-
gineer.

CASTLETON, N. Y.—Loth & White, 130
State st, Albany, have plans in progress
for a 2-sty brick and stone high school
building, 100x42, to contain 9 classrooms,
assembly hall, library and chemistry lab-
oratory, for the Village of Castleton,
Board of Education, A. H. Folmsbee, pres.,
Castleton, owner. No site has been sel-
ected. Cost, \$50,000.

HUDSON FALLS, N. Y.—Waits & Cope-
land, 46 Cornhill st, Boston, Mass., will
draw plans for a 2-sty brick high school
building, for the Board of Education,
Preston Paris, pres. and chairman Bldg.
Committee, Hudson Falls, N. Y., owner.
Cost, \$125,000.

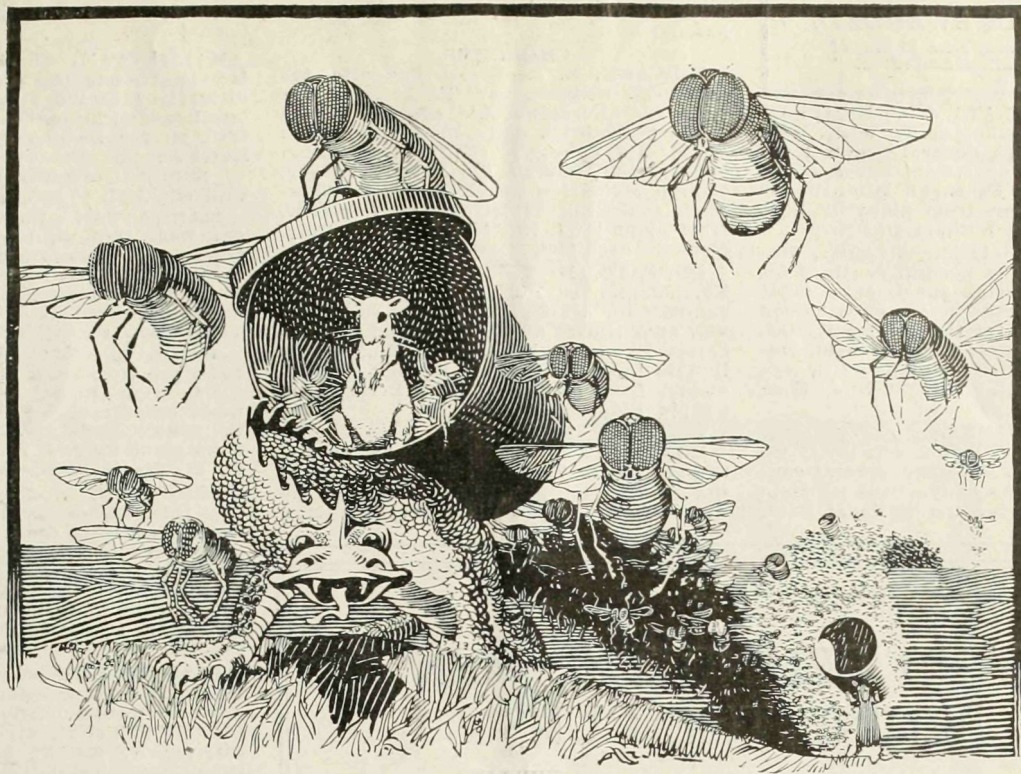
STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—W. J. Beards-
ley, 49 Market st, Poughkeepsie, has plans
in progress for a 3-sty brick and stone
trim store, office and rooming house, 60x
60, in Main st, for the Morgan House
Corp., J. W. Sherrill, 45 Market st, Pough-
keepsie, owner. Cost, \$100,000.

MISCELLANEOUS.

PEEKSKILL, N. Y.—Frank A. Moore, 52
Vanderbilt av, Manhattan, has plans in
progress for a brick and stone trim dor-
mitory, 40x100, for the Peekskill Military
Academy, Dr. C. A. Robinson, in charge,
Peekskill, owner.

PIERCEFIELD, N. Y.—Linn Kinne,
Mayro Bldg, Utica, N. Y., has plans in
progress for a 2-sty brick industrial com-
munity bldg for the International Paper
Co., M. O. Wood, local supt., Piercefield,
owner. Cost, \$25,000.



Summer is on the way. Look over towards the horizon and you will see the flies in massed formation getting ready to attack. Better mobilize your resources and put in a Kewanee Garbage Burner. That's the big gun for the campaign against disease. Don't let the Spring flies get started. Doctors say the Spring fly is the Red Demon.

Swatting flies is all right as far as it goes, but just remember that for every single fly you swat a million more are born. It's a hopeless game. Put in the garbage burner and destroy, while it is still fresh, the vegetable and organic matter that soon becomes garbage under the sun's hot rays. You needn't go to the trouble of swatting flies, if you maintain a garbage can on the back porch. It's an endless job.

Every one of you flat owners can earn the gratitude of your tenants, make your building more livable and a blamed sight more rentable, if you'll put that Kewanee Garbage Burner in your basement. Don't you know that the garbage thus becomes fuel and saves you the cost of a lot of coal, to say nothing of the doctors and druggists bills. Think of your children. They are the direct objects of the flies attacks. And they suffer like sin when the fly gets in its work. Save the kids, save yourselves, save your home, save your money. Send for a representative of the Kewanee Boiler Company today and ask him to show, and explain, the Kewanee Water-Heating Garbage Burner.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Charles T. Wills, Inc., 286 5th av, has the general contract for alterations to the apartment house at 635 Park av, for Mrs. Susannah Minturn, 109 East 21st st, owner, from plans by I. N. Phelps Stokes, 100 William st.

ORANGE, N. J.—Arthur Scheffler, Hoboken, N. J., has the general contract for two 1 and 3-sty brick apartments, 45x45 ft each, at the northeast cor of Oakwood av and Berwyn st, for the Bee Realty Co., Ellsanna Brown, pres., 51 Newark st, Hoboken, N. J., owner, from plans by George B. McIntyre, 140 4th st, Union, N. J. Cost, \$15,000 each.

BANKS.

WESTFIELD, N. Y.—Hoggson Bros., 485 5th av, Manhattan, have the general contract for alterations to the bank at Main st and the Park, for the National Bank

of Westfield, F. W. Crandall, pres., Westfield, N. Y., owner, from privately prepared plans.

CHURCHES.

NEWARK, N. J.—Nicola Pannullo, 243 Oliver st, Newark, has the general contract for alterations and addition to the 1 and 2-sty brick and hollow tile church at 242-248 Jefferson st, for the Italian Presbyterian Church, c/o Newark Presby. Church Extension Co., Rev. W. Y. Chapman, chairman, 30 Riverside av, owner, from plans by J. E. Acocella, Union Bldg, Newark, architect. Cost, \$5,000.

BUFFALO, N. Y.—Henry Harder, 287 Northampton st, Buffalo, has the general contract for a 2-sty church and school, 30 x47, at Salem st and Abbott road, for the Salem Evangelical Lutheran Church, c/o Buffalo Lutheran Mission Society, Buffalo, owner, from plans by W. S. Brickell, 46 Chapin Bldg, Buffalo.

DWELLINGS.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, Manhattan, have the general contract for alterations to the dwelling at 303 Madison av, for Mrs

Joanna C. Riker, on premises, owner, from plans by Bates & How, 35 West 39th st. Cost, \$2,000.

MANHATTAN.—Charles Ward Hall, 140 Nassau st, has the general contract for alterations to the 5-sty brick and stone dwelling and store, 50x80, at 110-112 East 59th st, for Nathan & Carrie Kaufman, Hotel Ansonia, Broadway and 73d st, owner, from plans by Taylor & Levi, 105 West 40th st. Cost, \$5,000.

MANHATTAN.—Robert Johnson, Inc., 204 East 58th st, has the general contract for the alteration of the 4-sty brick residence, 18x100, at 120 East 61st st, for T. T. Lawrence, Saunders, 45 West 50th st, owner, from plans by Ernest Greene, 5 Beekman st. Cost, \$15,000.

MANHATTAN.—James C. Hoe's Sons, 305 East 43d st, has the general contract for interior alterations to the 4-sty brick dwelling, 25x100, at 10 West 72d st, for the Milo Belding Co., on premises, owner, from plans by J. J. Diemer, 118 East 28th st, architect. Cost, \$12,000.

BROOKLYN, N. Y.—Sims Construction Co., 1170 Broadway, Manhattan, has the general contract for interior and exterior alterations to the 3-sty brick and stone dwelling, store and garage, 50x100, at 182 Myrtle av, for Percy Pick, 180 Myrtle av, owner, from plans by B. H. & C. N. Whinston, 148th st and 3d av, Manhattan. Cost, \$6,500.

MUNSON, L. I.—Jacob & Youngs, 116 West 32d st, Manhattan, have the general contract for remodeling and erecting an addition to the 2½-sty frame dwelling, 49 x70, for W. Wright, on premises, owner, from plans by Clarke W. Waggemann, 1211 Connecticut av, Northwest, Washington, D. C.

PATERSON, N. J.—John Vroom, 23 22d av, Paterson, has the general contract for the 2-sty frame dwelling, 22x41, at 125 Pennsylvania av, for Peter Van De Veire, 171 Lewis st, Paterson, owner, from plans by Joseph De Rose, 119 Ellison st, Paterson. Cost, \$3,000.

WHITESTONE, L. I.—E. S. Griffing, Bayside, L. I., has the general contract for interior alterations to the dwelling on the north side of the Boulevard, 550 ft east of Cryders lane, for G. Ames Beals, Cryders Point, Whitestone, owner, from plans by A. L. Storm, Beechurst, L. I., architect. Cost, \$5,000.

LOCUST VALLEY, L. I.—Norcross Bros. Co., 103 Park av, Manhattan, has the general contract for two 2½-sty stucco and brick dwellings, 127x26x87x30, and 75x15, and a 2½-sty garage, 38x26, for J. Pierpont Morgan and Junius S. Morgan, Jr., Wall and Broad sts, and 231 Madison av, Manhattan, from plans by Goodwin, Bullard & Woolsey, 4 East 39th st, Manhattan.

ENGLEWOOD, N. J.—James Bried, West st, Englewood, has the general contract for addition to the 2½-sty frame and shingle dwelling, 18x12, to contain a nursery, maid's room and study, on Woodland av, for D. P. Earle, on premises, owner, from plans by Aymar Embury, 2d, 132 Madison av, Manhattan. Cost, \$5,000.

RIDGEFIELD, N. J.—Thomas Lindley, Ridgefield Park, N. J., has the general contract for two 2½-sty frame and shingle dwellings and garage, 22x36 ft each, near the station, for I. Zion, Ridgefield, owner, from plans by J. Duke Harrison, 52 Vanderbilt av, Manhattan. Cost, \$7,500 each.

BAYONNE, N. J.—M. C. O'Brien Co., 127 West 14th st, Bayonne, has the general contract for a 2½-sty frame dwelling, 22 x50, at 73 West 15th st, for Jeremiah Shanahan, Bayonne, owner, from plans by Eugene Reilly, 63 West 34th st, Bayonne. Cost, \$5,000.

HALEDON, N. J.—Gottlieb Bergerm, 110 North 8th st, Paterson, has the general contract for a 2½-sty frame dwelling at the cor of East Barbour and Park sts, for Jacob J. Roth, 39 Lane st, Paterson, owner, from privately prepared plans. Cost, \$4,000.

JERSEY CITY, N. J.—William R. Whyte, 36 Oakland av, Jersey City, has the general contract for a 2-sty brick dwelling, 22x44, at 110 Hopkins av, from privately prepared plans. Owner's name will be announced later. Cost, \$4,500.

OSSINING, N. Y.—M. Delfino, 77 North Highland av, Ossining, has the general contract for alterations and additions to the 2½-sty frame farm house for Dr. James McLean, Ossining, owner, from privately prepared plans. Cost, \$4,000.

STAMFORD, CONN.—F. S. Dawless, 103 Main st, New Canaan, Conn., has the general contract for a 1½-sty frame dwelling and garage, 30x115, at Springdale, for Herman Fleitman, Noroton st, Stamford, owner, from plans by Josephine W. Chap-

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A LIBERTY LOAN BOND IS UNCLE SAM'S PROMISE
TO PAY AND HE IS WORTH \$225,000,000,000

man, 46 Washington sq, Manhattan, architect. Cost, \$35,000.

YONKERS, N. Y.—John Borup, White Plains rd, Tuckahoe, N. Y., has the general contract for a 2½-sty hollow tile and brick veneer dwelling, 48x27, on Cedar lane, for George Partridge, Bronxville, N. Y., owner, from plans by Lewis A. Coffin, 15 East 40th st, Manhattan, architect. Cost, \$12,000.

EAST ORANGE, N. J.—I. W. Halsey, Ellwood av, South Orange, has the general contract for alterations and addition to the 2½-sty frame and shingle dwelling, at 139 North Arlington av, for Herbert B. Ludlum, 260 4th av, Manhattan, owner, from plans by Graham King, 400 Tillion rd, South Orange. Cost, \$7,500.

MT. VERNON, N. Y.—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, has the general contract for a 2½-sty frame and stucco dwelling, 25x65, at Columbus and Sidney avs, for Harriet N. Robinson, Sidney av, Mt. Vernon, owner, from privately prepared plans. Cost, \$9,000.

NEW BRUNSWICK, N. J.—Adam Frank, 65 Wyckoff st, New Brunswick, has the general contract for a 2-sty frame dwelling in Hartwell st, for Luke Lyons, 7 High st, New Brunswick, owner, from plans by William H. Boylan, 390 George st, New Brunswick, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have the general contract for alterations to the 7 and 9-sty brick warehouse, 197x711, at 601 West 27th st, for the Terminal Warehouse Co., John H. Lynch, 17 South William st, owner, from plans by Otto M. Beck, 2228 Croysey av, Brooklyn. Consists of constructing a coal vault. Cost, \$4,000.

BROOKLYN, N. Y.—H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract for a 4-sty reinforced concrete factory, 120x150, in the south side of 55th st, bet. 1st and 2d avs, for the American Machine & Foundry Co., 56th st and 2d av, owner, from privately prepared plans.

PERTH AMBOY, N. J.—Stone & Weshler, 147 Milk st, Boston, Mass., have the general contract for addition to the 3-sty plant in Fayette st, corner High st, for the Roessler & Hasslacher Chemical Co., Jacob Hasslacher, pres., 100 William st, Manhattan, owner, from privately prepared plans.

NEWARK, N. Y., ETC.—W. F. Martens Co., Cutler building, Rochester, N. Y., has the general contract for erecting warehouses at Newark, Albion and Medina, N. Y., for the State of New York, W. W. Wotherspoon, supt. of Public Works, Capitol, Albany, N. Y., owner, from privately prepared plans.

ELIZABETH, N. J.—The National Engineering Corporation, 140 Central st, Boston, Mass., and 111 Broadway, Manhattan, has the general contract for a 1 and 2-sty automobile factory, 140x520, at the northeast cor of Newark av and North av, for the Dussenberg Motors Corp., 120 Broadway, Manhattan, owner, from privately prepared plans.

HALEDON, N. J.—J. H. Steele & Son, 140 Market st, Paterson, N. J., have the general contract for addition to the 2-sty brick plant, 60x83, at 222-248 Belmont av, for the Flory Silk Dyeing & Printing Co., D. Flory Calderini, pres., on premises, owner, from privately prepared plans. Cost, \$12,000.

NEWARK, N. J.—Frederick Kilgus, Inc., 13 South 6th st, Newark, has the general contract for a 2 and 4-sty manufacturing plant, 62x85 and 26x25 respectively; also a 1-sty office bldg and laboratory, 40x40, at the foot of Blanchard st, for the Alcohol Products Co., Harold W. Haines, on premises, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Cost, \$70,000.

RAHWAY, N. J.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for addition to the 1-sty factory, 40x150, on Elizabeth av, for the Three In One Oil Co., David R. Locks, plant manager, owner, from privately prepared plans. Cost, \$20,000.

ROCHESTER, N. Y.—Alexander, Shumway & Utz, 16 State st, Rochester, have the general contract for a 3-sty reinforced concrete factory, 60x160, in North Goodman st, for the Stecher Lithographic Co., F. W. Moulton, in charge of construction, 300 North Goodman st, Rochester, owner, from privately prepared plans.

HOTELS.

MANHATTAN.—Valentine Lynch, 13-21 Park Row, has the general contract for alterations to the 9-sty brick, stone and steel hotel Imperial, 211x120, on the east side of Broadway, from 31st to 32d sts, for Robert W. Golet, 9 West 17th st, owner, and J. Otto Stack, c/o Harvard Club, 27

West 44th st, lessee, from plans by Albert & Morton Gray, 116 West 39th st.

MUNICIPAL.

AMITYVILLE, L. I.—Lawson & Longnecker, Front st, Rockville Center, L. I., have the general contract for a 2-sty brick post-office and bank bldg, 46x72, on the east side of Broadway, near Oak st, for the First National Bank of Amityville, Dr. Luce, pres., Broadway, Amityville, owner, and the U. S. Government, Post Office, 12th st and Pennsylvania av, Washington, D. C., lessee, from plans by Lewis Inglee, Broadway, Amityville. Cost, \$20,000.

SCHOOLS AND COLLEGES.

SPRING LAKE, N. J.—Conklin & Sutts, Belmar, N. J., have the general contract for alterations to the 3-sty brick public school, for the Board of Education of Wall Township, John Alger, pres., New Bedford, N. J., owner, from plans by Warren H. Conover, 114 Liberty st, Manhattan, and 2 Yard av, Freehold, N. J. Cost, \$10,000.

STABLES AND GARAGES.

MANHATTAN.—W. L. & G. H. O'Shea, 29 Broadway, have the general contract for a 4-sty brick and stone garage, 68x

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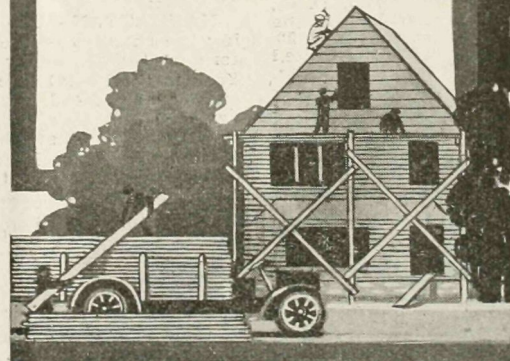
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100, at the northwest cor of Old Broadway and 131st st for the A. L. S. Realty Corp., William F. H. Armstrong, director, 153 Riverside dr; Elliott Lynch, 341 5th av, and J. H. Schreiner, 251 West 69th st, owners, from plans by Elliott Lynch, 341 5th av, architect.

BROOKLYN, N. Y.—H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract for a 1 and 2-sty garage, office building and wagon shed, 31x45 and 31x45, at North 10th st and Kent av, for the Standard Oil Co. of New York, 26 Broadway, Manhattan, owner, from privately prepared plans.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35a Kosciusko st, Bklyn, have the general contract for the 1-sty brick garage, to be erected at the southwest cor of Beverly road and East 28th st, for James Tully, owner, from plans by Robert Schaefer, 1526 Flatbush av. Cost, \$3,000.

BROOKLYN, N. Y.—Nicholas Masen, 349 Troutman st, Brooklyn, has the general contract for a 1-sty brick garage, 50x100, in the north side of Troutman st, 190 ft east of Irving av, for Vincent Bros., 317 Troutman st, owner, from plans by F. J. Dassau, 1373 Broadway, Bklyn, architect. Cost, \$10,000.

PORTCHESTER, N. Y.—Allison F. Coe, 49 Park av, Portchester, has the general contract for a 1-sty brick garage, 43x90 at the cor of Mill and Main sts, for John Copantino, Palmer pl, Portchester, owner, from plans by William A. Smith, Portchester. Cost, \$12,000.

STORES, OFFICES AND LOFTS. MANHATTAN.—The Lippe Contracting

Co., 52 Vanderbilt av, has the general contract for alterations to the two 6 and 8-sty brick loft and office bldgs, 22x76 and 28x127 ft respectively, at 227 William st, for Charles D. Walfron and William Mayer Estate, on premises, owner, from plans by James P. Whiskerman, 39 East 42d st. Cost, \$9,000.

MANHATTAN.—Charles Brady Co., 18 West 34th st, has the general contract for alterations to the 6-sty brick store and factory, 54x117, at 140-2 6th av, for the Emigrant Industrial Savings Bank, John J. Pulleyn, pres., 51 Chambers st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway. Cost, \$20,000.

MANHATTAN.—Robertson & Todd, 101 Park av, have the general contract for the alteration to the basement at 346 Madison av, for the Liverpool, London & Globe Insurance Co., 80 William st, owner, and Brooks Bros., on premises, lessees, from plans by B. W. Morris, 101 Park av. Cost, \$5,000.

MANHATTAN.—Alexander List & Sons, 105 West 40th st, have the general contract for alterations to the 6-sty brick loft building, 23x100, at 40 Great Jones st, for the Mary A. Chisholm Estate, c/o George E. Chisholm, 84 William st, owner, from plans by John B. Snook Sons, 261 Broadway, architects.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for alterations to the store and loft bldg at the southwest cor of 8th av and 43d st (671-677 8th av), for the Boyer Town Burial Casket Co., 109 West 24th st, owner, from plans by Julius Harder, 120 West 32d st. Includes general interior alterations to offices and salesrooms and a 2-sty addition. Cost, \$50,000.

MANHATTAN.—Wennemer Construction Co., 103 Park av, has the general contract for a 2-sty brick, terra cotta and marble taxpayer, 200x120x55, at Broadway, 138th st and Hamilton pl, for the One Hundred & Thirty-Eighth St. & Broadway Corp., owner, from privately prepared plans. Cost, \$75,000.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, Newark, has the general contract for addition to the 2-sty office building, 35x80, at 711 South 10th st, for the Williams Baking Co., Richard M. Hanschka, on premises, owner, from plans by John T. Simpson, Essex building, Newark, architect and engineer.

BOGOTA, N. J.—George Collins, 1st and Berry sts, Hackensack, N. J., has the general contract for a 1½-sty hollow tile and stucco store bldg, 25x100, on Queen Ann road, near North av, for George Hebeber, Bogota, owner, from privately prepared plans. Cost, \$4,500.

MISCELLANEOUS.

MANHATTAN.—F. M. Gabler, 402 Hudson st, has the general contract for a 1-sty concrete, steel and cement pent house, 30x100, at 29 Broadway, for Spencer Aldrich, 29 Broadway, from privately prepared plans. Cost, \$10,000.

MANHATTAN.—John B. Roberts, 3 West 29th st, has the general contract for three stations finish on 7th av-Lexington av Rapid Transit R. R., under Park pl, near West Broadway, near William st, under Hanover sq, east of Pearl st, for the Public Service Commission of the First District, Oscar Straus, chairman, 120 Broadway, owner, from privately prepared plans.

MANHATTAN.—The contract for making the changes to the Safe Deposit quarters of the Guaranty Trust Co. of New York in the Postal Life Bldg, at the southeast corner of 43d st and 5th av, has been awarded to the Columbus Circle Construction Corp., 51 East 42d st, from plans by York & Sawyer, 50 East 41st st. The changes are necessitated by the widening of the 43d st roadbed and reducing the width of the sidewalk by 2 ft, both on the north and south sides.

HUDSON, N. Y.—The Peekskill Construction Co., Peekskill, N. Y., has the general contract for addition to the firemen's home, for the New York State Volunteer Firemen's Association, George T. Kelly, pres., Yonkers, N. Y., owner, from plans by H. Lansing Quick, 18 South Broadway, Yonkers. Cost, \$100,000.

MONTCLAIR, N. J.—George Pearce, 203 Tremont av, Orange, N. J., has the general contract for an iron frame and glass greenhouse, 18x50, and a hollow tile and concrete potting house, 14x18, on Edgewood Terrace, Montclair, N. J., owner, from privately prepared plans. Cost, \$5,000.

CLAYVILLE, N. Y.—A. E. Badgley, Stone Opera House Bldg, Binghamton, N. Y., has the general contract for a 1½-sty brick passenger and freight station for the D. L. & W. R. R. Co., J. Ray, chief engineer, Hoboken Terminal, Hoboken, N. J., owner, from plans by Frank J. Nies.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF CHEMICAL ENGINEERS will hold its ninth semi-annual meeting in Buffalo, N. Y., June 20-22.

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 S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Roco, 29 West 30th st, secretary.

WORLD'S SALESMANSHIP CONGRESS will be held at Detroit, June 10-14. There will be a special departmental session on "Salesmanship in the Building Field." J. M. Barrett, Kresge Building, Detroit, Mich., is secretary-manager of the Congress.

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.

NATIONAL EXPOSITION OF SAFETY AND SANITATION will be held in the Grand Central Palace, New York, September 10-15, under the joint auspices of the American Museum of Safety and the National Safety Council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys (R)—Refrigerating System Repair; Rec—Fireproof Receipts; 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; *FISy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *STSys—Storage System; T.H.O.—Tenement House Order.

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

Week ending May 26.

MANHATTAN ORDERS SERVED.

- Bleecker st, 259—Jas Hopkins, 1307 Lex av, FP-FE(R)-EX(R)-FP-EXS Broadway, 462-4—Augustus Juilliard, 11 W 57. EXS-WSS(R) Broadway, 595—Francis K Pendleton, 7 E 86. Stp(R) Broadway, 599-601—Frederick Ayer, Mills, Building Stp(R) Broome st, 95—Irving S Ottenberg, 206 Bway, FD-A Cannon st, 13—John Albert, 2366 University av. DC Center st, 247—Est A Trenkmann, 179 Lafayette. DC Charlton st, 129-35—Stafford Ink Co. Ex(R) Duane st, 62-4—Robert Hoe Est Co, FE(R)-St(R)-WSS(R)-EX(R)-EXS Duane st, 177-9—Clara L Drake-Smith, FP(R)-WSS(R) 8 av, 2230-4—Leopold Jonas, FE(R)-FP-EX(R)-EXS 22 st, 20 E—Adams Chester Co. Rec-GE 24 st, 413-5 E—John Kreeb et al. WSS(R) 24 st, 228 E—August W Rabe, Ex(R)-St(R)-FE-WSS(R) 110 st, 208 E—John J Fleming. WSS(R) 4 av, 285-9—United Charities Corp, 289 4 av. A Front st, 263—Mrs Clara London et al, FE-St(R)-EXS-EX(R) Grand st, 229—Samuel Schwartz. A-FD Greene st, 15-7—Trustees of Presbytery of N Y. FP Lexington av, 1714-20—Cloak & Skirt Makers' Union. Ex(R) Lexington av, 1714-20—Klebanoff Bros. Ex(R) Madison av, 152—Oriental Rug Exch. FA-Rec Madison av, 183—John S Hoyt. A Mulberry st, 142-4—Est Mary E Patten. A Nassau st, 60-2—Henry Wallenberg. Rub Nassau st, 60-2—Mary C Timmons, FE(R)-St-EXS-EX(R) 6 av, 118-22—Est Robert J Dillon. WSS(R) 6 av, 644—Est Wm K Thora. WSS(R) South st, 163—Howard pl, FE(R)-St(R)-EX(R)-FP(R)

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Heating Work—Additional Power House Equipment, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Friday, June 15, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2747. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary, State Hospital Commission. Dated: May 25, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 17, 1917.—Sealed proposals will be opened at this office at 3 p. m., June 20, 1917, for the construction of the United States post office at Front Royal, Va. Drawings and specifications may be obtained from the custodian of the site at Front Royal, Va., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

BUILDINGS

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, June 19, 1917, for Contract 180, for erecting 7 dwelling houses and various outhouses, remodeling 5 houses, and removing 4 buildings along the line of the Catskill aqueduct between the Ashokan and Hill View reservoirs. The work has been divided into 5 groups arranged geographically, and the bidder may bid for one or more of these groups separately and also for the work as a whole.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President, CHARLES N. CHADWICK, JOHN F. GALVIN,

Commissioners, Board of Water Supply. GEORGE FEATHERSTONE, Secretary.

Spruce st, 8—Fleming & Benedict..GE-Rec-Rub
 3 av, 1853—Joseph Gabisch.....DC
 3 av, 1855—Brois R Schiiff et al.....DC
 3 av, 2308—Sayer Drug Co, 47 E 125.....GE
 Washington st, 268—Eongiorno & Zammatro,
 Rec
 William st, 166—Isaac SmigelRec
 West End av, 102-4—Auto Service Bldg Co,
 FD-A
 18 st, 32-4 W—S & C Clothing Co,
 FA(R)-El-Rec(R)-Rec
 22 st, 150-4 W—Brill & Montfort Button Mig
 Co.....FP(R)
 29 st, 601 W—Gorham F Smith.....WSS(R)-FP
 32 st, 6-8 W—Bradkin Realty Co,
 FP(R)-Stp(R)-Rub
 38 st, 237 W—Laura A Cregan.....GE
 53 st, 101 W—Charles Wertheimer..FA-GE-Rec
 63 st, 18-20 W—C & D Co.....FE(R)-FP
 72 st, 336 W—Clara Friedlander, 200 W 58
 GE-DC-FP

92 st, 251 W—N Y County Natl Bank, 79
 8 av.....Stp(R)
 118 st, 83 W—Hyman Olchak.....FA-GE-Rec
 120 st, 25 W—Jacob Shraday, 254 W 93.....DC
 147 st, 514-6—United Elec Light & Power Co,
 130 E 15.....FE(R)-WSS(R)-ExS-Ex(R)
 149 st, 542 W—Minna Vondrann,
 FP(R)-WSS(R)-GE
 Broadway, 1507-21—Hotel Astor,
 RefSys(R)-FP-CF
 Broadway, 1587-9—Eggers, Inc.....Rec-D&R-FA
 Charlton st, 104-6—Vandam Warehouse Co,
 175 Franklin.....D&R-FA
 Church st, 326—Henry Schatzer,
 FA-El-D&R-Rec NoS
 Cortlandt st, 63—O H Jadwin.....FP
 3 st, 11 E—Jacob Goldfarb.....RQ
 19 st, 614-26 E—Degnon Contracting Co, 68
 Hunters Pt, av, L 1 City,
 FA-NoS-FP-WSS(R)-FE(R)-FP
 5 av, bet 33 & 34 sts—Waldorf Astoria Hotel,
 RefSys(R)-FP(R)-FD-CF-D&R
 Park av & 42 st—August Eelmont Hotel Co,
 RefSys(R)-D&R-FD-CF
 47 st, 205-13 E—Charles H White-Biltmore,
 CF-NoS-FP(R)-Rec-Stp
 76 st, 51 E—Black & White Cab Co, 328 W 68,
 FP(R)-FA-Rec-CF-O-FP-StSys
 83 st, 121 E—F W Woolworth, 233 Bway....FP
 92 st, 205 E—Jacob Ruppert, 1639 3 av,
 RefSys(R)-FP-FD-CF
 118 st, 42 E—W P Schwarz.....FA-Rec
 121 st, 506 E—American Cleaning & Dyeing
 Co.....CF-FA-NoS-FE(R)-El
 125 st, 312 E—Rapid Cleaners & Dyers,
 CF-Rub-FP(R)
 130 st, 77-9 E—Costikyan & Co, 12 E 40.....FP
 133 st, 280-302 E—Arctic Hygeia Ice Mig Co,
 RefSys(R)-FP(R)-FD-RQ
 8 av, 2645—Litman Leshinsky.....Rec-FA-NoS

BRONX ORDERS SERVED.
 Devoe av, 425—Bronx Consumers' Ice Co,
 RefSys(R)-FP(R)-FD-CF
 141 st, 261 E—Joseph Zeoli...FA-Rec-NoS-El
 Jackson av, 625—Sam Abidor.....D&R
 134 st, 895-7 E—Port Morris Market Co.WSS(R)
 136 st, 841-3 E—Mugler Iron Wks.....WSS(R)
 156 st, 227-9 E—Chas H Robinson.....GE
 169 st, 451 E—Max Peters et al.....WSS(R)
 Holland av, 1800—C B J Snyder, 500 Park av,
 Tel-DC-Rub-A

BROOKLYN ORDERS SERVED.
 Adelphi st, 257—H J Dooley.....D&R
 Bergen st, 21-3—N V Nelson.....D&R-FP
 Bergen st, 1632—H M Scott.....FA-Rec
 Bergen st, 1632—Thomas B Walls.NoS-FA-Rec
 Bergen st, 1120—Francis L Blackford,
 FA-Rec-FP
 Bainbridge st, 561—James E McCoy,
 NoS-FA-Rec
 Bushwick av, 1489—Wm F Ahrens, 402
 Sumpter.....NoS-FA-Rec
 Bowery & Thompson Walk—S E Jackson..Rec
 Bushwick av, 1338—Andrew Wardenhauer..Rec
 Bay 19 st, 183—E F Hurlbert.....NoS-Rec
 Eergen st, 607-9—Ericsson Screw Mach Prod-
 ucts Co.....NoS-FA
 Conselyea st, 196—John Schmeiser.....Rec
 Clermont av, 470-2—M F Marlborough's Sons,
 CF
 Court st, 384—Philip J Genter.....Rec
 Chestnut st, 229-83—Columbia Mach Wks and
 Malleable Iron Co.....CF
 Clinton av, 65—Park Av Garage...CF-FA-Rec
 Carroll st, 562-4—De Rosa Bros.....CF
 Coney Island av, 1856—James Smith..El(R)-CF
 Decatur st, 172-4—Regina Auto Sales Co...CF
 Duffield st, 91—Samuel Klein & Son, 126
 Myrtle av.....Rec
 Dresden st, 125—Martin Renz.....D&R
 85 st, 2056—Wm Campbell.....FA
 Essex st, 256—Fred Catapano.....FA-Rec
 East 29 st, 253-5—James J Nolan.....CF
 Evergreen av, 693—Bushwick Auto Supply
 Co, 1337 Bushwick av.....D&R
 18 av, 8226 (rear)—Colony Repair Co,
 NoS-FA-Rec
 Flushing av, 393—Wood Turning Co,
 FA-Rec-GE(R)
 Flatbush av, 419—Hyman Karlin,
 NoS-FA-Rec-CF-StSys(R)
 Foster av, 900—Liptrott & Allen.....CF
 Franklin st, 11-21—Franklin Mach & Steam
 Boiler Wks, 88 Quay.....CF
 Freeman st, 242—Cullen Trans Co, 225
 Chauncey.....CF
 Fulton st, 3132-4—A Westreich..D&R-StSys(R)
 Fenimore st, 285—Eugene Walter, 547 Rog-
 ers av.....D&R
 Gates av, 991—Thomas Norris.....Rec
 Greene av, 1152—John D Muller, 1123 Greene
 av.....NoS-FA-Rec
 Greene av, 606—John A Borst.....NoS-FA
 Greene av, 1156—Henry Schneider.....D&R
 Graham av, 172—Louis Seldowitz.....RQ
 Hamilton av, 209—Jacob Byalick, 65½ Luquer,
 RQ
 Humboldt and Devoe sts—W H Hepplestone,
 1023 E 15.....CF
 Humboldt st, 27—Max Yesner.....FP-NoS-FA
 Harmon st, 361-5—Atlantic Comb Wks.....CF
 Lee av, 43—F C Riegelman.....El-FA-Rec
 Lorimer st, 455—John Teague,
 D&R-FA-FP-WSS(R)
 Maspeth and Gardner avs—Gulf Refining Co,
 NoS-FA-Rec

Clark st, 51—Tumbridge Realty Co,
 RefSys(R)-CF
 Court st, 222—John Stanbitz,
 RefSys(R)-FP(R)-FD-CF
 51 st, foot—All Package Grocery Stores Co,
 RefSys(R)-FP-FD-CF
 Furman st, 66—National Cold Storage Co,
 RefSys(R)-FP-FD-CF
 Ocean Parkway—Mead's Brighton Beach Ca-
 sino.....RefSys(R)-FP-FD-CF
 Richard st, 9—J H Williams & Co, 150 Ham-
 ilton av.....FP(R)-FD-CF

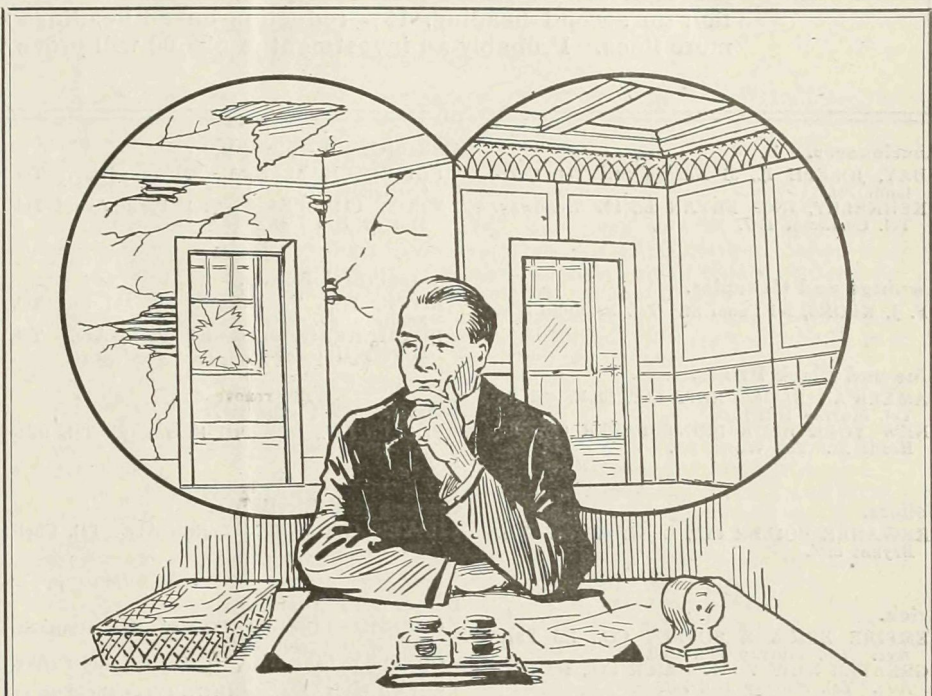
QUEENS ORDERS SERVED.

Lefferts av, 308 (Rich Hill)—K & S Garage,
 640 Lefferts av...NoS-FA-Rec-CF-El(R)-FP
 Laurel Hill—General Chemical Co,
 CF-FA-SA-Rec-FP-D&R
 Merrick rd and Springfield av (Springfield)—
 E B Abrams.....Rec-CF

Newtown av, 128 (Astoria)—Mme Wittke,
 FP-Rec(R)-StSys(R)-FA-CF-El(R)-
 WSS(R)-D&R-SA
 Oxford av, 1217 (Ozone Pk)—Peter Wenk..D&R
 Putnam av, 2438—Wm A Fluhr..FA-Rec-El(R)
 Queens Blvd and Union trunpke (Elmhurst)—
 John W Mears.....CF
 Queens Blvd and Jesse pl (Woodside)—Mar-
 tin Nee.....Rec-CF
 Sea Girt av (Far Rock)—Brier Bros,
 CF-D&R-WSS(R)
 10 st, 76-80 (L I C)—Imperial Paint Co...FA
 Vernon av, 110 (L I C)—Benjamin Jarashow,
 FA-Rec-Rub-D&R
 Woodhaven and Jerome avs—Steinger & Roth-
 fritz.....RefSys(R)-D&R-FP-FD-CF
 Seneca av, 907-9—Joseph Will,
 RefSys(R)-FP(R)

RICHMOND ORDERS SERVED.

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