

# REAL ESTATE BUILDERS RECORD AND GUIDE.

(Copyright, 1917, by The Record and Guide Co.)

NEW YORK, JUNE 16, 1917

## ACTION OF STATE LEGISLATURE SUMMARIZED

### Legislation and Taxation Committee of the Real Estate Board Enumerates Important Measures

**T**HE Real Estate Board of New York has issued a summary of the work of its Legislation and Taxation Committee during the 1917 session of the Legislature, and a brief enumeration of important new laws of interest to real estate owners.

The work of the Board's committee was confined to bills of this nature. Out of all bills introduced 573 were selected for serious consideration. Of these, 175 were opposed and 97 were approved. Of the 175 bills opposed, 163 failed to become law and 12 became law. Of the 97 bills which were approved, 43 became law, 7 passed the Legislature but were vetoed by the Governor, 1 passed the Legislature but was not accepted by the Mayor, 9 passed one house but failed of passage in the other, and 37 died in committee.

The Real Estate Board devoted its attention particularly to bills amending the Labor Law, the Tax Law, the Banking Law, the latter in relation to lending on Torrens titles, and the bill amending the Tenement House Law so as to permit three-story dwellings to be converted into tenements.

Of the Labor Law bills the most important to become law was Assemblyman Bewley's bill redefining a factory so as to relieve factories and factory buildings from structural changes where in the one case less than six persons are employed at manufacturing and in the other, twenty-five persons, or one-tenth of all the persons employed in the building.

The Board this year has had its largest success in the net results of the work of its committee, as most of the bills opposed were defeated and 50 per cent. of those approved became law.

The work of analyzing these bills was done by a joint sub-committee of the Legislation and Taxation Committee and the Real Estate Laws Committee, consisting of the following: Robert E. Dowling, John P. Leo, Carlisle Norwood, Stanley M. Isaacs, Henry O. Chittick, Harry Percy David, Samuel P. Goldman, George W. Olvany, B. E. Martin, D. A. Clarkson, Wm. J. Tully and Wm. B. Ellison.

The following is a summary, by chapter numbers, of important laws affecting real estate:

#### Real Estate.

CHAPTER 63, amending section 1032, Greater New York Charter, by providing that the interest due the purchaser of a tax lien may be paid either directly to the holder of the tax lien or to the collector of assessments and arrears. If paid to the collector of assessments and arrears, it goes into the redemption fund for the benefit of the holder of the tax lien and the collector must notify the holder by mail.

CHAPTER 259, amending sections 995, 1441, Greater New York Charter, by providing that appeals to the Appellate Division from the final decree in condemnation proceedings must be taken within thirty days after notice of filing of final decree.

CHAPTER 308, adding new section 77 to the Public Lands Law, requiring the Secretary of State within sixty days after the passage of the act (May 3) and on or before January 10, annually thereafter, to examine the records of all grants of lands under water for which patents have been issued containing conditions to be complied with and for which a period for performance has expired, and certify the same to the State Engineer and Surveyor who is to investigate immediately whether compliance has been had and report to the Attorney-General. In proper cases the Attorney-General is to prosecute.

**T**HE accompanying report on bills introduced at Albany is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

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

CHAPTER 324, amending paragraph d, subd. 2, section 268, Banking Law, by providing that a trustee of a savings bank shall forfeit his office if he directs or requires a borrower from the bank or mortgagor to negotiate any policy of insurance on the mortgaged property through any particular broker or brokers or attempts to divert the patronage of borrowers from the bank to a particular broker or brokers.

CHAPTER 385, amending subd. 7, section 188, providing that investments in bond and mortgage by a trust company as executor or in other fiduciary capacity may be made by apportioning to any estate or fund a part interest in a bond or mortgage held by the company individually or in a representative capacity.

CHAPTER 467, adding new sections 3332-c and 3332-d to Code of Civil Procedure, providing a new schedule of fees to be charged by the registers of New York, Kings and Bronx counties, and by the county clerks in Queens and Richmond counties when acting as recording officers.

CHAPTER 527, amending sections 138, 139, Tax Law, in relation to lien of mortgage and redemption by mortgagee from tax sale.

The purchaser at a tax sale must give the mortgagee written notice of such sale within two years from the expiration of the year allowed to redeem, requiring him to pay the amount of purchase money with interest within six months after giving the notice.

Redemption by the mortgagee may be made by filing with the Comptroller a written description of the mortgage and by paying to the State Treasurer, if such redemption is made within one year from the last day of the sale, the sum mentioned in the certificate, with interest at the rate allowed by law in case of redemption by occupants from the date of the tax sale certificate, and if such redemption is made after the expiration of such year the said sum, with 37½ per centum thereon, and the amount paid for the deed, together with any taxes which the purchaser or his assigns shall have paid thereon subsequent to the tax sale.

CHAPTER 612, amending section 55, chapter 4, Laws of 1891, New York City Rapid Transit Act, by providing that appeals to the Appellate Division from final decree in condemnation proceedings must be taken within thirty days after notice of filing of final decree.

CHAPTER 681, amending section 258 Real Property Law, by prescribing various short forms of deeds and mortgages of real property.

CHAPTER 682, amending section 254, Real Property Law, by making various changes regulating the construction of recitals and covenants in mortgages and bonds, and agreements to extend or modify the terms thereof.

#### Torrens.

CHAPTER 187, amending section 241 and subd. 7, section 386, Banking Law, permitting savings banks and savings and loan associations to make mortgage loans on property registered under the Land Title Registration Law.

CHAPTER 405, amending section 193, Banking Law, providing that the loans on real property made by trust companies shall be evidenced by an abstract of title and certificate of counsel or a certificate of title issued by the registrar of the county where the property is situated, under article 12, Real Property Law, or guaranteed under a policy of title insurance,

#### Taxation.

CHAPTER 80, amending subd. 1, section 192, Tax Law, by providing that corporations and associations liable for franchise tax under section 182, shall make their report to the Tax Commission between November 1st and December 15th. The Tax Commission may, upon written application, extend the time, but not beyond February 15th.

CHAPTER 410, amending section 207, Tax Law, in relation to the lien of corporation tax, by providing that all taxes and penalties which became due prior to April 1, 1917, and have not been referred to the Attorney-General, shall cease to be a lien on the real estate as against purchasers or holders in good faith after the expiration of ten years from the time when the tax became due.

CHAPTER 489, amending section 36-a, Tax Law, by providing that application for a hearing and review of assessment by a non-resident owner or by a corporation having real property in more than one tax district in the county, must be made on or before the third Tuesday of August.

CHAPTER 493, amending section 180, Tax Law, by increasing the minimum amount of organization tax on corporations from \$5.00 to \$10.00.

CHAPTER 573, amending section 259, Tax Law, by providing that failure to file a statement in relation to advance on trust mortgages within the specified time shall subject the corporation or other person required to file such statement, to a penalty of not less than \$1 nor more than \$100 for each \$1,000 of the maximum amount of principal indebtedness secured by the mortgage, such penalty not to exceed \$5,000 in the aggregate.

CHAPTER 623, amending the Liquor Tax Law generally. The tax is increased generally and the maximum number of licenses is decreased. Fees vary in various localities in proportion to the population. A special schedule of fees apply to Queens, Richmond and parts of The Bronx in New York City, increasing annually until a certain maximum is reached. The Board of Estimate in New York City is empowered to set aside certain parts of the city within which additional licenses are prohibited. After July 1, 1918, one-fourth of the revenue goes to the State and the remainder to the locality. Before June 30, 1918, one-half goes to the State.

CHAPTER 700, amending sections 330 to 340, renumbering section 221-b to be section 221-c and adding new section 221-b, Tax Law, by abolishing the secured debts tax and imposing a tax on investments.

Investments include "any bond, note, debt, debenture, equipment bond or note, or written or printed obligation, forming part of a series of similar bonds, notes, debts, debentures, written or printed obligations, which by their terms are payable one year or more from their date of issue and which are either secured by a mortgage, pledge, deposit or deed of trust, of real or personal property, or both, or which are not secured at all; excepting bonds of this State or any civil division thereof and such bonds, notes, debts, debentures, written or printed obligations, which are secured by a deed of trust or mortgage recorded in the State of New York on real property situated wholly within the State of New York; excepting also such bonds, notes, debts, debentures, written or printed obligations held as collateral to secure the payment of investments taxable under this article or of bonds taxable under article eleven of this chapter (tax on mortgages); and excepting also such proportion of a bond, note, debt, debenture or written or printed obligation, secured by deed of trust or mortgage recorded in the State of New York of property or properties situated partly within and partly without the State of New York as the value of that part of the mortgaged property or properties situated within the State of New York shall bear to the value of the entire mortgaged property or properties."

The tax is 20c per year on each \$100 of face value of the investment and may be paid for one year or more years not exceeding five.

Such investments are exempt from all other State and local taxation for the years for which the investment tax is paid except bank taxes, franchise tax on insurance companies, trust companies and savings banks, inheritance tax and stock transfer tax.

Secured debts on which the secured debts tax was paid prior to May 1, 1915, or prior to April 1, 1917, under article eleven (tax on mortgages) are exempt from taxation.

Secured debts on which the secured debts tax was paid between May 1, 1915, and Dec. 31, 1916, are exempt from taxation for five years from the date of payment.

The holder of an investment secured by mortgage of property situated partly within and partly without the State may secure from the Comptroller a determination of the proportion taxable as an investment, or pay the tax upon the whole investment and exempt the whole from other taxation.

An additional tax of 5 per cent. of the appraised inventory value is levied on every transfer of an investment unless the former secured debts tax or personal property tax was paid during the period held by the decedent, or unless the decedent was actually engaged in the bona fide purchase and sale of investments as a business.

CHAPTER 707, adding new section 188-a, Tax Law, and amending sections 4, 192, 197, 205, providing a franchise tax on investment companies of one and one-half mills for every dollar face value of its capital and an additional tax of one per centum of its surplus and undivided profits. This tax is in lieu of all other State or local taxation. A report as of June 30th must be made to the Tax Commission on or before August 1st. The tax is due and payable on or before September 1st. Certificates of investment or other evidence of indebtedness, together with any accumulations thereon, issued by such investment company are exempt from taxation.

CHAPTER 726, adding new sections 208 to 219-k, to Tax Law, imposing a franchise tax on domestic and foreign manufacturing and mercantile corporations of three per centum of the net income of the corporation, or portion thereof taxable within the State, as returned to the United States Treasury Department.

Such corporations are exempt from personal property and corporation franchise taxes.

A manufacturing corporation is a corporation principally engaged in the business of manufacturing tangible personal property such as machinery, tools, implements, goods, wares and merchandise, not including money, deposits in bank, shares of stock, bonds, notes, credits or evidences of an interest in property and evidences of debt.

A mercantile corporation is a corporation principally engaged in the business of buying and selling such tangible personal property.

Corporations owning or operating elevated or surface railroads not operated by steam, and corporations for supplying water or gas or for electric or steam heating, lighting or power purposes, liable to a tax under sections 185 and 186 of the Tax Law, are exempt.

Reports must be submitted to the Tax Commission annually on or before July 1st in the form prescribed by the Tax Commission.

The tax shall be paid to the State Comptroller on or before January 1st.

Two-thirds of the revenues collected go to the State and the remainder apportioned to the various counties, cities or towns.

CHAPTER 762, imposing a direct tax of one and eight one-hundredths of a mill on each dollar of real and personal property subject to taxation for the general fund and the various sinking funds of the State.

## Labor Law.

CHAPTER 532, amending subd. 2, section 79, Labor Law, by making it unnecessary to enclose counterweights of elevators when in the judgment of the Industrial Commission such enclosures are not necessary, and requiring the lighting of passenger elevators only during working hours or when in use.

CHAPTER 634, section 83-a, Labor Law, by providing that "the Board of Standards and Appeals in the City of New York, and elsewhere the Industrial Commission, may make rules and regulations prescribing the number, character and location of such signals, and the mode, manner, method and character of installation, including the character of all appliances in connection therewith."

CHAPTER 693, amending subd. 3, section 88-a, Labor Law, by permitting the use of trough water closets of types specified in the rules of the State Industrial Commission.

CHAPTER 694, amending section 2, Labor Law.

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 each local officer or officers."

CHAPTER 721, amending subd. 2, section 79-a, Labor Law, by providing that no poist in an unsprinklered building shall be more than 100 feet from an exit and 150 feet in a sprinklered building, and giving the Industrial Commission discretionary power as to the necessity for an additional exit for each 5,000 square feet, when the floor space exceeds 5,000 square feet.

These provisions apply only to buildings hereafter erected.

CHAPTER 749, amending sections 66-1 and 66-1, Labor Law, making it mandatory for the Industrial Commission to organize a separate department for juveniles in each branch employment bureau in first and second class cities. The duties and procedure of the department are changed and \$15,000 is appropriated.

## Insurance.

CHAPTER 155, amending section 110, Insurance Law, by providing that a fire insurance corporation authorized by its charter to make insurance against loss or damage by explosion, may make insurance against loss or damage caused by bombardment.

CHAPTER 225, amending section 110, Insurance Law, by including insurance against loss by invasion, insurrection, riot, civil war or commotion, or military or usurped power, within the powers of fire insurance corporations.

CHAPTER 705, amending the Workmen's Compensation Law generally.

The following have been added to the list of hazardous employments in which compensation for injury or death is provided:

Group 13—Grave digging, undertaking, landscape gardening, planting, moving, trimming and care of trees and tree surgery, garbage sorters.

Group 22—Erection, removal or repair of awnings.

Group 25—Amended to read in full as follows: Manufacture of ammonia, petroleum, petroleum products, celluloid, pyroxylin or the compounds of pyroxylin plastics, gases, charcoal or artificial ice, and the manufacture, storing or handling of explosives and dangerous chemicals, corrosive acids or salts, gasoline, petroleum, gun powder or ammunition, laboratories, ice harvesting, ice storage and ice distribution.

Group 28—Disinfecting.

Group 29—Ensilage cutting, hay pressing or threshing of grain, evaporators and cider mills, when conducted as a separate business.

Group 30—Wholesale groceries, fish markets, planting, cultivating and harvesting of oysters, clams or other sea foods; poultry markets.

Group 34—Hotels having fifty or more rooms.

Group 41—Life saving stations and life guards, operation of hand trucks, transportation of goods on rollers, manufacture and operation of aeroplanes or other air craft.

Group 42—Blasting, maintenance and care of buildings.

Group 44—Employment as a keeper, guard, nurse or orderly in a prison, reformatory, insane asylum or hospital maintained or operated by the State or municipal corporation or other subdivision thereof.

"Manufacture," "construction," "operation" and "installation" when used in the law includes "repair," "demolition" and "alteration," and all work done in connection with the repair of plants, buildings, grounds and approaches of all places where any of the hazardous employments are being carried on, operated or conducted.

In case injury to an employee results in disability of more than 49 days, compensation is allowed from date of disability.

Several changes are made as to the rates of compensation for various kinds of injury and disability; and some minor amendments as to remedies of employees and security for payment of compensation.

## Tenement House Law.

CHAPTER 696, amending subd. 1, section 16; subd. 1, section 90, and section 91, Tenement House Law, as follows:

Where a tenement house does not exceed six stories in height, a fire escape may be placed in an outer court not less than eighteen feet in width nor exceeding thirty feet in depth, or in a larger outer court whose depth does not exceed its width by more than one-half (section 16, subd. 1.)

Every room in a tenement house shall be an integral part of an apartment containing a room having a window opening directly to the street or yard or to an outer court not less than eighteen feet in width nor more than thirty feet in depth or to a larger outer court whose depth does not exceed its width by more than one-half. (Section 90, subd. 1-b.)

In every tenement house all liquid waste from plumbing fixtures shall be conveyed by a house drain and house sewer to the street sewer and no tenement house shall be erected except where it is practicable to make such connection with a street sewer. (Section 91.)

Where no storm water drain or combined sewer exists in the street, the Tenement House Department may permit the shafts, courts, areas and yards to be drained into the street gutter, provided such gutter leads to a natural channel or water course, or, if the soil be permeable, to be drained into a dry well. (Section 91.)

CHAPTER 702, adding new section 861 to Penal Law, prohibiting contracts, agreements or arrangements between the owner of an apartment house or a tenement, or any of his agents, employees or servants, and dealers or sellers of his fuel, ice or food, giving such dealers or sellers the privilege of selling or delivering such supplies in the apartment house or tenement. Violation is a misdemeanor. The occupant is given a right of action against the dealer who pays for such privilege.

CHAPTER 804, amending the Tenement House Law in relation to "three-family converted dwellings" and three-story and basement tenement houses hereafter erected.

The provisions of the law as to "three-family converted dwellings" are as follows:

Definition—A "three-family converted dwelling" is any dwelling of brick or stone erected in a city of one million or more population prior to April 10, 1901, not over three stories and basement in height, and not over forty-seven feet in depth, exclusive of bay windows and existing extensions, provided one side of such extension is separated for its entire length from side line of lot by an outer court of not

less than six feet in width at all points, and the rear wall of said extension is separated from the rear lot line by a yard not less than ten feet in depth, and with no other building on the lot, converted or altered under the provisions of this chapter into a tenement house for not more than three families and not more than one family on any floor. (Section 2, subd. 13.)

Such converted dwellings must comply with the present provisions of the Tenement House Law with the following changes:

Stairways and Stairs—Height of risers and dimensions of treads of stairs shall be regulated by the Tenement House Department (section 21).

Winding stairs may be permitted (section 21).

Stairhalls—The requirements for fireproofing stairs and stairhalls (section 22, subd. 1 and 2) are eliminated.

Partitions—The requirements as to partitions (section 25) are eliminated.

Fire Stops—The requirements as to fire stops (section 30) are eliminated.

Plastering Behind Wainscoting—The requirements of this section (section 37) shall not apply to wainscoting standing prior to alteration.

Lighting and Ventilation of Rooms—No room shall extend in depth for a greater distance than twenty feet.

One interior water-closet compartment or bathroom on the story below the top story may be lighted and ventilated by an unpierced shaft (section 62) not less than fifteen square feet in horizontal area with a minimum width of three feet extending from the roof through the top story to the ceiling of the floor below where movable glazed horizontal sash with its jambs may be provided. Such shaft shall be enclosed on the inside with one-half inch plaster boards or such other material as may be approved by the Tenement House Department, and shall be covered by a skylight provided with a ridge ventilator having a minimum opening of forty square inches, and also with fixed or movable louvers or movable sash, and the glazed roof of such skylight shall not be less than eleven square feet in area. No windows or skylights other than the skylight above provided for shall open into such shaft (section 75).

A water-closet compartment or bathroom located on the top floor may be lighted and ventilated by a suitable skylight (section 75).

Windows—The existing window openings shall be adequate in size and position provided the aggregate window area in each room, except water-closet compartments and bathrooms is at least one-tenth of the superficial area of the room. (Section 63.)

Size of Rooms—A living room existing on April 1, 1917, shall be permitted if it contains at least 550 cubic feet of air, having a minimum width of six feet and a minimum height of seven feet at all points more than six feet from the front of any room on the top floor, and a minimum height of eight feet on other floors. (Section 64.)

Stairwells—The width of stairwells in public halls shall be determined by the Tenement House Department. (Section 66.)

The provisions of the law as to future three-family houses are as follows:

Tenement houses hereafter erected in a city of one million or more population which do not exceed three stories and cellar in height and which also are not occupied or arranged to be occupied by more than three families in all, nor by more than one family on any floor and which also do not exceed fifty-five feet in depth, must comply with the present provisions of the Tenement House Law with the following exceptions:

Bulkheads—No bulkhead nor stairs leading to it shall be required if a suitable ladder with an approved scuttle is provided. (Section 17.)

Stairs and Public Halls—The stairs and public halls may be not less than two feet eight inches wide in the clear. (Section 18.)

Inner Courts—An inner court which, for its entire length immediately adjoins an existing inner court of equal or greater size in an adjoining building, or adjoins such a court in an adjoining building actually in the course of construction at the same time, the area of such inner court shall be not less than forty-nine square feet and the width measured from the lot line to the opposite wall of the building shall not be less than four feet. (Section 58.)

Public Halls—Stairwells shall not be required where the stairs descend in a straight and continuous run from the top floor to the entrance with proper landings at each story. Glass panels or transoms in the doors leading from the public halls are not required. (Section 66.)

Windows, Skylights—Where the stairs and public halls are not provided with windows on each floor opening directly to the outer air, the skylight shall be provided with ridge ventilators having a minimum opening of forty square inches and also with fixed or movable louvers or movable sashes and the glazed roof of such skylight shall be not less than fifteen square feet in area. (Section 67.)

Four-story Houses—Inside cellar stairs in tenements not exceeding four stories and cellar in height may be enclosed with fireproof instead of brick walls. (Section 26.)

## General.

CHAPTER 133, providing for the appointment by the Governor of an unpaid commission of seven members to meet the representatives of the State of California and the representatives of such other States as may be in attendance, in a congress or convention to consider the relations of the State and Federal governments in respect to taxation, with the view of establishing a reasonable line of division between the sources of State taxation and the sources of Federal taxation, eliminating thereby conflicts of jurisdiction between the State and Federal governments, accomplishing economy in the levying and collection of taxes and relieving the growing dissatisfaction on the part of the

(Continued on page 841)

# ACCOMPLISHMENTS AT ALBANY DURING 1917

## Chronological List of Measures Affecting Real Estate, Showing New Bills Passed and Those Not Enacted Into Laws

(Special to the Record and Guide.)

Albany, June 15.—The work of this year's session of the State Legislature was brought to a close last Sunday, when Governor Whitman signed the last of the two hundred and fifty bills left to him by the lawmakers after they had adjourned May 10. The Governor had thirty calendar days within which to act and those bills which did not receive his signature are dead.

Not many of the important bills favored by real estate interests have been enacted into laws. On the other hand, many bills opposed by the Real Estate Board and kindred organizations have likewise not been written into the statute books. No Home Rule measure was passed, no laws made to relieve real estate of its tax burdens. The quintessence of the Legislature's work may be stated in the words that neither good nor great harm was done. Of the many fights for legislation made by real estate people this year, the struggle for Senator Lawson's Three-Family House bill stood out most prominently. It was passed against the strongest opposition and after the lobbies had witnessed the most virulent attacks on the part of the men objecting to its adoption against the people who demanded this legislation. The bill has now become a law and is known as Chapter No. 806.

The following list contains all bills favored or opposed by real estate interests. It shows their status at the time of the adjournment of the Legislature, and those bills which have been enacted into laws have in addition the Chapter numbers under which they can be found in this year's statute books. Anyone desiring copies of the new laws may apply to the Secretary of State, Capitol, Albany, N. Y., who will furnish without charge any one of the printed Chapters upon request.

### NEW LAWS OF 1917.

#### Senate.

S. 2, Hill (A. 40, Wheeler)—Local Option. Opposed—Chapter 624.  
 S. 23, Slater (A. 58, Law)—Tax Law, exemptions from transfer tax. Approved—Chapter 53, Laws 1917.  
 S. 42, Slater (A. 606 Hopkins)—Corporation tax not lien on realty. Approved—Chapter 410.  
 S. 61, Burlingame (A. 84, Youker)—N. Y. C. tax lien, rights of purchaser. Approved—Chapter 63, Laws 1917.  
 S. 92, Ottinger (A. 145, Ellenbogen)—N. J. factories, revocation charters. Approved—Chapter 292.  
 S. 109, Murphy (A. 238, Simpson)—Labor Law, juvenile, employment bureau. Opposed—Chapter 749.  
 S. 254, Sage (A. 360, Machold)—Sec. State, fees, recording, copying. Approved—Chapter 69, Laws of 1917.  
 S. 310, Mills (A. 896, Wells)—Dept. State Police, estab. Approved—Chapter 161, Laws 1917.  
 S. 352, Foley (A. 527, Kelly)—N. Y. C. budget filing. Approved—Chapter 258, Laws of 1917.  
 S. 522, Carson (A. 149, Bewley)—Labor Law, Chapter 532.  
 S. 523, Carson (A. 146, Bewley) Labor Law, definitions. Approved—Chapter 694.  
 S. 525, Carson (A. 150, Bewley)—Labor Law, floor areas, required exits. Approved—Chapter 721.  
 S. 530, Burlingame (A. 473, Youker)—Real Prop. Law, mortgage, recitals, etc. Approved—Chapter 682.  
 S. 531, Burlingame (A. 472, Youker)—Real Prop. Law, deeds, etc., short form. Approval withheld—Chapter 681.  
 S. 577, Burlingame (A. 12, Goldstein)—Savings Banks, Torrens title loans. Approved—Chapter 187, Laws of 1917.  
 S. 630, Ottinger (A. 783 Armstrong)—N. Y. C. Hall of Records, leasing. Approved—Chapter 218, Laws of 1917.  
 S. 653, Taxation Committee—Liquor tax. Approved—Chapter 623.  
 S. 672, Mills—Tax Commission, State and Federal, creating. Approved—Chapter 133, Laws of 1917.  
 S. 677, Boylan (A. 970, Tudor)—N. Y. C. Supt. schools emeritus. Opposed—Chapter 621.  
 S. 706, Murphy—Corp. Law, directors, qualifications. Approved—Chapter 538.  
 S. 712, Lockwood (A. 1038, Ellenbogen)—N. Y. C. teachers pension fund. Opposed—Chapter 303.  
 S. 769, Marshall—Trust companies, powers as trustees. Approved—Chapter 385.  
 S. 797, Knight (A. 1118, Lord)—Highway Law, amending generally. Opposed—Chapter 261, Laws of 1917.  
 S. 807, Gilchrist, Brooklyn, Remsen Avenue, sewer construction. Approved—Chapter 383.

S. 827, Towner (A. 1159, Coffey)—Ins. Law, foreign mutual company. Corp'ns. Approved—Chapter 264, Laws 1917.  
 S. 849, Sage—Public Lands Laws, lands under water. Approved—Chapter 308.  
 S. 859, Ottinger (A. 1162, Brennan)—N. Y. C. court yards, real property for. Opposed—Chapter 631.  
 S. 875, Dowling (A. 1312, Perlman)—General City Law, lodging houses. Approved—Chapter 690.  
 S. 885, Murphy (A. 1217, Youker)—N. Y. C. Canal terminals, railways. Approved—Chapter 642.  
 S. 886, Brown (A. 1243, Welsh)—Constitutional, amendment, local and private bills. Approved—Passed in both houses.  
 S. 908, Sheridan (A. 1126, Callahan)—N. Y. C. registers, fees. Approved—Chapter 467.  
 S. 912, Boylan (A. 259, McCue)—Ins. Law. Policies, standard provisions. Approved—Chapter 524.  
 S. 1022, Mills (A. 1401, Judson)—Tax Law, investments. Approved—Chapter 700.  
 S. 1036, Brown (A. 1411, Adler)—N. Y. C. Port facilities, inv. Commission. Approved—Chapter 426.  
 S. 1037, Lockwood—N. Y. C. plumbers' compensation. Opposed—Chapter 614.  
 S. 1115, Lockwood (A. 1462, Simpson)—Rapid Transit Act, emergency contracts. Opposed—Chapter 625.  
 S. 1116, Lockwood (A. 1232, Flamman)—N. Y. C. bldg. districts, regulations. Approved—Chapter 601.  
 S. 1176, Lawson (A. 1642, Simpson)—Tenement house Law, 3-family houses. Chapter 806.  
 S. 1207, Boylan—Labor Law, fire alarm signals, rules. Approved—Chapter 634.  
 S. 1282, Robinson (A. 1613, Wells)—Legislators, salary, increase. Opposed—Adopted (Constitutional Amendment).  
 S. 1342, Ottinger—Constitution, State debts, contracting. Approved—Adopted (Constitutional Amendment).  
 S. 1442, Walker (A. 1731, Callahan)—N. Y. C. funds, time deposits. Approved—Chapter 617.  
 S. 1483, Wicks—Penal Law, tenement houses, privileges. Approved—Chapter 702.

#### Assembly.

A. 529, Levy—Personal Property Law, cond. sale, contracts, liens. Approved—Chapter 697.  
 A. 1202, Judson—Tax law, investment companies. Approved—Chapter 707.  
 A. 1336, Marsh—N. Y. C. bureau of fire investigation. Opposed—Chapter 604.

### BILLS NOT PASSED.

#### Senate.

S. 2, Gilchrist (A. 3, Blakely)—Two platoon system, Fire Department. Opposed—In committee in both houses.  
 S. 7, Dowling (A. 10, Goldstein)—N. Y. C. use of Speedway. Approved—In committee in both houses.  
 S. 19, Wagner (A. 57, Bloch)—Yorktown Training School, abandon. Approved—In committee in both houses.  
 S. 20, Wagner (A. 55, Bloch)—Mohansic Hospital, abandon. Approved—In committee in both houses.  
 S. 24, Wagner (A. 56, Bloch)—Health Law, Croton Watershed, restrictions. Approved—In committee in both houses.  
 S. 59, Wagner (A. 152, Bloch)—N. Y. Inferior Ct., misdemeanor charges. Approved—Vetoed by Mayor.  
 S. 69, Mills—Health Insurance Law. Opposed in committee.  
 S. 75, Gilchrist (A. 839, Perlman)—Torrens Law, amending. Opposed in committee.  
 S. 77, Gilchrist (A. 838, Perlman)—Insurance Companies, loans, Torrens. Passed. Approved—Passed Senate. In committee of Assembly.  
 S. 81, Dunnigan (A. 135, Miller)—N. Y. C. Dept., markets, estab. Dead. Opposed in committee.  
 S. 99, Dowling (A. 161, Smith)—N. Y. C. public defender. Dead. Opposed in committee.  
 S. 108, Murphy (A. 250, Ericson)—Brooklyn, Flatbush ave., improvement, expenses. Opposed in committee.  
 S. 115, Dowling (A. 42, Goodman)—N. Y. C., community stores. Opposed in committee.  
 S. 128, Robinson—Real Property Law, dower. Opposed—In committee.  
 S. 147, Thompson (A. 258, McWhinney)—Rockaway Ctv., incorporate. Opposed—Passed—Vetoed by Mayor.  
 S. 152, Emerson (A. 238, Judson)—Recording Tax, deeds, leases. Opposed—In committee.  
 S. 159, Emerson (A. 195, Judson)—Tax Law, mortgage, defining. Opposed—Passed Assembly, in committee, Senate.  
 S. 180, Emerson (A. 201, Judson)—Board of Equalization, organization. Approved—In committee.  
 S. 191, Ottinger (A. 275, Ellenbogen)—Abolishing Court House Board. Approved—In committee.  
 S. 193, Slater (A. 313, Law)—Tax exemptions, charitable, etc., institutions. Approval withdrawn—In committee.  
 S. 198, Slater (A. 293, Law)—Tax exemptions, consent Board of Estimate. Approved—In committee.  
 S. 212, Cotillo (A. 125, Smith)—Terminal warehouses, establishing. Opposed—In committee.  
 S. 218, Daly—N. Y. C. Special Revenue Bonds, increasing. Opposed—In committee.  
 S. 219, Dowling (A. 211, Bell)—N. Y. C. Use of Speedway. Approved—Killed in Senate.  
 S. 234, Daly (A. 127, O'Hare)—Brooklyn, Kills Path, widening. Opposed—In committee.

S. 235, Daly (A. 138, O'Hare)—Queens Street Cleaning Dept., pensions. Opposed—Passed Assembly, 3d reading, Senate.  
 S. 269, Thompson (A. 401, Murphy)—State Ins. Fund, establishing. Opposed—In committee.  
 S. 282, Mills (A. 437, March)—Penal Law, disorderly housekeepers. Opposed—Passed Senate. Vetoed by Governor.  
 S. 291, Emerson (A. 414, Coffey)—Tax, tickets, theatres, amusements. Dead. Approved—Reported adversely in Assembly.  
 S. 292, Wagner (A. 758, Bloch)—Tax Law, State forest lands, exempting. Approved—In committee.  
 S. 334, Knight (A. 27, Lord)—Constitution, highways excess appropriations. Approved—In committee.  
 S. 351, Foley (A. 526, Kelly)—N. Y. C. corporate stock, school houses, etc. Opposed—In committee.  
 S. 365, Dunnigan (A. 521, Callahan)—Abolish Bronx Parkway Commission. Approved—In committee.  
 S. 368, Foley (A. 690, Donohue)—Illegal practice of law. Opposition withdrawn—Chapter 783.  
 S. 380, Murphy—Motor vehicle investigating commission. Opposed—In committee.  
 S. 384, Knight—Ins. Law, Foreign fire tax, treasurer's bond. Approved—In committee.  
 S. 399, Mills (A. 1248, Armstrong)—Civil Code, taxpayers right of action. Opposed—In committee.  
 S. 434, Towner (A. 847, Smith)—State milk markets, establishing. Opposed—Committee of Whole in Senate.  
 S. 460, Burlingame (A. 9, Fertig)—Torrens Law amendments. Opposed—Passed Assembly, committee in Senate.  
 S. 469, Heffernan—Reducing stock transfer, tax. Opposed—In committee.  
 S. 484, Slater—N. Y. Watershed, institutions, consequential damages. Opposed—In committee.  
 S. 486, Wellington—Special franchise tax reductions, tolls, etc. Approved—In committee.  
 S. 497, Gilchrist—Banking Law, mortgage loans. Approved—Passed both houses. Vetoed by Governor.  
 S. 508, Daly (A. 672, O'Hare)—Tax lien, foreclosures, action in County Ct. Opposed—In committee.  
 S. 511, Dunnigan (A. 688, Callahan)—Insurance Law, amending generally. Opposed—Passed Assembly. Committee in Senate.  
 S. 520, Wicks (A. 755, Grant)—Markets. Opposed—In committee.  
 S. 524, Carson (A. 147, Bewley)—Labor Law, stairways to roof. Approved—In committee.  
 S. 528, Robinson (A. 976, Meyer)—Decedent Est. Law, legacies, charges real prop. Opposed—In committee.  
 S. 537, Wicks—Railroad grade crossings, elimination. Opposed—In committee.  
 S. 545, Graves (A. 791, Bewley)—Health Ins. Investigation Committee. Opposed in committee.  
 S. 547, Gibbs (A. 799, Cheney)—Highway Law, motor vehicle fees, application. Opposed—Vetoed by Governor.  
 S. 549, Halliday (A. 417, Bush)—Health Law, walls, repapering, reclaiming. Approved—Passed Assembly. Reported in Senate.  
 S. 557, Graves—Electricians, journeymen, license. Opposed—In committee.  
 S. 558, Wicks (A. 120, Davis)—Real property, descent, life estates. Opposed—In committee.  
 S. 581, Lockwood (A. 875, Brennan)—Labor Law, hours, women, offices, etc. Opposed—In committee.  
 S. 594, Lawson—N. Y. Charter, auctioneers, license, signs. Opposed—In committee.  
 S. 604, Dunnigan—N. Y. C. temporary sewer assessment. Opposed—In committee.  
 S. 610, Carroll (Brooklyn), sewer construction, expense. Opposed—In committee.  
 S. 612, Cotillo (A. 859, Bewley)—Labor Law, application to N. Y. C. Approved—Passed Assembly. Committee in Senate.  
 S. 616, Foley (A. 842, Ryan)—Workmen's Comp. Com., re-establishing. Opposed—In committee.  
 S. 617, Foley (A. 843, Ryan)—Workmen's Comp. Law, administration. Opposed—In committee.  
 S. 618, Foley—N. Y. C. water supply act, contracts, modifying. Opposed—3d reading Senate.  
 S. 619, Foley—N. Y. C. Charter, contracts, modifying. Opposed—3d reading Senate.  
 S. 632, Thompson (A. 890, Parker)—Motor vehicle fees, distribution. Opposed—Passed Assembly. Committee in Senate.  
 S. 695, Gilchrist (A. 979, Perlman)—N. Y. C. Food Commission, creating. Opposed—Lost in Senate.  
 S. 698, Mills—N. Y. Charter, Department of Purchase. Approved—In committee.  
 S. 701, Lawson—N. Y. Charter, officers, employees, pensions. Opposed—In committee.  
 S. 715, Cotillo—Business Law, necessities of life, purchase. Opposed—In committee.  
 S. 746, Dunnigan (A. 1262, Sesselberg)—N. Y. C. tax liens, sale. Opposed—Vetoed by Governor.  
 S. 846, Cullen—N. Y. Charter, Brooklyn Borough autonomy. Opposed—Vetoed by Governor.  
 S. 847, Wagner—State Wage Commission, establishing. Opposed in committee.  
 S. 854, Carroll (A. 1310, Perlman)—Tax, amusement places, admission tickets. Approved—In committee.  
 S. 879, Mills (A. 1221, Coffey)—Health Ins. Investigating Committee. Opposed—In committee.  
 S. 880, Mills (A. 792, Marsh)—Taxing advertising. Approved—In committee.  
 S. 883, Ramsperger (A. 1259, Patzkowski)—Tax Law, machinery apparatus. Opposed—Adverse report adopted in Assembly.

S. 887, Brown (A. 1243, Welsh)—Municipal Law, bonds, certification. Approved—Vetoed by Governor.

S. 944, Daly (A. 1179, Bush)—Canal Improvements, \$68,000,000 bonds. Opposed in committee.

S. 948, Emerson—Tax Law, recording tax. Opposed—In committee.

S. 951, Dunnigan—N. Y. C. Park Dept., jurisdiction. Opposed—In committee.

S. 954, Thompson (A. 1101, Fertig)—N. Y. C. teachers retirement fund. Opposed—In committee.

S. 959, Wagner (A. 1293, Perlman)—Labor Law, manufacturing in tenements. Opposed—3d reading Senate and Assembly.

S. 963, Murphy—N. Y. Charter, illegal claims, settlement. Opposition withdrawn.—Vetoed by Mayor.

S. 983, Gilchrist (A. 1132, Cotillo, A. 1106, Shiplacoff)—N. Y. C. Cleaning, salaries. Opposed—In committee.

S. 988, Wagner (A. 1273, Youker)—N. Y. C. boarding houses, licenses. Opposed—In committee.

S. 997, Foley (A. 1344, Mitchell)—N. Y. C. Assessments, correc. certiorari. Opposed—Reported in Senate, 2d reading Assembly.

S. 1023, Boylan—N. Y. C. receiving basins, assessment. Approved—In committee.

S. 1031, Murphy—N. Y. C. city depts, branch offices. Approved—Vetoed by Mayor.

S. 1034, Walters (A. 1392, Law)—Workmen's Comp. Law, State employes. Approved—Passed Senate, committee in Assembly.

S. 1038, Dunnigan—N. Y. C. local improvement, assessment. Opposed—Vetoed by Governor.

S. 1040, Emerson (A. 1463, Judson)—Tax manufacturers, mercantile corp'ns. Approved—Passed Senate, committee in Assembly.

S. 1044, Emerson (A. 1412, Judson)—Tax Law, stock transfer tax, increase. Approved—In committee.

S. 1045, Boylan—Labor Law, owners, service of orders. Approved—Passed Senate, Committee Rules in Assembly.

S. 1086, Wagner (A. 1278, Goldstein)—Municipal ownership. Opposed—In committee.

S. 1087, Wagner (A. 1279, Goldstein)—N. Y. C. Municipal ownership. Opposed—In committee.

S. 1091, Thompson (A. 1339, McWhinney)—Public Service Commission water companies. Approved—3d reading Senate. Committee in Assembly.

S. 1092, Walters—Tax Law, insurance premiums, defining. Approved—3d reading Senate.

S. 1110, Robinson (A. 1455, Davies)—Municipal Law, contractors, bonds. Opposed—In committee.

S. 1126, Carson (A. 1453, Bewley)—Labor Law, amending generally. Opposed—In committee.

S. 1127, Carson (A. 1451, Bewley)—Penal law, labor violations. Opposed—In committee.

S. 1133, Cotillo (A. 131, Perlman)—Local boards child welfare. Opposed—In committee.

S. 1178, Boylan (A. 1515, Mahoney)—Labor Law, fire alarms and drills. Approved—3d reading Senate, committee in Assembly.

S. 1179, Cotillo—N. Y. C. auditors of accounts. Opposed—In committee.

S. 1188, Mills—Tax Law, investment companies. Approved—Passed Senate, committee in Assembly.

S. 1193, Ramsperger (A. 841, Ryan)—Workmen's Comp. Law, generally. Opposed—In committee.

S. 1247, Murphy—N. Y. C. Borough presidents—salaries—increase. Opposed—Vetoed by Mayor.

S. 1283, Robinson (A. 1513, Wells)—Governor salary increase. Opposed—3d reading Senate, committee in Assembly.

S. 1284, Robinson (A. 1612, Wells)—Lieut. Governor salary increase. Opposed—In committee.

S. 1307, Mullen (A. 1732, Brennan)—Civil Service Employes Pension Com. Opposed—In committee.

S. 1329, Cotillo—N. Y. C. High School erection. Opposed—Committee in Senate.

S. 1331, Dowling—N. Y. C. Water supply inspectors. Opposed—Committee in Senate.

S. 1345, Walker—(N. Y. C. Claims, compromise). Opposed—Committee in Senate.

S. 1350, Lockwood (A. 985, Shapiro)—N. Y. C. Water taxes, collection. Approved—3d reading Senate, committee in Assembly.

S. 1353, Mills (A. 1337, Marsh)—N. Y. C. Pavement removals, inspectors. Opposed—In committee.

S. 1369, Emerson—Tax Law, State bonds, obligations, exemption. Opposed—Committee in Senate.

S. 1376, Murphy—Tenement House Law, definitions. Approved—Committee in Senate.

S. 1379, Lockwood (A. 1733, Brennan)—N. Y. C. Board of Health, reorganization. Opposed—Passed Assembly, 3d reading Senate.

S. 1393, Cotillo—Workmen's Comp. 7th day disability. Opposed—Committee in Senate.

S. 1412, (A. 1895)—Motion Picture Department. Approved—Chamber 617.

S. 1452, Foley—N. Y. C. annual city budget. Approved—Committee in Senate.

S. 1463, Gilchrist—Personal Property Law, trust funds, invest. Approved—Vetoed by Governor.

S. 1473, Dowling—N. Y. C. contracts and bids, appropriations. Opposed—Committee in Senate.

S. 1474, Foley—Labor Law, window cleaners, protection. Opposed—Vetoed by Governor.

S. 1504, Murphy—Lien, Corporation tax, discharge. Approval—Vetoed by Governor.

#### Assembly.

A. 7, Fearon—Labor Law, factories, fire escapes. Opposed—In committee.

A. 14, Kelly—Tax Law, municipal water supply land. Approved—Adverse report adopted.

A. 16, Kelly—Tax Law, wild or forest lands, taxation. Approved—Adverse report adopted.

A. 23, Kelly—Workmen's Comp. Law, definitions. Opposed—In committee.

A. 29, Perlman—Comp. Law, state, municipal employes. Opposed—In committee.

A. 30, Perlman—Workmen's Comp. Law, benefits, increasing. Opposed—In committee.

A. 31, Perlman—Workmen's Comp. Law, benefits from day of disability. Opposed—In committee.

A. 32, Perlman—N. Y. Charter, public slaughter houses. Opposed—In committee.

A. 35, Ryan—Fire Departments, first class cities, three platoon system. Opposed—In committee.

A. 47, Whitehorn—Municipal Law, child welfare boards. Opposed—In committee.

A. 110, Whitehorn—Penal Law, strike adv'ts, statement. Opposed—In committee.

A. 111, Whitehorn—Penal Law, trade disputes, agreements. Opposed—In committee.

A. 153, Flamman—Workmen's Comp. Law, decisions, awards. Opposed—In committee.

A. 155, Flamman—Civil Code, sealed instruments, action. Opposed—In committee.

A. 222, Leininger—Labor Law, women, hours, offices. Opposed—In committee.

A. 257, See Green—Coney Island, lands under water, to N. Y. C. Opposed—Passed Assembly, 3d reading Senate.

A. 267, Klingman—N. Y. Charter, policemen, pensions. Opposed—In committee.

A. 281, Perlman—Stock transfer tax, increasing. Approved—Adverse report adopted.

A. 306, Whitehorn—City Law, community centres. Opposed—In committee.

A. 346, Parker—Real Property Law, conveyances, recording. Opposed—Passed Assembly, committee in Senate.

A. 376, Mitchell—Sec. State, records, copying. Approved—In committee.

A. 379, Green—Real Property Law, acknowledgments, proofs. Approved—Passed Assembly.

A. 389, Evans—Workmen's Comp. Law, medical treatment. Opposed—In committee.

A. 390, Evans—New Workmen's Comp. Law. Opposed in committee.

A. 392, Evans—Health Law, Croton watershed, pollution. Approved—In committee.

A. 403, Shiplacoff—State Milk Commission, estab. Opposed—In committee.

A. 409, Schimmel—Workmen's Comp. Law, medical attendance. Opposed—In committee.

A. 415, Bell—Written leases, one month. Approved—In committee.

A. 416, Bourke—Lien Law, notices of lien, filing. Approval Withheld in committee.

A. 434, Marsh—N. Y. C. tenements, vacating causes. Opposed—In committee.

A. 447, Shiplacoff—Civil Code—employes, eviction by employer. Opposed—In committee.

A. 453, Farrell—Penal Law, blacklisting, misrepresentation. Opposed—In committee.

A. 481, Fenner—Civil Service Law, State employes, militia. Approved—3d reading.

A. 488, Taylor—Workmen's Comp. Law, Safeguards, rules, penalties. Opposed—In committee.

A. 497, Everett—Tax Law, mortgages, annual tax. Opposed—Adverse report adopted.

A. 523, Davis—Real Property Law, conveyances, wife's consent. Opposed—In committee.

A. 533, Shapiro—Single Tax. Opposed—In committee.

A. 534, Shapiro—Single Tax. Opposed—In committee.

A. 558, Greenberg—County Law, bureau of criminal defense. Opposed—In committee.

A. 560, Greenberg—N. Y. C. vacation schools estab. Opposed—In committee.

A. 563, Larney—Comp. Law, benefits from date of injury. Opposed—In committee.

A. 578, Ahern—Penal Law, illegal practices of law. Opposed—In committee.

A. 594, Bell—N. Y. C. Use of Speedway. Approved—In committee.

A. 623, Whitehorn—Labor Law, factories, registration report. Opposed—In committee.

A. 678, Judson—Electrical supply corporations, franchise tax. Approved—In committee.

A. 705, Donnelly—Brooklyn, sewer construction, expense. Opposed—In committee.

A. 717, Brennan—Civil Code, title guaranty companies. Opposed—In committee.

A. 719, Callahan—Tax Com. Board of Equalization personnel. Opposed—In committee.

A. 764, Whitehorn—Labor Law, factory buildings, hereafter erected. Opposed—In committee.

A. 765, Whitehorn—Labor Law, existing buildings, requirements. Opposed—In committee.

A. 795, McArdle—Civil Code, foreclosure sales, referee bond. Opposed in committee.

A. 796, McArdle—Civil Code, foreclosure sales, advertising. Opposed—In committee.

A. 797, McArdle—Civil Code, real property law, sale, No. contents. Opposed—In committee.

A. 810, 811, 812, 813, 814, 815, 816, 817, Evans—Bank Law, loans. Opposed—In committee.

A. 835, Levv—Real Property Law, auctioneers, sale, memo. Opposed—Passed Assembly.

A. 849, Straub—Torrens titles, trustees, invest. Approved—In committee.

A. 861, Evans—Licensing real estate brokers. Opposed—In committee.

A. 888, Kiernan—N. Y. C. recreation pier, 96th street. Opposed—In committee.

A. 907, Straub—N. Y. C. fire dept. salaries. Opposed—In committee.

A. 915, Callahan—State terminal markets, construction. Opposed—In committee.

A. 936, Greenberg, Sesselberg—N. Y. C. ferries fares. Opposed—In committee.

A. 949, McEllieott—Municipal Law, police uniforms free. Opposed—In committee.

A. 978, Machold—Lands under water, grants. Approved—In committee.

A. 1013, Simpson—N. Y. C. Municipal Ct. clerks' bonds. Opposed—In committee.

A. 1024, Goldstein—Minimum wage commission, creating. Opposed—In committee.

A. 1027, Goldstein—Homes for Aged, estab. Opposed—In committee.

A. 1028, Shapiro—N. Y. C. pension fund commission. Opposed—In committee.

A. 1029, Sesselberg—R. R. Law, N. Y. C. ferry tickets. Opposed—In committee.

A. 1066, Marsh—N. Y. C. tenements, vacating causes. Opposed—In committee.

A. 1078, Taylor—Business Law, journeymen electricians. Opposed—In committee.

A. 1165, Coffey—Tax Law, special franchise deductions. Approved—Adverse report adopted.

A. 1167, Ellenbogen—Labor Law, agent defining. Approved—In committee.

A. 1214, Shiplacoff—Workmen's Comp. Law, generally. Opposed—In committee.

A. 1280, Brereton—Tax law, state lands, local assessments. Opposed—3d reading.

A. 1315, Sesselberg—N. Y. Charter assessments, modification. Approved—Killed in committee.

A. 1324, Straub—Civil Code, special, gen. guardians bonds. Opposed in committee.

A. 1325, Straub—N. Y. C. Free Hospital, erection. Opposed—In committee.

A. 1342, Youker—N. Y. C. abolish sinking fund commissioners. Approved—In committee.

A. 1380, Larney—Civil Service employes, salary increase. Opposed—In committee.

A. 1381, Larney—Civil Law, employes free uniform. Opposed—In committee.

A. 1438, Schimmel—Civil Service Law, labor class, N. Y. C. Opposed—In committee.

A. 1509, Ahern—Workmen's Comp. Law, permanent disability. Opposed in committee.

A. 1512, Greenberg—Civil Code, action for wages. Opposed—In committee.

A. 1513, Greenberg—N. Y. C. Pushcart vendors. Opposed—In committee.

A. 1541, Shiplacoff—N. Y. C. employes salary increase. Opposed—In committee.

A. 1546, Evans—Banking Law, trustee, removal. Approved—Passed both houses, before Governor.

A. 1549, Goldberg—N. Y. C. Municipal Ct. magistrates retirement. Opposed—In committee.

A. 1607, Shannon—Labor Law, fireproof windows. Opposed—In committee.

A. 1608, Shiplacoff—Labor Law, tenement houses, manufacturing. Opposed—In committee.

A. 1621, Bourke—Tenement House Law, definitions. Opposed—In committee.

A. 1632, Shiplacoff—Labor Law, basements, manufacturing. Opposed—In committee.

A. 1633, Whitehorn—City Law, community stores. Opposed—In committee.

A. 1687, Shiplacoff—Labor Law, basements, manufacturing. Opposed—In committee.

#### City Garden Campaign.

Park Commissioner Cabot Ward made the announcement to a group of city officials, citizens and press representatives that 962 gardens have been started in Manhattan as the result of the campaign recently inaugurated. The section referred extended from 69th to 228th street, in the Marble Hill section.

Park Commissioner Ward conducted the journey through Manhattan. He was accompanied by A. N. Gitterman, Chairman of the Citizens Committee, who has devoted his entire time to the work during the past month; E. J. Miller, Food Garden Expert; Louis W. Fehr, Secretary of the Park Board; President Dowling, of the Board of Aldermen, and Daniel L. Ryan, Mr. Dowling's confidential examiner.

The first stop was at Union Square Park, where model food gardens were established by Park Commissioner Ward for the edification of the city back yard and vacant lot gardeners. Here comparisons, advice, and practical instruction in any branch of vegetable culture may be had daily. This branch of the service is receiving the commendation of thousands of city gardeners, whose troubles have ceased and vegetables grown faster through expert advice.

Lexington avenue and 90th street was the next stop in the itinerary, where a number of food gardens are being cultivated by the boys of the parish.

The garden made on the site of Dr. Alexander's lawn at 157th street and St. Nicholas avenue was next inspected. Here the juniors from Wadleigh High School were busily engaged in growing beans, tomatoes and corn. At 184th street and Amsterdam avenue the Italian hanging gardens on a steep slope was the subject of much comment, because of the fact that they are in an almost inaccessible place, showing that locations can be utilized for gardens if necessity demands. A group of gardens on the north at 191st street and the Speedway are of the same class.

At 214th street seventy-eight plots are cultivated by the larger girls from Wadleigh High School, under the direction of Mary D. Womack. These plots are mostly planted in beans, because of the fact that the ground was covered with a rank growth of clover before used for food gardens. This with the botanical knowledge of the students led them to select beans for a crop as they belong to the same family as clover, and according to botanical law should grow as well.

## LEGAL NOTES AFFECTING REALTY

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

### Taxes and Special Assessments.

ORDINARILY a vendor, especially if he be in possession, is bound to pay the taxes or liens which attach to the land in the interim between the making of the contract and the execution of the deed, for the reasons that assessments to be made in proceedings in process are presumed to be within the contemplation of the parties, and the price is fixed accordingly. Moreover, as to ordinary taxes, the vendor, especially if he is in possession, or is enjoying the rents and profits thereof under a lease not yet expired, the vendor not being in actual possession, is required to pay the taxes in the absence of express statutory or contract provision. The rule is especially applicable in an exchange of properties. As to special assessments, the better rule appears to be that, where nothing is said about such assessments, either in the contract or in the deed, such as are levied after the contract and deed are executed do not constitute an incumbrance upon the property conveyed, for the reason that the grantee received the benefits of the improvement, and he should pay the assessments therefor. *Johnstone v. Robertson* (Iowa) 162 N. W. 66, citing *Gotthelf v. Stranahan*, 138 N. Y. 345. It is pointed out in the *Gotthelf* decision that much of course depends upon the nature of the contract and the intent of the parties. It may be that if the improvement is completed at the time the contract is made, and all that remains to be done is to make the assessment, and the contract says nothing about the assessments, but the deed is one of general warranty, and it appears that the assessment was made intermediate between the contract and the deed, the vendor, or grantor, should be held liable for the taxes. In *Cemansky v. Fitch*, 121 Iowa, 186, it was held that a covenant against incumbrances is a covenant in praesenti, and does not include charges for street improvements, the lien for which had not attached.

### Determination of Claim.

In an action of replevin the plaintiff sought the possession of a paper claimed by plaintiff to have been executed and delivered by the defendant, creating in the plaintiff a life estate in certain premises. The defendant denied the execution and delivery of the instrument in question. The existence of the paper was the issue presented. The plaintiff had no legal claim to the life estate in question, except by virtue of the paper. Before possession of the paper could be awarded to the plaintiff, a finding must be made that it in fact was executed and delivered; such a finding necessarily determines the title to the real estate in question. An adjudication that there was a duly executed and delivered instrument creating a life estate in the plaintiff upon the issues presented by the pleadings and proof would be an adjudication that the plaintiff had the legal title to a life estate in the premises. Such title cannot be determined in a replevin action. It was held that replevin will not lie for the recovery of real property. It does not lie for the purpose of determining title to real estate. It will not lie to recover a deed, where the title to land is involved in the action. It will not lie for the recovery of a deed, where there is a question whether it was delivered or not, and the title to the land will be involved in the action; title cannot be tried in this way.

While it is true that a writ of replevin will lie for the recovery of a deed, when the object is to recover possession of the specific paper, and not to test the right to the land which it in terms conveys, the writ will not lie for the unlawful taking or wrongful detention of a title deed, where there is a dispute about its delivery, and the controversy involves determination of title to the land de-

scribed in the deed. The real controversy here was as to the title. The real issue in the case was whether deed was delivered, and the court should have entered a judgment of nonsuit.

The precise question here presented has not previously been decided in this State. The decisions of sister States are in harmony in holding that, if the title to real estate must necessarily be determined in order to avoid possession of title deeds, an action in replevin will not lie. The plaintiff's complaint was dismissed.—*Walden v. Feller*, 164 N. Y. Supp. 493.

### Injuries by Fall of Wall.

The Circuit Court of Appeals, Fifth Circuit, holds, *Hudgins v. Haun*, 240 Fed. 387, that an owner of property is not an insurer against injuries to others due to the faulty condition of a structure on his premises; but he is under a positive duty to keep his property from being a cause of dangers to others rightfully on or near it by reason of any defect in structure or condition of repair which reasonable care and skill can guard against, and liability for injuries resulting from a breach of this duty cannot be shifted by the owner to another selected to act in the former's stead, and who fails to exercise the requisite care and skill. A proprietor's right to the use of his premises is not an absolute one, but is qualified and

limited by the right of others to the lawful possession and enjoyment of their property. The continuance of a damaged structure on his property binds him to adopt such precautions as reasonable care and skill suggest to avoid a physical invasion of another's premises by the fall or collapse of such structure. It was held that the owner of a building which had been injured by fire leaving a damaged wall standing is liable to an adjoining owner for injuries caused by a fall of the wall when struck by lightning if a reasonably prudent person would have anticipated that the wall in the condition it was in was liable to fall as the result of a stroke of lightning and therefore it was not error to refuse to direct a verdict for the defendant in an action for such injuries.

### Ouster of Tenant—Deposit.

The New York Appellate Division holds, *Rakowitz v. Rosenfeld*, 164 N. Y. Supp. 393, that where an owner of mortgaged property leased it subject to mortgages, which contained an assignment of rents on default of payment of principal or interest, taking from the lessee a deposit to be returned at the end of the term, and during the term the lessor, after default in paying interest, gave possession to the mortgagees and authorized them to collect the rents to the same effect as the lessor might do, the rights of the mortgagees prior to a decree of foreclosure were no greater than those of the lessor, and did not disturb the lessee's possession, so that the lessee is not entitled to recover the deposit on surrendering the premises to the mortgagees before the end of the term.

## ENCROACHMENTS IN WEST 25TH STREET

### Local Property Owners Register Protests With Borough President Marcus M. Marks

AN organization may soon be formed representing property owners in West 25th street, between Broadway and Seventh avenue, in order to take united action with reference to the recent resolution passed by the Board of Estimate authorizing the removal of encroachments, and the reduction of the sidewalk width, between these two points. Among those who are interested in the proposed move are the Henry Hellman Company; the Twenty-fifth Street Realty Company, Jacob Friedman, treasurer, and B. D. Jacobs, secretary; the W. & G. Realty Company, representing Wiesen & Goldstein; the Rexton Realty Company, and the L. H.-N. W. Company, Lee Holstein, president, and Nathan Weiss, treasurer, and others.

The resolution passed by the Board of Estimate provides that the widths of the roadway and sidewalks in 25th street, from the westerly curb line of Broadway to the easterly curb line of Seventh avenue be established as follows: the roadway shall be centrally located and shall have a width of 34 feet, and the width of the sidewalks on each side of the roadway, shall be 13 feet. In pursuance of this action the property owners were advised that all encroachments and encumbrances were to be removed before September 1, 1917, with the usual notification that any encroachments or encumbrances that remain after that date will be removed by the city and the expense thereof charged as a lien upon the property affected.

A number of property owners have registered their protest against this proceeding and several of them have written to Borough President Marcus M. Marks in connection with the matter. They maintain that in a street containing so many tall loft and factory buildings housing thousands of employees, it is exceedingly unwise to reduce the present sidewalk width. Nathan Weiss, who is interested in property in West 25th street, pointed out that if the sidewalk width is reduced to 13 feet, nearly half of this space will consist of cellar gratings, trap doors and vault lights, making the remaining width inade-

quate to properly handle the large pedestrian traffic in the street.

A canvass of West 25th street, between Broadway and Seventh avenue, showed that out of a total of sixty buildings, between these two points, thirty-one were loft and factory buildings ranging in height from eleven to sixteen stories; of the remaining twenty-nine structures, eleven were converted dwellings used wholly or in part for business purposes. It is upon this condition that the owners base their opposition to the proposed project.

An examination of the street showed the heavy trucking which used the roadway, and which created congestion, not only in the street, but also cluttered the sidewalk with packing cases and other merchandise of various descriptions. Nevertheless, many of the owners are at a loss to understand why this particular thoroughfare should have been picked out for the proceeding, since there is not any unusual amount of congestion from vehicular traffic, as compared with similar thoroughfares, except during certain times of the day when the American Express Company has its wagons backed up on both sides of the street for the purpose of loading and unloading shipments, at its station in West 25th street.

The new organization hopes to arouse public opinion to such a point as to strongly urge the Board of Estimate to rescind its original authorization, on the ground that the move is uncalled for and detrimental to the interests of both property owners and pedestrians.

The attitude of the Borough President's office was outlined in a recent letter by Ralph Folks, Commissioner of Public Works, in reply to a communication sent by one of the property owners. It reads: "Replying to your letter addressed to Hon. Marcus M. Marks, and by him referred to me, in which you protest against the removal of encroachments in West 25th street, between Broadway and Seventh avenue, I would say that we have no discretion in the matter of the removal of these obstructions. The resolution of the Board of Estimate directs us to do the work and we have no choice."

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday  
By THE RECORD AND GUIDE CO.

F. T. MILLER, President  
J. W. FRANK, Secretary & Treasurer  
119 West 40th Street, New York  
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as  
second-class matter."

Copyright, 1917, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One)

Legislative Digest of Bills Passed and De- feated During Recent Session.....	831
Accomplishments at Albany During 1916..	833
City Garden Campaign.....	834
Legal Notes Affecting Realty.....	835
Encroachments in West 25th Street.....	835
Editorials .....	836
Query Department.....	837
Real Estate Review.....	838
New York Building Managers Meet.....	839
Urges Sixth Avenue "L" Removal.....	840
New Private School in East 74th Street....	851
Building Material Market.....	850
Classified Buyers' Guide.....	861
Current Building Operations.....	850
Departmental Rulings.....	860
Leases .....	847
Personal and Trade Notes.....	852
Private Sales of the Week.....	842
Real Estate Notes.....	849
Statistical Table of the Week.....	849
Trade and Technical Society Events.....	859
Wholesale Material Market.....	851

There was no reason for waiting for a later bond issue in the expectation of a higher rate of interest, for the law provides that should such bonds be issued later, Liberty Loan bonds may be exchanged for them at par.

The newly organized Central Park West Civic League is urging property owners on the West Side to create a "City Beautiful Week" in July. The Association advises floral decorations for windows, trimming of grass plots, better care of gardens, and a general brightening up of houses, in order that the entire section might be made more beautiful. With a proper response from property owners and residents, it should not be difficult to achieve this end. The proximity to Central Park and the present high grade character of the neighborhood will tend toward making the response to the appeal a cordial one. It may be difficult, however, to properly offset, even with beautiful floral decorations, the effect of the many boarded-up dwellings on the West Side owned or occupied by people who are out of town for the summer.

Vegetable gardens are being cultivated in New York City in surprisingly large numbers. A canvass of the amateur gardeners made by city officials revealed that the work of cultivating the little plots had advanced to a stage where 8,400 of them have come under the official notice of the Park Department. In addition there are probably hundreds of others being worked on even a smaller scale of which there is no record. Within the city limits there are at least 1,150 acres, hitherto unproductive, which are now in a well developed stage of cultivation. New York is having a "back to the soil" movement of its own. Both children and their elders have united in a concerted attempt to defeat next autumn and winter the price manipulations of the dealers in vegetables, and they have adopted what may in the end prove the most effective means.

### Realty Company Fortunate.

Laurence McGuire, president of the Real Estate Board of New York, has been elected president of the United States Realty and Improvement Company to succeed Wilson S. Kinnear, who will continue to act for the present as chief engineer of the company, in charge of subway construction.

In the choice of Mr. McGuire the company is to be congratulated, for it is doubtful whether a better selection could have been made. Mr. McGuire has been one of the most prominent figures in the real estate field for the past ten years. As president of the Real Estate Board he has done yeoman service. He has reconstructed that organization, largely through his personal efforts, and brought it to its present efficiency. Mr. McGuire has made a close study of real estate conditions, and as president of the Board has been instrumental in having many bills passed at Albany, which have redounded to the advantage of real estate, and has also been able to prevent the enactment into laws many measures which would have worked great hardship to the community at large.

It was, to a large degree, through Mr. McGuire's energy and push that the membership of the Board was increased from about 150 to almost 1,500 members, thereby strengthening its influence and importance. Even though he has become identified with the realty company, still he will not abate his endeavors toward the bettering of general conditions in the realty market.

The United States Realty and Improvement Company ranks among the largest owners of real estate in New York City, and among its holdings are the United States Realty Building, Trinity, Whitehall, the Fuller and Mercantile Buildings; also the Plaza Hotel, Breslin Hotel and the office structure at 67 and 69 Wall street. In addition, the company also owns large holdings in other cities. These ownerships, together with the influence of the Fuller Construction Company, a subsidiary, bring the company which Mr. McGuire is now president, into prominence as an important factor, not only in the local, but also in the national real estate field.

Mr. McGuire was elected president of the Real Estate Board of Brokers in 1913. Shortly after his election the corporate name was changed to the Real Estate Board of New York, and its membership extended to include real estate and business interests generally. Among the progressive work accomplished during his regime was the extending of the scope of the Board's work. This spring the Board of Governors was increased from nine to fifteen, and to the personnel was added men well known and prominently identified with various branches of the real estate business. Mr. McGuire's personality has made him many friends, and he is deserving of the greatest success in his new venture.

### The Three-Family House Law.

The Lawson Three-Family House Bill is now a law. The passage of this measure will do much to reclaim hundreds of private dwellings in Brooklyn which today are of but little value. The fight inaugurated and waged by the Brooklyn Real Estate Board of Brokers has been consistent and was based upon sound grounds, and this organization, as well as other associations which took active parts, are to be congratulated.

Much opposition was met, in some instances described as "on general principles," because any change was thought to be for the worse, and in other cases because many did not have a clear understanding of existing conditions. The passage of the bill at this particular time is opportune. The high cost of building materials and the scarcity of labor precluded the possibility of many owners razing existing structures, and erecting on their sites modern multi-family structures. Then again, in a large number of cases the owners had invested their entire capital and could

not finance an operation of size. The Lawson Bill solves the problem.

As the new law stands buildings can be remodelled for comparatively little cost, and the rental returns should show a handsome profit not only on the amount involved in the alteration, but also on the original investment. There is a chance for architects to show their ingenuity in designing arrangements for the rooms which will involve as small an outlay as possible.

The new law provides that three-story dwellings, not exceeding forty-seven feet in depth, may be converted into use for three families, without complying with all the requirements of the old Tenement House Law. No interior rooms are permitted, with the exception of bathrooms. The typical plan provides that the bathroom for the first floor and basement will be located at the rear of the structure, with a window facing in the yard, while the second story bathroom will be ventilated by means of a shaft to the roof, while the top floor bathroom will be provided with a skylight.

While the interests in Brooklyn have been most active in agitating the passage of the Lawson bill, still other portions of the city will become direct beneficiaries. For example, there is a fertile field in the Yorkville section, and the returns to owners should be larger proportionately than those derived across the East River. In the East Side of Manhattan higher rentals will be obtained than could be possible at this time for a similar structure in Brooklyn, and it remains to be seen to what extent property owners will avail themselves of their opportunities. The Lawson Bill is a good one and, if properly taken advantage of, should enhance the values of many properties.

### Buy Real Estate Now.

Probably never before in the history of New York City real estate has there been a more opportune time for the acquisition of both improved and unimproved property. So much has been said and written within recent months along this line that it is difficult to add to the great mass of information and argument that has been advanced advocating the purchase of this form of investment. Nevertheless the fact remains, and cannot very well be disputed, that practically unlimited possibilities present themselves at this time in real estate.

In analyzing the present condition of the real estate market and the immediate prospect three elements present themselves, each of which must contribute not only to the strengthening of present day values, but also make the upward trend inevitable. These three elements are, first, the present healthy status of the renting market; second, the natural growth of the city; and third, the success of the Liberty Loan, the anticipated expansion of business, and the continuation of New York's commercial and industrial prosperity.

It is generally conceded that New York City real estate has been and is, at present, enjoying one of the best renting periods in many years. This situation has been brought about not only as a result of the demand for new and modern buildings on the part of present day business men, but also as a direct result of the inability of building operations to keep pace with the abnormal demand. The creation of a situation where the demand is in excess of the supply has accentuated the upward movement of rents. The increasing cost of labor and materials has worked to restrict construction of residential properties as well as business buildings, and rents for living quarters have also advanced. The net result has been that the value of present buildings has also risen, and many properties hitherto on a small productive or entirely non-income producing basis are now showing excellent returns.

As far as unimproved property is concerned, the future growth of New York City tends to encourage the belief that the outlying districts in Brooklyn, the Bronx, Queens and Staten Island are on the eve of an unprecedented era of real

estate prosperity. The history of the city has shown with practically no exception, that future growth has been along the lines of least resistance, which means along the line of new transit facilities. The future of this form of real estate may also be considered as particularly bright.

The absorption of the Liberty Loan will mean the availability of enormous amounts of capital for production, and vast sums will be released into American industrial and commercial life. These funds will be spent in the United States not only in the maintenance of existing forms of industry, but in the further stimulation of business, and the undertaking of new enterprises, a development which must be reflected in the strengthening of the real estate situation, since land and buildings are fundamental units in practically every enterprise.

In spite of these encouraging factors which may or may not have been brought to the attention of the thoughtful investor, but which are known to every enterprising broker in the city, there has been little or no response to the splendid possibilities now presenting themselves in real estate. While it is true that several deterrents have been at work discouraging the purchase of real estate, among them financial stringency, the uncertainty of mortgage conditions and the fear of undesirable city and state legislation, the pessimism of the present owners and the keen competition of other forms of investment, there is every reason to believe that the attitude of prospective buyers will change, when they have been made to realize the real status of the real estate situation, the desirability of this form of ownership, and the exceptional opportunities for the advancement in land values.

As a result of the deterrents above mentioned and the decline in the amount of real estate changing hands, prices have become low, lower in fact than they have hitherto ever been, with the probability that there will not be any further recession. The future remains unusually bright, first, on account of the healthy status of the renting market; second, on account of the natural growth of the city, and third, upon the success of the Liberty Loan, the anticipated expansion of business, and the continuation of New York's commercial and industrial prosperity. These beneficial influences, must, in the opinion of students of real estate, effectually offset the depressing influences which have resulted in the creation of the present attitude of investors toward real estate. There is every reason to believe that never before in the history of New York City real estate has there been a more opportune time for the acquisition of both improved and unimproved property.

#### Improved Building Outlook.

Although the last few weeks have been more or less discouraging from the standpoint of the architects, contractors and building trades generally, there now seems to be a decided indication that the clouds of depression, that were hanging low, are lifting and that brighter and better times are in store for the construction interests. The current week has witnessed a notable improvement in the building situation, particularly throughout the Eastern section of the country. Reports from authentic sources, received from various parts of the country, as well as from the territory adjacent to New York, are more optimistic and show a much better condition than has maintained.

Probably the greatest factor responsible for the changed outlook is the widespread influence of the large amount of building work lately undertaken by the Government. Private building interests are gradually revising their mental attitude in regard to the building situation and are approaching a feeling that if the Federal authorities can afford to proceed with construction on such a gigantic scale there is no valid reason why they should further postpone the

#### Injunction Granted.

United States Judge Augustus N. Hand this week granted a preliminary injunction against Allen E. Beals, of the corporation of that name, publishers of the Dow Building reports, restraining him and his associates from supplying customers with news obtained from the Dodge Reports. The F. W. Dodge Company complained to the court that the defendants were wrongfully appropriating the information furnished to the subscribers of the Dodge reports. Judge Hand, in his opinion, says:

"This is a motion to restrain unfair competition. The complainant is engaged in the business of obtaining news as to building and engineering enterprises and furnishes it to customers, under pledge of secrecy. The defendant Bressan is a subscriber to complainant's news information. The affidavits show that the defendant Bressan has furnished information received from the complainant to the defendant Beals, who is the secretary of the Allen E. Beals Corporation which publishes the Dow Service Daily Reports, a news agency competing with the complainant. The Allen E. Beals Corporation has undoubtedly published news thus acquired from the complainant through Bressan. This fact is proved beyond peradventure, because three items of fictitious news were furnished to Bressan as a decoy which thereafter were published in the Dow Service."

Speaking of the case, Henry H. Abbott, of Breed, Abbott & Morgan, who represented the Dodge Company, said: "This decision is directly in line with the recent decision of the same court restraining the International News Service from appropriating for its own uses the news furnished by the Associated Press and is of importance to all publishers interested in protecting property rights in news."

contemplated operations that have been in abeyance for some time. Substantially all branches of building construction have felt the effect of the movement. Private house construction, in particular, is evidencing increased activity. This type of building includes both the modest dwelling and more pretentious residences for wealthy owners. The erection of factories and commercial structures is proceeding in a most satisfactory manner and new operations of this character are being announced daily. There is a firm demand for new and modernized structures. This demand will have to be satisfied if business is to run along as usual. While there was some hesitancy in the weeks immediately following the declaration of war the feeling is growing steadily that economic and financial affairs are rapidly becoming stabilized and that this nation will experience an era of unusually good business that might almost amount to boom times.

The prices of building materials are gradually settling down to a stable basis. During the last two weeks there have not been nearly so many fluctuations in prices, and while there is no likelihood that the costs of building materials and supplies will be greatly reduced for a long time the feeling is prevalent that the upward movement has about ended. Under these conditions the prospective builder is in a better position to commence operations, as he will be more certain as to the final cost of the completed structure. The uncertainty involved on account of the recent market situation has been one of the principal deterrents to building.

#### Service to Manufacturers.

Editor of the RECORD AND GUIDE:

An astonishingly large number of manufacturers are at all times locating in the vicinity of New York. Their problem of finding the best location is an intricate and puzzling one. This is not strange in view of the fact that the industrial district of Metropolitan New York contains twenty important cities,

#### 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. 242.—Referring to your favor of the 23d instant, in regard to my question for the query column, I do not see in what respects the facts submitted have not been made clear enough. The case in question is the following:

A, a real estate broker, applies to C for a mortgage loan upon B's property. C agrees to make the loan but insists upon being introduced personally to B, the owner of the property. A, the broker, thereupon introduces C, the prospective mortgagee, to B, the owner. After this has been done, C backs out and refuses to make the loan, but makes use of the fact that he has been introduced to B, the owner, to buy directly from B, his property. The facts show that C never intended to make the loan, but simply wanted to get introduced to the owner so as to have a chance to purchase the property in question, in which he succeeded.

Now the question which I would like to have answered is, if A, the broker, can have a claim for services rendered against C, as he was actually the one that brought the parties together. In A's presence there was some talk about buying the property, but at the time B refused to sell, so that A did not actually negotiate the deal, which was afterwards closed directly between B and C.

E. N. A.

Answer: No. 242.—While "A" seems to have been treated unfairly, there is no evidence of his employment by "C" in the transaction which was finally closed.

Question No. 243.—Board of Appeals on Zone Law grants appeal of applicant to erect riding academy. Adjoining property owners appeal to Supreme Court to set aside decision of the Board of Appeals on grounds that they, the Board of Appeals, have no legal power to decide on such issues. In the meantime the Legislature at Albany passes a law giving the Board of Appeals the legal power to decide on such issues. What effect will the decision of the Supreme Court have if it fails to uphold the right of the Board of Appeals to grant permission to erect this riding academy? F. P.

Answer No. 243.—The probabilities would be that if the attention of the court was called to the new legislation conferring power on the Board of Appeals, it would decline to decide the case at all, on the ground that the question had become academic. If the legislation is as above stated and the Supreme Court fails to sustain the Board of Appeals, then on the basis of the new law the parties interested could go back to the Board of Appeals and get a new decision, with which the court would not interfere.

and many smaller communities in addition to the five great Boroughs of Greater New York. For several years we have performed a valuable service to such manufacturers in aiding them to select the particular location best suited to their requirements and furnishing them with information concerning the many industrial factors with which they may be concerned.

The attention of the Merchants' Association of New York has frequently been called to the fact that most manufacturers learn of this phase of our work only after they have become established and cannot avail themselves of it. For this reason we are attempting to get in touch with such manufacturers early enough to be of aid to them in locating their plant. This is a difficult thing to do, inasmuch as we are not seeking to induce manufacturers to locate in New York, but merely offering our services to those who are coming here. We will appreciate your kindness in calling this matter to the attention of manufacturers.

ALFRED L. SMITH.

## REAL ESTATE NEWS OF THE WEEK

Trading Somewhat Restricted—Leasing Continues Fairly Active—Auction Room Business

TRADING was somewhat lighter this week, although a number of small and moderate priced properties passed into new ownerships. The element of trade continued to be identified with a number of the transactions, and the professional traders were active in both buying and selling. One of the leading deals of the year involved properties held at about \$6,000,000, in which a Western capitalist became the owner of three desirable business properties in the Fifth avenue zone. Other transactions concerned a row of old dwellings in Greenwich Village, which are to be modernized, and holdings of a prominent banker who failed some years ago, and whose estate is now being liquidated.

The renting market continued fairly active, the demand concerning itself equally between residential and business space. The entire rental of a new loft building on Broadway near Houston street recalls an interesting building project which aroused considerable comment some months ago. It was generally felt that with the uptown movement well under way, the demand for locations in the older sections of the city would be lessened. In spite of this opinion the owner of a plot on Broadway near Houston street decided to erect an up-to-date structure on the site in an effort to indicate to the millinery and allied trades that modern buildings could be provided for them, in their present district. All the space in the building has been rented, and the experiment has been unusually successful, as demonstrating that this trade may be induced to remain downtown, provided that owners offer them up-to-date and modern structures.

Other important commercial leases showed the expansion of business in various lines. In West 38th and 39th streets the United States Government leased a large plot on which a big garage will be erected for use by the Post Office Department, and a prominent piano concern also acquired new quarters in West 24th street, near Sixth avenue.

Considerable interest was manifested this week in the offerings of the estate of P. A. Fogarty sold in the Vesey Street Exchange Salesroom by Joseph P. Day, as the result of the institution in the Supreme Court of partition proceedings. The sale was well attended, with outside buyers figuring prominently in the bidding. Among the properties sold was the southeast corner of Ninth avenue and 17th street, acquired by W. F. Clare for \$23,250; the five-story tenement at 93 Henry street sold to James Shea for \$20,100; the two-and-one-half-story dwelling at 215 West 17th street, sold to Henry Merritt for \$4,000, and the five-story tenement at 81 Ridge street, purchased by Morris Markowitz, the tenant, for \$20,100.

The New York Savings Bank, as plaintiff, became the owner of the ten three-story dwellings originally owned by the Astor Estate, at 44 to 62 West 130th street. This property was sold to the bank for \$75,000 as the result of an action brought against the M. M. Realty Company, to recover on liens aggregating \$111,967. The Devoe Estate property, comprising about thirty lots at the southwest corner of Sedgwick avenue and 167th street, which had been in the same ownership for more than two centuries, was sold for \$27,500 to J. Frederick Kernochan, who held a first mortgage against the property representing that amount.

Several important sales are scheduled for the coming week in the Vesey Street Exchange Salesroom. On Monday, June 18, Joseph P. Day will sell, at foreclosure, the Beaver Street Arcade, at 58 to 62 New street, and 23 to 25 Beaver street, as the result of a judgment obtained by the Metropolitan Trust Company of approximately \$700,000. On

Wednesday, the Morgenthau, Jr., Company will sell the three five-story tenements at 257 to 263 Elizabeth street, in order to satisfy three mortgages held by the Farmers Loan & Trust Company aggregating \$70,000.

## MUST MEET CONDITIONS.

Owners Will Have to Install Gas Pipes in Many Structures.

IT has been estimated that no less than thirty thousand old-fashioned residences in New York City will be converted into three family apartments by the signing of the Lawson bill by Governor Whitman. There is reason to believe that small families will readily take these small apartments, which are now free of the Tenement House Department rules, as applied to six and seven-story non-fireproof buildings.

Owners of these small buildings will have to provide for ample gas-piping when changing their premises to accommodate three families instead of one family, as heretofore. As the buildings were erected several years ago, in most cases, it will probably be found that the present system of gas pipes only provides for the use of a gas range in the basement kitchen, and that the "risers" to the second and third floors are pipes of small dimension intended to convey gas to the upper floors for lighting purposes only. While these buildings are being remodelled, at least in a great many cases, the "risers" to the second and third floors should be increased in size so that an ample supply of gas will be furnished for the gas ranges or kitchenettes on the second and third floors.

"Experience has shown in the past that where small private dwellings have become small apartment houses, the homes of two or three families, that 'cookers' and gas ranges on the upper floors have not had the necessary supply of gas," Robert E. Livingston, of the Consolidated Gas Company of New York, said yesterday. "This has frequently led to complaints by the tenants on the upper floors. Investigation has shown that three gas ranges, as well as the lighting of the premises, have depended on gas pipes of too small dimension. In other words, three tenants were found to be drawing on gas for cooking and lighting when the piping was intended for one gas range, and that in the basement and only for lighting in the upper part of the building.

"As the gas companies have no control over the piping in a building, the only remedy could come through the landlords installing larger pipes, while, at the same time the gas companies would do all in their power to give the complaining tenants relief," Mr. Livingston said. "It would be well for the owners of the small buildings now to be converted into three-family houses, bear this in mind. So far as the gas companies are concerned, they are always ready to render assistance to the property owners by advising them as to the required sizes of gas pipes to take care of the gas ranges as well as the lighting. The expense is inconsiderable and the work should be done while the premises are being remodeled.

"In all probability," Mr. Livingston continued, "many of these apartments will be gas heated. This too should be borne in mind by the owners of the properties. The present coal situation and the fault many tenants recently found at being deprived of their necessary hot water supply, should lead to provision being made for both of these necessities. Many new buildings that unfortunately were not 'piped for gas' have recently had gas pipes installed to insure proper heating by gas, in many cases as auxiliary to their central heating system, and to furnish tenants with their hot water supply."

## Thomas J. O'Reilly

### Real Estate

Agent, Broker, Appraiser  
Broadway at 109th St.

DOWNTOWN OFFICE  
51 Chambers Street

Branch Manager  
PHOENIX ASSURANCE CO., Ltd.  
of London

New York Representative of  
CAUGHY, HEARN & COMPANY  
Baltimore and Washington

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS

## BURTON THOMPSON & CO.

Member of Real Estate Board, N. Y.

### Real Estate

10 WALL ST. Rector 4042

## J. B. ENGLISH

Real Estate Broker

INSURANCE  
ESTATES MANAGED  
RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET

1531-7 Broadway  
N. W. corner 45th St.  
Astor Theatre Building  
Phone: Bryant 4773

## CARSTEIN & LINNEKIN

(Inc.)  
REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE  
Gramercy 2293—Phones—Murray Hill 523

## JAMES A. DOWD

Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, Above 49th Street

## GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE  
Management of Estates a Specialty

148 WEST 57th STREET  
Near Carnegie Hall Telephone 6096 Circle  
260 LENOX AVENUE  
N. E. Cor. 123rd Street Telephone 6500 Harlem

## J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

## MICHAEL E. LIPSET

REAL ESTATE

1181 BROADWAY

Southwest Corner Twenty-eighth Street  
Telephone—Mad. Sq. 9329



## NEW YORK BUILDING MANAGERS HOLD REGULAR MONTHLY MEETING

The regular monthly meeting of the New York Building Managers' Association was held in the Reference Room of the St. Paul Building, 220 Broadway. During the month H. Nelson Flanagan was elected to the association.

The Legislative Committee during the month has examined and acted upon twenty-one bills and ordinances. A report covering these bills together with the action taken by the committee is on file in the office of the association. The committee was represented at hearings before the Board of Aldermen, the Legislature and the Board of Standards and Appeals. The Board of Standards and Appeals has adopted the new rules for sprinkler equipment, with the modifications which were suggested by the association and the Real Estate Board.

The Governor has signed the bill amending the Tenement House Law so as to permit three-story and basement private dwellings to be converted into three family use and not requiring full compliance with the present Tenement House Law. This is a decided gain. The Governor has also signed the Bewley Bill re-defining a factory building. This bill is extremely important to owners and managers and a digest of the bill is 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.

Wherever 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.

The association after carefully considering a comprehensive report made by Mr. Leasenfeld, Chairman of the Tenant Committee, has gone on record as favoring the insertion of a clause in apartment house leases to the effect that the owner shall not be held liable for damages in the event of a failure to supply heat or hot water where such failure is due to inability to obtain coal, and also suggesting a clause to the effect that such failure shall not be considered as a constructive eviction.

A resolution has been passed by the association favoring the shutting down of service in loft buildings at 1:00 P. M. on Saturday afternoons during the months of June, July and August.

The association on the recommendation of the Executive Committee has passed a resolution amending Article 6 of the By-Laws so as to have the regular monthly meeting fall on the second Tuesday in the month instead of the first Tuesday.

The association has passed a resolution favoring the metering of office buildings of electric current to tenants who are large users of current for lighting, fans and other mechanical devices and that in the future leases be made with this end in view whenever practicable. The association has appealed to the Board of Standards and Appeals to continue to permit the use of revolving doors as exit doors.

The Department Orders Committee is still working with the Superintendent of Buildings with a view to obtaining a modification of the orders now being issued requiring electrical contacts on hinged sliding doors on elevators in factory buildings. Appeals have been

made in a number of cases to the Board of Standards and Appeals and where such appeals have been made they will act as a stay of execution on these particular orders until a decision has been rendered by the Board of Standards and Appeals.

A circular has been received from a firm offering to furnish retired firemen where managers desire to organize a fire fighting force in their buildings. Any members desiring to know about this can get all the information wanted at the office of the association.

### Asks Relief.

The Public Service Commission, through Chairman Straus, has addressed the Board of Estimate of New York City, asking that body to act within a

short time upon the various propositions looking to traffic relief in Central Brooklyn, including the proposal for relocating the tracks of the Fulton street elevated line in Adams street, and for laying out a connection between the Fulton street elevated line and the Fourth avenue subway. Several other matters are involved and the Commission is desirous that an early decision shall be had.

### Park Avenue Viaduct.

The Public Service Commission is authority for the statement that insofar as it is concerned all work necessary on its part preliminary to the construction of the new viaduct which is to connect the upper and lower parts of Park avenue, Manhattan, around the Grand Central Station, has been completed. Construction of the viaduct now awaits action by the city authorities who are to undertake its building.

[FIRE]

## German American Insurance Company New York

INCORPORATED IN 1872 UNDER NEW YORK STATE LAW  
Neither a Branch nor a Part of any Foreign Institution

**All Of Its Assets  
Are Invested in America**

**OVER 90%** of its stock is owned by American Citizens, the balance, less than 10%, being owned in Canada, England, France, Germany, Japan and Switzerland.

The directors are all American Citizens born in the United States.

It is managed entirely by American Citizens, and its business is wholly confined to the United States, its possessions and Canada.

LOSSES PAID SINCE ORGANIZATION  
OVER \$90,000,000

**THIS GREAT COMPANY IS DISTINCTLY AN AMERICAN INSTITUTION AND HAS SUBSCRIBED FOR \$1,100,000 OF THE NEW LIBERTY BONDS.**

Statement January 1, 1917

CAPITAL, Authorized, Subscribed and Paid Up

**\$2,000,000**

Reserve for All Other Liabilities

**10,954,055**

NET SURPLUS

**10,759,422**

ASSETS

**23,713,477**

CHARLES G. SMITH,  
President

JESSE E. WHITE,  
Vice-President

EDWIN M. CRAGIN,  
Secretary

ALEXANDER R. PHILLIPS,  
Asst. Secretary

**URGES REMOVAL OF "L" ON SIXTH AVENUE**

**R**EMOVAL of the elevated structure on Sixth avenue, and the substitution of an underground system is advocated by the Sixth Avenue Association, in a recent communication to the Board of Estimate and the Public Service Commission. The Forty-second Street Association is in sympathy with the proposed improvement, and has also communicated with the city authorities to

that effect. The petition reads as follows:

Whereas, It is desirable to distribute the traffic in the central section of the Borough of Manhattan, and

Whereas, Certain suggestions have been made heretofore providing for the opening of a new avenue running north and south between Fifth and Sixth avenues, in order to alleviate traffic conditions, and

Whereas, It would be possible by the removal of the elevated structure on Sixth avenue, and providing a subway under the

surface of Sixth avenue to provide a north and south avenue, instead of one between Fifth and Sixth avenues that would be equally as serviceable,

Now therefore, Be it resolved that this Association petition the Board of Estimate and Apportionment of the City of New York, and the Public Service Commission of this district, to take steps toward investigating the feasibility of substituting a subway for the elevated structure on Sixth avenue, such work to be done between such points as the Board of Estimate and Apportionment may deem advisable.

"The Association then goes on to present the following statements:

Reliable sources of information estimate the cost of a two track subway at about \$2,000,000 a mile. A mile consists of twenty blocks, and there are eight lots to a block; figuring the cost at \$1,000,000 for each side of the avenue, eight lots to a block, would come to about \$6,000 a lot. If \$6,000 in bonds were issued at an interest rate of 4 per cent this would amount to \$240 a lot. It is the opinion of the Sixth Avenue Association that the assessed value of the lots on Sixth avenue would undoubtedly be increased by \$30,000 a lot, because of the removal of the elevated structure.

"At the present tax rate of 2.02, this would amount to \$604 a lot, so that the city would receive 4 per cent interest and in addition thereto would have sufficient to set aside as a sinking fund to retire the principal of the whole bonds within thirteen years, as per the following calculation:

		Interest.	Principal.
End	1 year	\$240.00	\$364.00
"	2 "	225.44	378.56
"	3 "	210.30	393.70
"	4 "	194.55	409.45
"	5 "	178.17	425.83
"	6 "	161.04	442.96
"	7 "	143.32	460.68
"	8 "	124.89	479.11
"	9 "	105.73	498.27
"	10 "	85.80	518.20
"	11 "	65.07	538.93
"	12 "	43.51	560.49
"	13 "	21.19	529.82
Total .....			\$6,000.00

"Therefore the city would, on the basis of the present rate, be making an annual profit of \$604 a lot for financing the enterprise, besides increasing the ratables about \$10,000,000 a mile, thus considerably increasing the borrowing capacity of the city.

"It is also estimated that a four-track subway would cost about \$3,500,000 a mile. In this event it would require an expense of \$10,500 a lot. At 4 per cent, this would require \$420 per annum for interest, and the whole sum would be retired in thirty-one years instead of thirteen years, and after the retirement of the bonds, would leave the same profit to the city.

"If it were found inadvisable for the city to borrow the money for a subway at the present time without assessment, the cost of construction could be provided for by assessing the cost thereof directly against the property benefiting, in accordance with Subdivision 3, Section 37, of the Rapid Transit Act.

"We also beg to state that we have been advised that the courts have held what the city may substitute a subway franchise for the elevated railroad franchise, even though the said franchise be perpetual."

**Lighting Rates.**

The Public Service Commission has been informed by the New York Edison Company that the latter company does not desire to carry out a tentative proposition made to the Commission last November providing for a reduction of the maximum rate now existing in Manhattan and throughout a considerable portion of the Bronx—the maximum being 7½ cents per kw. hour. The company last autumn voluntarily agreed to make a reduction from the then existing maximum of 8 cents to 7½ cents on January 1, and on July 1 to make a further reduction of ½ cent per kw. hour to a maximum of 7 cents. The company now states that unusual conditions existing make it desirable that the present rate, that put into effect on January 1 last, continue for the present. The Commission is investigating as to the merits of this contention,

**Window Shades**

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.

All of our shades are custom made to window requirements and are planned to match window and interior appointments.

Let us confer with you now and submit samples and estimates. You will find that our modern service will mean genuine economy and that our prices will be figured on the manufacturing costs of the largest custom shade factory in New York City.

**Ordinator Co.**

101 PARK AVENUE  
(40th St.)

Telephone, Vanderbilt 3250

New York City

**Owners, Trustees  
Executors and Builders**

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

Through our experience and ability to show space for rent to the greatest number of possible tenants we very often are able to create a demand for vacant space which would not otherwise exist, and also have very frequently been able to materially increase the gross rents of a property.

Tenants no longer go hunting for space through a neighborhood, but almost invariably go to a recognized agent whom they know makes a specialty of the class of property for which they are looking. With our complete records and plans, and with the assistance of our experienced brokers, we can save tenants a great deal of time and unnecessary trips.

If we are not acting as your agents, you are naturally not getting the best class of applications for your vacant space. The volume of our business shows that we are able and anxious to rent any vacancies that you may now have or expect to have in the near future.

We are at your service, and will be glad to meet you at any time and discuss your real estate problems.

**Pease & Elliman  
Real Estate and Insurance**

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

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

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

Uptown Office  
425 Fifth Avenue, cor. 38th St.  
Telephone, Vanderbilt 4281

Main Office  
317 Broadway, cor. Thomas St.  
Telephone, Worth 800

Established 1860

LEGISLATION.

(Continued from page 832.)

taxpayers resulting from irritating and expensive duplication of accounts and reports and double taxation.

CHAPTER 258, amending section 226, Greater New York charter, in relation to the annual budget.

The presidents of the several boroughs, the heads of departments, bureaus, offices, boards and commissions, shall submit departmental estimates to the Board of Estimate not later than August first.

On or before October 10th a printed tentative budget shall be prepared for public discussion.

On or before October 20th a copy of the budget as proposed for adoption must be filed and after that date no item may be increased or added but any item may be decreased or eliminated.

CHAPTER 292, adding new sections 200, 201 and 202, General Corporation Law, providing for revocation of the charter or authority to do business in this State, of corporations which conduct their business in another State in such manner as to create a nuisance in this State by discharge of dust, smoke, gas, steam or offensive odors or fumes. Upon complaint to the State Commissioner of Health, he is to investigate whether or not such a nuisance is being committed. Railroad and steamboat lines are excepted.

CHAPTER 426, providing for the appointment by the Governor of an unpaid commission of three members to meet jointly or agree with a similar commission from New Jersey to negotiate or agree upon a joint report, recommending a policy to be pursued by the State of New York, the State of New Jersey and the United States by legislative enactment or treaty or otherwise, to the end that said port shall be efficiently and constructively organized and furnished with modern methods of piers, rail and water and freight facilities and adequately protected in the event of war. Before making such report, such commission shall make a thorough investigation of port conditions in this country and shall take and employ such engineering, legal or other professional skill and assistance as it may need for the effective working out of a comprehensive and adequate interstate and federal port policy, to meet commercial needs in times of peace and the protection of the harbor and adjacent localities in times of war.

CHAPTER 601, amending sections 242-a, 242-b and 718-d, Greater New York charter, by providing that regulations of the Board of Estimate limiting the height and bulk of buildings and the area of yards, courts and other open spaces, and regulations restricting the location of trades and industries and the regulations governing such industries shall be enforced by the Superintendent of Buildings of each borough and the Tenement House Commissioner under the rules and regulations of the Board of Standards and Appeals; and that the regulations of the Board of Estimate may provide that the Board of Appeals may determine and vary their application in harmony with their general purpose and intent and in accordance with general or specific rules therein contained.

CHAPTER 604, amending sections 779 and 781, Greater New York charter, by abolishing the present fire marshals and authorizing the Fire Commissioner to create a bureau of fire investigation with headquarters in the Borough of Manhattan and a branch office in Brooklyn, and to select from the fire marshals now in office a chief fire marshal and a deputy chief to have charge of the bureau. They are to have substantially the same powers and duties as present exercised by the fire marshal.

CHAPTER 624—Optional Prohibition Referendum Law to be chapter 68 of the Consolidated Laws.

Every city of the State except the City of New York is constituted local option territory.

In New York City, upon petition of 25 per cent. of the voters at the preceding general election, a special election is to be held on the third Tuesday in April of any year to decide whether or not New York City is to become local option territory.

In New York City, if it votes to become local option territory, not oftener than once in five years, and in other cities not oftener than once in three years, upon petition of 25 per cent. of the voters, a special election must be held on the third Tuesday in April to determine whether or not the city is to become prohibition territory.

Four questions are to be voted on at such election: (1) as to selling liquor to be drunk on the premises where sold; (2) as to selling liquor not to be drunk on the premises where sold; (3) as to selling liquor as a pharmacist on a physician's prescription; (4) as to selling liquor by hotel keepers only.

The form and validity of the petition and the effect of a vote in favor of prohibition are provided for in the law.

Prohibition territory may be discontinued upon similar petition and vote.

CHAPTER 631, amending sections 970 and 976, Greater New York charter, by authorizing the city to acquire real property for courtyards abutting streets. This law gives the Board of Estimate the power to enforce the set-back plan recently submitted by the Committee on City Plan and approved by the Board of Estimate.

The Board of Estimate, at the time of instituting proceedings for such property, is to determine whether fee or an easement is required and may prescribe such conditions upon the title as it deems proper. Land so acquired for courtyard purposes may be devoted to general street uses when the Board so determines, if not inconsistent with limitations as to title.

CHAPTER 654, amending section 51, State Law, by regulating the proceedings by which the United States may acquire property for maneuver grounds, fortifications and other purposes within the State. Any agent of the United States, duly authorized under the seal of an

# Borrowers

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

## Lawyers Title and Trust Company

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

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

### CONNECTICUT TITLES INSURED

by

## The Western Connecticut Title & Mortgage Company

Gurley Building, Stamford, Conn.

NEW YORK OFFICE, ROOM 1902, MUTUAL LIFE BUILDING

32 LIBERTY STREET, NEW YORK CITY

Telephone John 4647

## Directory of Real Estate Brokers

### MANHATTAN

#### Henry C. B. Stein

REAL ESTATE AGENT  
BROKER, APPRAISER

102 FIRST STREET

Tel. 1930 Orchard Near First Avenue

Entire charge taken of property  
28 years' experience

#### S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

#### GEORGE V. McNALLY

ALFRED J. ROONEY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

#### JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

#### JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser  
402 WEST 51st STREET, Tel. 1970 Columbus  
277 BROADWAY, Tel. Worth 1823

#### BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker  
156 BROADWAY Business Established 1847

#### THOS. F. McLAUGHLIN

Real Estate and Insurance  
1238 THIRD AVE., NEAR 72d STREET

#### LOUIS V. O'DONOHUE

Real Estate  
Tel. 3555 Bryant 25 WEST 42d STREET

#### Philip A. Payton, Jr., Company

Real Estate Agents and Brokers  
New York's Pioneer Negro Real Estate Agents  
Main Office: 67 WEST 134th STREET

#### SCHINDLER & LIEBLER

Real Estate and Insurance  
Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

### BRONX

#### A. G. BECHMANN

Real Estate and Insurance  
Tel. 3975 Melrose. 1053 SO. BOULEVARD  
One block from Simpson Street Subway Station

#### KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street  
East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

#### WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser  
3428 THIRD AVENUE, bet. 166th and 167th Sts.

#### ULLMAN

36 Wmsbridge Station  
Real Estate in All Branches  
3221 White Plains Ave., at Burke St. (207th St.)

#### O'HARA BROTHERS

Real Estate and Appraisers  
BRONX PROPERTY  
Tel. 615 Fordham WEBSTER AVE. & 200th St.

### OPERATORS

#### ELIAS A. COHEN

Real Estate Operator  
206 BROADWAY, Corner Fulton Street  
Telephone, 5005-5006 Cortlandt

#### FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators  
Telephone 980 Cort. 135 BROADWAY

#### THE LUSTGARTEN CO.

68 WILLIAM STREET  
Real Estate Operators

Telephone, John 6120

#### HARRIS & MAURICE

MANDELBAUM  
Real Estate Operators  
Telephone 8155 Cort. 135 BROADWAY

#### LOWENFELD & PRAGER

Real Estate Operators  
37 LIBERTY ST. Tel. 6130 John

Little Money  
Shrewdly Spent  
will make old property pay well

This is our line

Get Our Suggestions

Eastern Construction Co.  
110 West 40th Street

## INTERIOR TELEPHONES

For apartment houses,  
schools, banks, offices, fac-  
tories, stores, hospitals,  
public buildings, etc.  
We make a telephone to fill  
every want. Over 23 years'  
experience.

CONNECTICUT TELEPHONE & ELECTRIC COMPANY  
Factory, Meriden, Conn.

New York Representative: Spielman Elec. Co.  
1931 Broadway Phone Dept. T, 4147 Columbus



RATS, MICE,  
ANTS, MOTHS,  
ROACHES,  
BED BUGS,  
EXTERMINATED

NO CHARGE IF WE FAIL  
WRITTEN GUARANTEE FOR ONE YEAR  
Out-of-Town Work Solicited

New York Exterminating Co.  
366 FIFTH AVE., N. Y. CITY

At 35th St. Phone—Greeley 4400

FRANCIS W. FORD'S SONS  
City Surveyors  
Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C. FORD  
WALTER H. FORD, C. E. HAROLD S. FORD

GEO. J. RYAN  
Queens Borough Real Estate  
AGENT BROKER APPRAISER  
Member Real Estate Board of New York  
46 Jackson Ave., Long Island City  
Telephone, Hunters Point 3451-2

Henry Brady  
AUCTIONEER

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

WILLIAM H. ARCHIBALD

316 WEST 23D STREET  
REAL ESTATE AND INSURANCE  
Management of Estates a Specialty  
Phone, 5566 Chelsea

executive department, may, in war time, enter upon and acquire desired property. Notice must be given the owner personally or as prescribed in the act where personal service cannot be had and a map showing the land taken with the interest therein and the term, must be filed with the Secretary of State and with the County Clerk or Register of the county. If the owner and agent cannot agree as to price, the amount is to be fixed by condemnation proceedings.

The following are the twelve bills which were opposed by the Real Estate Board but which became law:

Chapter 749 (S. 109), Labor Law, juveniles, employment bureau.

Chapter 621 (S. 677), New York City Superintendent Schools Emeritus.

Chapter 303 (S. 712), New York City Teachers' Retirement Fund.

Chapter 261 (S. 797), Highway Law, amending generally.

Chapter 631 (S. 859), New York City court-yards, acquiring real property.

Chapter 614 (S. 1037), New York City plumbers, compensation.

Chapter 625 (S. 1115), Rapid Transit Act, emergency contracts.

To Secretary of State (S. 1282), Legislators, increasing salaries.

Chapter 624 (A. 40), Local Option.

Chapter 718 (A. 257), Coney Island, lands under water to New York City.

Chapter 147 (A. 766), State parks, land for, acquiring.

Chapter 604 (A. 1336), Creating bureau of fire investigation.

### Protecting Crossings.

The Public Service Commission held a hearing before Commissioner Charles S. Hervey to determine whether steam railroads operating within the City of New York shall be directed to keep gates protecting crossings closed between the hours of midnight and 5:00 a. m. Various railroad corporations were represented. An inspector for the Commission at this hearing testified that at night inspections made at some of the 200 grade crossings protected by gates within the city limits he had found some gates closed and some raised and on the instance of each inspection had found some of the crossing watchmen asleep. The hearing was closed and action will shortly be taken by the Commission.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, against 26 last week and 35 a year ago.

The number of sales south of 59th street was 6, as compared with 5 last week and 14 a year ago.

The sales north of 59th street aggregated 14, as compared with 21 last week and 21 a year ago.

From the Bronx 9 sales at private contract were reported, as against 13 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 850 of this issue.

### Westerner in \$6,000,000 Deal.

Thomas H. Gill, Western capitalist, for many years associated with the Wisconsin Central Railroad, has acquired from companies headed by Leslie R. Palmer three valuable New York City properties in the Fifth avenue zone, for which he gave in exchange extensive holdings of various kinds in four other states. The various properties involved in the trade, which is one of the largest of the year, were held at about \$6,000,000. George E. Baldwin, who negotiated the transaction, is said to have been working on its various details for nearly a year. The property which Mr. Gill has acquired includes 509 Fifth avenue, a twelve-story store and loft building covering a plot 37.6 x 123, recently completed by Mr. Palmer on land acquired under a long term leasehold from the Sturges Estate; also 37 West 37th street, a twelve-story modern store and loft building, completed a few months ago by a syndicate headed by Mr. Palmer on land acquired under the terms of an 84-year leasehold from Louis E. Frith, and the twelve-story store and loft building at 10 to 12 East 39th street, through to 38th street, improved last year by the same company, on leasehold property obtained from the Sloane Estate. In part payment Mr. Gill gave

Mr. Palmer and his associates the following properties: a tract of timberland in Ashland, Wisconsin, a coal mine in Carryville, Tennessee, a gold mine in Butte, Montana, an orange grove in Mobile, Alabama, a business property block in Portage, Wisconsin, Mr. Gill's residence in Wisconsin, the McKenna and Warren properties in Wisconsin, a tract of land at Waukesha, Wisconsin, and the large residence in Madison, Wisconsin, formerly occupied by Mr. Gill as his home. The same broker later leased for the new owner the store at 509 Fifth avenue to the Maison Armand, for nineteen and one-half years, at a rental aggregating \$827,000. Mr. Baldwin also resold for Mr. Palmer the Mobile orange grove and the residence properties in Wisconsin, both of which were repurchased by Mr. Gill.

### Sell \$500,000 Residence.

Douglas L. Elliman & Company sold for the estate of General Lloyd Bryce his former residence at 1025 Fifth avenue, adjoining the William Salamon house at the northeast corner of 83d street and Fifth avenue. The Bryce house, which is a white marble English basement house, stands on a lot 40x100, and is in one of the best developed blocks on Fifth avenue. Adjoining owners to the north are Mrs. William M. Kingsland, George Crawford Clark and Jonathan Thorne. Directly in the rear of these properties is the property of the Constable estate, consisting of an old-fashioned white wooden farmhouse and large garden with greenhouses. The Bryce house was built by General Bryce on land purchased from James A. Garland about eight or nine years ago and was occupied by General Bryce since its completion until his death, a few months ago. It was held at \$500,000 and was purchased very close to this figure by a prominent New Yorker for his own occupancy. The growing demand for fine houses has been clearly evidenced of late through the following sales by the same brokers: The late James J. Hill's house at 8 East 65th street to E. H. Litchfield, the James McLean residence at 7 East 75th street to Dr. J. H. Lancashire, 12 East 62d street to Charles H. Sabin, president of the Guaranty Trust Company, and several others.

### Buys the "Verona."

Clarence Payne, formerly of California, who has been actively identified with a number of transactions affecting high-class Manhattan realty, figured in another transaction this week, involving a high-grade ten-story apartment house at the southeast corner of Madison avenue and 64th street. This property, which is known as the Verona, was sold for the United States Trust Company as trustee of the Estate of Francis L. Leland through N. A. Berwin & Company. It was held at \$800,000. The Verona occupies a site fronting 100.5 feet on Madison avenue and 132.6 feet in 64th street, and is stated to have a rent-roll approximately \$125,000 a year. Among the tenants are Charles E. Hughes, Henry F. Cook, Charles A. Dana, T. J. Connors and E. L. Judkins. Some of the transactions in which Mr. Payne has been interested as principal within the last year concerned the Postal Life Insurance Building at the southeast corner of Fifth avenue and 43d street, and apartment houses at 383 Park avenue and 140 West 79th street.

### Big Westchester Transaction.

One of the largest transactions affecting Westchester County property in many years has been closed, by which the Sleepy Hollow Country Club purchased for a reported price of \$600,000 from William Rockefeller 387 acres at Scarborough, N. Y., adjoining the property of the club. The sale was negotiated by Frederick M. Hilton, of M. A. White & Sons. The land which the club has bought includes its golf course, which it held under lease, together with several hundred acres adjoining. It has a large frontage on Broadway, Sleepy Hollow road and Long Hill road. The property is one of the most picturesque

# To Landlords Who Must Maintain Hot Water Service

IT IS unnecessary to emphasize the scarcity of coal which is creating anxiety and, occasionally, litigation for landlords whose properties are leased under agreement to maintain hot water service. Many owners are already unable to obtain **any** coal and in most all cases the supply is very limited.

Faced with the probability that this scarcity will continue and possibly increase, many landlords are successfully meeting the difficulty by installing

## GAS WATER HEATERS

### FOR SMALL APARTMENT HOUSES

Satisfactory hot water service can be obtained in small apartment houses from a central Automatic Gas Water Heater; with or without storage system. There is also a type of apartment house heater which provides individual automatic hot water service in each apartment.

### HOT WATER FOR OFFICE BUILDINGS

The Automatic Gas Water Heater, with or without storage system, is particularly desirable for office buildings as the need for hot water is usually limited and intermittent. As this type of Heater burns fuel only while water is being drawn, it eliminates the expense of continuously maintaining a coal fire.

### FACTORIES AND LOFT BUILDINGS

There are several types of Gas Water Heaters to meet the varying needs of manufacturers—from the simple coil heater for use where little hot water is required, to the big storage systems supplying many gallons per minute. Information regarding any type of heater can be had at any Manhattan or Bronx Gas Office.

### As An Auxiliary Hot Water System

Many property owners are also installing Gas Water Heaters as an auxiliary to the regular system. A Gas Water Heater guarantees against all interruption of service from any cause; and in apartments where the need for hot water is limited during the summer it is especially convenient and economical.

**Present conditions should forcibly impress upon every landlord the desirability of having his building "piped for gas."**

---

*"THE RIGHT WAY IS THE GAS WAY"*

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

tracts of undeveloped territory around New York, being mostly on a high ridge, giving wide views of the Hudson River and the surrounding country. It is possible that, in the near future, parts of it will be sold to club members for residence sites. Several applications have already been filed for this purpose.

#### Interesting Greenwich Project.

William S. Coffin, who purchased last April a row of old dwellings in Charlton street, between Varick and Macdougall streets, from the Trinity Church Corporation, has increased his holdings by acquiring the four similar houses at Nos. 26 to 32 Charlton street, each with a frontage of 25 feet, from the estate of Francis C. Cummings, through the Douglas Robinson, Charles S. Brown Company. He now controls the nine houses on the south side of Charlton street, from Nos. 16 to 32, inclusive, and five on the north side of the same street, at Nos. 27 to 31 and 39 to 41. It is planned to remodel these houses by installing modern improvements, although the general attractiveness of the buildings will be retained, and the old Colonial style of architecture preserved. Plans for the project are being prepared by Henry W. Wilkinson and Max G. Heidelberg, 15 West 38th street, architects.

#### Liquidating Bankrupt Estate.

The State Banking Department, which is liquidating the real estate holdings of the late Adolph Mandel, East Side banker, is reported to have sold the two six-story flats at 1437 and 1439 Boston road, Bronx, each covering a plot 26.5 x 130; and the vacant gore plot of irregular size measuring 67.7 x 130 x 143.8, at 1453 and 1455 Prospect avenue, in the same borough. The Dill Farm in the Fourth Ward, Borough of Queens, held at \$35,000, has also been sold in settlement of the same estate.

#### Manhattan.

##### South—of 59th Street.

FRONT ST.—Firm of Leonard J. Carpenter sold for Thomas Mathews to Adolph C. Israel, coffee importer, 103 Front st, a 5-sty mercantile building, corner of Jones la, on lot 21.10x72. This is the third sale made by the broker in the last six months and one of several similar sales in the last few years in the wholesale coffee district.

23D ST.—Henry Brady sold for the estate of Thomas L. Hamilton 348 and 350 West 27th st, two 4-sty flats and a 4-sty rear factory, 44x100, between 8th and 9th avs.

##### North—of 59th Street.

61ST ST.—Marcus L. Osk purchased from Henry G. Trevor the 4-sty dwelling at 40 West 61st st, east of Columbus av. The house occupies a lot 19x100.5 ft.

68TH ST.—William B. May & Co. sold the modern 5-sty American basement private residence at 37 East 68th st for Marshall J. Dodge.

This house, which is 25 ft. wide, was built by Mr. Dodge about three years ago from plans by Delano & Aldrich as one of an entire block of modern houses of the highest grade. Percy Pyne built the Park av corner, which he occupies, and the Senator Freylinghuysen residence, a few doors east of the premises, just sold, was recently purchased by William H. Porter, of J. P. Morgan & Co.

72D ST.—A. H. Levy & Co. sold for John Moller to Leonard W. Simmons the 4-sty dwelling 44 East 72d st, on lot 20x102.2. The property has been in the same ownership for nearly half a century.

83D ST.—One of the prominent landmarks of Yorkville changed hands when the German Evangelical Lutheran Church sold its property at 213-215 East 83d st to Ernest N. Adler, who resold it to the church of St. Elizabeth of Hungary.

87TH ST.—Harris & Maurice Mandelbaum have bought from Headley, Lauterbach & Johnson, attorneys for the Hebrew Orphan Asylum, the 4-sty dwelling at 323 West 87th st, on lot 20x100.8, between West End av and Riverside dr. It was held at \$25,000. Harold L. Lewis was the broker. The Messrs. Mandelbaum earlier in the year sold the dwellings at 257 and 259 West 88th st, which site is now being improved with a synagogue for the Congregation B'nai Jeshurun.

120TH ST.—Kaplan, Frank & Loeffler resold 167 to 171 East 120th st, northeast corner of Sylvan pl, a 2-sty garage, 75x100.11, to Herskowitz & Raynes.

130TH ST.—Frederick Brown sold 168 West 130th st, a 3-sty dwelling, on lot 20x100. The buyer, C. Monteith Gilpin, will occupy. Harry J. Rogers was the broker.

139TH ST.—Frederick Fox & Co. sold for Mrs. William M. Engel the 4-sty dwelling at 237 West 139th st, one of the King model houses, between 7th and 8th avs.

142D ST.—Slawson & Hobbs resold for Mrs. E. K. Gunning 237 West 142d st, a 5-sty apartment, 50x100, to Bing & Bing. The seller recently took the property under contract in an exchange with W. Douglas Welsh, arranged by the same brokers, and involving the apartment house at the southwest corner of Broadway and 147th st.

182D ST.—Rev. Frank Herbert Billington as agent for the Universalist General Convention (Inc.) has purchased from Oscar Duryea 555 and 557 West 182d st, a 1-sty hall and a 2-sty residence, on plot 50x79.9. The property will be used for church purposes by the Washington Heights Universalist Church, of which Rev. Dr. Billington is the minister. The Nehring Co. was the broker in the transaction.

ST. NICHOLAS AV.—Henry Morgenthau Co. resold the 6-sty apartment house, with stores, 75x100, known as the Kershaw, at 1251 to 1257 St. Nicholas av. The property has an assessed valuation of \$115,000 and was acquired several weeks ago by the sellers in an exchange with Dr. Hiram Elliott, involving \$450,000.

5TH AV.—Sidem Realty Co. purchased 1449 5th av, a 5-sty apartment house, 25x85. This property was given in exchange for the plot at the northwest corner of 188th st and Grand Concourse, Bronx, the sale of which was announced last week. Alexander Selkin was the broker.

#### Bronx.

CITY ISLAND.—Joseph P. Day sold for City Island Homes, Inc., the property at 81 Ditmars st a 6-room residence, 50x100, to Frank E. Fehr.

BRIGGS AV.—The Lawyers' Mortgage Co. sold 2755 Briggs av, a 3-sty dwelling, 20x91.6, to Joseph Rakowsky.

LAFONTAINE AV.—F. J. Wood sold to the Russo-Iodice Realty Co. the plot, 50x100, on the east side of Lafontaine av, 214 ft. south of 180th st.

PERRY AV.—H. A. Douglas & Co. sold for Mrs. Lucy Tucker the residence, on plot 54x137, at the southwest corner of Perry av and 206th st.

ST. ANNS AV.—Nicholas Lopard sold for James Shea the 4-sty flat 354 St. Anns av to Henry Walger.

TOPPING AV.—Plough & Fox Corporation sold 1651 Topping av, a 2-fam. dwelling, for all cash, free and clear.

WEBSTER AV.—J. Clarence Davies sold for the North County Development Co., Charles F. Deshler, president, 2721-2723 Webster av, 200 ft. north of 195th st, a 2-sty store and loft building, on plot 50x100.

#### Brooklyn.

SOUTH MIDWOOD.—Green Brothers sold for Alfred A. Stuart, of 689 East 17th st, to Alfred E. Foster, Jr., the 50x100 ft. plot in South Midwood, adjoining Mr. Stuart's residence on the south. Mr. Foster will erect a residence. The plot was held at \$8,000.

COOPER ST.—R. A. Schlickerman sold for Mrs. Helena Scheelhorn the tenement 37A Cooper st to John Meffert.

DEGRAW ST.—The John Pullman Real Estate Co. sold the 2-sty dwelling at 649 Degraw st, on lot 18x100, for John H. Delack to George Velardi.

HERKIMER ST.—F. E. Hodgkiss & Son sold for Mrs. Carney the 1-fam. dwelling at 1302 Herkimer st; for Mr. Gundlack the 2-fam. dwelling at 33 1/2 Stuyvesant av; the 2-fam. dwelling at 1538 Bushwick av to the Trommer Brewery, and for Mrs. Haur the 2-fam. dwelling at 33 Ocean pl.

PROSPECT PL.—Charles E. Rickerson sold to Rose Kelleher the 2-sty dwelling 440 Prospect pl, between Grand and Classon avs.

ST. FELIX ST, ETC.—Oscar W. Fulcher sold to Charles E. Vail 35 St. Felix st; also to George C. Barnett 9 St. Felix st; to the Rahway Mercantile & Realty Co. 29 St. Felix st;

## COMBUSTO

### —appeals to the Owner

COMBUSTO DRAFT SYSTEM marks the greatest step in advance in the science of COMBUSTION EFFICIENCY that has EVER BEEN TAKEN—scientific—based on natural laws—constant as the sun. Saves 10% to 30% in coal; reduces labor of firing 20% to 50%; eliminates coal gas; no combustible left in ash.

#### Provides Heated Air (Oxygen) Over the Fire

Government experts have recently declared that gases rising from a fuel bed invariably contain "no oxygen and 20% to 32% of combustible gases." They further state that "additional air must ALWAYS be supplied OVER THE FIRE—otherwise these combustible gases will ESCAPE UNBURNED."

#### These Gases Contain 70% of Heat Units

COMBUSTO DRAFT SYSTEM utilizes these heat units—simply—efficiently—effecting a saving that yields from 200% to 500% annual returns to the owner.

Applied to water heaters and heating plants, it pleases tenants by affording more hot water and more even heat, and pleases the owner by effecting a substantial saving in coal.

Over 15,000 now in use, including equipment of galley ranges on over 40 of Uncle Sam's Battleships.

Send us a list of properties in which you are interested and we will submit estimate on cost of installation without obligation on your part.

*Results Absolutely Guaranteed*

### COMBUSTO DEVICES CORPORATION

*Combustion Efficiency Engineers*

250 West 54th Street

New York

## To Owners of Electric Meters

*Are your sub-meters recording ALL the current consumed in your building?*

Sub-meters must be adjusted periodically, or they will inevitably begin to **under**-record, with consequent loss to you.

Let us—entirely free of charge—examine your meters and advise you whether or no they require attention.

*'Phone, Cortlandt 6434*

### THE ELECTRIC METER CORPORATION

55 Liberty Street, New York

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
 FIRM ESTABLISHED 1843  
**The Chauncey**  
**Real Estate Co.**  
 187 MONTAGUE ST.  
 BORO OF BROOKLYN, NEW YORK CITY  
 Telephones, 4300, 4301, 4302 Main  
**Appraisers Auctioneers**  
 AGENTS AND GENERAL  
**Real Estate Brokers**  
 Members  
 Brooklyn Board of Real Estate Brokers  
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers  
 ESTABLISHED 1882  
**DAVID PORTER, Inc.**  
**Real Estate Agents**  
**Brokers, Appraisers**  
 APPRAISERS FOR  
 The United States Government  
 The State of New York  
 The City of New York  
 The Equitable Life Assurance Society  
 Equitable Trust Co.  
 The U. S. Title Guaranty Co., etc., etc.  
**215 MONTAGUE STREET**  
 Telephone, 828 Main **BROOKLYN, N. Y.**

Firm Established 1874  
**CORWITH BROS.**  
**Greenpoint**  
**Real Estate**  
**FACTORY SITES**  
 A SPECIALTY  
 Mortgage Loans, Appraisals, Insurance  
 Entire Management of Property  
**851 Manhattan Avenue, Brooklyn**

ESTABLISHED 1864  
**BROOKLYN**  
**ESTATE MANAGERS**  
 Members  
 Brooklyn Board of Real Estate Brokers  
 CHAS. L. GILBERT, Pres.  
 ROBT. E. PATTERSON, Sec'y  
**NOAH CLARK, Inc.**  
**Real Estate—Insurance**  
**Water Fronts, Factory Sites, Appraisals**  
 Main Office  
**837 Manhattan Avenue**  
 Branches  
**545 Morgan Avenue 753 Nostrand Avenue**  
**BROOKLYN, N. Y.**

Member Allied Real Estate Interests  
 Member Brooklyn Board of Real Estate Brokers  
**Money to Loan on First Mortgages**  
**5%**  
**Joseph T. McMahon**  
**REAL ESTATE and**  
**MORTGAGE LOANS**  
**188 and 190 MONTAGUE STREET**  
**BROOKLYN**  
 Telephone 834 Main  
**SPECIAL ATTENTION GIVEN TO**  
**COLLECTING, RENTING**  
**AND MANAGEMENT OF ESTATES**

to Edward E. Watkins 395 Cumberland st, and to Robert L. Milligan 346 Clifton pl.

ST. JOHNS PL.—Ernest A. Howard sold for the Central Trust Co, the 3-sty dwelling 210 St. Johns pl, between 7th and 8th avs.

WINTHROP ST.—J. D. O'Connell, Jr., sold 45 Winthrop st, a dwelling, 50x106, for Frederick H. Thoben; 120 Midwood st, dwelling, for Caroline Hamon, and 1137 Ocean av, a dwelling, 50x100, for Ernest F. Klee.

75TH ST.—Frank A. Seaver & Co. sold the 2-fam. brick dwelling at 918 75th st for Mary and Elizabeth Wintermeyer.

BROOKLYN AV.—Ghegan & Levine sold for James McGuire to the Kimberly Realty Co. a plot, 100x80, on the west side of Brooklyn av, 25 ft. south of Union st, as a site for a large multi-family house. Two brick structures on the property will be razed to make way for the improvement.

AV I, ETC.—Henry Marx sold the dwelling and garage at the southeast corner of Av I and East 17th st, 40x100, to Mrs. Louise Graham; the dwelling and garage 7905 20th av, 25x100, to Robert Rundell; 7913 20th av, a dwelling, 25x100, to John Multy; 7917 20th av, a dwelling, 25x100, to Mrs. Marke Burke, and 1920 81st st, a dwelling, 30x100, to John Liebowitz. Mr. Marx bought for improvement with dwellings 50x100 in the west side of East 19th st, 150 ft. north of Av K; 40x100 in the east side of East 19th st, 100 ft. north of Av K; the southeast corner of Av J and East 16th st, 100x100, and the northwest corner of 79th st and 19th av, 100x100.

MYRTLE AV.—E. J. Hollahan (Inc.) sold the 4-fam. flat at 2535 Myrtle av, on lot 25x100, to R. Horne.

PROSPECT AV.—Henry Morgenthau Co. sold to the Largo Corporation 1339 to 1351 Prospect av, comprising the block front on the west side of Prospect av, from Freeman to 169th st, a group of 5-sty apartment houses, the corner buildings having stores. Wolf Goldberg was the broker.

ST. NICHOLAS AV.—R. A. Schlesing sold for Marie Naegle the 4-fam. dwelling at 212 St. Nicholas av to Maria Gunther.

SHORE ROAD.—Frank H. Malone sold the plot, 60x136, on the Shore Road Driveway, near 99th st, for Theodore Schneider.

**Queens.**

ROCKAWAY.—J. Sterling Drake sold for the Boonton National Bank the Lincoln Iron Works at the corner of Stickle av and Pine st for occupancy.

**Out of Town.**

GREENS FARMS, CONN.—John Crawford sold for John W. Ingram his country home at Greens Farms, Conn., to L. B. Huntington. It consists of 27 acres, a large lake and a 12-room house. In the neighborhood are the country homes of Frederick C. Tanner, Dr. H. L. Shelling, Daniel H. Morgan and Mark Luscher.

GREENWICH, CONN.—Kenneth Ives & Co., with Franklin Edson, sold for Mrs. Robert C. McKinney her country place at Belle Haven, containing eight acres, residence, garage, greenhouses, etc., to Guy E. Tripp, chairman of the Westinghouse Electric and Manufacturing Co. The property was held at \$65,000.

BAYSIDE PARK, L. I.—Thomas Healy, restaurateur, purchased the one-time residence of Ralph Polk Buell, a lawyer, in Edgewater pl, Bayside Park, overlooking Little Neck Bay. The property occupies a plot 216 ft. square, with a house of fourteen rooms and a garage. Fred C. Pearson negotiated the sale.

GREAT NECK, L. I.—The McKnight Realty Co. sold at Great Neck Estates to Dr. A. E. Axtell, of Great Neck, a large residential plot at Bayview av and Ash drive, fronting on the Great Neck Golf Club links. The property will be improved with a residence to cost about \$15,000. The same brokers sold a plot to Cornelius Carmen, of Great Neck.

GREENLAWN, L. I.—Shields Brothers (Inc.) sold a tract of 131 acres, known as the Cuba farm. This property is located within half a mile of the Greenlawn station and has been held by the previous owners for the past ten years.

GREENLAWN, L. I.—L'Ecluse, Washburn & Co., in cooperation with L. B. Gildersleeve, sold to Mrs. Annie Brindley, widow of Captain Brindley, formerly of St. James, L. I., the estate of Joseph P. Knapp. The property consists of a large mansion and twelve acres of land and one of the most up-to-date kennels on Long Island. The property originally cost \$75,000.

PORT WASHINGTON, L. I.—Baker Crowell (Inc.) sold the large estate of Mrs. Isabel McDonald, on Wampage Shores, having a large water frontage on Manhasset Bay, to E. Rule.

SANDS POINT, L. I.—Eaker Crowell (Inc.), in conjunction with Pell & Tibbits, sold to J. G. Ruhl, of Port Washington, the property of the Wampage Shores Realty Co., adjoining the Isabel McDonald estate.

WHITESTONE, L. I.—White-Goodman sold for the Whitestone Model Homes Co. to Amiel G. Gattadoris, of Winfield, L. I., a plot of ground 50x100 on 7th av.

MADISON, N. J.—Lewis L. Dunham has bought the estate of the late Charles W. Harkness at Madison, N. J., for his own occupancy. The house contains fifty rooms in addition to those of the house servants. Mr. Dunham is secretary and treasurer of the corporation which owns the Equitable Building at 120 Broadway.

MONTCLAIR, N. J.—F. M. Soule has sold to Edward K. Hall, of Boston, the Elizabethan residence on the west side of South Mountain av, near Llewellyn rd, fronting 140 ft. on South Mountain av and extending back 300 ft. The property has been held at \$75,000.

ESTABLISHED 1879  
**William P. Rae Co.**  
 Woolworth Building | 192 Montague Street  
 New York | Brooklyn, N. Y.  
 Tel. Barclay 7451 | Tel. Main 4396  
**Real Estate**  
**Auctioneers, Appraisers**

**Brokers, Attention!**  
 The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.  
 We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.  
 It will pay you to get in touch with us.  
**Realty Associates**  
 Capital and Surplus \$5,000,000  
**162 REMSEN ST. BROOKLYN**  
 Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers  
**BROOKLYN**  
**REAL ESTATE**  
 EXPERT APPRAISER  
**S. WELSCH**  
**215 MONTAGUE STREET**  
**Brooklyn**  
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

**JAMES L. BRUMLEY**  
 ESTABLISHED 1888  
 EXPERT  
**Real Estate Appraiser**  
**Broker and Auctioneer**  
**189 MONTAGUE ST.**  
 Telephone **BROOKLYN, N. Y.**

Members Brooklyn Board of R. E. Brokers  
 HOWARD C. PYLE GEO. H. GRAY  
**Brooklyn Real Estate**  
**Howard C. Pyle Co.**  
 Mortgage Loans Expert Appraising  
**201 Montague Street BROOKLYN**

Established 1879  
**WILLIAM G. MORRISEY**  
**REAL ESTATE**  
**BROKER APPRAISER**  
**189 MONTAGUE STREET**  
 Telephone 5856 **MAIN**  
 Telephone 5857

# 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.

## WANTS AND OFFERS

**WANTED SITUATION**—Experienced estimator, masonry, carpentry, reinforced concrete and general contract. Fourteen years' experience—foreman superintendent, estimator. Training in mechanical archt., drafting and engineering. Steady, accurate, competent. Past eight years estimator and superintendent for well known New York Builder. Box 396, Record and Guide.

**WANTED**—In large Fifth Ave. real estate office, experienced private house salesman of good address. Box 405, Record and Guide.

## FOR SALE OR TO LEASE

**FARMS AND COUNTRY HOMES**  
E. P. SANFORD, Redding station, Conn.

**FREE BOOKLET**—State and U. S. Land; maps, bargains. Write JOSEPH CLARK, Sacramento, Cal.

**FOR SALE**—Plot 40x100, Bound Brook, N. J. ENGLERT, 96 Shaw Ave., Woodhaven, L. I.

**PARTNER** \$1,000, poultry farm, active or silent. JOHN D. CAWEIN, Box 431, Haverhill, N. Y.

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

**WAREHOUSES**, 147-149 Fulton St., Brooklyn, for rent or sale. For information, address W. C. CLEMENTS, 87 Wall St., New York City.

**SEAGATE, CYPRESS AVE.**, new, up-to-date stucco houses, garage, \$3,500 and up; big bargain. E. REINEKING, Owner, Tel. Cypress 2856.

**TWO FAMILY HOUSE**, improvements, \$4,800; five minutes from station. Apply OWNER, 92 Cherry St., or 'Phone 203R—Rahway, N. J.

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

**GREAT NECK, L. I.**—Five lots, 20x100; easy terms; free and clear; near Kensington. Owner, 397 Miller Ave., Brooklyn.

**FOR SALE**—Texas ranch, 25,000 acres, at sacrifice; fertile, tillable soil, much wild game. Address H. H. ROTHE, Moultrie, Georgia.

### JAMAICA BAY.

10 acres meadow lands; about 400 feet water front. Particulars upon application. Box 402, Record and Guide.

**CHICKEN FARM**, 10-room house, modern improvements, 3 acres, fruit, boating, fishing; price \$3,000. Lock Box 481, Hancock, N. Y.

**EXCEPTIONAL OPPORTUNITY**—Eleven room house; tennis court, garage, garden; 40 minutes out; \$9,000; near modern school, station and church. BECKER, Ardsley, N. Y.

**FOR SALE**—Bronxville, modern 9-room house, on high ground; very reasonable terms.

HARPER, 245 West 26th St., N. Y. City.

### 75 YEAR OLD ELMS.

A beautiful country Colonial home in New Hampshire for sale; shaded by 12 large and beautiful 75-year-old elm trees; a rare chance. JOHN B. DION, owner, Nashua, N. H.

### BARGAIN SALE.

Pearl River, N. Y.; 10-room house, all improvements, ¾-acre land, garden, fruit, poultry house; 5 minutes from station; price \$5,800; terms. K 390, Union St., Hackensack, N. J.

**FOR SALE**—Beautiful estate of two acres at Westfield, N. J.; 10-room Colonial house; all modern improvements; garage; five minutes to station by trolley; ideal place for children; \$16,000. C. E. LAWTON, Room 807, 34 Nassau St.

**HOTEL FOR SALE OR RENT**—Parker House, Sea Girt, N. J.; one block from ocean; 56 rooms; 40 guest rooms, fully furnished; terms to suit; established business for 35 years; illness only reason for renting; also cottage for rent. Address Owner.

**HANDSOME 1-family residence**, garage, electric light, steam heat, hot water, sun parlor; bird's-eye maple and hardwood trim throughout the house. 8 Dennington Ave., Woodhaven; Phone 2084 Richmond Hill.

**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.

**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.

**OLD-FASHIONED HOMESTEAD** at Morristown, N. J.; lot 60x300; high ground; eleven rooms, two baths, modern improvements; ten minutes' walk from station; fine combination of country with city conveniences; \$10,000. C. E. LAWTON, Room 807, 34 Nassau St.

## BRONX BUYERS

**THREE CHOICE BRONX PROPERTIES MUST BE SOLD TO CLOSE ESTATE.**

**JEROME AVE.**, west side, 100 feet north 183d St.; foot of subway station; 50x100; vacant; free and clear.

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

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

FULL COMMISSION TO BROKERS.

**HENRY ALBERS, JR.,**

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

**JUST FINISHED ATTRACTIVE Colonial home**, 7 rooms, tiled bath; all latest improvements; corner; two minutes' walk from station; 35 minutes from Grand Central, 133 Larchmont Ave. Tel. 658 Larchmont.

## SOUTH CAROLINA.

**FOR SALE**—Coosaw farms, 1,250 acres; 500 under cultivation and open, balance in woods and marshes. Land very fertile. Now raising truck, cotton, corn and cattle. Will accommodate several families. Reasonable price, easy terms. May exchange for city realty. Write to

WM. KEYSERLING, Beaufort, S. C.

## 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 SCHWEPPEHAUSER, 262 West 135th St.

## BUSINESS OPPORTUNITIES

\$5,000 INVESTED pays profit \$10 daily; manufacturing orders. Address BULLETIN, 1234 Fulton St., Brooklyn.

**ACCOUNTANT**, systematizer and general office manager, wishes to invest with services in an established business. Box 397, Record and Guide.

**FOR SALE**—Established up-to-date ladies' waist shop; busy section; fine investment; reasonable; good reasons for selling. Box 403, Record and Guide.

**EXCEPTIONAL opportunity** to purchase established Drug Business in Connecticut; profits exceed \$4,000; owner has other interests. Box 400, Record and Guide.

**GROCERY STORE**, suburban town, about 8 miles from New York; owner has other business; cannot attend to both; sell for inventory; no agents; doing about \$500. Box 399, Record and Guide.

**FOR SALE**—Well equipped, old established wet and dry laundry, Hartford, Conn.; fine business; money maker; good reason for selling. Box 398, Record and Guide.

**WANTED**—Active partner, investment \$1,000 required in cash, going business; particulars upon interview only. Apply MR. STAPLETON, 720 Seventh Ave., Room 607, Godfrey Bldg.

**ELECTRICAL Contracting Business**, with repair shop, lathe, tools, stock, etc.; must sacrifice; bargain to quick buyer; no reasonable offer refused. H. OTZMANN, 1368 Broadway, N. Y. No brokers.

\$25,000 will purchase interest in highly specialized machine; absolutely new; demand immediate; profits 50 per cent. on investment; critical investigation will demonstrate value; promoters ignored; financial references required. Box 401, Record and Guide.

## 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



NEWARK, N. J.—Feist & Feist sold for James E. Mount to Charles E. Bleadner the 3-fam. dwelling 147 Orchard st.; also for James Cummings to Adolph Augenblick the property at the northeast corner of Girard pl and Randolph st, on which he will build a residence.

RED BANK, N. J.—Allaire & Son Agency sold for Mrs. Ellen W. Duryea to John Turnbull, of New York, the Herman B. Duryea estate, comprising nearly 100 acres in Riverside Drive, fronting on the Shrewsbury River, opposite Red Bank, N. J. The purchaser will make extensive alterations.

SUFFERN, N. Y.—Alfred D. Tillman, of Passaic, N. J., has bought from George Mapes his 20-acre farm, two miles outside of Suffern, N. Y., and adjoining the estate of Mrs. Thomas F. Ryan. The house, erected 173 years ago, is in excellent condition.

WHITE PLAINS, N. Y.—Griffen, Prince & Ripley (Inc.) sold for Mrs. Rita Earle her country estate in the Old Mamaroneck rd, in the town of White Plains, to Wallace W. Lyons. The same brokers recently sold for Mr. Lyons his country place in the Quaker Ridge section. The Earle place was held at \$27,000.

YONKERS, N. Y.—The Robert E. Farley Organization has sold the "Priscilla" on Fairview av, in the Nepperhan Heights section, to Fred Nagel, of Yonkers.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Buckingham rd, in the Nepperhan Heights section, to J. S. Adams.

LEASES.

Complete Building Rental.

The Cross & Brown Company has completed the leasing of the new twelve-story loft building at 509 to 603 Broadway, 15 to 17 West Houston street and 172 to 176 Mercer street, which has been one of the most interesting operations in the old downtown district, since the uptown movement began. The erection of the structure was decided upon at a time when it was the prevailing belief that such a building could not be rented in a district which appeared to be rapidly losing the millinery and other important lines of trade. Frederick Ayer of Boston, the owner, however, decided that if a modern building was erected it would have a tendency to encourage business men to remain downtown, and the successful renting of all the space in the building appears to have justified his opinion. This structure, which measures 50 x 200 feet with an "L" 50 x 77, was designed and built by J. Odell Whitenack. Among the tenants are Burling & Dole, Rothchild & Rockwell, the New York Flower & Feather Company, J. De Jong, Berg Brothers, the Andrew Jergens Company, Kanrich Brothers, Olivier & Company, the Starling Hat Company, Rosenblatt Brothers & Greenstone and S. Rosenstein & Company.

New Government Garage.

Colonel W. D. Mann has leased to the United States Government, for the Post Office Department, the new garage to be located at 310 to 328 West 38th street, extending through to 327 and 329 West 37th street. The owner will erect on the site a concrete garage at a cost of about \$300,000, to contain 67,750 square feet, which will be used for the storage of 250 automobile mail trucks. The proposed structure will be two stories in height in 38th street, where the frontage will be 250 feet, and three stories in height in 37th street, where the frontage will be 50 feet. The lease is for ten years, at an aggregate rental of about \$600,000. The new building is expected to be ready for occupancy by January 1, 1918. John Hill and S. D. Cooper were the brokers in the transaction.

Lease for Model School.

The Charlton School, an eight-story building on lot 40.10x100, at 646 Park avenue, has been leased for five years at an annual rental of about \$20,000 for use as a new model experimental school to be conducted under the auspices of Teachers' College. John D. Rockefeller, Jr., is sponsor for the school. The lease includes an option to purchase for \$179,000 at the expiration of the term. Dr. Otis W. Caldwell will be director of the school, which is expected to open in the autumn.

Piano Firm Leases.

The Ward Piano Company has leased, for a long term, the seven-story structure at 127 to 129 West 24th street, which will be used for the manufacture and repair of pianos. The brokers were Goodale, Perry & Dwight, Inc., and Stephen H. Tyng, Jr., & Company. The lessee formerly occupied the entire building at the southeast corner of Eleventh avenue and 29th street, recently reported sold.

Manhattan.

ALBERT B. ASHFORTH (INC.) leased space in the Tilden Building, 105 West 40th st, to the Standard Cigars Stands Co., the New York Knights of Columbus Building Association, William A. Hughes, L. M. Kirmusse, James F. Carter, The Musical Blue Book Corporation, National Bureau for the Advancement of Music. Edgar S. de Wolfe and James R. Cowan, J. Clarence Levine, Miss Maude Wetmore, The Blackburn-Smith Corporation (Inc.), Boni & Liveright (Inc.), Bureau of Social Hygiene, John H. Patten and the American Germicide Co.; the Frances Building, southeast corner of 5th av and 53d st, space to George W. Copley, Memorial Arts Co., Elizabeth Arden, Lingi Fiorentini and Phillip Vernon; in the Acker, Merrill & Condit Building, southeast corner of 5th av and 35th st, space to the Associated Retail Credit Men of New York City and Lewis M. Rahe; space, in conjunction with M. Rosen-

thal Co., at 1178 Broadway to Rosh & Mayers; in conjunction with Geo. R. Read & Co., space in 665 5th av to Norris & Naidoff; in the Brokaw Building, Broadway and 42d st, to Claude W. Moody, and in conjunction with Forman & Co. the 6th floor of 142-144 West 29th st.

EASTINE & CO. rented the store at 931 Broadway to Cohen & Chatoff, and at 329 4th av space on the 12th floor to Ignatz Noschkes.

CROSS & BROWN CO. leased for the estate of J. C. Ayer the 6-sty building at 43-45 White st, size 50x100, for a long term, to Neuss, Hessel & Co., importers.

CROSS & BROWN CO. leased for the estate of J. C. Ayer the 3d loft at 349 Broadway to Hessel Rains & Co., now at 236 Church st.

Real Estate Board

Incorporated 1908

Organized 1896

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.  
**AMES & COMPANY**  
 Real Estate Agents and Brokers  
 Telephone 3570 Madison Sq. 26 WEST 31st ST.

Brooklyn Properties to Rent

ANYTHING—Large or small house, apartment, or mercantile property.  
 ANYWHERE—We have been in the Hill section over 47 years, pioneer in St. Mark's section, and recently opened another office in Bay Ridge.

**BULKLEY & HORTON CO.**  
 414 Myrtle Ave., nr. Clinton Ave.; 585 Nostrand Ave., nr. Dean St.; 7508 Third Ave., nr. 75th St.  
 BROOKLYN

*Joseph Day*

Auctioneer  
 31 NASSAU STREET

Real Estate Experts

**DUROSS**  
 155 WEST 14TH ST.  
 Management—Sales—Collections  
 Mortgages—Appraisals—Insurance  
 Down Town Office, 156 Broadway

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals  
 35 NASSAU STREET. Tel, 1730 Cortlandt

Edgar A. Manning Anton L. Trunk  
**MANNING & TRUNK**  
 REAL ESTATE  
 489 Fifth Avenue, New York  
 Telephone 6834 Murray Hill

OGDEN & CLARKSON

Corporation  
 Real Estate and Insurance  
 605 FIFTH AVENUE, above 48th Street

*Spear & Co*  
 REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

840 BROADWAY

This Company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate.

TUCKER, SPEYERS & CO.

Real Estate  
 435 FIFTH AVENUE, NEAR 39th STREET  
 Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

(James P. Eadie)  
 Real Estate and Insurance  
 Since 1835 at No. 191 NINTH AVENUE  
 Established 1819 Phone, 5266 Chelsea

The Vermin Problem  
 IN APARTMENT HOUSES—No. 6

Ashforth & Co., Real Estate, say:

"We adopt every possible means to insure perfect living conditions in our houses. We consider Exterminator Service for the entire building most important, as it is the only effective way of preventing vermin annoyance. The Bliss Exterminator Co. handles our work because 'Bliss Service Satisfies.'"

Free Demonstration to owners or agents. No money in advance—Satisfaction guaranteed.

Full Details on Request

"Bliss Service Satisfies"

**BLISS**  
 EXTERMINATOR CO. INC.  
 NEW YORK, BLISS BLDG 20<sup>th</sup> 15<sup>th</sup> ST. Tel. Chel 9170  
 BROOKLYN, BUSH TERML Tel. Sunset 5345

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 EAST 58th STREET

**MORGENTHAU JR**  
 MORTGAGES  
 25 PINE STREET

FOR SALE

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.



REAL ESTATE NOTES.

A. A. HAGEMAN has been appointed agent for 191 Henry st, 221 Madison st and 357 West 37th st.

HENRY BRADY has been appointed receiver of 105 West 119th st, pending foreclosure proceedings.

WILLIAM P. RAE CO. announces the removal of its Brooklyn offices from 180 Montague st to 192 Montague st.

JOHN N. GOLDING negotiated the recently recorded sale of 46 East 53d st for Maria L. Hoyt to Thomas R. Crawford.

ELMER C. GATES has been appointed manager for the apartment houses at 23-31 Cortlandt st; also for 33 Cortlandt st, Mt. Vernon, N. Y.

FRANK H. TYLER has been appointed manager of the following: 749 Lafayette av, a 4-sty double apartment house; also the dwellings at 337 Jefferson av, Eerooklyn.

CHARLES S. LYONS, of L. J. Phillips & Co., has been appointed receiver of the old Lawyers Title Building, 37-39 Liberty st, through to Maiden la, by Justice Samuel Greenbaum.

S. M. HIRSCH, for the last few years manager of the Goldberg & Greenberg properties, and also for many years with L. J. Phillips & Co., is now associated with the office of Heil & Stern.

M. & L. HESS (INC.) have been appointed agents of the 11-sty building at 244 5th av, owned by Andrew J. Connick; also of the 10-sty building at 135 5th av, by the Liquidating Trustees of the Century Bank.

FORDHAM HEIGHTS REAL ESTATE EXCHANGE has opened an office at 158 East 188th st, where it will conduct a general insurance and real estate business, in charge of F. L. Kelly and E. C. Smith.

MAX R. MARSTON, for a number of years connected with Marston & Co., is now connected with the office of Albert B. Ashforth (Inc.), main office, 10 East 33d st, and branch office, 14 Wall st.

DOUGLAS L. ELLIMAN & CO. announce that they have appointed Harry A. Frey manager in charge of their business department. Mr. Frey, who has been connected with their office for several months, was formerly an officer of the Realty Associates of Brooklyn.

CROSS & BROWN CO. were the brokers who recently sold the southwest corner of 8th av and 43d st, size 75.3x100, for the Bond & Mortgage Guarantee Co. to the Boyertown Burial Casket Co. for its occupancy. The building will be extensively altered by the new owners.

EDMUND L. BAYLIES is the buyer of the Bookman residence at 9 East 62d st, sold recently by William B. May & Co. Mr. Baylies, who has made a number of important improvements in this block, will reimprove the site with a modern English basement house, according to report.

SCHAEFER CO., which owns 80 ft. on Park av and 39 ft. in 52d st, covering the southeast corner of Park av and 52d st, states that their property has not been acquired or optioned to the syndicate reported to be arranging for the purchase of the southerly portion of the Park av frontage.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents of 799 Park av, which is being remodeled into housekeeping apartments of three and four rooms and baths, with modern stores on the street level, from plans by Schwartz & Gross. It is expected the alterations will be completed October 1.

BROOKLYN CIVIC CLUB announces that an important meeting will be held on Tuesday evening, June 19, at the clubhouse, 127 Remsen st. Reports will be presented for discussion and action on the following matters: surface railroad on Atlantic av and the two cent transfer petition of the Brooklyn Rapid Transit Company.

WALTER E. MAYNARD, owing to the pressure of other duties, has resigned as vice-president and general manager of the Fifth Avenue Building Co., the corporation which owns and operates the Fifth Avenue Building. The management of the building will be in the hands of George Chapman, who has been assistant manager since its completion, and who now becomes general manager.

CROSS & BROWN CO. has been appointed renting agent for the new 16-sty building, 925 Broadway and 149 5th av, corner 21st st, now being erected by the Bradish Johnson estate. Cross & Brown Co. has also been appointed agents for the Gramercy Investing Co., which includes the Huyler properties; and by Dr. Louis L. Seaman for the mercantile buildings at 18 West 31st st, 84-86 Greene st and 126-128 Spring st.

COLUMBIA UNIVERSITY has concluded the purchase of its eighth dwelling in 117th st, between Morningside drive and Amsterdam av, facing the square block now used for laboratory purposes and across Amsterdam av from the main grounds of the university. The newest acquisition is the 5-sty house at 433 West 117th st, 18.4x100.11, which was secured from James R. Wheeler. Columbia's other houses on the block are 407, 411, 415, 419, 421, and 429 and 431.

JOHN E. AHRENS is the buyer of the Stockton, a 6-sty elevator apartment on the southeast corner of 165th st and St. Nicholas av, sold last week by Nehring Brothers for Susan M. Weir. In part payment the buyer gave a block front of new law tenements known as 2608, 2612, 2616 Briggs av, Bronx, and 260 East 194th st, a 5-sty corner house, 45x100, and 274 East 194th st, a 5-sty house, 57x100, in the Bedford Park section of the Bronx. The transaction involved about \$500,000.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value for both weeks and a Jan 1 to June 15 summary.

Mortgages.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Amount, Unusual Rates, and Interest not given for both weeks and a Jan 1 to June 15 summary.

Mortgage Extensions.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both weeks and a Jan 1 to June 15 summary.

Building Permits.

Table with columns for 1917 (June 9 to 15) and 1916 (June 10 to 16). Rows include New Buildings, Cost, Alterations, and a Jan 1 to June 15 summary.

BRONX. Conveyances.

Table with columns for 1917 (June 8 to 14) and 1916 (June 7 to 15). Rows include Total No., No. with consideration, Consideration, and a Jan 1 to June 15 summary.

Mortgages.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Amount, Interest not given, and a Jan 1 to June 15 summary.

Mortgage Extensions.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both weeks and a Jan 1 to June 15 summary.

Building Permits.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include New Buildings, Cost, Alterations, and a Jan 1 to June 15 summary.

BROOKLYN. Conveyances.

Table with columns for 1917 (June 7 to 13) and 1916 (June 8 to 14). Rows include Total No., No. with consideration, Consideration, and a Jan 1 to June 15 summary.

Mortgages.

Table with columns for 1917 (June 7 to 13) and 1916 (June 8 to 14). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Amount, Interest not given, and a Jan 1 to June 15 summary.

Building Permits.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include New Buildings, Cost, Alterations, and a Jan 1 to June 15 summary.

QUEENS. Building Permits.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include New Buildings, Cost, Alterations, and a Jan 1 to June 15 summary.

RICHMOND. Building Permits.

Table with columns for 1917 (June 8 to 14) and 1916 (June 9 to 15). Rows include New Buildings, Cost, Alterations, and a Jan 1 to June 15 summary.

Satisfied Tenants

A satisfied tenant is assured when provision is made for the proper use of the modern conveniences you have installed in your buildings.

Adequate sidewall outlets make your electrical equipment truly modern and provide for the convenient use of household electrical appliances now so generally in use.

Let our experts advise with you on the layout of the wiring of your buildings. It will pay you in satisfied tenants.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone 8000 Main

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CONSIDERABLY more optimism is evident in the building and allied industries this week than has been noticed for some time past. The feeling seems to be gaining in strength that the worst of the recent depression in the building situation has practically ended and from now on, all other things being equal, the conditions will be substantially improved. Quite a number of important projects have come to light during the past week. Some large contracts have been awarded and there is a better showing of jobs figuring. The great majority of these operations are manufacturing and commercial structures, semi-public or community buildings, and a sprinkling of costly residences. The erection of small dwellings, both for private ownership and on speculation, is progressing in a fairly satisfactory manner and the reports that are being received from the suburban sections indicate that the 1917 building season is well advanced and also that the volume of the work is to be considered almost normal. The high prices quoted for fabricated steel and the length of time necessary for the delivery of this commodity are factors that are holding up the construction of steel skeleton buildings that might otherwise go ahead. Other branches of construction work are much more active than they were two or three weeks ago. The award of new Government contracts for erection of buildings at the army cantonments has exerted an important influence on the building trade. Many of these structures are already started and others are being commenced daily. According to the present figures the Federal Government will expend approximately \$75,000,000 for this character of work alone and the Navy Department is also spending immense sums for necessary construction at the various yards and training stations.

The Metropolitan district, while in some types of construction behind other sections, is showing increased activity. Extensive alteration projects are under way and there is a fair amount of new work recently placed under construction with more in immediate prospect. Architects, contractors and owners have now generally come to the conclusion that there is no definite advantage to be

**Common Brick**—While the common brick market has not as yet experienced the improvement noticed in the building situation, generally there is an undertone of feeling that the outlook is brighter and that before long the industry will undergo a marked change for the better. The price of Hudson River common brick is holding firmly at the \$10 level and there is no apparent indication on the part of the manufacturers to shade other than to make slight concessions for off grades. While actual sales have been comparatively light this week there were a number of new inquiries current that give promise of a substantial increase in business in the near future. Manufacturing is in progress now at all of the up-river plants but the output this season will not be a capacity one on account of the coal shortage and labor problems involved. The latter is a serious matter to the brick manufacturers and one that will only be solved with difficulty. The plants are dependent in a large way on negro labor, which in former years came directly from the South. This year there has been a great exodus from the Southern States to munition plants throughout the country and the authorities, fearing a labor famine in hands to work the farms, have shut down on

gained by waiting for reduced material prices and better transportation conditions. The propaganda that has been current along the lines of "Build Now" and "Business as Usual" seems to be having a beneficent effect on the building trades, which are awakening to the fact that these ideas are the correct ones and that if national prosperity is to be maintained throughout the period of the war, it is up to those trades to assist in every possible capacity in obtaining the desired end. This can only be accomplished by making a determined effort to proceed with the operations that were contemplated before the outbreak of the war and for which there is a decided demand.

While the prices of building materials and supplies are still hovering in high altitudes they are actually more stable than they have been for some months. There have not been so many fluctuations in prices during the last two weeks as there were six or eight weeks ago. Some of the important building commodities seem to have actually reached their top notch and it is thought by manufacturers and dealers in these lines that the present levels will be maintained for quite some time. One thing is almost certain and that is that material prices will not generally recede to a great extent during the term of hostilities and probably not for a long time after the war is ended.

There has been no apparent change in the labor situation up to the present time except that the outlook is becoming more foreboding each day. The building trades are making all possible preparations for the replacement of the men in their employ that have joined, or will be called to the colors. This will not be an easy matter particularly as some of the trades have far from the allowed number of apprentices and as a matter of fact, many of these will be available for military duty. The labor condition, at present, as well as that expected to maintain after the draft call, is one of the prime factors in holding prices where they are and in preventing greater activity in building construction throughout the United States. The labor problem is not one that is confined to any particular section of the country but is a nation-wide condition that has to be met with great effort and high patriotism.

migration of this type of labor, much to the disappointment of the manufacturers of brick.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, June 15, 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, 24. Distribution: Manhattan, 9; Brooklyn, 8; New Jersey points, 5; Outside, 2.

**Structural Steel**—The market for fabricated steel for building purposes is slacker than it has been for a long time. Practically no new contracts for the construction of office and loft buildings or other steel frame structures have been let and there are but few operations of this character in immediate prospect, although the building situation is generally improved. The high price of fabricated steel and the difficulties experienced in obtaining prompt deliveries have been influential in taking a number of important structures out of the market that might otherwise have been erected. At the present writing the pending Government work looms up as the most important factor to the structural steel industry. During the last week a number of contracts for the steel required in the construction of new buildings at navy yards, shipyards and similar work have been placed and there

are numerous inquiries current from sources of a like character. The railroads are still in the market for steel but the amount is smaller than that recently awarded. Warehouse prices of steel have been advanced \$5 per ton in steel bars and structural material and \$3 per ton in bar iron. Mill quotations are unchanged from last report. Mill shipments of fabricated steel are being quoted at 4.419c. to 4.919c. for delivery in one to four months.

**Lumber**—The high prices for all kinds and grades of lumber do not seem to be greatly effecting the market as the demand is holding strong and in some quarters is exceeding the supply. All lumber interests, manufacturers, dealers and consumers are intensely interested in the requirements of the Government for the necessary lumber for the construction of the proposed cantonments and other measures for the national defense. From estimates prepared by the Council of National Defense the amount of lumber to be taken out of the market for these purposes will be in the neighborhood of two million board feet. This amount will be spread over a period of twelve months and will come from all quarters of the country. The amount represents approximately 5 per cent. of the year's output and, while it seems colossal, will actually not affect the market to a great extent. Under the circumstances there need be no fear on the part of the large users of lumber that a full supply of sizes and grades will not be available for all purposes, although unless the transportation situation is improved there might possibly be some difficulty in having the supply brought to the market in a reasonable time. The forest resources are sufficient for all demands and the only question involved is a present doubt as to the producing capacity.

**Cast Iron Pipe**—Municipal and private buying of this commodity has slowed down to a great extent and the trade is looking for the majority of the impending business to come from the Government. There will be large quantities of cast iron pipe required for the construction of the army cantonments and although a definite idea of the amount to be bought is not yet obtainable, the trade is making preparations to handle the orders with utmost dispatch. Prices of cast iron pipe are unchanged. Carload lots of class B and heavier are being quoted at \$58.50 per net ton, tidewater, with class A and gas pipe taking the usual extra of \$1.

**Building Stone**—The producers and dealers of this commodity are in a relatively better position at the present writing than are the manufacturers of many other structural materials. There is a fair amount of practically all kinds of building stone available and, while there is some difficulty in obtaining prompt deliveries on account of the transportation problems, the conditions in this market are an improvement over those experienced in other lines. The price of building stone has not advanced in comparison with the increases in other structural commodities.

**Window Glass**—Practically all of the glass factories have now drawn their fires for the season and the stocks remaining at the plants are said to be comparatively light. The demand, however, has slowed down, and so long as there is no sudden and sustained requisition for this commodity there is every reason to feel confident that there will be a sufficient supply available for all purposes until the factories resume operations next autumn. There have been no changes in discounts announced, and according to the present situation in the glass market none are looked for.

**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@ \$27.00
- Buff brick for light courts.. 21.00@ 27.00
- Light colored for fronts.... 25.00@ 36.00
- Special types..... 36.00@ 50.00

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

- Domestic Portland. Spot....\$2.15@
- Rebate on bags, returned, 10c. bag.
- Rosendale Natural, to dealers, wood or duck bags.....\$1.15@
- 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...\$53.00@

**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 \$55.00@ \$59.00
- Red oak, quartered, select... 55.00@ 59.00
- Maple, No. 1..... 49.00@
- Yellow pine, No. 1, common flat.....@
- N. C. Pine, flooring, Norfolk. 40.00@

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

- Masons' finishing in 100 lb. bags, per ton.....@ \$15.00

**Dry Mortar**, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25

**Block, 2 in. (solid)**, per sq. ft.....\$0.06 ¾

**Block, 3 in. (hollow)**..... 0.6 ¾

**Block, 4 in. (hollow)**..... .08

**Boards, ¼ in. x 8 ft.**..... 12 ½

**Boards, ¾ in. x 8 ft.**..... 15 ½

**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. \$0.44 ½ @ \$0.45

**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%

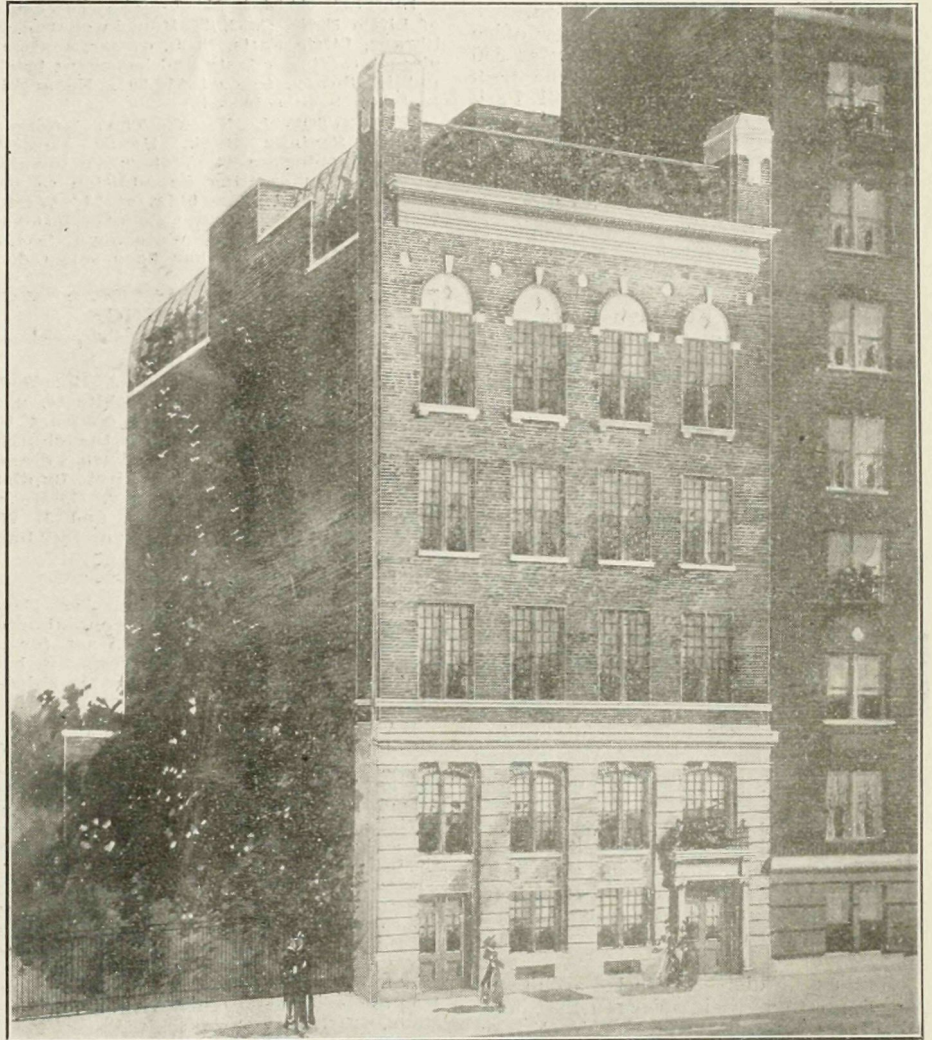
**NEW BUILDING IN EAST 74TH STREET  
WILL HOUSE BUCKLEY SCHOOL**

Project Will Cost About \$100,000

**F**OUNDATION work is under way for the construction of a private school building in East 74th street, between Park and Third avenues. The building is for the accommodation of the Buckley School, B. Lord Buckley, head master, 696 Madison avenue, and is being erected on a plot, 37x102 feet, purchased some time ago, located at Nos. 120 to 122 East 74th street. The plans for this project were prepared by John T. Simpson,

Other sub-contracts to complete this operation will be awarded as the work proceeds.

The new building will be five stories in height, with basement, and will have ground dimensions of 37x92 feet. The facades will be of face brick with trimmings of granite and limestone. The construction throughout will be fireproof and the structure will contain a number of special features. According to the plans there will be seventeen class



Fountain & Choate, Builders.

John T. Simpson, Architect.

NEW PRIVATE SCHOOL IN EAST 74TH STREET.

architect and engineer, 31 Essex Building, Newark, N. J., and the construction is proceeding under a general contract obtained by Fountain & Choate, builders, 110 East 23d street, Manhattan. The cost of this operation is estimated at approximately \$100,000.

The following concerns have already obtained contracts for the supply of labor and materials for the erection of this building: Rheinfrank House Wrecking Co., 620 East 14th street, wrecking; Reilly & D'Aquila, 420 East 64th street, excavation; George A. Just Co., 239 Vernon avenue, Long Island City, structural steel; Standard Architectural Co., 245 East 18th street, concrete arches; E. J. Wohl, 378 First avenue, roofing and sheet metal; Child & Scott Co., 112 Wooster street, steam heating; George E. Gibson Co., 49 East 21st street, plumbing; P. Fiebigler Iron Works, 406 Tenth avenue, ornamental iron; J. S. Kelly, 8 Christopher street, painting; Russell Electric Co., 56 West 45th street, electric installation; James A. Phillips, Inc., 161 Columbus avenue, plain and ornamental plastering; Friedman Marble & Slate Works, 316 East 22d street, interior marble and slate; Henry Hanlein & Son, 417 East 103d street, cut stone; J. E. Dutton, 42 East 23d street, granite, and American Kalamein Works, Inc., 99 Kent avenue, Brooklyn, kalamein work.

rooms, in addition to the offices, and a large gymnasium. One electric passenger elevator will be installed. The heating will be low pressure steam. The design of the heating system, with that of the plumbing and electric installations are to be under the direction of Louis E. Eden, 1 Madison avenue, engineer.

**Elects Officers.**

Officers of The Merchants' Association of New York for the coming year have been elected by the Board of Directors, as follows:

President, William Fellowes Morgan, president of the Brooklyn Bridge Freezing and Cold Storage Company; first vice-presidents, Lewis E. Pierson, chairman of the board of Austin, Nichols Company, Inc.; second vice-president, James G. White, president of J. G. White & Company, Inc.; third vice-president, William Hamlin Childs, president of The Barrett Company; treasurer, Silas D. Webb, chairman of the board of the China and Japan Trading Company, and secretary, S. C. Mead.

In thanking the members of the board for the honor of re-election, Mr. Morgan congratulated them upon the service which the association has rendered and is rendering not only to the city and to the nation, but also to the Allies.

**Dividing Old Department Store.**

Viscount William Waldorf Astor, owner of the seven and one-half story building, at 307 to 309 Sixth avenue, north-west corner of 19th street, which forms a part of the one-time Simpson-Crawford Department Store, contemplates making extensive alterations, which will result in the modernization of the structure. The changes will consist of the installation of new elevators, stairways and sprinkler system. The general contract for this work has been awarded to John I. Downey, Inc., 410 West 34th street. The new building is to be separated from the remainder of the block and will represent an individual unit. M. & L. Hess (Inc.) have been appointed agents for the property.

**Telephone Exchange Addition.**

The extension to the six-story office and telephone exchange building at 336 East 150th street, Bronx, will be built by the E. E. Paul Company, 101 Park avenue, which has obtained the general contract from the New York Telephone Company. The project consists of the five-story brick extension to measure 66x84 feet. McKenzie, Voorhees & Gmelin, 1123 Broadway, the architects who designed the project, estimate the cost of the extension at \$100,000.

**To Improve Brooklyn Block.**

The Fleischman Construction Company, 7 West 45th street, has the general contract for the brick, terra cotta and granite theatre and restaurant building, to measure 124x205 feet, which will occupy the entire block bounded by Fulton, Livingston, Smith streets and Gallatin place, for the Putnam Theatrical Company, 1493 Broadway, Manhattan, owner, from plans by Thomas W. Lamb, 644 Eighth avenue. The project will involve an expenditure of approximately \$500,000.

**PERSONAL AND TRADE NOTES.**

**Alfonso Del Guercio**, architect, has moved his office from 222 Washington street, Newark, N. J., to 800 Broad street, in the same city.

The records of the Bridge Builders and Structural Society, as collected by its secretary, show that during the month of May, 1917, 56½ per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

**Phillips, Fidler & Beck**, architects, will discontinue their offices in the Chadokoin Building, Jamestown, N. Y., on July 1. The firm will continue under the same name at their Warren, Pa., office. Mr. Fidler will go into business in Cleveland, Ohio.

**Arthur M. Torrey**, formerly with W. S. Barstow & Company, has left that organization to re-enter the employ of Hildreth & Co., inspection engineers, 15 Broad street, New York City, with which firm he was connected for several years prior to joining the Barstow force.

**Frank Y. Low** and **N. P. Zech**, who have been associated for many years with H. M. Byllesby & Co., have become associated with the General Engineering and Management Corporation, New York. Mr. Low has been elected president and director, and Mr. Zech, vice-president.

**H. B. Pickering**, formerly connected with William Cramp & Sons Ship & Engine Building Co. and the New York Navy Yard, is now with the Foundation Co., Woolworth Building, New York, in the capacity of naval architect and marine superintendent.

**B. F. Affleck** was re-elected president and **T. J. Hyman**, secretary and treasurer, both of Chicago, at the annual meeting of the Universal Portland Cement Co., held at Gary, Ind., on June 13. The company is a subsidiary of the United States Steel Corporation and has offices in Chicago, Pittsburgh, Minneapolis and Duluth, and plants at Buffington, Ind., Universal, Pa., and Steelton, Minn.

**NO ARCHITECTS SELECTED.**

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

**UPPER MONTCLAIR, N. J.**—The Board of Education of Montclair, N. J., Lambert L. Jackson, secretary, 17 Oxford st, Montclair, has purchased a residence on Beillevue av and contemplates remodeling same for a school. No architect has been selected and it is undecided when project will go ahead.

**TROY, N. Y.**—St. Joseph's Provincial Home, Rev. Mother Margaret Mary, Provincial, on premises, owner, contemplates rebuilding the brick Catholic Home at 8th st and Broadway. No architect has been selected.

**LITTLE FALLS, N. J.**—The Township of Little Falls, C. E. Walton, in charge of library, Little Falls, N. J., owner, contemplates erecting a 1-sty and basement brick public library, to cost \$10,000. No architect has been selected.

**WATERTOWN, N. Y.**—The Jefferson County Savings Bank, Henry Purcell, pres., Washington st, Watertown, owner, contemplates erecting an addition to the brick bank and office bldg, at 216 Washington st. The Jefferson County National Bank, Washington st, Watertown, is the lessee. No architect has been selected.

**PLANS FIGURING.****CHURCHES.**

**BROOKLYN, N. Y.**—Dodge & Morrison, 135 Front st, Manhattan, architects, are taking bids on the general contract to close June 20 for rebuilding the church at the southwest cor of Flatbush av and Schermerhorn st for the First Baptist Church, in Pierrepont st, Rev. G. Moor, 247 New York av, Brooklyn, and J. W. Allis, 350 Broadway, Manhattan, Building Committee. Cost, \$75,000.

**DWELLINGS.**

**BRONX.**—George Nordheim, 132 East 23d st, architect, is taking approximate estimates on the general contract for a 2-sty brick dwelling on Andrews av, bet 183d st and Fordham road, for A. Friedenberg, 119 West 23d st, owner.

**HAMMONDSPORT, N. Y.**—The Home Building Co., c/o Curtiss Aeroplane Co., Hammondsport, owner, is taking bids on the general contract for fifty 2½-sty frame and shingle dwellings, 22x28, at various locations, from plans by Hughes & Backoff, Essex Bldg, N. J., architects. Cost, \$2,000 to \$2,500 each.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—J. Solomon, 15-17 Moore st, Brooklyn, owner, is taking bids on the general contract for extension to the 1 and 2-sty brick factory, 18x25 and 25x60 respectively, at Norman av and Monitor st, from plans by Tobias Goldstone, 50 Graham av, architect.

**HARRISON, N. J.**—R. H. Canfield, 22 West 4th st, Corning, N. Y., engineer, is taking bids on the general contract for a 2-sty brick and reinforced concrete factory, 132x255, and an extension 46x92, in Cross st, for the General Electric Co., Riner rd, Schenectady, N. Y., and 417 Sussex st, Paterson, N. J., Mr. Morrison, supt. in charge, Harrison, N. J., owner.

**HALLS AND CLUBS.**

**SOUTH NYACK, N. J.**—Hutton & Buys, 103 Park av, Manhattan, architects, are taking bids on the general contract to close June 18 for remodeling the 4-sty brick club, 100x58, at Tappan Zee Inn, for the Nyack Club, owner.

**HOSPITALS AND ASYLUMS.**

**BROOKLYN, N. Y.**—The State Hospital Commission, Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 3 p. m., June 29, for installing heating work and additional power house equipment at the Brooklyn State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

**NORTH TARRYTOWN, N. Y.**—Henry B. Herts, 507 5th av, Manhattan, architect, is taking bids on the general contract to close June 26, for a 3-sty brick and stone hospital, 350x150, for Isaac L. Rice Memorial Hospital for Convalescents, c/o Isaac L. Rice, Jr., 61 Broadway, Manhattan, owner, and Mrs. Isaac L. Rice, c/o owner, donor. Cost, \$400,000.

**HOTELS.**

**MANHATTAN.**—John H. Scheier, 25 West 42d st, architect, is taking bids on the general contract for alterations to the 4 and 5-sty Hotel Cosmos, 25x100 and 25x125, at 100-102 West 44th st, for the Corsican Realty Co., 15 West 42d st, owner.

**LAKEWOOD, N. J.**—Sarah Shapiro, on premises, owner, is taking bids on the general contract for addition to the hotel (Britain Lodge) at Madison av and 5th st, from plans by Sommerfeld & Steckler, 31 Union sq, Manhattan, architects.

**SCHOOLS AND COLLEGES.**

**WEEHAWKEN, N. J.**—The Township of Weehawken, Arthur V. Briesen, secretary, Hamilton School, School No. 3, Liberty pl, Weehawken, and William Weir, supervisor of repairs, 809 Savoye st, West Hoboken, N. J., owner, is taking bids on the general contract to close 8 p. m., June 20, for additions and repairs to the public schools.

**HOBOKEN, N. J.**—The City of Hoboken, Board of Education, William A. Kerr, secy, High School Bldg, Hoboken, is taking bids on separate contracts to close 8 p. m., June 18, for alterations to the school bldgs.

**ASTORIA, L. I.**—F. J. Berlenbach, 260 Graham av, Brooklyn, architect, is taking bids on the general contract for a 4-sty brick parochial school, 131x68, on the west side of 14th av, 100 ft north of Grand av, for St. Joseph's Roman Catholic Church, Rev. Father Peter Renn, 315 Grand av, Astoria, owner. Cost, \$50,000.

**WHITEHOUSE STATION, N. J.**—The Board of Education of Readington Township, F. L. Johnson, pres., Stanton, N. J., owner, is taking bids on the general and separate contracts to close 3:30 p. m., June 23, for a 2-sty brick or terra cotta school, with a 1-sty extension, 44x46, at Whitehouse, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, \$28,000.

**STABLES AND GARAGES.**

**LONG ISLAND CITY.**—The New York Telephone Co., Union N. Bethell, pres, 15 Dey st, Manhattan, owner, is taking bids on the general contract to close June 22, for addition and extension to the 3-sty reinforced concrete garage, 50x76, and 1-sty garage, 75x150, at Pomeroy st and Pierce av, from plans by John T. Simpson, Essex Bldg, Newark, architect and engineer. Includes 1-sty addition, 75x200, and a 3-sty ext, 75x75, also pent house. Cost, \$50,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—Pechter Brothers, 79 Ridge st, owners, are taking bids on the general contract to close June 30 for alterations to the 6-sty brick and steel bakery, stable and garage, 50x200, at 300-302 Monroe st, through to Cherry st, from plans by Otto Reissmann, 147 4th av, architect. Cost, \$30,000.

**OYSTER BAY, L. I.**—The New York Telephone Co., Union N. Bethell, pres, 15 Dey st, Manhattan, owner, is taking bids on the general contract to close June 20, for a 2½-sty brick and stone telephone exchange bldg, 40x60, on Tooker av, cor South st, from plans by E. A. Munger, architect. Cost, from \$30,000 to \$40,000.

**MISCELLANEOUS.**

**BROOKLYN, N. Y.**—The City of New York, Department of Water Supply, Gas & Electricity, Municipal Bldg., Manhattan, is taking bids to close 2 p. m., June 18, for the hauling and laying of water mains and appurtenances in Barbey, Chester, Crescent, Lombardy and other thoroughfares in Brooklyn.

**PEEKSKILL, N. Y.**—Frank A. Moore, 32 Vanderbilt av, Manhattan, architect, is taking bids on the general contract to close June 21 for a 3-sty brick and stone dormitory, 40x100, at the Peekskill Military Academy, Dr. C. A. Robins in charge, Peekskill, N. Y., owner.

**MONTCLAIR, N. J.**, Etc.—The Committee on Roads, Assessments and Speedway of the Board of Chosen Freeholders of Essex County, William Cardwell, chairman, room 312, Court House, Newark, N. J., owner, is taking bids on the general contract to close 2 p. m., June 18, for street improvement on Upper Mountain av and Grove st, Montclair; on Sanford av and Grove st, Irvington, N. J., and on Ridgewood av, Glen Ridge, N. J., from plans by Frederic A. Reimer, Court House, Newark, County Engineer.

**MILL NECK, L. I.**—Guy Lowell, 225 5th av, Manhattan, architect, is taking bids on the general contract to close June 20, for 1 and 2-sty farm bldgs to be erected at Mill Neck, for Arthur V. Davis, c/o Aluminum Co. of America, 120 Broadway, Manhattan, owner.

**OYSTER BAY, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, architects, are taking bids on the general contract to close June 18, for 1 and 2½-sty frame and shingle farms bldgs of various dimensions, for Daniel F. Pomeroy, vice-pres., Bankers Trust Co., 16 Wall st, Manhattan, and Beech road, Englewood, N. J., owner.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

**APARTMENTS, FLATS & TENEMENTS**  
**10TH AV.**—George F. Pelham, 30 East 42d st, completed plans for a 5-sty brick apartment house and store, 124x99, at the southeast cor of 10th av and 208th st, for the Calcott Construction Co., John Graham, pres., 171 Madison av, owner. Cost, \$110,000.

**154TH ST.**—L. F. J. Weiher, 271 West 125th st, completed plans for the alteration of the five 4-sty brick dwellings at the southwest cor of 154th st and St. Nicholas av, into apartments, for the Manhattan Life Insurance Co., 66 Broadway, owner. Cost, \$40,000.

**ESSEX ST.**—Charles B. Meyers, 1 Union sq, has plans in progress for a 6-sty tenement house and stores, 50x100, at 66-68 Essex st, for the Martha Building Corp., Samuel Lipman, pres., 1032 Forest av, Far Rockaway, L. I., owner. Cost, \$48,000.

**MONROE ST.**—Benjamin H. and Charles N. Winston, 148th st and 3d av, completed plans for alterations to the 5-sty brick tenement and bakery, 40x100, at 161-3 Monroe st, for Samuel and Morris Saffer, 820 Manida st, owners. Cost, \$5,000.

### DWELLINGS.

**74TH ST.**—Edward Necarsulmer, 507 5th av, has plans nearing completion for alterations to the brick dwelling at 5 East 74th st, for Jerome J. Hanauer, owner.

**75TH ST.**—J. R. Brenner Co., 680 Madison av, completed plans for alterations to the 4-sty brick dwelling, 25x75, at 14 East 75th st, for Charles A. Gould, 66 Park av, owner. Cost, \$4,500.

### HALLS AND CLUBS.

**85TH ST.**—Trowbridge & Livingston, 527 5th av, completed plans for extension and alteration to the 5-sty brick, stone and terra cotta club, 100x100, at 209-215 East 85th st, for the Musical Mutual Protective Union, T. Edward Porter, pres., 210 East 86th st, owner.

### HOSPITALS AND ASYLUMS.

**LENOX AV.**—Joseph H. Freedlander, 681 5th av, completed plans for alterations to the 5-sty brick hospital, 194x236, on the east side of Lenox av, bet 136th and 137th sts, for the City of New York, Bellevue and Allied Hospitals, Dr. John Z. Brenan, pres., 1st av and 26th st, owner. Cost, \$10,000.

### MUNICIPAL.

**MANHATTAN.**—J. Krause has plans in progress for ventilators and air washers at the Metropolitan Museum of Arts for the City of New York, Dept. of Parks, J. Cabot Ward, Comr., Municipal Bldg, owner. Consists of air washers, screens and filters.

### STORES, OFFICES AND LOFTS.

**DIVISION ST.**—Horenburger & Bardes, 122 Bowery, completed plans for alterations and addition to the 5-sty brick store and showrooms, 25x97, at 26 Division st, for Morris Scheinman, on premises, owner. Includes a 1-sty addition. Cost, \$5,000.

**45TH ST.**—James Riely Gordon, 507 5th av, completed plans for a brick and stone office bldg at 141-147 West 45th st, for William Crawford, 145 West 45th st, and 11 West 19th st, owner.

### MISCELLANEOUS.

**LAFAYETTE ST.**—Andrew Nicola, 50 Church st, completed plans for alterations to the 6-sty brick restaurant and studios, 27x60, at 432 Lafayette st, for Joseph Conte, on premises, owner. Cost, \$4,000.

**15TH ST.**—William F. Barker, 59 Elm st, completed plans for alterations to the 5-sty brick Home for Women, 26x65, at 314 East 15th st, for the Salvation Army, Evangeline C. Booth, pres., 120 West 14th st, owner. Cost, \$4,000.

**83D ST.**—Tucker & Hasbrouck, 29 Broadway, completed plans for a 1-sty brick gymnasium, 66x30, at 309-15 West 83d st, for John R. Flattery, c/o W. W. Westervelt, 150 Broadway, owner, and the Berkeley Irving School, William H. Brown, pres., lessee. Cost, \$7,000.

### Bronx.

**APARTMENTS, FLATS & TENEMENTS.**  
**WOODYCREST AV.**—Wortmann & Braun, 114 East 28th st, have plans in progress for a 5-sty brick and stone apartment, on the west side of Woodycrest av, northwest cor of 166th st, for the Peter Baget Co., 45 John st, owner. Cost, \$125,000.

### DWELLINGS.

**TYNDALL AV.**—Dwight J. Baum, 246th st and Waldo av, completed plans for a 2½-sty brick dwelling, 36x32, on the west

side of Tyndall av, 279 ft south of 261st st, for Robert Fein, 419 Lafayette st, owner. Cost, \$10,000.

**GROSVENOR AV.**—Dwight J. Baum, 246th st and Waldo av, has plans in progress for a 2½-sty frame and brick dwelling, 30x45, with two extensions, on Grosvenor av, south of West 250th st, for Dr. Lynn Fulkerson, Wadsworth av and 179th st, owner. Cost, \$19,000.

### FACTORIES AND WAREHOUSES.

**BROOK AV.**—S. J. Stammers, 320 5th av, completed plans for alterations and extension to the 2-sty brick factory on the east side of Brook av, 154 ft south of 167th st, for Giles W. Liebing, 2 West 45th st, owner. Includes a 1-sty brick extension, 29x41. Cost, \$6,000.

### STABLES AND GARAGES.

**GRAND CONCOURSE.**—S. J. Kessler, 529 Van Cortlandt av, completed plans for a 1-sty brick and reinforced concrete garage, 75x164, 82x140 and 40x50, at Grand Concourse and 187th st, for the Tremont-Webster Building Co., August F. Schwarzer, pres., 1662 Boston road, owner and builder. Cost, \$150,000.

### Brooklyn.

#### CHURCHES.

**KENT AV.**—F. J. Berlenbach, 260 Graham av, has plans in progress for the completion of the superstructure of the 1-sty brick and terra cotta church, 60x100, on the west side of Kent av, 160 ft north of Park av, for St. Lucy's Roman Catholic Church, Rev. Father Fr. Alfonso Arcese, pastor, Kent av near Park av, owner. Cost, \$25,000.

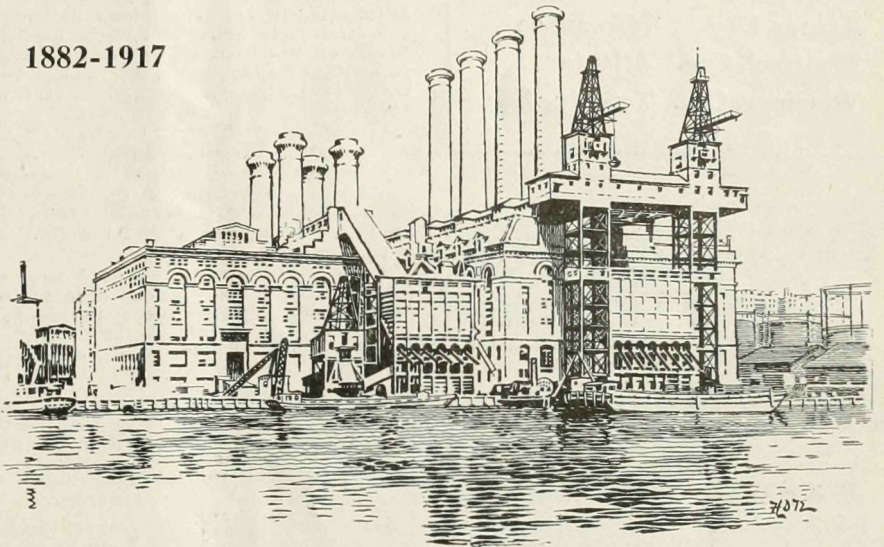
**BROOKLYN, N. Y.**—Louis Schillinger, 167 Van Siclen av, Bklyn., is preparing plans for the alteration of the 2-sty brick synagogue. Cost, \$3,500. Owner's name and location will be announced later.

#### DWELLINGS.

**EAST 5TH ST.**—Philip Caplan, 16 Court st, completed plans for three 2-sty frame dwellings, 20x42, in the east side of East 5th st, 300 ft south of Av C, for the Mechanics Chattel Co., 44 Court st, owner. Cost, \$18,000.

**EAST 12TH ST.**—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame and stucco dwelling, 22x37, on

1882-1917



## At Your Service

The New York Edison Company, in its organization and in the facilities it provides for the light and power requirements of New York, represents thirty-five years of electrical development

On September 4, 1882, the first generating station of the Company was opened by Thomas A. Edison in a building in the lower part of the City. The combined capacity of the six "Jumbo" generators of that day was 750 horsepower. Today the Waterside Stations of The New York Edison Company occupy two city blocks, and the capacity of their generators is nearly 500,000 horsepower. Compared with 125-horsepower generators thirty-five years ago is the generator in the Waterside Station of 45,000 horsepower, and still larger units are being planned

Realizing its responsibility to those whom it serves, this Company has subordinated every other consideration to the maintenance of an unflinching electrical supply, and to the development of facilities for meeting at all times, and to any extent, however large or small, the complex demands of the life, the industry, and the commerce of our great city

## The New York Edison Company

At Your Service

General Offices:



Irving Place and 15th Street



Telephone Stuyvesant 5600

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

## INSURANCE AND BONDS

FOR  
BUILDING OPERATIONS

Architects' Bldg., 101 PARK AVE.

Edward Corning, President. Charles F. Berger, C.E., Vice-President.

## Edward Corning Company Builders

52 VANDERBILT AVENUE  
NEW YORK

Edward P. Corning, Treasurer. Clinton L. Frohisher, Secretary.

Telephone, Farragut 3024

## The Goodman Co. CARPENTERS BUILDERS

AND  
GENERAL CONTRACTORS

JOBGING PROMPTLY ATTENDED TO  
MODERN STORE FRONTS A SPECIALTY

References Furnished on Application

1151 Broadway  
New York

## CHARLES E. KNOX Consulting Engineer

For Electrical Equipment,  
Elevators, Industrial Plants

101 Park Avenue, New York

the east side of East 12th st, 180 ft north of Newkirk av, for Elmer E. O'Donnell, 443 East 17th st, Bklyn, owner. Cost, \$5,500.

**EAST 18TH ST.**—Robert D. Kay, Jr., 201 Montauk av, completed plans for alterations to the 3-sty dwelling in the west side of East 18th st, 150 ft north of Av G, for Charles Contoponlo, on premises, owner. Cost, \$3,000.

**BALTIC ST.**—Cantor & Dorfman, 373 Fulton st, Bklyn, completed plans for nine 3-sty brick dwellings and stores, 20x80, at the southwest cor of Baltic and Smith sts, and in the west side of Smith st, 20 ft north of Butler st, for the S. & G. Development Co., 26 Court st, owner and builder. Cost, \$82,000.

**EAST 19TH ST.**—F. W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 22x43, in the west side of East 19th st, 150 ft north of Av K, for the Graham Marx Construction Co., 1670 49th st, owner. Cost, \$6,000.

**SUNNYSIDE AV.**—William C. Winters, 106 Van Sicklen av, completed plans for a 2½-sty brick and stone dwelling, 21x60, at the southeast cor of Sunnyside av and Hendrix st, for Russell F. Smith, 106 Van Sicklen av, owner. Cost, \$9,000.

**OXFORD AV.**—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for four 2-sty brick and stone dwellings, 20x60, on the west side of Oxford av, 435 ft south of Liberty av, for Lewis Mehrman, 45 Euclid av, owner. Total cost, \$17,000.

**ST. EDWARDS ST.**—Abraham Brooks, 350 Fulton st, is preparing plans for a 2-sty brick dwelling with store, 55x45.8, at the northwest corner of St. Edwards st and Sycamore st, for Michael Fischetti, 15 St. Edwards st, owner and builder. Cost, \$8,000.

**72D ST.**—Arthur Carlson, 226 Henry st, has completed plans for two 2-sty brick and stone dwellings, 20x60, in the south side of 72d st, 180 ft east of 10th av, for John Carlson, 944 74th st, owner and builder.

### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—Laspia & Salvati, 525 Grand st, Brooklyn, will draw plans for a 1-sty brick and stone garage, 45x100. Exact location and owner's name will be announced later. Cost, \$10,000.

**JACKSON ST.**—William Debus, 86 Cedar st, completed plans for a 2-sty brick garage and office, 48x82, at the southeast cor of Jackson st and Old Woodpoint rd, for the Rosenthal Engineering and Contracting Co., 165 Hooper st, owner. Cost, \$10,000.

**RAPELYEA ST.**—John Burke, 389 Clinton st, completed plans for a 1-sty brick garage, 25x100, in the south side of Rapelyea st, 100 ft west of Hicks st, for Marie Clements, 83 Rapelyea st, owner. Cost, \$3,000.

**ROCHESTER AV.**—Cohn Bros., 361 Stone av, completed plans for extension to the 1-sty brick and stone garage, 40x100, at the southwest cor of Rochester av and Union st, for Henry Dieffenbach, 308 Rochester av, owner and builder. Cost, \$10,000.

**46TH ST.**—Brooks & Carso, 2914 5th av, Brooklyn, have completed plans for a 1-sty brick private garage, 25x50, in the north side of 46th st, 200 ft east of 7th av, for Charles Eichenhofer, 725 46th st, owner. Cost, \$3,000.

### STORES, OFFICES AND LOFTS.

**BAY 25TH ST.**—Kallich & Lubroth, 215 Montague st, completed plans for a 1-sty brick store, 118x36, at the northwest cor of Bay 25th st and Bath av, for Louis Novack, 146 Bay 25th st, owner. Cost, \$10,000.

**BERGEN ST.**—Arthur T. Foy, 19 Madison av, Brooklyn, completed plans for a 1-sty brick doctor's office, 25x44, in the north side of Bergen st, 140 ft west of New York av, for Robert Gair, 120 New York av, owner. Cost, \$10,000.

### MISCELLANEOUS.

**SACKETT ST.**—Carl E. Knetzer, 539 58th st, Brooklyn, completed plans for a 1-sty brick shop, 60x97, at the northeast cor of Sackett st and 3d av, for the John Mulstein Co., 211 3d av, Brooklyn, owner. Cost, \$12,000.

### Queens.

#### CHURCHES.

**RICHMOND HILL, L. I.**—Helmle & Corbett, 190 Montague st, Brooklyn, have plans in progress for a 1-sty brick church at Stoothoff av and Fulton st, for the Richmond Hill Baptist Church, Rev. Rolla Hunt, Fulton st, Richmond Hill, owner. Cost, \$60,000.

#### DWELLINGS.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, Jamaica, completed plans for ten

2-sty frame dwellings, 20x32, at the northeast cor of Maxweber av and Fulton st, the northwest cor of Maxweber av and Fulton st and on the east side of Maxweber av, 390 ft north of Fulton st, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner. Cost, \$26,000.

**FLUSHING, L. I.**—Robert C. Edwards, 31 Fulton st, Manhattan, completed plans for a 2½-sty frame dwelling, 30x30, in the east side of Beech st, 265 ft south of Parsons av, for D. Fannie A. Fleming, 100 Bedford av, Richmond Hill, owner. Cost, \$6,500.

**RICHMOND HILL, L. I.**—E. Woodin, 925 Greenwood av, Richmond Hill, completed plans for a 2½-sty frame dwelling, 22x31, on the east side of Oxford av, 200 ft north of Brandon av, for H. L. Young, 67 Oxford av, Richmond Hill, owner. Cost, \$4,000.

**WOODLAWN, L. I.**—Charles Infanger & Son, 2634 Atlantic av, Bklyn, completed plans for four 2-sty brick dwellings, 20x55, on the west side of Oxford av, 433 ft south of Liberty av, for Lewis Mehrman, 45 Euclid av, Brooklyn, owner. Cost, \$16,000.

**JAMAICA, L. I.**—W. J. Boegel, 814 Birch st, Richmond Hill, completed plans for the extension and alteration to the 2-sty residence in the west side of Kennelworth pl, 100 ft north of Shelton av, for Robert J. Zimmer, on premises, owner. Cost, \$2,000.

**ELMHURST, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a 2½-sty frame and shingle dwelling, 16x39, in the south side of Lewis st, 222 ft west of Van Horn st, for W. J. Schwarz, 407 Herald av, Richmond Hill, owner and builder. Cost, \$3,500.

**ROCKAWAY BEACH, L. I.**—James J. F. Gavigan, 1123 Broadway, Manhattan, has completed plans for a 2½-sty frame dwelling, 38x31, at the southwest cor of Den-nison av and the Boulevard for Adolph J. Buschman, 50 Beach 94th st, Rockaway Beach, owner. Cost, \$7,500.

**QUEENS, L. I.**—E. C. O'Brien, Queens, L. I., completed plans for a 2½-sty frame dwelling, 22x27, in 223d st, 40 ft south of 108th st.

### FACTORIES AND WAREHOUSES.

**FLUSHING, L. I.**—C. L. Varrone, 166 Corona av, Corona, has completed plans for a 1-sty concrete blocks shop, 25x100, for Giuseppe Lobosco, 144 Farington st, Flushing, owner and builder. Cost, \$3,500.

**LONG ISLAND CITY.**—Edward Hahn, Queens Plaza Court Bldg, L. I. City, has plans in progress for a 3-sty brick office and storage bldg, 100x100, for Huddleston & Mash Mahogany Co., 33 West 42d st, Manhattan, owner.

### STORES, OFFICES AND LOFTS.

**LAUREL HILL, L. I.**—The National Enameling & Stamping Co., Ferdinand A. W. Kieckhefer, pres., Laurel Hill, owner, has had plans completed privately for a 1-sty brick shop, 60x122, on the east side of River av, 100 ft south of Creek st. Cost, \$9,000.

### Nassau.

#### MISCELLANEOUS.

**OYSTER BAY, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, completed plans for 1 and 2½-sty frame and shingle farm bldgs of various dimensions for Daniel E. Pomeroy, c/o Bankers Trust Co., 16 Wall st, Manhattan, and Beech rd, Englewood, N. J., owner.

### Westchester.

#### DWELLINGS.

**YONKERS, N. Y.**—J. W. Kirst, 1 Palsade av, Yonkers, completed plans for a 2½-sty frame and shingle dwelling, 13x23, at 206 Burhams av, for Joseph S. Thomas, 210 Yonkers av, Yonkers, owner and builder. Cost, \$5,000.

**YONKERS, N. Y.**—Thomas Olson, 132 Tibbets rd, Yonkers, has had plans completed privately for a 2½-sty frame and shingle dwelling, 23x38, at 138 Devoe av. Cost, \$6,000.

**WHITE PLAINS, N. Y.**—Caretto & Forster, 50 East 42d st, Manhattan, completed plans for a 2½-sty frame and stucco dwelling and garage, 66x26. Owner's name withheld. Cost, \$10,000.

#### SCHOOLS AND COLLEGES.

**WHITE PLAINS, N. Y.**—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 2-sty brick and stone grade school, 45x146, to contain ten rooms, for the Board of Education of White Plains, Mr. Shaw, clerk, High School Bldg, White Plains, owner. Cost, \$45,000.

#### MISCELLANEOUS.

**YONKERS, N. Y.**—The National Sugar Refining Co., N. T. Andrews, engineer in charge, foot Main st, Yonkers, owner, has had plans completed privately for a



brick and reinforced concrete boiler house, 80x193, at the foot of Main st. Cost, \$40,000.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**  
**NEWARK, N. J.**—R. Bottelli, 207 Market st, Newark, completed plans for a 3-sty brick tenement, 25x62, at 265 Sherman av, for Pasquale Cianci, 291 Sherman av, Newark, owner. Cost, \$8,000.

**CLIFFSIDE PARK, N. J.**—Philip H. Diemer, 126 Humboldt st, Town of Union, N. J., completed plans for a 3-sty brick flat and two stores on the east side of Palisade av, 50 ft north of Jersey av, for Mrs. Anna L. Maylat, Palisade av, Cliffside Park, owner. Cost, \$14,000.

**BAYONNE, N. J.**—Eugene Reilly, 63 West 34th st, Bayonne, completed plans for a 3-sty frame tenement, 22 x 50, at 35 East 17th st, for Jacob Tucker, 129 West 31st st, Bayonne, owner and builder. Cost, \$7,000.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for seven 2-sty brick and stone apartments, 55x106, and five stores, at the northeast cor of Springdale and North Maple avs, for the Linwood Co., C. A. Morel, pres., 93 North Munn av, East Orange, owner. Cost, \$25,000.

**NEWARK, N. J.**—William E. Lehman, 738 Broad st, Newark, has completed plans for a 2-sty brick flat, 48x53, at 36-38 Dayton st, for H. Breen and H. Mendlen of Standard Iron Wks., 114 Badger av, Newark, owners. Cost, \$9,000.

**WEST NEW YORK, N. J.**—A. De Paola, 140 Central av, West New York, completed plans for a 4-sty brick tenement and store, 25x74, in the north side of 16th st, 25 ft west of Broadway, for Francisco Quastella, 606 Hudson av, West New York, owner. Cost, \$30,000.

**WOODCLIFFE, N. J.**—William Meyer, Jr., and Edwin F. Manahan, associate architects, 711 Bergenline av, West New York, N. J., completed plans for a 3-sty brick apartment, 25x77, in the north side of 28th st, bet Hudson and Palisade avs, for Dr. Max Pascher, 595 Bergenline av, West New York, N. J., owner. Cost, \$14,000.

**CHURCHES.**

**PATERSON, N. J.**—Frederick J. Schwarz, Colt Bldg, Paterson, has plans in progress for a 2½-sty hollow tile and brick rectory, 30x36, at 124-8 East 16th st, for the Church of the Blessed Sacrament, Rev. Father Carlo Cianci, pastor, 106 East 19th st, Paterson, owner. Cost, \$8,000.

**DWELLINGS.**

**PATERSON, N. J.**—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2-sty cement blocks dwelling, 25x34, on Linwood av, for Alberto Rotello, 319 Preakness av, Paterson, owner. Cost, \$3,000.

**NEWARK, N. J.**—D. R. Rizzolo, 116 Market st, Newark, completed plans for a 2-sty frame dwelling, 21x41, at 727 North st, for Antonio Clerico, 631 North 6th st, Newark, owner. Cost, \$3,500.

**NEWARK, N. J.**—Frank Grad, American National Bank Bldg, Newark, has plans in progress for the alteration of the 2-sty frame and brick dwelling at 57 Johnson av for E. Carfinkel, 29 Johnson av, Newark, owner. Includes a brick addition 37x46, to rear.

**WALLINGTON, N. J.**—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a brick dwelling, 21x40, for Sylvester Niski, 174 9th st, Passaic, N. J., owner. Cost, \$3,500.

**Cut Down the High Cost of Building**

Save approximately \$1.00 per barrel by using

**BROOKLYN BRIDGE BRAND**

**Rosendale Natural Cement**

Allowed on all work by the  
**New Building Code**

Approved by the Building Department

For Economy, order Cement in Bags  
 Ten cents allowed for empty bags

**Consolidated Rosendale Cement Co.**  
 50 Church Street  
 New York, N. Y.

**CAELMSEENNT**

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See Page 149 Sweet's Catalogue for particulars

**HARRIS FLOORING COMPANY**

PAUL T. RIBETT, Jr., Manager

Tel.—Greeley 3160-3161

Specialists in Oak and Maple Flooring

Thoroughly kiln dried—properly manufactured. The Flooring that lays tight and smooth. Large stock on hand. Prompt shipments in any quantity.

OFFICE AND STEAM HEATED WAREHOUSE 558-560 West 34th Street, NEW YORK CITY.  
 USE DAVIS SHELLAC FOR FINE FINISH

**SAYRE & FISHER COMPANY**

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors

HARD BUILDING BRICK

HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street,

Telephone, 6750 Barclay

NEW YORK

TELEPHONE, KENMORE 2300

**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

**CONCRETE** structures have power to resist all destructive forces; they stand and serve indefinitely. Choose the most dependable materials for your concrete.



## Protecting Person and Property

for sixty years, as the Otis Elevator has done, is a record that has made "Otis" and "Elevator" synonymous.

The proof of leadership is evident in the number of times they are specified.

# OTIS ELEVATORS

reflect credit alike upon Architect and Owner, and are the delight of the renting agent.

ASK US

when installing elevators.

## OTIS ELEVATOR COMPANY

Eleventh Ave. and 26th St.  
New York

Get **RITCH** Quick

34 West  
33d St.



Mad. Sq.  
3060

# CONTRACT BOND S

ALL AETNA LINES

## SHADES, CANOPIES, SIDEWALK AWNINGS

We are big enough to handle the big job—but we are after the little job, too, that the other fellow doesn't want. We are specialists in quick and efficient service at reasonable prices. Sketches and estimates furnished to architects, owners, agents, etc. Let us estimate.

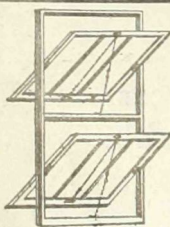


**F. J. KLOES**

Established 1872

243 Canal Street,  
New York

Telephone—Franklin 2216



## FIREPROOF WINDOWS

M. F. Westergren

Incorporated

213-231 East 144th St.  
NEW YORK

Telephone { 3291  
                  { 3292 Melrose  
                  { 3293

# Dragon PORTLAND CEMENT

THE LAWRENCE CEMENT CO.  
1 BROADWAY, NEW YORK  
"CONCRETE FOR PERMANENCE"

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2½-sty frame and shingle dwelling, 22x55, at 12th av and East 30th st, for Barnes Bros., 36 Lucille pl, Passaic, owner. Cost, \$5,000.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty frame and shingle dwelling, 24x30, on Waldron av, for E. H. Bennett, c/o Henry P. Brush, 17 Maplewood av, Maplewood, owner. Cost, \$5,000.

KEARNY, N. J.—J. B. Warren, Essex Bldg, Newark, completed plans for a 2½-sty frame and shingle dwelling, 22x48, on the east side of Morgan pl, for Christian and Mathilda Grohmer, Harrison, N. J., owners. Cost, \$5,500.

JERSEY CITY, N. J.—The Garfield Development Co., Edward Burr, treas., 10 Rose av, Jersey City, owner, has had plans completed privately for two 2-sty frame dwellings, 20x48, at 9 and 13 Cator av. Cost, \$4,000 each.

IRVINGTON, N. J.—August M. Kleeman, 741 Broad st, Newark, has plans in progress for a 1½-sty frame and shingle bungalow, 28x40, to include a 1-sty cement garage, 12x20, at the northwest cor of Yale av and Nesbit Terrace, for George F. Serbe, 272 Lyons av, Irvington, owner. Cost, \$3,500.

CLIFFSIDE PARK, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, N. J., completed plans for twenty-five 1½-sty frame and stucco dwellings, 22x27, for John Accomando, Hudson Heights Post Office, N. J., owner and builder. Cost, \$1,500 each.

LYONS FARMS, N. J.—Charles Knopf, 523 Springfield av, Newark, completed plans for a 2-sty frame dwelling and barber shop on Hollywood av, for Gaetano Insabella, c/o Mariani Insabella, 25½ 14th av, Newark, N. J., owner. Cost, \$4,500.

NEWARK, N. J.—Charles Knopf, 523 Springfield av, Newark, has plans nearing completion for a 2½-sty frame and shingle dwelling, 38x24, on Custer av, near Elizabeth av, for Frank Herud of Herud & Kroker, 878 Broad st and 17 Pennington st, Newark, owner. Includes a 1-sty frame garage, 20x20. Cost, \$6,500.

### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Morris R. Sherrerd, City Hall, Newark, will draw plans for a 1-sty brick garbage incinerator and power plants, about 200x300, at Vanderpool st, Av A and Pioneer st and New Jersey Railroad av, for the City of Newark, Board of Works, Thomas L. Raymond, Mayor, City Hall, Newark, owner.

### SCHOOLS AND COLLEGES.

LODI, N. J.—Anton Vegliante, 42 Passaic st, Garfield, N. J., has plans in progress for alterations to the brick school in Hunter st for the Board of Education of Lodi, Nicholas Ciampi, clerk, Lodi, owner. Cost, \$25,000.

HAWTHORNE, N. J.—Van Vlandren & Culver, Romaine Bldg, Paterson, N. J., and Kinney Bldg, Newark, N. J., have plans in progress for alterations and additions to the 1-sty brick Public Schools Nos. 1 and 2, near Paterson, N. J., for the Borough of Hawthorne, Board of Education, E. C. Latta, district clerk, Hawthorne, owner. Cost, \$6,500.

ENGLEWOOD, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have revised plans in progress for a 2-sty brick school (Lincoln Public School), 130x60, on Englewood av, for the Board of Education of Englewood, Miss Alice Cole, secy., Englewood, owner.

### STABLES AND GARAGES.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, completed plans for a 1-sty garage, 44x44 and 23x18, at 9-11 Sheffield st, for Dr. A. R. Bianchi, 104 7th av, Newark, owner. Cost, \$4,000.

### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for two 1-sty brick stores, 25x100, at 64-66 Prince st, for Benjamin Stein and Louis Schwartz, on premises, owner. Cost, \$5,000.

NEWARK, N. J.—John C. Westervelt, 36 West 34th st, Manhattan, has plans in progress for alterations to the 3-sty brick and terra cotta store and office bldg, 48x150, at 158-160 Market st, for Childs Co., 200 5th av, Manhattan, owner.

UNION HILL, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, completed plans for alterations and addition to the two 3-sty frame apartments and store at 201 Bergenline av, for Max Willner, on premises, owner. Cost, \$3,000.

### THEATRES.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for alterations to the 1-sty brick theatre (Broadway Theatre) at 511 Broadway, for

Joseph Huckstein, 20 West 27th st, Bayonne, owner. Cost, \$10,000.

### MISCELLANEOUS.

JERSEY CITY, N. J.—L. S. Beardsley, 33 West 32d st, Manhattan, completed plans for addition and extension to the dairy bldg at the northeast cor of Bay and Provo sts for the United Realty Co., on premises, owner.

NEWARK, N. J.—Tobias Goldstone, 50 Graham av, Brooklyn, completed sketches for a 3-sty brick and terra cotta Turkish bath bldg, to cost \$25,000. Owner's name will be announced later.

BELLEVILLE, N. J.—Frank Shepard, Essex Bldg, Newark, Town Engineer, will draw plans for cement sidewalks (about 300 linear ft of 4-foot walk) in the east and west sides of Cortlandt st, for the Board of Commissioners of the Town of Belleville, Robert G. Minion, Town Clerk, Town Hall, Belleville, owner.

### Other Cities.

#### FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—W. J. Beardsley, 49 Market st, Poughkeepsie, N. Y., is preparing preliminary sketches for a factory for G. Schrauths Co., 149 Main st, Poughkeepsie, owner. Site not selected. Cost, \$50,000.

NEWARK, N. Y.—The U. S. Safety Egg Carrier Co., Henry Drake, pres., First National Bank Bldg, Newark, owner, contemplates rebuilding the 1-sty factory from privately prepared plans. Cost, \$6,000.

LOCKPORT, N. Y.—Plans are about completed for a 1-sty steel, frame and siding mill building, 54x165, on the site of present plant, for the Simonds Mfg. Co., Ohio st, Lockport, owner.

LOCKPORT, N. Y.—Private plans are in progress for a 1 and 2-sty brick, steel or reinforced concrete factory, 40x110, to be erected on the site of present plant, for the Lockport Paper Co., Harry Nichols, mgr., Mill st, Lockport, owner.

#### HOSPITALS AND ASYLUMS.

POMFRET, N. Y.—Green & Wicks, 111 Franklin st, Buffalo, have working plans in progress for a 2 and 3-sty brick and concrete memorial tuberculosis hospital for the Chautauqua County Newton Memorial Hospital, Judge Lambert, Fredonia, N. Y., and Bradley H. Phillips, 804 Morgan Bldg, Buffalo, trustees, owners. Cost \$135,000.

#### SCHOOLS AND COLLEGES.

COHOES, N. Y.—Tooker & Marsh, 103 Park av, Manhattan, have plans in progress for a 2-sty brick and stone high school bldg, 60x150, at the cor of Columbia and Bevan sts, for the City of Cohoes, Board of Education, W. D. Boswell, 64 Canvass st, Cohoes, owner. Includes auditorium, library, gymnasium, etc. Cost, \$145,000.

### MISCELLANEOUS.

OLEAN, N. Y.—E. H. Atwood, Olean, N. Y., will draw plans for a filtration plant with a capacity of 2,500,000 gallons per day, for the City of Olean, Board of Water Supply, William Sheehan, Commissioner, City Hall, Olean, owner. Cost, \$75,000.

CORNING, N. Y.—W. O. Drake, City Hall, Corning, City Engineer, has completed plans for a reinforced concrete swimming pool at Denison Park, for the City of Corning, Board of Public Works, owner. Cost, \$5,000.

## CONTRACTS AWARDED.

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

### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—William M. Moore, 190th st and University av, has the general contract for alterations to 5-sty brick apartment and store, 45x100, at 94 Brandt pl, for Nellie Feigenbaum, owner, from plans by Sommerfeld & Steckler, 32 Union sq, architects. Cost, \$3,000.

### BANKS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 2-sty brick and stone bank bldg, 170x194, at 153-9 Fulton st, for the National Park Bank, Richard Dellafield, 216 Broadway, owner, from plans by Donn Barber, 101 Park av, architect. Cost, \$30,000.

MANHATTAN.—Hoggon Bros., 485 5th av, have the general contract for alterations to the 16-sty brick and stone bank and office bldg, 75x150, at 320-324 Broadway, for the Central Syndicate Building Co., Justin L. Hopkins, pres., 320 Broadway, owner, and the Citizens Central National Bank, 320 Broadway, lessee, from plans by Theodore C. Visscher, 299 Madison av. Cost, \$15,000.

MANHATTAN.—H. Young Co., 414 West 41st st, has the general contract for al-

teration, addition and extension of the 7-sty brick bank and office bldg, 50x75, at 54 Wall st, for the Central Trust Co., Milton Ferguson, on premises, owner, from plans by Charles J. Graff, 229 West 36th st, architect. Cost, \$4,000.

**CHURCHES.**

**NEW ROCHELLE, N. Y.**—Gilbert Barlow, Cambridge, Mass., has the general contract for a 1½-sty brick and granite or stone church, on Locust av, for the First Church of Christ Scientist, A. C. Bechstein, Chmn. Bldg. Com., owner, from plans by S. S. Beman, 332 South Michigan av, Chicago, Ill. Cost, \$35,000.

**JERSEY CITY, N. J.**—Robert Cook, 385 Fairmount av, Jersey City, has the general contract for a 1-sty terra cotta blocks and stucco chapel, 30x45, on Pacific av, near the Boulevard, for the Church Extension Committee, c/o Rev. Harvey L. Wyatt, 2815 Boulevard, Jersey City, owner, from plans by Floyd Y. Parsons, 1133 Broadway, Manhattan.

**DWELLINGS.**

**MANHATTAN.**—The Miller-Reed Co., 103 Park av, has the general contract for alterations to the 4-sty stone dwelling, 19x76, at 9 East 81st st, for Amos Pinchot, 60 Broadway, and 9 East 81st st, owner, from plans by Murphy & Dana, 331 Madison av, architects. Cost, \$15,000.

**MANHATTAN.**—A. J. Schlesinger, 776 Prospect av, Manhattan, has the general contract for alterations to the 4-sty brick furnished room house, 20x55, at 447 West 22d st, for the Rodena Realty Co., George A. Reynolds, pres., 22 Harrison st, owner, from plans by George M. McCabe, 96 5th av, architect. Cost, \$6,000.

**MANHATTAN.**—The Amsterdam Building Co., 140 West 42d st, has the general contract for alterations and addition to the brick and stone dwelling at 23 East 74th st, for O. H. Van Norden, 23 East 74th st, owner, from plans by James Gamble Rogers, 470 4th av. Cost, \$20,000.

**MANHATTAN.**—Albert Rodler, 186 William st, has the general contract for alteration and extension to the 4-sty brick dwelling and showroom, 23x100, at 33 West 33d st, for Godfrey Walbaum, 2359 Broadway, owner, from plans by S. J. Stammers, 320 5th av, architect. Cost, \$4,500.

**MANHATTAN.**—Robert Schnaier, 595 Madison av, has the general contract for the alteration and addition to the 4-sty brick dwelling, 25x69, at 951 Madison av, for Dr. Seth M. Milliken, on premises, owner, from plans by Harry E. Donnell, 225 5th av. Cost, \$12,000.

**MANHATTAN.**—The Eastern Construction Co., 110 West 40th st, has the general contract for alterations to the two dwellings at 150-152 West 44th st, for Louis Steckler, on premises, owner, from plans by H. J. Krapp, 114 East 16th st, architect, and desires bids from sub-contractors at once.

**MANHATTAN.**—The Eastern Construction Co., 110 West 40th st, has the general contract for alterations to the 3-sty brick dwelling, 20x40, at 37 West 10th st, for Mrs. J. Frank McDavitt, on premises, owner, from plans by Louis Allen Abramson, 220 5th av, architect. Cost, \$3,000. Bids on subs are desired at once.

**BRONX.**—W. H. South, 56 West 45th st, has the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 70x35, on Waldo av, near 246th st, for Charles E. Chambers, 140 Wadsworth av, owner, from plans by Julius Gregory, c/o Buchman & Fox, 30 East 42d st, architect.

**BROOKLYN, N. Y.**—J. A. Johnson, Rockaway, L. I., has the general contract for the 2-sty frame and stucco dwelling, 22x41, in the east side of Corbin pl, 140 ft south of Oriental Blvd, for Adeline Aselmeir, 10 West 46th st, Manhattan, owner, from plans by E. C. Block and Walter Hess, 500 5th av, Manhattan. Cost, \$7,500.

**YONKERS, N. Y.**—Chadburn & Edwards, 40 Nepperhan st, Yonkers, have the general contract for a 2½-sty frame and shingle dwelling, 30x40, on North Broadway, for Henry B. Hamilton, 455 Fort Washington av, owner, from plans by H. Lansing Quick, 18 South Broadway, Yonkers. Cost, \$10,000.

**NEW BRUNSWICK, N. J.**—The North-eastern Construction Co., 225 5th av, Manhattan, has the general contract for a 2½-sty clapboards dwelling, 32x47, for C. Frederick Neilson, owner, from plans by Rich & Mathesius, 320 5th av, Manhattan. Cost, \$10,000.

**GLEN RIDGE, N. J.**—Thomas G. Smith, 93 Norman st, East Orange, has the general contract for a 2½-sty frame dwelling, 27x35, on the south side of Linden av, bet Hillside and Midland avs, for Alfred F. Cusweller, 546 5th av, Manhattan, own-

er, from plans by A. E. Nast, 546 5th av, Manhattan. Cost, \$6,000.

**PATERSON, N. J.**—Louis Van Kaan, 145 Keen st, Paterson, has the general contract for a 2½-sty frame and shingle dwelling at 113-115 East 21st st, for Eliza Decker, 125 East 21st st, Paterson, owner, from privately prepared plans.

**FORT LEE, N. J.**—Henry Freund, Coytesville, N. J., has the general contract for a 2-sty hollow tile and stucco dwelling in the south side of Church st, 150 ft west of Jones rd, for Frederick Fehrle, Fort Lee, owner, from privately prepared plans. Cost, \$7,000.

**TOTOWA, N. J.**—Sigfred Bech & Co. Totowa, N. J., has the general contract for a 2½-sty frame and shingle dwelling at Union and Lincoln avs for Peter Banvard, Totowa, owner, from privately prepared plans. Cost, \$3,500.

**PLAINFIELD, I. J.**—Michael Rimmer, 681 Essex st, Plainfield, has the general contract for a 2½-sty brick dwelling, 41x70, at the cor of Rahway and Prospect

avs, for Francis W. Frost, 64 Wall st, Manhattan, and 1011 Madison av, Plainfield, owner, from plans by John P. Benson, 331 Madison av, Manhattan, architect. Cost, \$13,000.

**YONKERS, N. Y.**—Thomas Olson, 132 Tibbets av, Yonkers, has the general contract for a 2½-sty frame and shingle dwelling, 22x31, at 134 Devoe av, for Peter Albertson, 8 West 40th st, Manhattan, owner, from privately prepared plans. Cost, \$3,500.

**PERTH AMBOY, N. J.**—Anton Ekrader, 717 Catherine st, Perth Amboy, has the general contract for the 2-sty brick dwelling with store, 24x36, at the southwest cor of Pine and Thomas sts, for Louis Pitlick, 82 Wagner av, Perth Amboy, owner, from plans by M. G. Tuzik, Raritan Bldg, Perth Amboy. Cost, \$5,000.

**WEST ORANGE, N. J.**—Hauftman, Nalebuff & Romm, 105 Peshine av, Newark, have the general contract for the 2½-sty frame and shingle dwelling, for Clarence A. Coddington, First Nat'l Bank of West Orange, owner, from plans by

## Owners Ask for ISKO

and refuse the old-fashioned ice refrigerating system with scorn, the moment they realize the extraordinary advantages of ISKO, or "Ice by Wire."

ISKO is so simple of operation that it needs nothing but connection with an electric light plug. It does away once and for all with all the annoyances, clean-up and maintenance expense, and faulty sanitation of ice, iceman, and dumb-waiter.

## ISKO—The Electric Iceman

is self-contained, automatic, employs no ammonia, needs no water or gas connections, and provides at all times with practically no care or attention, absolutely wholesome and dry refrigeration at a far lower temperature than ice can afford.

Remember that 50° or over stimulates bacteria to multiply by millions, and you cannot keep the temperature in the old-fashioned ice-supplied refrigerator below 50°. ISKO keeps it five or ten degrees—or more if desired—below, and does it automatically, indefinitely, and at negligible cost.

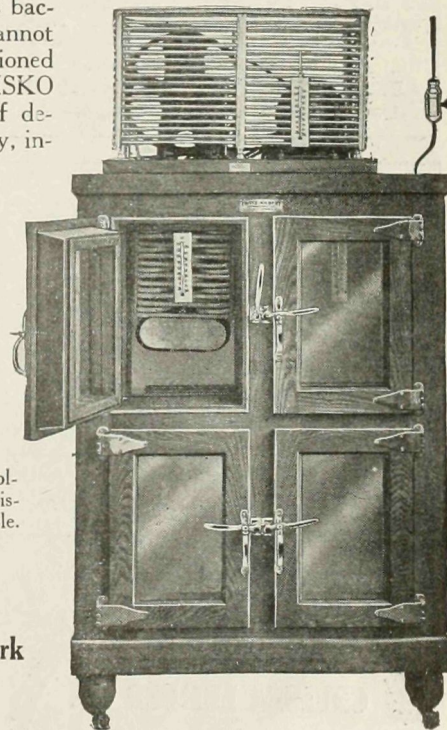
*COLDER than ice  
EASIER than ice  
CHEAPER than ice  
HEALTHIER than ice*

What ice-cooled ice-box will keep ice-cream frozen hard indefinitely? Or will freeze a daily supply of cubes of table ice? *ISKO does both.*

Remember, ISKO is a perfected mechanism, long past the experimental stage. ISKO is fool-proof—(the servants cannot put it out of commission)—and it is absolutely dependable and reliable. Exit the iceman—enter ISKO.

**Come and See How ISKO Works** in our demonstration rooms. Five minutes' inspection is worth a page of description.

**ISKO Corporation of New York**  
9 Central Park West  
Telephone Columbus 791



Say  
"ISKO"  
to your  
Architect!

*ISKO stands for*

- Simplicity, Safety,
- Low First Cost.
- Negligible Maintenance.
- Easy Installation.
- Space Economy.
- Dependability.
- Compactness.
- Long Life.
- Unit Construction.

**ISKO**  
Ice By Wire

# POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**

30 East 42nd Street NEW YORK  
Telephone, M. H. 3338

## BUILDERS' Estimating Bureau

**Q**UANTITY Lists accurately made up, for Builders, Contractors and Architects.

**T**HIS Bureau acts as umpire or referee in controversies between Architects and Contractors.

**S**ERVICES rendered the Legal Profession, by experienced and practical men, in connection with litigation and other matters involving building construction technique.

FIRE LOSSES ADJUSTED  
21 Park Row  
Phone—Cort. 4754

## Norman-Seton, Inc.

MANUFACTURERS OF

**Metal Clad Doors, Windows and Trim Roofing, Skylight and Cornice Work**

**FACTORY AND OFFICE  
WINFIELD, LONG ISLAND**

Telephone—9-11-912 Newtown

## THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

**ARCHITECTURAL TERRA-COTTA**  
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

**"HAYES"** SKYLIGHTS  
FIREPROOF WINDOWS  
VENTILATORS  
METAL LATH

**GEORGE HAYES CO.**

Office and Works: 71 Eighth Ave., N. Y. C.

**HENRY MAURER & SON** Manufacturer of  
Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK

Columns—Store Fronts—Window Frames—Dressers—Wardrobes—French Doors—Storm Sash—  
Phones 2544 Morningtide  
2545  
**CHELSEA LUMBER CO.**  
MANUFACTURERS OF  
**SASH, DOORS AND TRIM**  
LUMBER AND MOULDINGS  
87 Manhattan Street  
Near Amsterdam Avenue

H. M. Fisher, 483 Bloomfield av, Montclair.  
Cost, \$7,000.

**FACTORIES AND WAREHOUSES.**  
**BROOKLYN, N. Y.**—The P. & L. Construction Co., c/o A. Popkin, 299 Broadway, Manhattan, has the general contract for a 3-sty brick factory, 100x161, at the southwest cor of Atlantic av and Milford st, for Samuel Weisglass, 119 West st, Brooklyn, owner, from plans by Feinberg & Ricca, 26 Court st, architects. Cost, \$70,000.

**LITTLE FERRY, N. J.**—The William H. Whyte Construction Co., 382 Railroad av, Hackensack, N. J., has the general contract for addition to the 2-sty brick factory, 84x62, for the Bergen Paper Co., J. A. Graham, in charge, Ridgefield Park, N. J., owner, from plans by Robert Helmer, 286 5th av, Manhattan. Cost, \$15,000.

**NEW BEDFORD, MASS.**—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 7-sty reinforced concrete cotton storage warehouse, 482x100, for the Belleville Storage Corp., from plans by C. R. Makepeace & Co.

**LAUREL HILL, L. I.**—Leddy & Moore, 105 West 40th st, Manhattan, have the general contract for a metal laboratory to be erected on the west side of Washington av, 200 ft south of Laurel Hill av, for the General Chemical Co., W. H. Nichols, Jr., pres., 25 Broad st, Manhattan, owner, from privately prepared plans. Cost, \$6,500.

**GREENWICH, CONN.**—Caldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for the 2-sty rubble stone generator and laundry bldg, 20x30, for the Greenwich Hospital Assn, from plans by Carrere & Hastings, 52 Vanderbilt av, Manhattan, architects, and Owen Brainard, 52 Vanderbilt av, consulting engineer. Cost, \$5,000.

**UTICA, N. Y.**—R. Richards & Son, 246 Elizabeth st, Utica, has the general contract for the completion of the brick reinforced concrete and steel boiler house, in Washington st, for the Utica Gas & Electric Co., owner, from plans by W. Weissenberger, 32 Union sq, Manhattan, architect, and Thomas E. Murray, 130 East 15th st, Manhattan, consulting engineers.

**SYRACUSE, N. Y.**—The H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for the three brick and wood warehouses in West Fayette st, for the Onondago Pottery Co., 1858 West Fayette st, Syracuse, owner, from plans by Russell & King, 608 Snow Bldg, Syracuse.

### HALLS AND CLUBS.

**BRONX.**—Kenneth MacKay & Co., 64 Main st, Yonkers, N. Y., have the general contract for a 2½-sty frame clubhouse, 86x48, at the southeast cor of 246th st and Delafield av, for the Delafield Estates, J. R. Delafield, pres., 27 Cedar st, owner, from plans by Dwight J. Baum, 246th st and Waldo av. Cost, \$18,000.

**ROCHESTER, N. Y.**—Van Etten & Tredeau, 63 Kingston av, Rochester, have the general contract for a 2-sty brick and stone club house, 112x40, on Parsells av, near Webster av, for the Sphinx Club of Rochester, 322 Mercantile Bldg, Rochester, owner, from plans by C. M. Hirschfelder, 62 State st, Rochester. Cost, \$30,000.

### HOSPITALS AND ASYLUMS.

**HARRISON, N. Y.**—D. H. Deary, Rye, N. Y., has the general contract for a 3-sty brick and stone nurses' home, 64x45, for the Sisters of Charity of Mount Saint Vincent on the Hudson, Mother M. Josepha, superior, owner, from plans by I. E. Dittmars, 111 5th av, Manhattan, architect. Cost, \$50,000.

**PATERSON, N. J.**—Joseph Sharpe Construction Co., 647 East 18th st, Paterson, has the general contract for alterations to the hospital, in Market st, cor Madison av, for the Paterson General Hospital, Samuel S. Evans, pres., on premises, owner, from plans by William T. Fanning, Colt Bldg., Paterson. Cost, \$12,000.

### HOTELS.

**SARATOGA SPRINGS, N. Y.**—W. J. Case & Son, 45 Philadelphia st, Saratoga Springs, have the general contract for alterations to the hotel on Broadway for the Huestis House, Mary B. Montgomery and William B. Huestis, on premises, owners, from privately prepared plans. Cost, \$4,000.

### MUNICIPAL.

**PLATTSBURGH, N. Y.**—A. E. Stephens Co., Springfield, Mass., has the general contract for a 2-sty brick and stone City Hall, 125x124, in the west side of River st, bet. Trinity Park and Cornelia st, for the City of Plattsburgh, W. B. Moore, Mayor, Plattsburgh, owner, and the Estate of Loyal Smith, Plattsburgh, donor, from

plans by John Russell Pope, 527 5th av, Manhattan, architect. Cost, \$200,000.

### SCHOOLS AND COLLEGES.

**MADISON TOWNSHIP, N. J.**—Francis H. Duncan, Frenau, N. J., has the general contract for a 1-sty brick public school, 24x50, for the Board of Education of Madison Township, Jacob Gaub, pres., Matawan, N. J., owner, from plans by J. N. Pierson & Son, 175 Smith st, Perth Amboy, architects. Cost, \$6,000.

**HOBOKEN, N. J.**—M. T. Connolly Contracting Co., 238 17th st, Jersey City, N. J., has the general contract for a 3-sty brick public school (No. 3), 100x178, at the northwest cor of 5th and St. Adams sts, for the City of Hoboken, Board of Education, James Laverty, pres., High School Bldg, Hoboken, owner, from plans by John J. Fagan, 95 River st, Hoboken, architect. Cost, \$200,000.

### STABLES AND GARAGES.

**MANHATTAN.**—The Plaza Construction Co., 39 West 113th st, has the general contract for the alteration of the 5-sty stable, 50x100, at 305-7 West 128th st, into a garage for George Heinlein, 305 West 128th st, owner, from plans by De Rosa & Pereira, 150 Nassau st.

**MANHATTAN.**—Clark & Appleman, 280 Madison av, have the general contract for the stable and garage at 19th and Exterior sts, for O. H. Perry & Son, owners, from plans by Charles H. Higgins, 165 Broadway. Bids on subs are desired.

**BROOKLYN, N. Y.**—A. L. Fogel, 850 St. Johns pl, Bklyn, has the general contract for a 1-sty brick garage, 61x185, in the south side of Herkimer st, 230 ft west of Brooklyn av, for the Orient Co., 753 Nosstrand av, owner, from plans by W. T. McCarthy, 16 Court st, Bklyn, architect. Cost, \$20,000.

**BROOKLYN, N. Y.**—Henry Klein & Son, 13-15 Herzel st, Brooklyn, have the general contract for a 1-sty brick and stone public garage, 60x75, on the west side of Stone av, 75 ft south of Blake av, for James Greenbaum, 540 Stone av, owner, from plans by E. M. Adelson, 1776 Pitkin av, Brooklyn. Cost, \$6,000.

**LONG ISLAND CITY.**—M. Armendinger & Son, 1153 Myrtle av, Brooklyn, have the general contract for a brick garage, 23 ft high, 68x67, in the north side of Flushing st, 76 ft east of Front st, for the National Sugar Refining Co., on premises, owner, from privately prepared plans. Cost, \$12,000.

**FLUSHING, L. I.**—The Warren E. Green Co., 29 West 38th st, Manhattan, has the general contract for alterations to the 2-sty frame garage and chauffeurs' quarters for Mrs. George Ingraham, owner, from plans by Goodwin, Bullard & Woolsey, 4 East 39th st, Manhattan, architects.

**YONKERS, N. Y.**—Lynch & Larkin, 127 Dowling st, Yonkers, have the general contract for a 1-sty brick garage, 25x30, for Henry Bell, 16 Woodworth av, Yonkers, owner, from privately prepared plans. Cost, \$7,000.

### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—H. Geskin, 735 Greene av, Brooklyn, has the general contract for a 3-sty reinforced concrete news delivery and garage bldg, 150x71, at 43-49 Chrystie st, for the Metropolitan News Co., Morris Eiseman, treas., 164 Henry st, Manhattan, owner, from plans by Cantor & Dorfman, 373 Fulton st, Brooklyn. Cost, \$40,000.

**MANHATTAN.**—William H. Tiedemann, 1322 Jefferson av, Brooklyn, has the general contract for alterations to the 3-sty brick restaurant at 525 6th av, for the Cantor Restaurant Co., owner, from plans by Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., architects. Cost, \$4,000.

**MANHATTAN.**—Andrew J. Robinson, 123 East 23d st, has the general contract for alterations to the 8-sty brick and reinforced concrete store and loft bldg, 120x153, at 104-112 West 20th st, for the Mary A. Chisholm Estate, George E. Chisholm, exr, 84 William st, owner, from plans by John B. Snook Sons, 261 Broadway, architects. Cost, \$30,000.

**MANHATTAN.**—A. V. Johnson & Co., 1123 Broadway, has the general contract for alterations to the brick and stone store at 632 5th av, for Joseph, Inc., on premises, owner, from plans by Joseph Albert Bodker, 62 West 45th st. Cost, \$4,000.

**MANHATTAN.**—The Hedley Construction Co., 141 West 42d st, has the general contract for alterations and extension to the 3-sty brick store and office bldg, 20x57, at 18 West 43d st, for Eugene A. Hoffman Est., William H. Harris, pres., 258 Broadway, owner, and Joseph P. Callendar, 32 Broadway, lessee, from plans by John H. Scheier, 25 West 42d st, architect. Cost, \$5,500.

MANHATTAN.—The Cauldwell-Wingate Co., 381 4th av, has the general contract for a 2-sty brick store and salesroom bldg, 20x100, at 129 West 42d st, for Elizabeth M. Anderson, 80 West 40th st, owner, and the Corona Typewriter Co., 141 West 42d st, lessee, from plans by John Mead Howells and James G. Rogers, associate architects, 470 4th av. Cost, \$25,000.

MANHATTAN.—William H. Teidmann, 1322 Jefferson av, Brooklyn, has the general contract for alterations to the 3-sty brick restaurant, at 999 3d av, for Louis Hess, owner, from plans by Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., architect. Cost, \$4,000.

MANHATTAN.—Champion & Levien, 48 East 10th st, have the general contract for alterations to the loft bldg at 101-103 Wooster st, for Leon Tannenbaum, from plans by G. A. & H. Boehm, 7 West 42d st. Cost, \$2,500.

UNION HILL, N. J.—Charles H. Neilson, Broadway, West New York, has the general contract for the 5-sty brick and wood furniture store, 40x90, at 149-151 Bergenline av, for William Gulden, 105 Hamilton av, Weehawken, N. J., owner, from plans by Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., architect.

WHITE PLAINS, N. Y.—George A. Houle, 41 Court st, White Plains, has the general contract for a 2-sty brick and stone store and lodge room bldg, 44x87, in Main st, for R. Young Bros. & Co., 31 Main st, White Plains, owner, from plans by Frank Horton Brown, First Nat'l Bank Bldg, White Plains. Cost, \$18,000.

MISCELLANEOUS.

MANHATTAN.—Frank Oliva & Co., 423 East 115th st, has the general contract for a comfort station at Madison Square Park, for the City of New York, Dept. of Parks, Municipal Bldg, owner, from plans by Jaros Kraus, Municipal Bldg. Cost, \$24,000.

BROOKLYN, N. Y. (SUB).—The Bay Ridge Heating Co., 511 40th st, has the heating contract to install a steam and thermostatic control system for the 2-sty frame dwelling and garage at the southwest cor of Ocean Parkway and Rider av, for Setto Martine, owner, from plans by A. White Pierce, 26 Court st, Bklyn; also the contract to install steam heating apparatus in the 3-sty brick and stone dwelling, store and garage at 180-182 Myrtle av, for Percy Pick, 180 Myrtle av, owner, from plans by B. H. & C. N. Whinston, 3d av and 148th st, Bronx; and the contract to install a hot water heating apparatus in the 3-sty residence of H. H. Masters, at 430 80th st, from privately prepared plans.

BROOKLYN, N. Y. (SUB).—The Bay Ridge Heating Co., 511 40th st, Bklyn, has the contract for the demolition of the old heating plant and the installation of a modern steam heating system in the 4-sty court house, at the northwest cor of 3d av and 53d st, for the City of New York, lessee, and Dr. George H. Parshall, Freepport, L. I., owner, from plans by Thomas Bennett, 5123 3d av.

BROOKLYN, N. Y.—The Turner Construction Co., 24 Madison av, Manhattan, has the general contract for the erection of a one thousand ton capacity coal pocket for the American Manufacturing Co., from plans by William Higginson, 13 Park Row, architect.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Coliseum, St. Louis, Mo., June 19-21, inclusive.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

## GARBAGE CANS ARE OFFENSES TO ALL THE SENSES

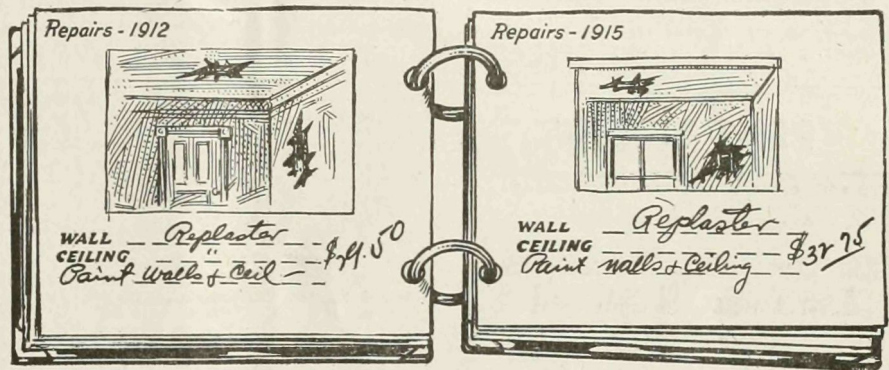
They lower the standard of buildings, tenants and employees. They are expensive, unsanitary, inconvenient. Bottles, tin cans, rags, paper, etc., are fire and health hazards.

The KERNER SYSTEM abolishes all of these from new buildings. No fuel used except the waste refuse of the building which is compelled to be self-consuming. No odors or expense of operation. A wonderful renting attraction. The greatest sanitary convenience. Approved by all Cities and Investment Companies.

Telephone: Murray Hill 2470

321 MADISON AVENUE

## What does the record of your repair bills look like?



Plaster ceilings and side walls are bound to crack, bulge and drop. They need continual attention and demand continual repainting.

## METAL CEILINGS AND SIDE WALLS

once properly erected, are not only pleasing in appearance, but they are durable and fire-resisting. They require practically no attention except repainting now and then.

The erection of metal ceilings and side walls means saving on repair bills and in many instances a reduction in your insurance rate. We have some interesting facts and figures on the fire-resisting qualities of metal ceilings and side walls and the relative cost of their proper erection.

Why not Write for Particulars

**Brooklyn Metal Ceiling Company**  
283 Greene Avenue  
Brooklyn, N. Y.

### 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.

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

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.

NATIONAL PAINT, OIL AND VARNISH ASSOCIATION will hold its convention at the Congress Hotel, Chicago, Ill., October 7-11. George V. Horgan, 100 William st, Manhattan, is secretary.

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.

\*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; RO—Reduce Quantities; \*SISy—Storage System; T.H.O.—Tenement House Order.

\*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISy, OS, StSis, 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 June 9.

MANHATTAN ORDERS SERVED.

Broadway, 580-2—Union Headgear Co. .... Rec-O Broadway, 588-90—Marion Hat Wks. .... Rec-O Broadway, 2190—Alice Carlin, 234 W 78, FE(R)-St(R)-EXS-WSS(R)

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Construction and Electric Work for Fish Hatchery at Dunkirk, N. Y., will be received by the State Conservation Commission, 156 State Street, Albany, N. Y., until two o'clock P. M., on Friday, June 29, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2736 and 2751. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Board of Commerce, Dunkirk, N. Y., at the office of the Conservation Commission, 156 State Street, Albany, 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. Dated: June 11, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage, and Electric Work for Laboratory and Class Room Building at the New York State School of Agriculture, Morrisville, N. Y., will be received by C. Greene Brainard, President, Board of Trustees, New York State School of Agriculture, Morrisville, N. Y., until two o'clock P. M., on Monday, June 25, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2686, 2696, 2697 and 2698. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State School of Agriculture, Morrisville, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architect-

Canal st, 332—Est Emma C Woerishoffer, c U S Trust Co, 45 Wall. ExS-Ex(R)-FP-St(R) Water st, 550-2—William L Gerrish, 140 Pearl St. FP-WSS(R) Cherry st, 394-400—Wm A Miles & Co, 390 Cherry St. FP Church st, 315-7—Hubbard & Peixotto, 55 John, FE(R)-FP(R)-St(R)-EXS-Ex(R)-O Columbus av, 61-5—Louis Jacobs. Rub Columbus av, 127-9—Louis Berman. FA Cortlandt st, 5—United Merchants Realty & Imp Co, 44 W 18. ExS-Ex(R)-O-FE(R)-FP Duane st, 176-80—A J Bates Co. D&R Duane st, 176-80—Gertrude Lorillard. WSS(R) S av, 987—John Reisenweber. Rub 11 av, 805—John Brennan. D&R-DC 11 av, 805—John Brandle. D&R Elm st, 28—Bernhard Droge. FP-St(R) 2 av, 409—Helmuth Kranich et al, St(R)-FP-FE(R)-EXS-WSS(R) 11 st, 63 E—Schiffs Button Wks. FA-Rec 11 st, 63 E—Sol Winter. Rec-FA 11 st, 63 E—Jacob Solotar. DC-Rec-FA 29 st, 34 E—Goelet Est, 9 W 17, FE(R)-FP-St(R)-EXS-WSS(R)-FP(R) 48 st, 7 E—Sol R Kerner. Rec-FA 48 st, 7 E—Margaret Smith. Rec-FA 48 st, 7 E—Julius Friedman & Ero. FA-Rec 72 st, 165 E—Crimmins Realty Co, 624 Madison av. ExS-FE(R) 98 st, 330-2 E—Est Benjamin Poth, c Ida, 400 E 105. St(R)-FE(R)-EXS-WSS(R) 104 st, 108 E—Oscar Halpern. Rec-Rub 104 st, 174-6 E—Nat'l Urn Bag Mfg Co. Rec 104 st, 174-6 E—Benjamin Fein. FA 104 st, 174-6 E—Norris Solkon. FA 104 st, 174-6 E—H Greenbergs Sons. FA 116 st, 179-85 E—S Charles Welsh, 217 Bway, St(R)-FP-WSS(R) 118 st, 560 E—Washburn Wire Wks, EXS-O-FP-FE(R) 125 st, 218 E—Edna A Ranger, 38 E 73, FE(R)-St(R) Front st, 265—N Y Life Ins & Tr Co, 346 Bway. WSS(R) Fulton st, 118—Charles Herman Realty Co, WSS(R)-FP(R)-Rub-EXS-Ex(R)-St(R)-FE Grand st, 108—John W T Nichols, 11 Thomas, WSS(R)-FE(R)-FP-St(R) Pine st, 40-44—Mary A Hoyt, 28 E 36. Stp(R)

ture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, State Capitol, Albany, N. Y. Dated: June 7, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 8, 1917.—Sealed proposals will be opened in this office at 3 p. m., June 29, 1917, for the roof extension on the building, Interior Department offices, Washington, D. C., in accordance with drawings and specifications, copies of which may be had at this office in the discretion of the Supervising Architect, James A. Wetmore Acting Supervising Architect.

A. Bataille & Co. MANUFACTURERS OF Elevator Enclosures Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron Bank and Office Railings 587 Hudson St., New York Rose Bldg., Cor. Bank St. WINE BOTTLE RACKS Tel. 891 Chelsea

RONALD TAYLOR Granolithic and Asphalt Pavements "TAYLORITE" FLOORING Office and Factory, 520 EAST 20th STREET Telephone, 4 Gramercy NEW YORK

KEWANEE Kewanee Boilers burn any coal with greatest efficiency ASK OUR NEW YORK OFFICE 47 West 42nd Street

Greene st, 19-21—Gustave F Simon, 352 4 av, FE(R)-St(R)-EX(R) Jay st, 16-18—Hugh Getty, 359 W 26, FE(R)-St(R)-FP-EXS Lenox av, 193—Mary F Place est, c Fernando Wood, 170 Bway. FP Lexington av, 1850—Edward Larnar, 594 Macdougall. FE(R)-St(R)-EXS-Ex(R) Lexington av, 2027-31—Gussie Decklade, 1042 Southern Blvd. TD-Tel-A Madison av, 2042—Christian A Herter, 841 Madison av. DC Maiden lane, 153—James W Elwell, 17 State, St(R)-FE-EX(R) Nassau st, 66—Est Richard Mortimer, 11 Wall, EXS-Ex(R)-FE(R)-St(R)-FP Nassau st, 76—James Shea. Rec Park av, 1955—Home Light Co of America, Rec-GE Pearl st, 536-40—Horace F Peyser, 305 W 72, FE-PP-St(R)-EX(R) Reade st, 8-12—Max E Butler, 58 Pine, FE(R)-FP-St(R)-EXS-Stp(R) South st, 29—Herman Hackman, 427 50, Bklyn, A-WSS(R)-DC-GE Spring st, 116—Blanche B H Boardman, c D Birdsell, 317 Bway. FE(R) 10 av, 239-43—24th St Realty Co. ExS-WSS(R) 3 av, 2306-8—Herman Schlubohm. Rub-GE University pl, 124—Hyman Pashkowitz. GE William st, 160—Est Benj H Field, c Cortlandt de P, 90 Wall.St(R)-FE(R)-EX(R)-EXS

BRONX ORDERS SERVED. 137 st, 749-51 E—Columbia Wax Products Co, Ex(R)-FE(R) 149 st, 420 E—Steurer Publishing Co. FD-A 150 st, 47-63 E—L H Mace & Co, 15 E 32, ExS-FE(R)-St(R)-FP Gerard av, 366-8—Frank P Van Riper, 15 Westchester sq. FP(R)-WSS(R) Ittner pl, 411—Morris Robson, FP(R)-WSS(R)-Rec King av, 282—John Kyle. FP(R) Lincoln av, 88-94—Thos Simpson, WSS(R)-GE-EXS-FE(R)-St(R) Home st, 855—I Socolow. T-H-O 138 st, 527 E—H Weinstein. T-H-O Bailey av, 3320-2—Ahnmam & Younkheere, FP(R)-EXS-Ex(R)-FE 133 st, 767 E—Wm G Schaff. FP(R) 147 st, 455-63 E—Weber Piano Co, 29 W 42, St(R)-FP-FE(R)-EXS-WSS(R) 147 st, 455-63 E—Central Union Gas Co, 529 Courtlandt av. GE

BROOKLYN ORDERS SERVED. Atlantic av, 1361-5—Bklyn Union Gas Co, 176 Remsen. GE Atlantic av, 2001—Bklyn Union Gas Co, 176 Remsen. GE Atlantic av, 2001—Vincent Borrelli. WSS(R) Bedford av, 747—Wm L Cook. FD-A Belmont av, 171—Henry G Miriman, Ex-WSS(R) Broadway, 676—Samuel Shaffel, 75 Morrell, FE-St(R)-EXS-Rub-GE Bushwick av, 1385—John C Kolinsky. FP Chestnut st, 229-33—Columbia Foundry & Machine Co. WSS(R)-GE Columbia Heights, 50-4—DeHaven Mfg Co. A-FD Cook st, 101 (rear)—Beaver & Epstein, Rec-FP(R) DeKalb av, 1379—Adam Schauf, 198 Vermont av. WSS(R) 50 st, ft, & N Y Bay—Bush Terminal Co, WSS(R)-EXS-FP(R) Flushing av, 1011—Julius Drittel. FP(R) Flushing av, 1011—Martin Jahrling. FD-A 40 st, 1066—Jason C Cameron. DC Frost st, 30—Dominick Delio. WSS(R) Montauk av, 171—Isidore Rosenberg. FA-FP-GE N 3 st, 48—Geo H Back & Co, GE-Rec-DC-FP(R) Roebing st, 165—John Schulz. WSS(R) Smith st, 424-8—John Gibbon. WSS(R) S 2 st, 54-6—Aaron Gottlieb. DC-WSS(R)-Rub S 4 st, 104-14—Walter F Gretsch. WSS(R) Stag st, 499—Keshin-Blitstein & Co, 476 Bway. DC Summit st, 68—Margaret Cody. A-FD 21 st, 151—Felsomena Delo. DC Union av, 239-59—Vogeley & Lackman, WSS(R) Union st, 514-30—Albro J Newton Co. GE Wallabout st, 185-9—C H Pearson Co, Ex(R)-EXS-FP(R)-O-FP(R)-DC-Rub-Rec

QUEENS ORDERS SERVED. Broadway, 115 (Astoria)—Franco Swiss Dyes, CF-FA Central and Cleveland avs (Far Rock)—Philip P Scott. FA-Rec-El(R)-FP-Rec-StSis(R) Fulton st, 79 (L I C)—Charles Amann, D&R-FE Fulton st, 377 (Jamaica)—Herman Kohn, StSis(R)-SA-FP Forest av, 61 (Rdgwd)—George Fluhr. D&R Jefferson av, 1510 (Evergreen)—Edward Stein, NoS-FA-Rec Jamaica av, 2102 (R Hill)—Samuel Rosner, D&R James st, bet Mott and Conaga avs (Far Rock)—James St Garage. FA-Rec-FP-D&R-SA Linden av, 174—Hunter Illuminated Car Sign Co. FA-Rec-NoS-FP-SA North Prince st, 43 (Flushing)—Police Dept of New York, 300 Mulberry, Man, D&R-El(R)-DC Payntar av and Sherman st (L I C)—Beyer Dyeing & Painting Co. Rec 11 av and 20 st (Whitestone)—Kinemacol Co. D&R Jackson av and 25 st (Elmhurst)—Charles Hendry. D&R Jamaica and Lott avs, swc—Forest Park Hygiene Ice Co. FP(R)-DC-FE-EXS 2 av, 532 (L I C)—Tobacco Corp of Amer. FA Fisk av and Laurel Hill blvd, sec—Newtown Gas Co, Elmhurst. GE

RICHMOND ORDERS SERVED. Willow av, ss—Bachman Bechtel Brewing Co, FE-St-EXS Brook and Thompson avs—Moses & Johnson, WSS(R)-Rub-FA Richmond Terrace, 3005—W H Carey, 3002 Richmond ter. ExS-FA-WSS(R) Castleton av, 1173—David Zelling. WSS(R)

WILLIAM SCHWENN Ornamental and Structural IRON WORK Telephone 1700 Bushwick 822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

# CLASSIFIED BUYERS' GUIDE

This department is consulted by buyers anxious to secure information, etc., concerning products they wish to purchase. These buyers represent the Owners, Managers of Estates, Building Managers, Architects, Contractors, Sub-contractors, etc., who own, manage or erect New York City Buildings.

New York City is the market place of the world. If you want to reach the buyers in this market you can do so by being listed in this department. We will print your name, address and telephone number in space of two lines under proper classification for \$25.00 per year, each additional line \$10.00, 10% reduction on second heading, 15% reduction on all headings amounting to three or more lines. Probably an investment of \$25.00 will prove very profitable.

## Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.  
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

## Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.

## Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.  
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

## Boilers.

KEWANEE BOILER CO., 47 W. 42d St. Tel. Bryant 6106.

## Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.  
GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.  
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

## Builders

CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.  
EASTERN CONSTRUCTION CO., 110 W. 40th St. Tel. Bryant 3636.

## Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.  
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.  
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.  
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.  
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

## Building Reports.

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.  
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

## Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.  
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.  
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.  
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.  
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

## Cement Work.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Sq. 8718.  
TAYLOR, RONALD, 520 E. 20th St. Tel. Gramercy 4.

## Coal Saving Device.

COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.

## Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

## Consulting Engineers.

FLYNN, CHARLES A., 220 Broadway. Tel. Cortlandt 477.  
KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.

## Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.  
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

## Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.

## Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

## Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.  
CHESLEY CO., INC., A. C., 270 Rider Ave. Tel. Melrose 2452.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

## Electric Meter Inspection.

ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

## Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

## Elevator Fire Doors—Safety Appliances.

SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

## Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

## Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

## Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.

## Fireproofing.

MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

## Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

## Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.  
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.  
NEW YORK EXTERMINATING CO., 366 Fifth Ave. Tel. Greeley 4400.

## Garbage and Refuse Incinerator.

KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

## Gas.

CONSOLIDATED GAS CO. OF NEW YORK, 130 E. 15th St. Tel. Stuyvesant 4900.

## Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## House Mover and Shorer.

VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

## House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

## Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.  
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.  
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

## Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

## Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.  
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.  
HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.  
PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.  
SCHWENN, WM., 822 Lexington Ave., Brooklyn. Tel. Bushwick 1700.  
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

## Iron Work—Ornamental.

HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.  
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

## Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.  
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

## Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

## Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

## Marble and Tile

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

## Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

## Classified Buyers' Guide — Continued

### Metal Ceilings.

BROOKLYN METAL CEILING CO., 283 Greene Ave., Brooklyn. Tel. Prospect 1402.  
WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

### Metal and Metal Covered Work.

NORMAN-SETON, INC., Winfield, L. I. Tel. Newtown 911.  
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

### Mortgages.

BUCHANAN, H. W., 49 Wall St. Tel. Hanover 6484.  
LAWYERS MORTGAGE CO., 59 Liberty St. Tel. Cortlandt 7905.  
McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.  
McMAHON, J. T., 188 Montague St, Brooklyn. Tel. Main 834.

### Newspapers.

JEWISH MORNING JOURNAL, 77 Bowery. Tel. Orchard 8400.

### Parquet Floors

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

### Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

### Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

### Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

### Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.  
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.  
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.  
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.  
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.  
BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.  
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.  
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.  
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.  
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.  
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 4000.  
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.  
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.  
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.  
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.  
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.  
DOYLE & SONS, J. F., 45 William St. Tel. John 2368.  
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.  
ELLMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.  
ELY & CO., H. S., 21 Liberty St. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 Sixth Ave. Tel. Bryant 1423.  
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.  
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.  
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.  
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.  
MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.  
McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.  
MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.  
MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

THOMPSON, BURTON CO., 10 Wall St. Tel. Rector 4042.  
NOYES CO., C. F., 92 William St. Tel. John 2000.  
OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.  
O'HARA BROS., Webster Ave. and 200th St. Tel. Fordham 615.  
PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.  
PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.  
RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.  
READ & CO., GEO. R., 20 Nassau St. Tel. John 3670.  
RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.  
SLAWSON & HOBBS, 162 W. 72d St. Tel. Columbus 7240.  
SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.  
THOMPSON, BURTON CO., 10 Wall St. Tel. Rector 4042.  
TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.  
TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.  
WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.  
WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.  
WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.  
WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

### Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.  
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.  
BRADY, HENRY, 200 W. 23d St. Tel. Chelsea 7960.  
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.  
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.  
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.  
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.  
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.  
GOODWIN & GOODWIN, Lenox Ave. and 123d St.; 148 W. 57th St.  
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.  
LIPSET, MICHAEL E., 1181 Broadway. Tel. Madison Sq. 9329.  
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.  
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.  
O'DONOHUE, L. V., 25 W. 42d St. Tel. Bryant 3555.  
O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.  
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.  
SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.  
SIMMONS, E. DE FOREST, 2 E. 58th St. Tel. Plaza 837.  
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.  
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

### Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.  
BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.  
CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.  
CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.  
HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.  
KETCHAM BROS., 129 Ralph Ave. Tel. Bushwick 86.  
McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.  
MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.  
PORTER, DAVID, 215 Montague St. Tel. Main 828.  
PYLE CO., H. C., 201 Montague St. Tel. Main 3385.  
RAE CO., WM. P., 180 Montague St. Tel. Main 4390.  
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.  
WELSCH, S., 207 Montague St. Tel. Main 2738.

### Real Estate Brokers (Brooklyn).

BURLING REALTY CO., 209 Bridge St. Tel. Main 600.  
CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.  
DAVENPORT REAL ESTATE CO., Fulton and S. Oxford Sts. Tel. Prospect 2977.  
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

### Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.  
RYAN, GEO. J., 46 Jackson Ave. Tel. Hunters Point 3451-2.

### Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.  
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.  
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.  
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.  
LUSTGARTEN CO., THE, 68 William St. Tel. John 6120.  
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.  
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

### Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

### Reports (Building).

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

### Roofing.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

### Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

### Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

### Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

### Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

### Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

### Telephones—Interior.

CONNECTICUT TELEPHONE & ELECTRIC CO., Meriden, Conn.

### Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

### Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.  
NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.  
TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.  
WESTERN CONNECTICUT TITLE & MORTGAGE CO., THE, Stamford, Conn; 32 Liberty St., New York.

### Waterproofing

WEMPLINGER CO., INC., 42 Whitehall St. Tel. Broad 4266.

### Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

### Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

### Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.