

REAL ESTATE RECORD AND BUILDERS GUIDE.

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SAFETY PRINCIPLES APPLIED TO ELEVATORS

Many Accidents Avoidable If Proper Precautions Are Taken—Safety Must Be Combined With Art and Efficiency

By CARL M. HANSEN*

ELEVATOR accidents, like other industrial accidents, are largely preventable if recognized safety principles are properly applied to the physical equipment, and if the elevator operator is properly instructed in right methods of operation under normal and emergency conditions.

Accidents are the results of hazards, and hazards are faults in men, methods or materials. The elimination of hazards is the elimination of these faults. Ignorance on the part of an elevator operator is a hazard to be eliminated by education and instruction. Faulty materials in car, shaft or hoisting mechanism are hazards to be eliminated by proper materials. Unsafe practices and methods of operation are hazards to be eliminated by omission entirely of the function, or if the function is necessary, by the substitution of another method that is safer and easier than the old method.

These evolutions or transformations in men, methods and materials are applications of safety principles, which are now being rapidly standardized. There are, of course, misapplications of principles which have brought forth severe criticism and, in some cases, ridicule; but we must expect some misapplications, on account of the newness of the subject and correct them when we encounter them. With elevator equipment, our great safety principle is that each and every piece of that equipment must offer the highest possible degree of safety to all persons who are in any way affected by its presence. The second is that safety must not be used instead of art and efficiency, but must be combined with art and efficiency in such a way as to be always present and at the same time to gain favor with the artist, the efficiency engineer and the public. But in gaining this favor, the application of the principles must provide protection from physical, mental and moral accident hazards.

Let us assume, therefore, a typical elevator installation of modern type and look for points that might be improved in such a way as to reduce incidental accident hazards without interfering with efficiency of operation and at the same time outline the general requirements of elevator equipment, in so far as they relate to mechanical features and physical hazards.

Starting with the machine, which consists of sheaves, cables and some mechanism for transforming the energy as received to controllable tension in the cables. All parts of this machine should be designed and constructed to give strength, durability and reliability by embodying ample factors of safety based on the car loaded to capacity, with due consideration for the physical properties of material employed and the nature of the loads encountered. If the machine is overhead, it should be supported on a strong frame with a continuous, level floor surrounding all parts that require oiling or adjusting.

The room containing the machine should be well lighted and ventilated,

regardless of location. Darkness breeds filth and interferes with good house-keeping. This requirement is too often neglected. This room should be provided with an effective lock and kept locked at all times against all unauthorized persons.

If the machine is electrically operated, all switches, panelboards and current carrying parts should be enclosed in grounded metal cases to effectively prevent the accidental contact of persons with live parts of the equipment. All wiring, of course, should be thoroughly protected in conformity with the best modern electrical practice.

Mechanism to Be Enclosed.

All revolving parts of the mechanism, especially gears and projecting parts, should be enclosed to prevent accidental contact with, or injury to the oilers, and other maintenance men; these enclosures may be solid sheet metal or perforated metal, depending on the nature of the hazard. Wooden guards are apt to increase the fire hazard, especially if the elevator is electrically driven. Generally speaking a metal guard offers superior protection.

In the case of a hydraulic machine, provision must be made for renewal and readjustments of valves and proper setting should be maintained at all times. Plunger and valve glands must be kept tight enough to prevent leakage. Creepage is a fault so nearly universally common to hydraulic elevators to be regarded as an inherent hazard, and must always be considered as an important feature in the total accident hazard. Among the accessories necessary for all types of machines are automatic stops to limit upward and downward motion of the supporting cables and control of the source of power.

There should be a reliable governor on all machines to prevent car speeds greater than those for which the car is designed. The impact force of a car stopped suddenly increases with the speed. Essential parts are designed to withstand these loads only at the maximum specified speeds.

Cable Requirements.

For all passenger and freight cars and counterweights, there should be two or more cables of cast steel or soft iron, preferably of a smaller diameter, that is $\frac{1}{2}$ -inch to $\frac{3}{4}$ -inch in diameter. These cables should be fastened in a reliable manner to the cars and counterweights. One method which has proved to be reliable employs a conical casting through which the cable is passed, the strands separated, turned in and the remaining space filled with solder. If this method is used, the cable must be carefully "pickled" and cleaned to give the best results.

A new set of cables capable of withstanding a load 10 times as great as that to which it is subjected when the car is loaded to capacity and operated normally is considered sufficient for a large majority of cases.

The minimum diameter of sheave for any cable is given by reliable manufacturers and these sizes should, in all cases, be adhered to, smaller sheaves often causing rapid deterioration of the cable. In general, the ratio of the diam-

eter of the sheave to the diameter of the cable should be about 60 to 1. Variations therefrom depend on the number and size of strands in the cable and material of which they are made; in other words, on flexibility and elasticity of the cable.

The size and shape of grooves for different cables is a prime factor in the design of the sheave; if the cable binds, natural rotation is prevented and internal strains are introduced which sometimes result in a broken cable. The grooves do not always retain their original shape under operation. The cable sometimes cuts the groove to a new shape and the groove sometimes cuts the cable, depending on comparative hardness. Either condition requires the attention of a trained attendant, and should, in no case, be allowed to exist until a critical condition appears. External vigilance by frequent inspections, regrooving the sheaves and removal of cables before they reach a dangerous condition is the price of cable security.

There should always be a shaft enclosed in fire retarding partitions with doors over all openings that are suitable for stopping persons and fire from passing through the opening.

The absence of an enclosed shaft has caused many serious and fatal accidents. It is common practice in too many places to install freight elevators without a shaft of any kind. Too much cannot be said against this practice. There also are elevator installations where the hatchway openings are partially enclosed by a fence, and there are hatchways with automatic trapdoors, and still other combinations of protective devices which are compromises between minimum and maximum protection. The shaft has been recognized as a necessity to protect crowds and prevent catastrophes for a long time, but its restricted use, which is largely confined to passenger elevators, would indicate that this measure has been considered extravagant where only one or a few persons are exposed to the hazard.

No doubt, the hazards of open hatchways are more serious on passenger elevators than on freight, the hazard being proportional to number of users, but nevertheless, they are serious enough in the case of freight elevators in this day of workmen's compensation, and should be eliminated by use of standard shafts and doors in all cases.

Open hatchways or shafts enclosed by flammable partitions are a menace in so far as the fire hazard to property is concerned, but an open hatchway is a far more serious hazard to persons than to property, because fire is one of the hazards to life; the same fire that destroys property may also destroy life, and in addition to fire hazard to persons, there is the danger of any occupant on any floor taking a fatal fall through the floor openings; and there is also the danger of shearing between landing and car floor.

Now with the shaft enclosed in fire-resisting walls, there must be a door at each floor. This door, as previously stated, should offer a high resistance to heat transmission and should be easily and safely operable. The door

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should not overhang into the shaft nor should any other projection extend into the shaft, especially where the sides of the car are metal. For this purpose a metal horizontal sliding door offers more desirable features than any other type, and furthermore, allows the elevator to be used as an emergency exit in cases of panic.

The same degree of perfection in lighting and ventilating should be attained at elevator landings that is applied throughout the building.

Special attention should be given to the anti-slip properties and smoothness of the floors and door saddles, and to provide a suitable surface, some special material such as cork tiling or an approved tread should be provided. Slipping and tripping accidents are numerous and often serious. The coroner of New York attributes more deaths to the slipping and tripping hazards than to all the transportation lines and fires in that city, during the same period of time.

Every elevator landing should be marked plainly with the word elevator at a place visible to the largest number of people, and this sign should be illuminated, naturally or artificially, at all times when the building is occupied. This is especially important when the stair shaft is adjacent to the elevator shaft. The sign should be of white letters on a green field, if the elevator is suitable for emergency exit.

A signalling system with an indicator at each landing, which shows at a glance the position of the car and the direction of travel, has a desirable psychological effect on the public, and should always be included in a standard elevator equipment.

The construction of the shaft and landings are of great importance but no more so than the car, and every precaution should be taken to insure safe entrance to, occupation of, and exit from the elevator car. It should, of course, be strong and durable with a large factor of safety over its rated capacity, which should be as large as the car would be called on to withstand under heavy loading.

Elevator Cars.

The car should have one compartment and one entrance only, except in very rare instances. The use of freight or service cars suspended below the usual passenger car is dangerous and inefficient. Two entrances to the car are used in too many cases; in most cases the condition could and should be improved by adjusting the plan or rearranging partitions. The one opening should be in easy access, and in front of the elevator operator, when he is occupying his normal position. This opening in the car should be protected by a gate and the gate should be used especially on express elevators and all crowded cars. This gate may be provided with an interlock and so arranged that it must be closed before the car is started, but it would probably reduce the elevator efficiency to a large extent in many instances. The other sides of the car not used for entrance and exit should be permanently enclosed by solid partitions or so nearly solid that fingers could not protrude through the openings and come in contact with stationary objects or objects moving in the opposite direction, such as counterweights and beams.

The floors should be smooth and free from obstructions, splinters, slippery spots and should be maintained in this condition at all times, in spite of water and oil that may be brought in. Wood and cork tile serve this purpose well in most cases, except at places where wear is concentrated.

The car enclosure should be at least 6 feet high or to the top of the car with provisions made for good ventilation. The top should be covered to protect passengers and operator from falling objects of all kinds that sometimes get into a shaft; a solid top will also keep oil from sheaves or overhead machinery from falling on passengers and the floor, but sometimes it interferes with good ventilation. The car should be well lighted with a lamp designed to prevent

flying glass. All unnecessary glass, such as mirrors or windows should be omitted entirely.

In some cases, a special threshold light, operating automatically when the car starts or stops, can be used to advantage, but this should not obstruct the opening nor increase the tripping hazard.

Every car should have posted therein a sign stating maximum capacity of that car; these figures should be of sufficient size and so located with respect to the floor and the lamp that all may read.

There are two ways of controlling a car, by a shipper rope and by a lever. Both electric and hydraulic equipment may use either method of control, but with hydraulic installations, if a lever is used, it usually acts on the shipper rope which controls the pilot valve. Generally speaking, the later installations of passenger elevators use lever control, the other method being adaptable only to slow speed cars (less than 150 feet a minute).

Shipper Rope.

A shipper rope should be maintained as carefully as the main cables, for while not subjected to severe strains, a damaged shipper rope may become a serious hazard. If it breaks, under certain conditions, the car will travel to a limit stop at full speed, or if some of the strands of a steel rope break, it may cause painful lacerations to operators or occupants of the car.

A shipper rope is of itself a hazard if the elevator runs through the hatchways or partially enclosed shafts, in that anybody on any floor can move the rope from the floor and start the car. This may occur in such a way that the operator who is on or near the car, and who is reasonably sure that the car is where he left it, becomes a victim of contributory negligence. When the hazard exists and an enclosed shaft is not obtainable, a very simple and efficient lock can be installed in such a way as to eliminate a large percentage of the hazard. The lock most commonly used consists of a set of buttons which are permanently fastened on the shipper rope at each landing, and a lock-head permanently fastened to the car platform. The lock-head contains jaws and a handle for operating the jaws. To operate a car with this device, you simply hold the jaws open by means of the handle and shift your shipper rope in the proper direction: to stop the car release the handle, the jaws engage the next button, stop the car at the landing and lock it at the floor.

With lever controlled cars, we have new conditions and new hazards. To begin with, a hand operated shipper rope is impractical on high speed cars, and some express elevators run at speeds as high as 700 feet a minute and have power enough to accelerate very rapidly, and a hand operated shipper rope should never be used on cars traveling faster than 150 feet a minute, and even then the operator should use a glove or shield or a mechanical device as described above for its manipulation, to protect his hands.

Lever Control.

A lever control is, therefore, used on all high speed and many low speed elevators. The lever should be located near the car door, and preferably swing in a place parallel to the shaft door. It should be so designed that it returns to a neutral position whenever the hand is removed therefrom. In addition to these requirements, the elevator should be so arranged that it cannot be moved while a shaft door is open. This is generally accomplished by a mechanical interlock, operating in such a way as to lock the lever in neutral or by an electrical system, which opens the control circuit when any shaft door is opened.

This requirement is mentioned here because of the two classes of interlocks now on the market. Both affect the normal operation of the lever, or the function of the operating lever. For the purpose of discussion, we will call these two classes mechanical and electrical interlock. The object of all these inter-

locks is to prevent elevator accidents caused by shaft doors being open, when car is not at the landing and motion of the car before the shaft door is closed and locked. It is estimated by various authorities that 80 per cent. to 90 per cent. of all passenger elevator accidents are due to those two causes and that from 60 per cent. to 85 per cent. of all elevator accidents are due to the same cause. Whatever the percentage, the hazard is very important and has been recognized by our legislation to the effect that it is unlawful for an operator to move his car from a floor until the shaft door has been closed and locked. But if we consider that the authority to issue such an order involved the responsibility to see that it is properly executed, there was little authority for the issuance of such an ordinance by legislative bodies. The nature of the hazard required physical improvement in equipment, so that the natural demand for a positive mechanism to regulate the situation has been supplied by inventors, and placed on the market in commercial form by many individuals.

The mechanical devices consist of a mechanism at each landing, part on the door and part on the door frame, and another on the car so arranged that when a car stops at a landing with the control lever in a neutral position the shoes on one piece of mechanism engage with the other mechanism in such a way as to unlock the door or allow it to unlock by another simple movement; when the shaft door is opened or unlocked this motion is transferred through a system of linkage to an engaging arm of some kind that locks the control lever in the neutral position. The closing and locking of the shaft door in turn unlocks the control lever so that the car is again operable. When it leaves the landing, the shoes disengage and leave the door locked, thereby preventing an open or unlocked shaft door after car is gone, and making it impossible to move a car from a landing until the door is closed and locked, incidentally regulating the accuracy of car level with respect to the landing within a predetermined limit.

Door Switches.

The electrical devices consist of a number of door switches which are installed in series with the control lever switch in the car. These switches are mounted on the door jamb and are opened by action of the door, or a self-contained spring, when the door is opened by hand.

When any one of these switches is opened, the control lever may be moved either way without causing any current to flow in the motor, therefore, preventing any motion from being transmitted to the car. This arrangement, however, necessitates the use of another emergency switch for short circuiting the whole system in cases of emergency. For instance, if someone were to pick the lock on a shaft door and open the door while the car was between landings, the car would stop. In a case of this kind, an emergency switch relieves the situation, and allows the car to travel in spite of the emergency and gives the operator a chance to choose the lesser of two evils—of being stuck in a shaft or operating without the door interlocking mechanism. It also happens that firemen sometimes use the elevator and shaft for carrying hose lines to upper floors and in these cases, if it is necessary that the doors be opened while the car is in motion. In putting in an emergency switch of this kind, which defeats the purpose of the other equipment, some way for controlling the use of the switch must be provided. A replaceable glass disc which, when broken, allows the emergency switch to operate seems to supply the necessary means for a building superintendent to keep check on this item.

You can see, however, by considering the different uses to which elevators are put and the different conditions which exist at each installation how each installation becomes a problem in itself and how elevator engineering becomes

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HOW THREE-STORY DWELLINGS MAY BE ALTERED

Typical Floor Plans of Residence as Arranged to Meet Requirements Under the Law Recently Passed at Albany

THE Three-Family House Law, which was recently put on the Statutes promises to be of widespread importance and should do much to reclaim properties which have depreciated in value due to shifting of population. The erection of modern apartment houses has been a big factor, for thousands of families have chosen to reside in the multi-family house, rather than be burdened with the care of an entire building.

The new law reclaims these properties for it will now be possible to convert these structures so that three families can be housed under one roof. Only minor structural alterations are necessary, and the increased rentals which will be obtained should put the property on a much better paying basis, and reimburse the owner for the monies expended.

The Record and Guide for the past three years, has been advocating a law of a nature to the one just passed, and many organizations identified with real estate also have been active along these lines. The Brooklyn Real Estate Board of Brokers took the lead so far

centers, at the nominal cost of carfare of five cents, a much greater territory, which has been developed, than was possible fifteen years ago. The introduction of model tenement houses, and the development of the suburbs, has made it also possible for not only the middle class, but the poorer class to find homes at reasonable prices and within convenient reach.

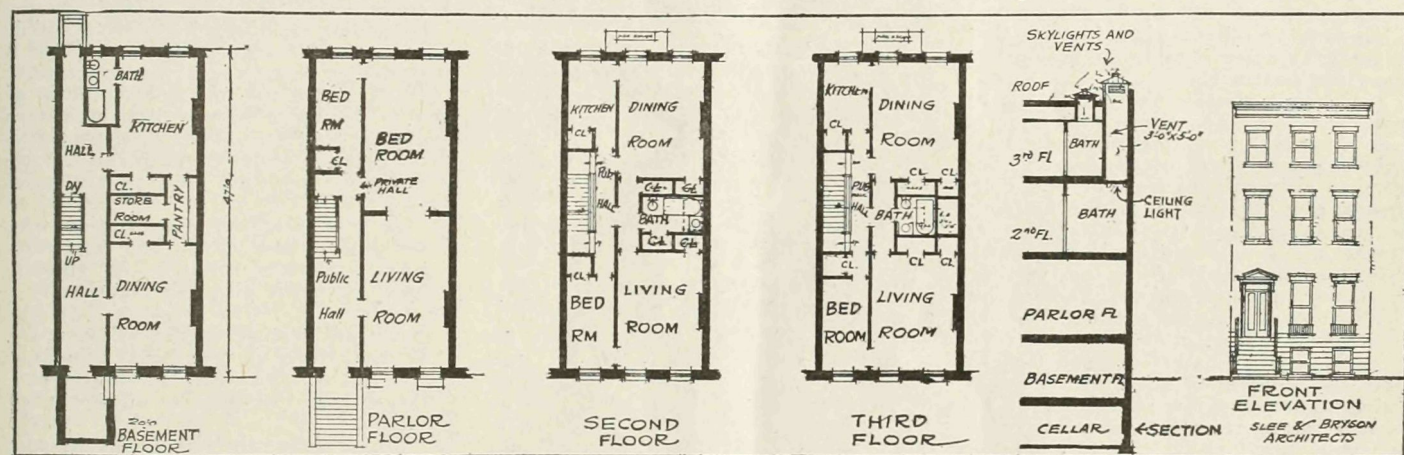
"Great progress has been made, more particularly in the last ten years, in every direction tending to provide desirable homes for the great increase of population, and the conditions that caused a good reason for action to be taken fifteen years ago to relieve unsanitary housing conditions in the congested parts of the city, does not warrant the same drastic step at this time in the enforcement of this law as prompted at the time when conditions were entirely different.

"The real estate interests of Brooklyn have endeavored for several years to bring about some modification that would not only allow three-story and basement private houses to be used for three families, but an amendment to the law that would also allow new three-

"Briefly, the amendment to the Law provides that any three-story and basement brick or stone private dwelling, erected prior to April 10, 1901, not over 47 feet in depth, exclusive of bay windows and extensions, may be altered into use for three families, which would mean that one family would occupy the parlor floor and basement and one family upon each of the second and third floors. These buildings when altered will come under the jurisdiction of the Tenement House Law, as amended.

"An exhibit of a remodeled house as shown by the accompanying illustrations will allow living rooms only fronting on the street in front and living rooms fronting on the yard in the rear, with only one shaft, in size 3x5 feet, running from the roof to light and ventilate the bathroom on the second floor. No other shaft below the second floor is allowed, and in fact none would be necessary.

"It is well known throughout Brooklyn that many three-story and basement private houses have ceased to be in demand, not only being difficult to rent, but almost impossible to sell at anything like their value.



as that Borough was concerned, while the Real Estate Board of New York also favored the measure and was an important factor in its passage.

The accompanying floor plans were prepared by Slee & Bryson, architects, and show how hundreds of three-story dwellings may be altered, at small expense. In speaking of the new law and the circumstances which led to its passage, William P. Rae, President of the Brooklyn Board said:

"On January 1, 1902, a law was enacted by the Legislature known as 'The Tenement House Law' which created a separate department under the city government with wide sweeping powers and jurisdiction over all tenement houses, and in all tenement houses thereafter to be erected. A tenement house under this law was defined to be any building occupied or intended to be occupied by three families or more.

"The reforms brought about in the betterment of more sanitary living quarters in protecting the health and comfort of certain classes of dwellers and the uplift of the moral tone and environment, has been acknowledged by all as being a sound, humanitarian effort upon the part of those who took early part in advocating this reform, and the results following have been beneficial in many ways.

"Great advances have been made within the past fifteen years in added transit facilities throughout the city, and one of the main arguments advanced for the great expenditure by the city of some two hundred million dollars in the dual subway system and elevated extensions in the year 1913, was to provide transit to all parts of the city, and distribute the growing population and relieve congestion from the old centers, so that the working man can now reach, within thirty minutes of the commercial

story tenement houses to be erected at a more reasonable cost than permitted under the original law.

"The Brooklyn Board of Real Estate Brokers set out this year to bring about a conference with the members of the Tenement House Committee in order to try and convince them of the justice of certain amendments that would receive their support in a bill to be presented to the Legislature. The Brooklyn members of the Tenement House Committee, mainly Alfred T. White, Frederic B. Pratt and Darwin R. James, Jr., not only entertained the suggestions of the Committee of our Board, but took the matter up earnestly in a general investigation and from their conclusions, openly advocated to the general Tenement House Committee the need, particularly in Brooklyn, of the amendment to the law, as sought by the real estate interests. These men are largely responsible for the final passage of the bill as introduced by Senator Lawson, known as 'The Three-Family Tenement House Bill.'

"While the amendments under the bill as passed do not allow all that the Brooklyn Real Estate interests desired, it is at least a step in the right direction. The tendency during the last five years in tenement house construction in Brooklyn, has been toward four, five and six-story tenements housing from eight to twenty-four families to a house, producing from 600 to 1,600 persons to the acre. The average density of the tenements erected in Brooklyn in the year 1915 was 724 people to the acre. Anything, therefore, which encourages the small housing unit from the point of value of the welfare of the entire community, should be encouraged, and the three-family houses, if all were converted, would only produce an average of 300 persons to the acre.

"It has been estimated that the cost of the alteration for the added bathrooms, fire escapes, and other structural changes, would be about \$1,500, and as a commercial proposition, for illustration, we might take the type of a three-story brick or stone house at a selling value of about \$7,000 which would hardly rent for more than \$45 to \$50 a month. Such a house, if converted, at a cost of \$1,500 could, in all probability, be rented for the three apartments, at \$75 to \$90 a month. This, in itself, would be a relief to the property owner and conserve values and produce a greater taxable value to the city revenue.

"Under the law, as now amended, the opportunity is offered to the man of moderate means to purchase a three-family house at a reasonable price, living in one part and renting the remainder, whereas it would not be possible for the man of ordinary circumstances to own a large tenement, and in this way it would encourage a better community of citizen ownership. The amendment also allows some modifications to the plan of new three-family tenements which will reduce the structural cost."

Gas in Queens.

The Public Service Commission has received word that upon the motion made by Judge William L. Ransom, its counsel, in the Supreme Court of the United States on May 21, 1917, to dismiss the writ of error obtained by the New York and Queens Gas Company against the taking effect of the order made by the Public Service Commission requiring the company to extend its gas mains to supply consumers in Douglaston and Douglaston Manor, the court has ordered the motion and the case to be heard upon its summary docket.

GETTING CONTRACTS FOR CONCRETE BUILDINGS

Salesmanship Methods Discussed—What a Selling Campaign Should Embrace and What is to be Avoided

By J. P. H. PERRY, Contract Manager, Turner Construction Co.

SELLING a concrete building to its owner, now that reinforced concrete is so widely accepted as a meritorious material for industrial buildings, usually really means the getting of the contract to erect such a building. It seems to me that fundamentally it makes little difference whether we are out to get a lump sum contract, a cost plus percentage contract, or a cost and profit sharing contract, or any one of the many service-forms of building contracts—the underlying problem is to get the job. The perfect salesman for this class of business is the fellow who can get the contract.

It has been my experience that contractors weaken their selling campaigns the moment they attempt to dictate to the prospective customer, how that customer shall do his business. Our position has always been that we were out to sell our services to our customers on any fair basis and that the form of contract they chose was of secondary importance.

Suppose you hear of a factory that is going to be built and you decide you want the contract:

You've got considerable of a task to make the proper approach and interest your prospect in your proposition. Perhaps you have, first of all, to sell concrete as compared to steel or mill construction, if the status of the building so far as material or construction is concerned is not already established. That accomplished, either by you or previously, next comes the presentation of the actual contract getting, talking points such as your company's record of work done, its present readiness to erect the building in question, its financial strength and the perfection of its organization. Then the merits have to be made clear of such factors as the plant ready to send to the job at once, the liveness of the Traffic Department, the speed records and what certainty of delivery means and above all else, dependability of performance.

To drive home to the buyers' inner conscientiousness, to that part of him which actually moves himself as distinct from the external casual momentary side of him, these selling arguments; and also to make each of the many other talking points count and win; to tell this story so that the listener will believe it, and what is more believe it so he knows unalterably that what is back of the salesman is the best on the market—all this is ordinarily about as much as the salesman can hope to accomplish.

If you bring up the question of the particular form of contract that the contractor will alone accept, you add to the salesman's task and bring in a new element, which really is a subject by itself and but a detail of the big selling problem.

The statement has been made that no selling is possible except when the contract takes the form of a service or percentage document. I want to take exception to this statement. I know of many instances where hard intensive selling, such, for example, as interviews, telephone calls, frequent telegrams, photographs—monthly, weekly, daily, twice a day, influence channels properly worked, printed literature, inspection trips to similar jobs—where such good hard sweating has landed the contract at a preference in the straightest and hardest kind of competitions.

Two instances particularly are in my mind—one a competition of lump sum bidding of ten bidders for three-quarter of a million dollar job, where the fifth from the bottom bidder secured the job at \$60,000 preference. Hard selling, backed by unblemished reputation and unusual speed records, influenced the

Board of Directors to pay the premium. Another case of a nearly million dollar job. Thirteen bidders, the pick of the country, straight lump sum bids, nearly \$80,000 preference to the ninth highest bidder. Selling did it.

The intelligent owner starts out not to buy a particular kind of contract, but to select the contractor he believes will serve him best. Of course if the contractor can persuade the owner to award the job without competitions, so much the better, and for this kind of a deal the service or percentage contract has many merits and advantages and is rapidly coming into force. In fact, the writer's company out of thirty-two concrete buildings contracted for in the first five months of 1917, handled twenty-six on a cost and percentage basis. But as far as the general selling problem is concerned the form of contract is secondary. Sell your services first and then sit down with the lawyers to sign the papers. The contract form is but one of the good building salesman's many talking points—to be used as needed.

Industrial executives in letting building contracts may, in my experience, be divided into two broad classes, and I believe this division applies pretty widely to any set of buyers:

1st—The man (or company) who wants what he wants more than the money it costs.

2nd—The fellow who thinks more about the price than he does about his purchase.

Number One, you can sell. He wants a good building built on time and is willing to pay a fair price. Secure his confidence and let him write his own contract (whether he takes competition or not depends on the salesman or on unchangeable conditions). There is, as other builders have well pointed out, no better line of attack than to reach your man through his own industry or his own friends. Another good way to sell buildings is to let some one else sell for you. Impartial opinion, real or ostensible, goes miles beyond prejudiced salesman's talk. Architects

or engineers should be cultivated to this end.

Often competitive bids are taken by this first class of buyers, but they select from their bids the concern they believe to be the best. Of course, price has to be considered, but is of secondary importance. A good building salesman keeps it there. The refusal of a job at a price other than your bid is a situation to be sought and of great value when secured.

Number Two can also be sold, but it is a far harder accomplishment and rather rare unless we consider getting a job on price selling. Personally, I think it is order taking. Price alone is being more and more talked out of the modern contracting business, but it's a mighty big factor yet.

The architect and the engineer are susceptible to the same line of thought as the owner. Of course, the details of approach, argument and closing are radically different, but the foregoing principles are fundamentally correct here as well.

In selling reinforced concrete buildings, a man is arguing the merits of a material or of a class of construction.

In getting a job, the contractor is of course selling services—often the two problems dovetail. It seems to me, however, that for either or both the following requirements are vital to successful selling.

1st—Perfect your organization to the point where it can and does do what is claimed for it. Over statement of merit gives but temporary success.

2nd—Advertise energetically and as extensively as your purse affords. Job signs, booklets, photographs, magazines, newspapers—all are effective.

3rd—Intensively sell by means of men of pleasant personality who know their game; that is, are experienced in the concrete construction field, can design broadly and advise knowingly, and above all who have energy and courage, and won't take no.

SPLENDID RENTING CONDITIONS IN THE HUNTS POINT SECTION

By ROBERT E. SIMON

THE renting situation in the Hunts Point section of the Bronx has been unusually strong during the past few months, and there is every likelihood that this condition will continue for some time to come. Notwithstanding the high price of material, and the resultant decrease in new construction, those apartments now available are being eagerly sought after. In order to cover the high cost of labor and supplies, rents have been advanced in many instances. This section of the Bronx is entering into a new era, which will be benefited greatly by the long-delayed opening of the new subway on Southern Boulevard. This improvement will, in all probability, become a reality during the year. Not only will the new line afford a direct route south, through the easterly side of the city, but it will also relieve the unusual congestion which exists today on all Bronx transit lines.

The store rentals have increased considerably. This is especially true on Southern Boulevard, from Westchester avenue to 163d street. The block is rapidly changing from a retail market street to a good grade of mercantile establishments, such as shoe stores, men's furnishings, millinery establishments, etc. The new building, which is now in the course of construction, has been rented before the roof is on, to high class busi-

ness concerns, which have other branches in various parts of the city. Less than ten years ago there were no improvements on this block, yet, within this comparatively short space of time, these stores have been rented for upward of \$150 a front foot a year.

The fact that all of the houses in the Hunts Point section have been erected under the new Tenement House Law, and therefore have large rooms and all modern conveniences, coupled with the splendid shopping and amusement facilities, make living in the section attractive. The result is that the demand for apartments greatly exceeds the supply.

The Bronx Terminal Corporation is progressing rapidly toward the point where structures will be erected at the foot of Hunts Point avenue, on the Long Island Sound. When completed, this group of buildings will furnish employment for thousands of artisans, a large percentage of whom will desire to reside in the neighborhood.

There has been a considerable amount of speculation as to the effect of the opening of the various transit systems upon the resident population, notwithstanding all of the new facilities which will be put into operation in other districts within the next twelve months. It seems safe to assume that there will be no disturbance of the sound renting conditions now existing at Hunts Point.

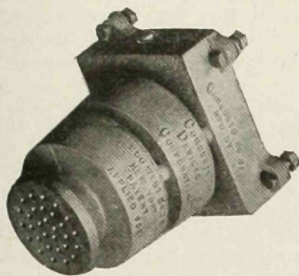
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Coal Conservation.

THE conservation of coal and economy in its use is today a matter of intense interest to almost everyone, and of paramount importance to owners of apartment properties, manufacturers, building managers and householders. On this account, the users of coal, be the

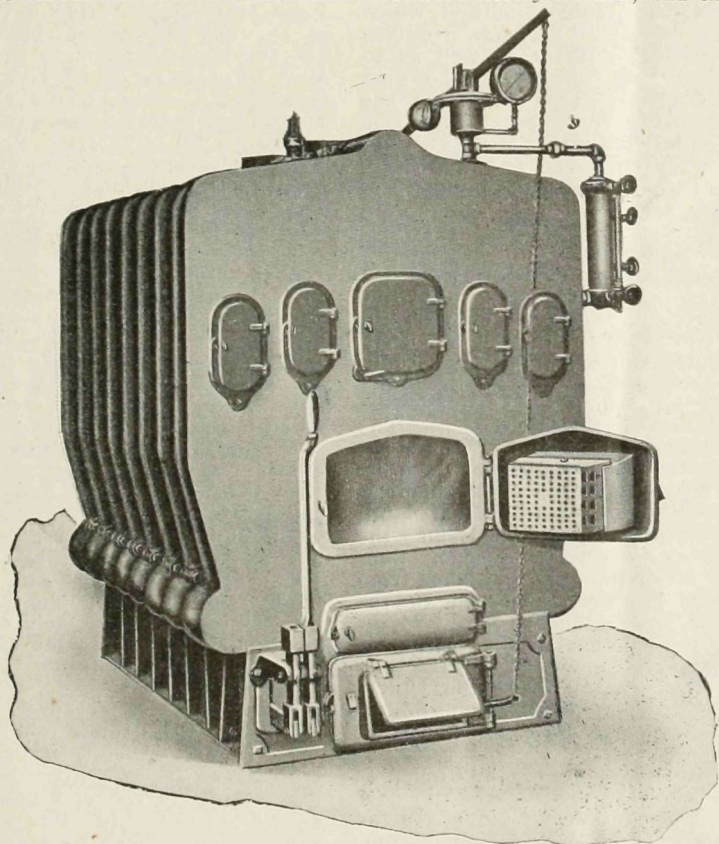


quantity great or small, will be interested in a group of devices now on the market, which effect important savings in coal and thus substantially cut heating costs. These devices were perfected after months of technical research and exhaustive engineering tests in the application and utilization of well known laws of combustion.

The economical combustion of coal is dependent upon proper air supply and the average air condition prevailing in furnace operation is either largely in excess of, or far below the proper amount. Each pound of air drawn through the fuel bed converts its proportionate amount of fuel into ash. Ev-

vided, the resultant chemical reaction is the formation of large quantities of Carbon Monoxide gas (CO), which reaction liberates approximately only 30 per cent. of the heat units contained in the carbon of coal; if the remaining 70 per cent. of these heat units are to be utilized, this Carbon Monoxide gas must be converted into Carbon Dioxide (CO_2), a result that can be accomplished economically only by the presence of an adequate but not excessive air supply of proper temperature.

The function of the device herewith illustrated is to supply constantly an adequate amount of preheated air over the fire without the necessity of drawing the entire supply through the fuel bed, and by means of this supply of preheated air, to secure the conversion of the CO into CO_2 , thus utilizing the heat units contained in the CO without the necessity of wasteful excessive air supply or dangerous and wasteful insufficient air supply and without the loss incident to admitting cold air over the fire. With the installation of one of these devices, less draft is required through the fuel bed and consequently less fuel is consumed. Also less fuel is wasted by having valuable heat units going up the stack. The economy effected varies in different plants, according to the condition of the air supply under which they have originally been operating. In low pressure heating plants, and in ranges, the savings in many instances are said to be approximately 20 to 25 per cent. On account of the higher rate of combustion in power plants, the air supply is more nearly normal, and the possible



very pound of excess air causes a loss of at least 96 B. T. U. in addition to needlessly lowering the temperature of the furnace. The majority of furnaces use from fifteen pounds to thirty pounds and more of excess air to each pound of coal consumed, resulting in a loss of from 1,500 B. T. U. to 3,000 B. T. U. or about 12 to 30 per cent. If, on the other hand, an adequate amount of air is not pro-

percentage of economy is therefore proportionately reduced. The manufacturer claims that these devices work in conjunction with, and become a vital part of the draft system.

The general results claimed by the use of these devices cover a wide field of operation. The saving of fuel is from 10 per cent. to 30 per cent. The same heat is maintained with less draft, con-

sequently less coal is consumed and less heat wasted through the chimney. The heating capacity of the boilers is increased. The combustion of fuel is complete and under perfect control as a consequence of which a more even heat or steam pressure is obtainable. Clinkers are eliminated and there is no necessity for sifting ashes, as there is no carbon left in the ash. Deadly coal gas is entirely eliminated. The further claim is made that the use of the devices add greatly to the life of the grates and fire bricks and longer life to ranges and furnaces.

These appliances are made of best grade gray iron castings in more than twenty different styles, and are said to be indestructible under proper usage. They have no mechanical parts to be deranged and are automatic in operation. No attention is required from the engineer, fireman or cook, and they adapt themselves automatically to varying draft conditions that may be made to meet load or weather changes, on power boilers, heating plants, or ranges. The cost of the new appliance is moderate and almost not to be considered when compared to the savings it effects.

Salt for Wood Preservation.

MANY methods are commonly used for the preservation of wood and preventing attacks of rot. The majority of these, such as chloride of zinc and the sulphate of copper treatment, are comparatively expensive, and are applicable therefore only to the better grades and classes of lumber and timber. They are generally used by the large industrial works and are not suitable for private use. According to the Timber Trades Journal there is a more economical method being experimented with in Scandinavia. This method employs common salt, as it has been discovered that impregnating the wood with this substance preserves it against decay. The effects of the action of common salt on wood were first noticed at the Great Salt Lake, in Utah. It was observed that the sleepers of a railway line which was continually washed by the very salt waters of the lake needed no renewal, and after forty-three years were in a far better state of preservation than oak sleepers impregnated with expensive chloride of zinc after fourteen years, when these latter require renewal. In consequence of this discovery comprehensive experiments have been made of the effect of salt impregnation of wood, and entire success is reported.

Blasting With Lime.

ONE of the greatest forces produced by chemical action is that which is generated by the swelling of quicklime, or unslacked lime, when it is brought into contact with water. The lime, when wet, swells with a force that is almost irresistible. Many engineers have worked on methods to make use of this force, but it has never been practically applied until recently. Not long ago it was necessary to demolish a number of stone pillars twenty feet high and twelve feet square, in a factory. Dynamite was impracticable on account of the proximity of valuable machinery. Holes were therefore drilled in the pillars and filled with quicklime, upon which water was poured. The mouths of the holes were closed by tamping. In twenty minutes, as the lime swelled, these great pillars split and broke in all directions.

Fireproofing Paper.

A PATENT was recently awarded in England on a method of fireproofing paper. According to this process the material is rendered non-inflammable by means of sodium aluminum carbonate. In circumstances where the proofing agent cannot conveniently be precipitated in situ, may be treated by mixing or coating with a preparation of the double carbonate.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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THE RECORD AND GUIDE

has arranged with the leading daily papers in Manhattan for the publication, each Monday, of a resume of the building material market in its various phases, including careful and analytical surveys of the many factors that influence local conditions. For nearly half a century the Record and Guide has been considered an authority on matters pertaining to real estate and building in the Metropolitan District. Since March 21, 1868, the first issue, it has never missed a single date of publication. The Record and Guide is, therefore, peculiarly and specially qualified to study and digest the numerous elements that govern the local building situation, not only by virtue of this long experience, but also on account of its intimate association with the F. W. Dodge Company, which publishes daily authentic and verified reports from leading centers of construction throughout the United States. Through this medium and others the Record and Guide is placed in a position where it is possible to accurately discuss and forecast trends in the various commodity markets of the building field and in allied trades. Its quotations are accepted as official by building material exchanges. New York City holds a pre-eminent position in the national building field. In it is concentrated the bulk of the tremendous purchasing power upon which the vitality of the construction industry throughout the country depends. The Record and Guide, as the recognized trade organ of interests controlling this purchasing power, may, therefore, be regarded as an authoritative medium, and worthy of the confidence of the real estate and building fraternities.

The Labor Situation.

AMONG the seemingly unanswerable problems that at present are confronting the building trades, there is probably none of greater importance or with a more far reaching effect than the difficulty experienced in securing necessary labor. The existing scarcity in the labor market includes both the skilled and unskilled variety and unless some immediate action is taken toward relieving the situation there is no possibility of a permanent improvement in the general building conditions. The problem is a most serious one now and will be further complicated before long by the fact that thousands of young men will be called to the colors by the terms of the Selective Draft Army Bill.

The existing labor condition is not by any means a local one but exerts its sphere of influence throughout the length and breadth of the land. Large and small cities, villages and rural communities are being affected to no uncertain degree by the labor shortage and there is but a scant possibility that the situation can be altered to any extent during the period of the war and perhaps not for some time after political affairs have been settled. The building trades, both contractors and manufacturers of structural materials, are especially hard hit by the scarcity of labor. There is a mass of contemplated building that would no doubt proceed in spite of the high price of building materials, if it were not for the difficulty of securing an adequate corps of men to erect the structures.

Labor for many purposes has been at a premium for some time and in certain instances applies to both skilled and unskilled. The high scale of wages current is one of the potent reasons for the advanced cost of building materials and supplies and the consequent increased cost of construction. Material producers have had a difficult time in holding a sufficient force of men to operate their plants. As for obtaining new hands to replace the employees that have been attracted to other lines, it is almost impossible.

There are two very important reasons for the existing labor condition which has been such a serious handicap to the building industry as well as to other commercial pursuits. The past two years of prosperous business has been responsible for a great expansion in many industrial lines. More men are being steadily employed and wages are generally higher. For some branches of labor the wages have increased far out of proportion to the quality of service or to the scale that would maintain in normal times. The activities of the factories that have been engaged in the manufacture of munitions of war, for the last two years for the European Allies and now for the military uses of our own country, have taken thousands of skilled mechanics and day laborers out of other fields of employment. The building trades have been keen sufferers.

Another important reason for the present shortage, especially of unskilled labor, is predicated on the fact that immigration has practically ceased since the outbreak of the war in Europe. Substantially all of the available labor from this source has been absorbed and as there is no new supply coming into the country, the common labor market is drained and no renewal of supply is in prospect. For many years the United States has depended largely upon Southern Europe for a high percentage of the unskilled labor. Italy furnished thousands of men annually and much of this type of labor was absorbed in construction work of various kinds. In the manufacture of brick and similar commodities the labor is almost exclusively foreign and included immigrants from Poland, Hungary, Bohemia and other Slavish countries. With immigration stopped and the situation augmented by the fact that thousands of these nationals, who were on their military reserve lists, have returned to fight for their countries, this country is feeling the loss to a great degree and is finding much difficulty in supplying the vacancies.

The Rockefeller Gift.

John D. Rockefeller, Jr., has offered to convey to the City of New York the big tract of land on Washington Heights which he acquired several months ago from the Billings, Hays and Shaefer Estates. He imposes, however, certain conditions upon the city, which, while they do not detract from the fine spirit which prompted the gift, yet are worthy of careful consideration before definite acceptance is decided upon.

The principal conditions are that the city develop and maintain the proposed park, and that it also acquire the intervening parcel of property necessary to connect the tract with Fort Washington Park, making possible a continuous stretch of park land, extending from the northern boundary of Fort Washington Park, northward to Dyckman street; also that upon compliance with these conditions, the park be placed under the jurisdiction of the Interstate Palisade Park Commission, to be held and maintained by it for the purpose of a public park. Discussion, therefore, as to the advisability of accepting the gift at this time will center upon these two conditions.

Opposition may develop to the suggestion that city money be devoted to the acquisition of land to be under the control of an Interstate Commission, and the question may also be raised as to whether or not the city is financially able or justified at this time to assume the additional burden entailed by the acquisition, not alone of this park, but of the adjoining tract which would have to be purchased in order to carry out the Rockefeller plan. The demands upon taxpayers are heavy, and there is no prospect that they will be lightened in the present critical stage of the nation's history.

Yet, the gift of Mr. Rockefeller is an admirable one, and affords to the City of New York a rare opportunity to enlarge its park acreage. The entire section is peculiarly adaptable for park purposes not only on account of topographical layout, but also on account of the proximity to the great Interstate Park, extending along the Palisades, and to which access may be had by the new ferry at Dyckman street. Its creation as a public playground, besides adding another important link in the extensive chain of parks for which New York City is becoming noted, would also form a natural and beautiful gateway from Manhattan to the Interstate Park. Moreover, its proper development, coupled with the erection of the projected Hudson Memorial Bridge, would extend Riverside Drive, and would make available for use more of this picturesque highway, across to Inwood Heights.

It is generally conceded that the growth of New York City as a residential community will make highly desirable whatever public park facilities are available. The policy of the city administration directed toward conserving and enlarging park space, is in hearty accord with the sentiment of all public spirited citizens who are concerned not alone with the New York of today, but with the greater city of tomorrow. The acquisition of park lands, especially in congested cities, should always be advocated, as the embodiment of one of the highest functions of public service which the municipality is capable of rendering to its citizens. From the civic and social standpoints, the gift is a most valuable one.

Its acceptance, moreover, would also carry with it a definite real estate significance. The transformation of the west side of the Hudson River, and the formation of the splendid new Interstate Park have been attracting thousands of excursionists, and have succeeded in popularizing both the New York and the New Jersey shores for residential purposes. As far as Manhattan is concerned, there are still available great tracts of unimproved land surrounding the proposed park, which may be utilized for high class residential construction, and it is possible that in the future another community of fine multi-family structures could be created as a direct result of this stimulus.

There is no question but that the gift is a generous one, and its importance and the philanthropy of the donor should not be underestimated. Nevertheless, it is apparent that, by virtue of the conditions that operate with the gift, some opposition may develop for the reasons that have already been outlined. In such an event, the situation may be partly or wholly relieved by a revision of the conditions or the advancement of the date when the city's obligation begins until such time when conditions generally are more favorable for the assumption of so large a burden. It is to be earnestly hoped that some adjustment will be made whereby the citizens of New York City will be afforded an opportunity of deriving all possible benefits from so splendid a benefaction.

Build—Build Now!

We have a big job on hand, but we are going to put it across successfully with the aid and cooperation of several other big nations. At the same time let us remember that we need more business, not less.

There should be no curtailment in building and road construction. Let both public and private useful construction proceed. Production and handling of building materials and public and private construction work are fundamental industries of the country. Any tendency to suspend or postpone building projects is inconsistent with maintaining our prosperity. The country is prosperous. Building investors should not hesitate to go ahead with their plans. Railroads should spare no effort to supply the building industry with the cars needed to transport materials. Government, State, county and municipal authorities should encourage the continuance of all kinds of building. Road and street improvements in particular should go on unabated. Bad roads and streets are factors of first importance in the present high cost of foodstuffs. Never before was the improvement of highways so essential.

The lumber, brick, cement, lime, sand, gravel, stone and other building material industries are basic. Neither Government regulations nor railroad restrictions should be imposed unnecessarily to interfere with them. If any action is taken which results in the prostration of such fundamentally important industries, there is real danger of a surplus of unemployed labor, a surplus of railroad cars and a crippling of business that will seriously embarrass the Government in financing the war.

States, counties and municipalities should not stop road building and other public work. Public officials ought to urge the continuance of public work.

President Wilson said truly that this is the time to correct our habits of wastefulness. If we were to correct those habits, the waste turned to profit would make this war nothing but a little passing game.

Urges "Bus" Extension.

Editor of the RECORD AND GUIDE:

The temporary franchise granted to the Fifth Avenue Transportation Company, permitting the operation of buses on Washington Heights as far north as 168th street to the Tabernacle, has demonstrated how valuable this additional means of transportation proved to the residents in that section of the city, and every effort should be made toward continuing this service. During the meeting at the Tabernacle a great number of residents have used this method of travel, and are loath to see it stopped. It would be even more desirable to have the service extended as far north as 181st street. According to Reginald Pelham Bolton, of the Washington Heights Association, who has been one of the leaders in urging the need for an extension of the existing stage route, in the first fifty days of the Tabernacle meeting, the buses carried north of the former terminals more than 1,000,000 passengers. If these figures are correct they demonstrate not only the popularity of the bus, but also its real need.

M. M.

TWO DECISIONS.

Court Decides Cases Affecting New Zoning Resolution.

CORPORATION COUNSEL LAMAR HARDY received two decisions from the Appellate Division, First Department, upholding the new building Zone Law. The first was in the case of Anderson vs. Steinway, where the plaintiff, an owner of lots in the south side of 58th street, between Sixth and Seventh avenues, had, previous to July 25, 1916, when the Zone Law passed the Board of Estimate, contracted to sell them to Steinway, for a piano warehouse. Steinway claimed that as 58th street was restricted to residential uses, he did not have to take title under his contract. The plaintiff contended that the residential restriction created by law was not an encumbrance, like restrictions in deeds, and that if it was, it was unconstitutional because of its unreasonable and confiscatory character. The court held that Steinway need not take title because he would not get what he bargained for, but declined to pass on the constitutionality of the Zoning Law. This was exactly the contention of Corporation Counsel Hardy who had intervened with the permission of the court to protect the public interests. The position of the city was that any ruling on the constitutionality of the Law should give the city an opportunity to present to the court the vast accumulation of evidence prepared by the Heights of Buildings Commission and the Districting Commission.

The other decision was in the case of the late Frederick W. Whitridge vs. Calestock, where the plaintiff and other neighbors sought to enjoin the defendant from keeping at 47 Fifth avenue, Manhattan, in a residential district, a restaurant which the defendant started after July 25, 1916, by converting a private house. The court held that it was for the city to enforce the new Zoning Law, and not for private parties to do so by injunction actions, unless the plaintiff suffered an injury different in kind from that of all other neighbors. This decision affirms the former decision of Justice Greenbaum, and will tend to prevent premature attacks on the new Zoning Law on the grounds of unconstitutionality, without giving the city a chance to show all the facts and reasons that make the new Law a protection for the whole community.

Moving Van Ordinance.

Editor of the RECORD AND GUIDE:

In the growing complexity of our city life it has been found necessary to regulate the legitimate and necessary business of various classes of citizens so that their work may not be injurious to other citizens. To that end as necessity has arisen ordinances have been adopted for that purpose. Compliance with such ordinances is a mark of good citizenship. The lawyer, doctor, druggist and other professional men, the plumber, electrician, engineer, fireman and other artisans, billiard and pool tables, bowling alleys, dealers in second hand articles, dirt carts, expresses and expressmen, exterior hoists, hacks, cabs and taxicabs, junk dealers, peddlers, brokers and vendors, public carts and cartmen, public porters, shooting galleries, garages, street musicians and others are licensed and regulated.

The necessary and useful business of the public cartman, has become the means at times, usually without his knowledge of injury to other innocent citizens whose goods are moved without their consent and without any public means of tracing them. The enforcement of such an ordinance as is now proposed will prevent this injustice. Cartmen who are unwilling that their business shall work an injury to others will not object to the slight extra trouble that is entailed in making weekly reports of their movings. Other cities have found this necessary. The benefits to the whole community from having an official medi-

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:

B. 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. 244.—Is there any city ordinance existing referring to the height of head room that must be maintained under all structures over thoroughfares?
DeR. & C.

Answer 230.—See Code of Ordinances:

Chapter 23, article 5, section 42, in relation to drop awnings.

Chapter 23, Article 5, section 43, in relation to temporary awnings.

Chapter 23, article 13, section 141: Building construction, sidewalk bridges. "Persons who desire to erect large buildings may erect and maintain a bridge, not to exceed 7 feet in height above the sidewalk and 6 feet in width, extending the whole length of the proposed building, the steps leading to the same to rest upon the sidewalk of the adjoining premises."

Chapter 23, article 16, section 215, subd. 6, in relation to illuminating signs.

Chapter 5, article 9, section 170, subd. 4, in relation to projections beyond the building line.

um for the tracing persons who have moved, will be very great.

CYRUS C. MILLER.

The following are the reasons for the Moving Van Ordinance:

1. Real estate titles and Surrogates' Court—Finding lost heirs.

2. Finding missing relatives.

3. Charitable societies and associations—Keeping track of habitual applicants for aid.

4. Police, Federal and local District Attorneys—Keeping track of and locating criminals and witnesses.

5. Wholesale and retail dealers and creditors of all kinds—To follow up absconding debtors.

6. City hospitals—Keeping track of persons able to pay for services in public hospitals.

7. Board of Education—Keeping track of truant children.

8. Post Office—Delivering letters.

9. Immigration Bureau—Locating persons unlawfully admitted to the country.

10. Board of Health—Keeping track of persons suffering from contagious diseases.

11. Landlords—To locate tenants who move without paying rent.

12. The work in the Bureau of Licenses can be made self-supporting by the fees charged to inspect the records.

The City of Philadelphia has a law compelling moving van men to give information regarding the removal of goods.

The City of Baltimore has a law compelling cartmen and warehousemen to keep a record of all goods moved. This is for the Police Department only and not for public inspection.

The City of Detroit, Michigan, has a Moving Ordinance.

The City of Dayton, Ohio, has a Moving Ordinance.

Kansas City has a Moving Ordinance.

—If real estate is the city's greatest asset, that asset should most certainly be conserved. Additional burdens placed upon this source of income may result in disaster. It is about time that a united city demonstrated to the up-State communities that New York real estate interests are aroused and in a fighting mood.

REAL ESTATE NEWS OF THE WEEK

Market Conditions Quiet—Investment Demand Concerns Itself Chiefly With Residential Properties

MARKET conditions were quiet this week, the demand concerning itself chiefly with residential properties. Apartment houses on the West Side of Manhattan, both in the Chelsea and Washington Heights sections claimed attention from investors and several desirable income producing properties passed into new ownerships. In West 16th street, a newly completed six-story apartment house typified the success which has attended the efforts of a builder who realized last year the possibilities Chelsea offered for high-class apartment house construction. This particular project marked one of the first attempts made by progressive builders in replacing old-fashioned private house blocks with modern multi-family structures.

On Washington Heights a Haven avenue apartment house, also fully tenanted, figured in an exchange for Bronx property, and further south a similar property occupying a Broadway block front between 140th and 141st streets was also acquired for investment purposes. Other large transactions involving residential properties concerned the three modern apartment houses occupying the entire block front on the east side of Haven avenue, from 178th to 179th streets, and two dwellings in East 29th street, near Madison Square; this latter property being purchased by Elbridge T. Gerry, who sold earlier in the week two old holdings in Water street.

In the Bronx a business man bought a tract of forty lots north of the Bronx and Pelham parkways, near the tract sold recently for the Lorillard Spencer Estate, at auction, by Joseph P. Day and J. Clarence Davies. It is understood that the purchase was influenced by the expected revival of interest in this sec-

tion on account of the operation of the new subway system, which will open the entire neighborhood for early development.

Commercial leases continued to be prominently identified with this branch of the business, although a fair amount of new residential space was absorbed. In the suburbs a steady demand continued to be manifested for both costly and moderate priced country homes, in spite of the lateness of the renting season for this particular class of property.

There were no new developments in the auction rooms, the bulk of properties offered in foreclosure proceedings being taken over by the plaintiffs or other parties in interest. An interesting purchase at auction was made by the Romney Realty Company, Joseph H. Freeland, president, which completed the ownership to an unbroken frontage of 700 feet on the west side of Tenth avenue south of 204th street, by buying a gore plot in this block, fronting 67.6 feet on the avenue, and 94.10 south of 204th street. The sale was made at the stand of Joseph P. Day, the purchase price being \$2,100. The sale was brought about as the result of a tax lien judgment of \$1,617. It is understood that the defendants permitted the sale in order that title to the property might be cleared.

Another interesting piece of property offered by the same auctioneer on Thursday, comprised the block front on the west side of Decatur avenue, between Oliver place and East 199th street, belonging to the Estate of Henry D. Purroy. This parcel was offered for the account of John Purroy Mitchel, executor, and the Farmers' Loan & Trust Company, trustee, in conjunction with heirs of the Estate of Mary A. Halloran, who also had an interest in it. It was knocked down to Albert Winant, said to be a party in interest, for \$36,000.

SAFETY PRINCIPLES.

(Continued from page 868.)

a branch of sufficient importance to justify specialists, and how the field can be covered only by broad safety principles, which depend on numerous conditions for the interpretation and application of these principles.

In elevator practice, as in other practices of safety engineering, the most effective safeguard any man can have is a thorough knowledge of existing hazards and how to avoid them. Once this knowledge is obtained, it must be kept alert and applied. It, therefore, becomes necessary to supplement all safeguards with knowledge. Elevators are no exception to the rule. Someone should be placed in charge of a battery of elevators who is thoroughly familiar with the function of all parts of the equipment, the inherent and incidental hazards; and this person, in turn, should apply his knowledge directly or through his subordinates in such a way that all parts are, at all time, maintained in a safe operating condition. He should instruct the operator his car, teach him the value of the parts embodied in the design, and what to do in cases of emergency. He should supplement these instructions with a system for keeping check on the operators, so that he might be better prepared to know comparative value of the operators. Such plans have been successfully operated where there are a large number of elevators in a battery.

But where only one or two elevators are under the control of a management, the plan should be modified or altered to fit the condition so that the operators are directly responsible to a reliable person. And in this connection, it would be hardly fair to drop the question without paying tribute to the elevator boy, who has been the hero of so many fires through his continued efforts to remove other people to safety.

Regardless of number or location of elevators (except that type known as automatic elevators, which is purposely omitted) each should have one trained operator to operate, giving all or part of his time to that duty and it should not be left free to anyone.

Remember that after all possible automatic and mechanical safety is provided, it is impossible to ignore the human equation, and that universal safety can only come through supplementing perfect equipment with perfect knowledge and conduct.

Dinner for Senator Lawson.

Senator Robert R. Lawson will be tendered a dinner by the Brooklyn Board of Real Estate Brokers in recognition of his work toward attaining the passage of the Three-Family House Bill. The dinner will be held on Thursday evening, June 28, at the Guffanti Inn, Ocean Parkway, Coney Island, and promises to be one of the most enjoyable ever given in celebration of the enactment of desirable legislation. The number of diners will be limited to five hundred. The invited guests include Governor Charles S. Whitman, Senator William M. Calder, Tenement House Commissioner John J. Murphy, Borough President Lewis H. Pounds, Jacob Livingston, Frank Bailey and John C. Gebhardt. The dinner committee consists of F. B. Snow, chairman, W. J. T. Lynch, George H. Gray and C. A. O'Malley. The reception committee consists of A. B. Gritman, W. G. Morrissey, De Hart Bergen, C. C. Mollenhauer and Robert A. Wright.

—June 30 is the last day upon which a writ of certiorari may be issued to review a determination of tax commissioners for assessed valuation. It is the last day to pay regular water charges without 10 per cent. additional penalty, and the last day to pay the United States Income Tax without penalty.

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LEGAL NOTES AFFECTING REALTY

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

THE Texas Court of Civil Appeals holds that a contract of an owner of land with a broker, whereby the broker is to have commission on any of it thereafter sold by either, applies to land then under parol contract of sale by the owner, subsequently consummated, and this, though the broker knew of such parol contract; the parol contract not being enforceable, so that there was no sale till after execution of the deed.—*Daugherty v. Smith*, 162 S. W. 1131.

Party Walls as Incumbrances.

The Massachusetts Supreme Judicial Court holds, *Cashman v. Bean*, 115 N. E. 574, that a party wall may or may not be an incumbrance within the protection of a full covenant of warranty. Even if a party wall is found to be an incumbrance it may be of such benefit to the premises that no reduction from the purchase price should be made. The question depends on the circumstances of each case.

Lien for Water Rates.

Under the provisions of the Charter of the City of New York (Laws 1901, c. 466), charges for water furnished the occupant of premises become liens on the property. An owner leased premises in 1907, the lease requiring the lessee to pay all water charges, and providing that he should operate and maintain the engine, boiler, and elevators in the demised premises at his own expense and cost. The premises were connected with the city water mains, and, though a meter had been previously installed, a second meter was installed. In an action brought to cancel a lien for water rates the New York Appellate Division holds, *Dunbar v. City of New York*, 164 N. Y. Supp. 519, that, while the meter charge for water furnished the tenant is a mere debt, and the owner's property could not be taken from her to satisfy her tenant's debt without her consent, yet, as the furnishing of water was necessary to the operation of the engine and elevators, and thus was for the benefit of the owner, the property of the owner, as the lease provided for such operation, was subject to the lien imposed by the city charter, for the owner, by maintaining the connection with the city's water mains, impliedly authorized the supplying of water to the tenant. In such case the property is subject to the lien of water rates for water furnished the tenant, though the tenant was primarily liable, and the owner did not in writing consent to the furnishing of such water for the liability of the owner was not merely that of a surety.

Brokers' Commissions.

In an action for brokers' commissions it appeared that the plaintiff and the defendant entered into a contract whereby the plaintiff was constituted the defendant's agent to solicit purchasers for his lands. The contract provided that for sales in excess of certain quantities or in the event of trades a special agreement as to commissions should be made; but that in the event that no special agreement was made the commission should be a fixed sum per acre. A sale was subsequently made. It was held, *Thompson v. Davidson* (Minn.), 162 N. W. 458, that the evidence conclusively showed that a special agreement was made fixing the plaintiff's commission at a gross sum, the same not to be paid until the purchaser paid his first note; and, no part of it having been paid, the plaintiff was not entitled to recovery.

Financial Ability of Purchaser.

The Arkansas Supreme Court holds, *Barnwell v. J. D. Arnold & Co.*, 193 S. W. 506, that, in the absence of an express contract by which the broker warrants the financial ability of the purchaser procured by him, or in the absence of fraud on his part, he does not lose his commission where a binding contract of sale is effected through his

agency, because the purchaser procured by him is financially unable, or for any other reason fails to carry out his contract of purchase.

Custom to Pool Commissions.

In a broker's suit for commissions on exchange of lands the defendant admitted the material allegations, and interveners claimed a portion of the commissions for brokers' services in the transaction, alleging that there was a universal custom where more than two brokers are interested to pool commissions, and that they had such an agreement with the plaintiff. There were no material issues between the plaintiff and the defendant. The Texas Court of Civil Appeals held,

Knight Realty Co. v. Williams, 193 S. W. 168, that the interveners had the burden of proof to establish their allegations by a preponderance of the evidence.

Proposal to Buy—Withdrawal.

An instrument in writing, headed "Application," addressed to the M. R. Company, read: "I hereby make application for" certain lots. "I agree to pay for above lots \$1,875, payable \$200, \$100 in note 60 days with application. Balance payable at the rate of \$30 monthly until paid in full. * * * It is understood and agreed that after acceptance by the M. R. Company this contract cannot be canceled." It was delivered to a representative of the M. R. Company with a check and notes. It was held in an action on the notes, *Montray Realty Co. v. Arthurs* (Del.), 100 Atl. 315, that the application, together with the check and notes, was a mere proposal to purchase, which before it was accepted and notice thereof given, could be withdrawn.

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DEVELOPMENT ON FLATBUSH AVENUE

THE old Dutch burghers, the tracks of whose slow moving vans first marked out Flatbush avenue, would never recognize the street today. Downtown it is one of Brooklyn's busiest thoroughfares, crowded with transit lines, vehicles and pedestrians. At the junction of Fulton street there are no less than five layers of transit routes virtually superimposed,

one over the other. High in the air the Fulton street and Brighton Beach elevated lines cross over the elevated structure of the Fifth avenue lines, which swing into Flatbush avenue. On the surface is a mass of trolley tracks, immediately below which is the Interboro subway in Fulton street and turning into Flatbush avenue. At a still lower level is the subway of the New York Muni-

pal Railways, the Brooklyn Rapid Transit subway, which swings out from Flatbush avenue to Fulton street, to Ashland place, and back to Flatbush avenue again at the Long Island depot, Atlantic and Flatbush avenues, where the subways again recross under elevated and surface lines.

Beyond Prospect Park, Flatbush avenue being the leading business street, shows the highest realty values, with the apex around Church avenue, where corner plots are quoted at \$25,000 each. South from Prospect Park, Flatbush avenue relies mainly on trolley transit until Avenue H is reached, where the new Nostrand avenue subway of the Interboro system—now nearing completion—has its terminal station. This line will be in operation within a year. Already the builders are busy with new stores, dwellings and apartments, for this will be an important local centre.

Just beyond this, where the Avenue N trolley meets Flatbush avenue, another centre of growth commences, including the Wood-Harmon development. William E. Harmon & Co. state that were it not for the necessity of making a settlement of the estate of the late Charles E. Wood, they would hesitate about selling a single lot at the prices they are now advertising. However, the executors of the Wood Estate want it settled, and request an immediate sale at sacrifice prices. A little further down, where the proposed extension of the Utica avenue subway meets Flatbush avenue, another centre of growth and business is soon to come, just below the Wood-Harmon properties.

Flatbush avenue formerly stopped at the shore of Jamaica Bay, but plans have been prepared to extend it clear across to Rockaway. Huge steam dredges are at work now, filling up the roadway as far as Barren Island, and the engineers of the Board of Estimate have applied to Albany for legislation necessary to carry it across the channels to the Rockaway Peninsula. Meantime, arrangements are being made for a ferry service, with four boats, to be in operation within two months.

Final Report Issued.

The Commission on Building Districts and Restrictions has just issued a cloth edition of its final report. The book may be purchased in the office of the Committee on City Plan, Room 515, Municipal Building, price one dollar. The report contains 299 pages, and 149 maps, charts, photographs and other illustrations. It includes an abstract of the testimony taken by the Commission, the report of the Committee of the Whole of the Board of Estimate and Apportionment, a copy of the Building Zone Resolution, as adopted by the Board of Estimate, and small scale maps of the districts established. The pamphlet edition of the report of the Commission without the appendices and illustrations was printed in June, 1916.

To Receive Bids.

The Public Service Commission will receive bids for the construction of Route No. 49, Section 3, the Culver Rapid Transit Railroad in Brooklyn—from a point near Avenue X to Sheepshead Bay Road. Bids which are to be received on July 5 at 11:30 A. M. are asked on three forms of contract, one calling for the furnishing of all steel and the erection of the same, together with the incidental necessary construction. Of the remaining two forms one calls only for the furnishing of the necessary steel, some 3,900 tons, and the other for the erection of steel and the furnishing of the necessary materials and labor.

New Cars.

The surface lines of the Brooklyn Rapid Transit System have obtained from the courts writs of certiorari to review the order of the Public Service Commission made last December, directing the Company to purchase or procure at the earliest possible date 250 new cars for operation on its lines.

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COAL SHORTAGE.

Real Estate Board Asks Federal Trade Commission for Information.

THE Coal Shortage Committee of the Real Estate Board of New York met this week and gave further consideration to the shortage and high price of coal. Those at the meeting included Carlisle Norwood, chairman of the committee; William H. Browning, Frank A. K. Boland, Stanley M. Isaacs and Thomas P. Graham, comprising the committee, and by invitation the following: Assistant United States District Attorney Frank M. Swacker; Judson T. Wall, and James T. Hoile of the Manufacturers' and Business Men's Association; Burton F. White, of the Hotel Men's Association, and W. T. Ropes and M. D. Littlefield, of the Building Managers' Association.

The committee arrived at the conclusion that the only relief was through the Federal Trade Commission and Congress. It gave special attention to the following paragraphs in the report of the Federal Trade Commission to the Senate under date of May 5, 1917.

The fair retail price at any place is the price at the mouth of the mine, plus freight, plus reasonable dealer's profit and cost of local delivery. The May price at the mine of ordinary white-ash anthracite, allowing for the 40 per cent. discount, is approximately as follows:

	Gross ton (2,240 lbs.)	Net ton (2,000 lbs.)
Egg.....	\$4.05	\$3.61
Stove.....	4.30	3.84
Chestnut.....	4.40	3.93

As to the price of coal to the consumer for the coming season, this leaves two problems for further action, either by the Congress of the United States or by some authority to be designated by Congress. First, the elimination of the element of speculation and the charging of an exorbitant price or the withholding from use of this necessity of life, and, second, the imperative need of keeping the coal moving from the point of its production to its final destination and of preventing coal cars from being held out of use for the purpose of speculative storage.

As this statement by the Federal Trade Commission indicated radical recommendations to Congress and possibly Federal control of the production and output of anthracite coal, it was decided to await the forthcoming report of the Commission to embody recommendations to Congress and if these were of the sort indicated in the preliminary report, the Real Estate Board would organize a national campaign and take up the subject with the Governors and mayors of the various States and cities and would agitate the matter through the various members of the National Association of Real Estate Exchanges. The Federal Trade Commission was advised of the position taken by the committee.

The committee, at the suggestion of Judson G. Wall, also decided to join in asking the Federal Trade Commission to make public the following facts in relation to the coal industry:

1. Appraised value for taxable purposes in Pennsylvania of anthracite coal land owned or leased by operating company.
2. If leased, the terms, i. e., royalty in dollars and cents per ton paid to owner of land.
3. Estimated interest and amortization charges per ton on cost of equipment and plant.
4. Labor cost underground per ton, as shown by payroll.
5. Number of hours worked per week by underground workers.
6. Highest average number of hours per week during the last seven years.
7. The amount of anthracite coal sold direct by the nine principal producing companies for the last five years to the retail coal dealers in each borough of Greater New York.
8. The cost per ton of transporting coal from mine to New York seaboard.
9. Is the supply of available manual labor sufficient to provide coal enough to meet the needs of the public, by working eight hours a day?
10. Is it true that miners are anxious to work longer hours, but are not permitted?

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News Is a Property Right.

As a result of the decision handed down last Thursday by the United States Circuit Court, the Federal District Court is instructed to issue an injunction restraining the International News Service from taking any of the advantages charged by the Associated Press as unfair, including the copying of bulletins, or the taking of Associated Press news from early editions of newspapers to be sold over the International News wire, as its own news.

In the first trial, Judge Hand granted an injunction covering the Associated Press's complaint as to the bribing of members of the staffs of news papers, getting the service put out by the Associated Press; also the selling of news published through agencies of the Associated Press in the east, to newspapers in the west, published several hours later, and other technical complaints made by the Associated Press. Judge Hand left open the question of the International News Service, taking news from bulletins, and also news from early editions. The Circuit Court holds that the International News Service shall be restrained from these practices.

In answer to the International's contention, that facts as such belong to no one in particular, and consequently to everyone, including the International, the Court gives an interesting discourse on what is news, and what are facts. It points out that facts in the absolute sense are "As ore in a mountain or fish in a sea—valueless, unless and until by labor mined or caught for use." The Court reaches the conclusion that who caught the facts owns them as long as they make news, thus establishing news as a property right.

The District Court is instructed to fix the details as to how long the presentation of facts are news, that is, how long before news can be copied without violating the property rights of the gatherer. Judge Ward dissented.

An Early Insurance Office.

On the tablet erected by the Lower Wall Street Business Men's Association on the building 79-85 Wall street, being also 148-152 Pearl street, there is a statement that a meeting was held there to found an insurance office in 1759. On the site of this building there stood the Merchants Coffee House, a place where, during its existence, many important meetings not merely of a business but also of a civic character were held.

This fact undoubtedly, and its availability to the shipping district, was the reason that the organization of this insurance office was projected at this spot, says the news letter of the New York Insurance Society. A full file of the papers for 1759 is not conveniently at hand, but the New York Gazette of September 3rd, 1759, has been examined and in it there is the advertisement given below. This would indicate from the date at the bottom that the office was organized August 21, 1759. It undoubtedly was for marine insurance only. The advertisement reads as follows:

"The New York Insurance Office is opened at the House of the Widow Smith adjoining the Merchants' Coffee House; where All Risks are underwrote at Moderate Premiums; Constant Attendance will be given from the hours of Eleven to One in the Forenoon, and from Five to Eight in the Evening, by Anthony Van Dam, Clerk of the Office."
New York, August 21, 1759.

Building at Beechhurst.

Beechhurst, on the north shore of Queens, is the scene of a substantial building movement as well as a plot selling campaign for improvement. Four detached dwellings are in course of construction and plans are in preparation for ten more. Eighteen dwellings were built and sold last year and the probabilities are that more than that number will be erected in Beechhurst before this year has passed.

Beechhurst retains its suburban residential character in spite of urban growth in the major part of Queens. Its shore front belongs to the property instead of to the city, so that its residential status is determined. Hundreds of feet of new gas and water mains are being installed to meet the demands of residential expansion.

Bids Received.

The Public Service Commission recently received bids for the installation of tracks on the Pelham Bay Park branch of the Lexington avenue subway. The line is a three-tracked one, part subway and part elevated railroad, extending from a junction with the Lexington avenue line near 135th street and Park avenue to Eastern Boulevard and Pelham Bay Park. The Public Service Commission hopes to get the subway portion of the line as far as Whitlock avenue and Bancroft street ready for operation before next winter. The elevated portion of the line will not be ready for operation until sometime afterwards. The low bidder for the work was the Terry and Tench Company, Inc. whose offer was \$363,860.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, against 20 last week and 27 a year ago.

The number of sales south of 59th street was 6, as compared with 6 last week and 7 a year ago.

The sales north of 59th street aggregated 14, as compared with 14 last week and 20 a year ago.

From the Bronx 11 sales at private contract were reported, as against 9 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 885 of this issue.

Lawyer Buys Ellerslie Court.

The Ellerslie Court apartments, which occupy the block front on the west side of Broadway, between 140th and 141st streets, have been purchased from the Halcyon Real Estate Corporation, H. B. Davis, president, by Samuel Greenberg, the lawyer. The property is known as 3441 to 3459 Broadway, and consists of two six-story elevator apartment houses, with stores, each occupying a plot 99.11 x 90 feet. The property was formerly owned by the late Levi P. Morton, and was held at \$550,000 by the selling company, representing bond holders of the New York Real Estate Security Company, which took over the property, together with several other improved parcels, in various parts of the city, a couple of years ago. Gross & Herbener built the houses in 1907 on land acquired from the Title Guarantee & Trust Company, which made a building loan of \$145,000 on each house. Soon after completion the builders sold the property to Mr. Morton subject to a mortgage of \$290,000. In 1913 Mr. Morton resold the property, together with apartments on Seventh and St. Nicholas avenues, to the New York Real Estate Security Company, taking in part payment cash and bonds of the company. Neville & Bagge, architects, designed the Ellerslie Court apartments. The city assesses them at \$210,000.

Buys Along Subway Route.

C. H. Werner, president of the American Metal Cap Company, bought a tract of forty lots just north of the Bronx and Pelham Parkways, and west of Eastchester road, from Mrs. Hannah T. McLaughlin, of Larchmont, N. Y. The lots are bounded by Astor, Waring, Fenton, Morgan and Seymour avenues, and were sold through Kurz & Uren. They are situated a few blocks east of the Lorillard Spencer property, comprising 1,445 lots, recently sold at auction by Joseph P. Day and J. Clarence Davies. Mr. Werner will hold the property awaiting developments following the opening of the new subways.

The Tide Has Turned

THE tide has turned in New York real estate, *but we must sell.* Joseph P. Day disposed of 1400 lots in the Bronx. In the last four weeks we have sold on Staten Island 1500 with half the advertising, and now we are turning all our guns on Brooklyn.

Our necessity is your opportunity. We must sell a portion of our holdings at \$590 a lot to settle the Estate of Chas. E. Wood. No one could induce us to sell *all* at double these figures. With subways coming, with rents mounting, with landlords becoming more arbitrary, we offer improved home sites at actually one-half the values builders are paying for similar lots with building loans.

This is positively the best property in Brooklyn—at these prices. *A real estate man on Staten Island said to one of its largest taxpayers—"Wm. E. Harmon & Co. are having a great sale of lots just now." The disgruntled owner replied—"Damned little credit to Wm. E. Harmon & Co.—they are not selling real estate, they are giving it away."* Similar remarks will be heard in Brooklyn from old Real Estate Men who fail to realize that we must begin booms with bargains and low prices.

In 1898 we began selling Brooklyn lots at an average of \$290 each—in 1908 we had our last big sale at an average of \$1200 per lot. To-day we begin again at \$590, with subways on top of us. In ten years we believe we will be selling similar lots at \$2,000 or more.

Wartime Opportunity

Brooklyn Real Estate at 1-2 Value

(To Close Interest of Late Mr. Chas. E. Wood)

120 Lots

In NEW YORK CITY

\$590 Each

At Flatbush Avenue and Avenue N

\$5 First Payment

\$5 Per Month

HAVE YOU A LIBERTY BOND?

If you purchase a lot from us we will accept it as payment on account, or if you have subscribed for a Liberty Bond on the instalment plan we will take over your subscription and fulfill your contract with the Government.

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We will suspend monthly payments during the term of service for any purchaser called to the defence of our country and will keep in force our "Free Deed or Money Back" offer by the payment only of interest and taxes during your term of service.

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With every lot sold by us on monthly instalments we give a contract which provides in the event of death either for the return of all money paid us, with interest at 6 per cent., or the delivery of a deed for the property to your heirs without further payments.

HOW TO REACH THE PROPERTY

The Nostrand Avenue Subway Terminus is at Flatbush Avenue and Avenue H, from which point, within a year, you will be able to ride to any part of the Interboro system for five cents.

AT PRESENT—Flatbush Avenue trolleys either direct from Park Row end of Brooklyn Bridge or from Interboro Subway Station at Atlantic Avenue pass this property; also Nostrand Avenue trolley from Delancey Street via Williamsburg Bridge and transfer to Flatbush Avenue trolley. Get off at Flatbush Avenue and Avenue N. Our office is there.

Phone, Write or Call for FREE Tickets

Or, better still, come and see the property as soon as possible.

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Sale on Washington Heights.

The Nevah Construction Company, Joseph Reiss, president, sold the block front on the east side of Haven avenue, between 178th and 179th street. The block is assessed at \$232,000 and comprises three apartment houses, each measuring 60x87.3, accommodating fifty-six families. The property was recently improved by the selling company from plans prepared by Goldner & Goldberg, architects. The purchaser is said to have given in part payment several parcels located in the East Side of Manhattan.

Buys in Chelsea Section.

William Lustgarten & Company, Inc., sold to John Martin, member of the Board of Education, the recently completed six-story apartment house on a plot 100x79 feet, located at 135 West 16th street. The building is completely

tenanted on leases ranging from one to three years in length. The structure just sold is one of three built by the selling company on a plot fronting 300 feet in the north side of the street, 200 feet west of Sixth avenue, acquired from the Longstreet Estate last year. The unusually central location of the property is convenient to business sections, and the comparatively low rentals were influencing factors which helped the rental of the suites from the plans months before completion.

Manhattan-Bronx Exchange.

Joseph C. Abramson, lawyer, sold 106 and 108 Haven avenue, opposite 171st street, a five-story apartment house on a plot 75x100 feet, having accommodations for thirty families. The building is fully tenanted and the rent roll is reported to be in the neighborhood of \$15,000. The seller values the property at \$130,000.

The buyer, Louis M. Ebling, gave in part payment the three-story building and a two-family house at the southwest corner of Stebbins avenue and Home street, 75x100 x irregular. Mr. Abramson bought the Caven avenue property last April from Frederick Brown.

Elbridge T. Gerry Buys.

Among the interesting transactions closed during the week was that involving the two four-story dwellings on plot 40x98.9, at 8 and 10 East 29th street, by Elbridge T. Gerry, who is also the owner of the abutting property at 7 East 28th street. Francis R. Hitchcock and Thomas Hitchcock were the sellers. The buyer was represented by the Cruikshank Company, and the sellers by Douglas Robinson, Charles S. Brown Company.

Rumored Deal in the Bronx.

Negotiations are said to have been completed for the purchase, by the Ulster Court Corporation, Joseph C. Abramson, president, of the five-story apartment house on a plot 50x100 feet, at the southeast corner of College avenue and 168th street. The building is reported to rent for a total of \$10,000 per annum, and was acquired from its builder, the L. A. Building Company, James C. Gaffney, president.

Manhattan.

South—of 59th Street.

STATE ST.—N. A. Berwin & Co. sold for the Lutheran Immigrant Society to Mrs. Margaret M. Carey the property at 8 State st, through to 14½ Pearl st, for \$85,000. The holding comprises a 5-sty building in State st, with a frontage of 38 ft., and a 2-sty stable in Pearl st, with a frontage of 24 ft. The purchaser will alter the property for business purposes. The sale has been authorized by the Supreme Court.

WATER ST.—Cruikshank Co. and Wm. A. White & Sons sold for Elbridge T. Gerry the 4-sty warehouse at 33 Water st, on plot 28.7x 90.7.

WATER ST.—Cammann, Voorhees & Floyd and the Cruikshank Co. sold for Elbridge T. Gerry the 4-sty building 32 Water st, on lot 29.4x40, near Broad st, to Seymour E. Heymann.

North—of 59th Street.

72D ST.—Oscar L. Richard, president of the State Bank, bought from Leonard W. Simmons the 4-sty dwelling, 20x102.2, at 44 East 72d st, which the seller acquired last week from Jno Muller. The buyer owns and occupies the adjoining dwelling at 46. A. H. Levy was the broker in both transactions.

81ST ST.—Ernest N. Adler sold to the Hungarian Workers' Home and Educational Society, 350 East 81st st, a 4-sty business building, on plot 24.4x102.2. Extensive alterations are being made to convert the structure into a modern club building, containing a restaurant on the street floor and a billiard room, dormitory and meeting room on the upper floors. Mr. Adler sold, last week, the present German Evangelical Lutheran Church at 213 and 215 East 83d st to the Church of St. Elizabeth of Hungary.

87TH ST.—Harris and Maurice Mandelbaum purchased the 4-sty American basement dwelling at 48 West 87th st, 20x100.8, from Lester J. Saul and Philip C. Saul, executors of the estate of Julius Saul. The property is reported to have been held at \$30,000, and the transaction was for all cash. Harry A. Devoe negotiated the sale. Recently the buyers purchased from the Hebrew Orphan Asylum the dwelling at 323 West 87th st.

90TH ST.—James H. Cruikshank purchased, for cash, from Mathilde C. L. Luder 55 West 90th st, a 4-sty residence, on lot 18.9x100.8.

97TH ST.—John T. Wall has sold for the estate of Charles E. Rhineland, the two 5-sty flat houses at 118 and 120 West 97th st, on a plot 60x100, to Agnes Kearney.

103D ST.—The Isaac Lowenfeld Realty Corporation sold 320 East 103d st, a 6-sty new-law house, with stores, on plot 37.6x100, near 2d av, to the Munderloh Realty Co., which gave in part payment the plot 198x150 on the east side of Heath av, 104.6 ft. north of Summit la. Kurz & Uren negotiated the deal.

114TH ST.—J. Arthur Fischer has sold for Mary Post Krebs the 4-sty dwelling, 528 West 114th st, on lot 20x100.11.

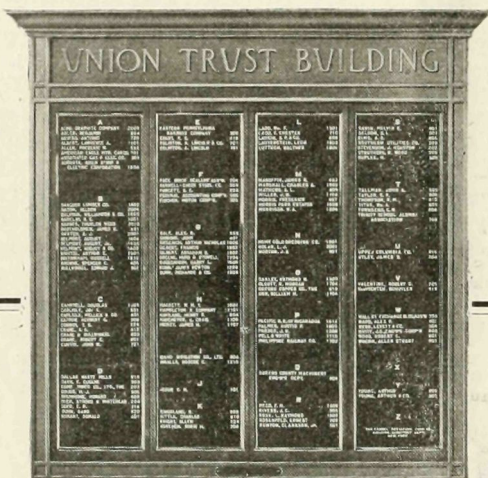
118TH ST.—Butler & Baldwin sold 26 East 118th st, a 5-sty tenement, on a lot 27x100. The purchaser gave in part payment a plot, 50x124, on Delevan ter, Yonkers.

AMSTERDAM AV.—George Shaefer sold for the Title Guarantee and Trust Co. the 5-sty flat at 1493 Amsterdam av, on lot 24.6x100.

CONVENT AV.—The estate of Paul Hoffman is reported to have sold the 4-sty dwelling, on lot 18x50 ft., at 459 Convent av, at the southeast corner of West 150th st.

8TH AV.—The 5-sty flat, 2079 8th av, on plot 25.3x100, has been resold through George W. Sasse. The same broker has placed a mortgage of \$24,000, at 5 per cent., for five years, on the property.

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Bronx.
 GARDEN ST.—Kurz & Uren (Inc.) sold for Lowenfeld & Prager 730 Garden st, a 5-sty apartment, on plot 50x100. This was a cash transaction.
 134TH ST.—Wilhelmine Streeter sold to William F. Kenny the 5-sty tenement, 25x100, at 51 East 134th st.
 ARDEN AV.—Steinman & Steinman sold the plot, 150x100, at the northeast corner of Arden and Ely avs.
 CROTONA AV.—The Bond and Mortgage Guranatee Co. sold 2299 Crotona av, a 4-sty flat, 35x80, through A. I. Shapiro and L. Konopolsky.
 PAULDING AV.—Alexander Selkin and David Mintz sold for the Aron Realty Co. the plot, 46x118, at the southwest corner of Paulding and Lydig av; also the lot, 25x100, on the west side of Van Nest av, 100 ft. south of Williams-bridge rd.
 TINTON AV.—Edith Masterson has resold, through Otto Boden, the 2-fam. dwelling, on lot 25x100, at 712 Tinton av.
 TRINITY AV.—Otto Boden has sold the 16-fam. tenement, on plot 39x100, at 769 Trinity av.
 WEBSTER AV.—The Land Estates, associated with the New York Title and Mortgage Co., have sold to the Benenson Realty Co. a plot of about eleven lots on the east side of Webster av, 150 ft. south of 167th st.

Brooklyn.
 BERRY ST.—Joseph Metzger sold the plot, 181x146.6, at the southeast corner of Berry and North 1st sts, for Wolzer & Rosenblum for improvement with a garage.
 FULTON ST.—The estate of Julius Flato sold the 4-sty mercantile building at 277 and 279 Fulton st, 26.1x120x irreg., to William H. and Nathaniel H. Lyons, owners of several adjoining parcels. This is the first transfer of the property since 1864.
 PARKSIDE TERRACE.—Steinman & Steinman sold for Hyman Simon 5 and 7 Parkside terrace, two 4-sty flats, 40x100, to an investor.
 54TH ST.—Realty Associates sold to John R. C. Rupp, 1126 54th st, a 2-sty dwelling, on lot 20x100.2, between 11th and 12th avs.
 54TH ST, ETC.—I. Salzberg sold for D. W. Fisher to M. Birenbaum the plot 37.6x80 in the north side of 54th st, 175 ft. east of 15th av; also to N. Weisenfeld the plot 30x100 in the south side of 48th st, 200 ft. east of 14th av.
 75TH ST.—Frank H. Malone sold for Charles J. Obermayer, the plot 60x100, in the north side of 75th st, 260 ft. west of 10th av.
 ARGYLE RD, ETC.—W. H. Goldey sold for Joseph Ray Peck the detached house, 40x100, at 725 Argyle rd, held at \$7,500; for Floyd Moore a bungalow at 1960 Homecrest av, 40x79, held at \$7,000; for Vincent H. Lynch a bungalow, 30x100, in the west side of East 26th st, 180 ft. south of Av M, held at \$6,750; for Joseph A. Winder a detached house, 40x100, in Manhattan terrace, at 970 East 17th st, held at \$9,000; and for Mrs. Carrie Ridley Enslow a house, 50x100, at the southeast corner of Elmore pl and Farragut rd, held at \$11,000.
 BATH AV.—Meister Builders (Inc.) sold to Harry Mangini a 2-sty house containing two stores at 1725 Bath av, northwest corner of Bay 16th st, Bay Ridge, on a plot 18x58.
 JEFFERSON AV.—Charles F. Werner sold 1479 Jefferson av, a 2-fam. dwelling.
 OVINGTON AV.—Frank A. Seaver & Co. sold for John Heil the 2-sty house 244 Ovington av.
 11TH AV.—B. J. Sforza sold for Luigi Esposito the 1-family dwelling on plot 100x100, at the southeast corner of 11th av and 57th st.
 13TH AV.—B. J. Sforza sold for the Lex Holding Co. the 2-sty dwelling, with store, at the southeast corner of 13th av and 69th st, on plot 40x100.

Queens.
 ELMHURST, L. I.—R. A. Schlesing sold for Frederick Gaisser the 2-fam. house in the south side of Remsen st, 260 ft. east of Jefferson st, Newtown Heights, to Luciano and Ludwig Morelli; also for a client the lot 20x100, adjoining, to the same purchasers.
 WHITESTONE.—The William H. Moffit Realty Co. has sold to K. Jackman a plot 50x100 on the southwest corner of North Boulevard and 14th st.

Richmond.
 FORT WADSWORTH.—Moffatt & Schwab sold for Mrs. Rebecca Kelly to Mrs. Bertha T. Smith, the residence at 67 Evelyn pl, Fort Wadsworth, at present occupied by Mrs. Smith.
 WESTERLEIGH.—J. Sterling Drake sold for John S. Hughes to Peter Larsen, the builder, the corner of Lathrap and Willard avs, a plot 40x75, on which he will erect a cottage.

Out-of-Town.
 NEWTON, CONN.—Kenneth Ives & Co. sold for David P. Earle his farm at to Thomas McGoldrick. The property contains about 340 acres, remodeled residence and outbuildings, together with riparian rights in the Housatonic River, which runs through the property. It was held at \$45,000.

HYDE PARK, L. I.—The Robert E. Farley Organization sold for the Glens Falls Trust Co., as trustee, a cottage now being built on Greenridge av, in the Nassau Haven section, to William Henry Allen.
 HYDE PARK, L. I.—The Robert E. Farley Organization sold for the Glens Falls Trust Co., as trustee, a house at Hathaway dr and Park la, in the Nassau Haven section to John Campbell Norris of the Interborough Rapid Transit Co.

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FOR SALE in soft, ideal climate, grand bay view, choice 43-acre tract, \$500. Choice beach lots, \$100. Other choice cash bargains. J. O. MATSON, Point Clear, Ala.

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BEAUTIFUL 12-room detached house, 50 x100, furnished or unfurnished, for sale cheap for cash; must be seen to be appreciated. Address OPPORTUNITY, Post Office, Woodhaven, N. Y.

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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.

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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.

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Camp or Bungalow lots, 50x150, near lake; boating, fishing, summer colony, on Lackawanna; can commute; sacrifice \$100; accept Liberty Bonds; easy payments. 255 17th Ave., Paterson, N. J.

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Facing Crotona Park, Corner St. Pauls Place and Fulton Ave., two lots, 38x100; free and clear; easy terms. Apply S. HODGES, 1096 Jamaica Ave., Woodhaven, N. Y.

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On 171st St., 125 feet east of Third Ave., two lots, 50x106; free and clear; easy terms. Apply S. HODGES, 1096 Jamaica Ave., Woodhaven, N. Y.

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.

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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.

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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.

WOULD SELL for \$5,000 or exchange for general farm and fruit orchard, new seven room bungalow, modern improvements; barn; 10 acres land, on Dixie Highway, Dania, Fla., 20 miles north of Miami; ideal home. MRS. FRORIEP, Lock Box 83, Dania, Fla.

FIVE-ACRE FARM, excellent for vegetables or grove; new five-room bungalow, outbuildings, well. Could now be divided into city lots; has 318 feet on Strawberry Ave. Family reason for selling; \$1,000; half cash. M. H. FORD, Strawberry Ave., Sarasota, Fla.

BROOKLYN.

THREE story, basement, stucco house; fine porch; open plumbing; hardwood floors; fine residential section, Brooklyn; 15 minutes from New York City Hall; cheaply changed for three families; bargain. Box 411, Record and Guide.

FOR SALE—South Nyack, N. Y., Gentleman's Residence of 11 large rooms, 2 baths, toilets, hot water heat, gas, electric light, large verandas, shade trees, large lot, comfortable train service for commuter, near Country Club and depot. Address G. T. MORROW, 176 Naples Road, Brookline, Mass.

BEAUTIFUL FARM of about 100 acres located in Holmdel Township, on one of the highest points in Monmouth, N. J.; 30 acres in fruit, with all crops planted; suitable for any kind of farming; 10 minutes from R. R. station on N. Y. and L. E. Railroad. For further information apply to CHAS. I. YOUNG, Hazlet, N.

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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.

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MOTION PICTURES—New facts, good types constantly wanted; big salaries; expert instruction; moderate fees; try-out given. Director Society Film Corporation Studio, 53 West 37th St.

FOR SALE—Department Store on Long Island, owing to ill health; clean stock; reasonable; long lease; no brokers. Box 409, Record and Guide.

FAC-SIMILE LETTER BUSINESS; modern equipment; established 5 years; net profit \$5,000 year. Box 407, Record and Guide.

GRAND opportunity for young man; \$3,000 will purchase established, prosperous, growing vending business; good reasons for selling. Box 406, Record and Guide.

**SEE THIRD COVER PAGE
IT WILL INTEREST YOU**

MERRICK, L. I.—Ralph B. Peck, vice-president of Lord & Taylor, has bought the Philander Reeves Jennings estate on the Merrick rd, consisting of an 18-room house and outbuildings on about six acres. The property was sold as it stands, the house furnishings and stock being included in the sale. J. W. Birch was the broker. He also sold for Miss Lena Miller house on plot 100x290, on Old Mill rd, to Charles Loman, of New York; for Joseph Walker cottage on plot 90x100, on Hempstead turnpike, to A. Jonasch, of Brooklyn, and for C. A. Rieffel cottage on plot 50x125, and for a Mrs. Queeney two lots adjoining, in Bay Hampton Park, to Fred Walton, of Chicago.

DEAL, N. J.—Goodale, Perry & Dwight (Inc.) sold to M. Helmuth the Kelly house at Sydney and Norwood avs, opposite the Hathaway Inn. Mr. Helmuth gave in part payment a hotel at Glencove, L. I.

MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold a large tract of land fronting on Afterglow av, on the westerly slope of the Orange Mountains to the Allison P. Clark Co., which resold the property to two buyers, who may build residences. The entire deal involves about \$40,000.

PLAINFIELD, N. J.—Cahn & Pittman sold to Norman S. Benbrook the 3-sty dwelling, 70x130, at 125 and 127 Sycamore av, corner of Mercer av. Tapscott Brothers negotiated the sale.

WEST END, N. J.—Porter & Co. sold for Carrie C. Tinelli the 3-sty residence on a plot 100x300, at 41 Hollywood av.

MT. KISCO, N. Y.—Charles I. Risley, manager of the Mount Kisco Estates, sold to the Mount Kisco Holding Co. the Bard estate, held at \$75,000, one of the oldest in Westchester County, on Bear Ridge rd, and near the estates of Seabury C. Mastick, Kenneth C. Ward and C. I. Stralem.

RYE, N. Y.—The West Rye Realty Co., which purchased from Oren M. Beech some months ago, the 5-acre tract on Private Way and also on the Apawamis Golf course, resold the property to a syndicate of surrounding property owners, who will divide the parcel in four parts,

of an acre and a fourth each, or sell it as a whole. Blakeman Quintard Meyer, who negotiated the sale, has been made the agent for the property. Charles Field Griffen represented the West Rye Realty Co.

SCARSDALE, N. Y.—The Scarsdale Estates Organization sold a plot on Cooper rd to John B. Van Haelen.

SCARSDALE, N. Y.—The Scarsdale Estates sold a plot on Cooper rd, in the Murray Hill section of Scarsdale, to LeRoy Miller of Life Publishing Co.

TUCKAHOE, N. Y.—Porter & Co. sold for the Hudson P. Rose Co. 160½ and 163 Washington pl, two new 3-sty stucco flats, size 37.6x100 each.

YORKTOWN HEIGHTS, N. Y.—Nichols & Hobbie sold for George B. Fowler his farm near Yorktown Heights, comprising 130 acres and a Colonial house built in revolutionary days. The farm had been in the Fowler family since 1790 and has been bought by Edward W. Harden. He acquired last week the adjoining Lounsbury farm.

LEASES.

Negotiating \$2,000,000 Lease.

Should present plans not miscarry, one of the largest moving picture theatres in the city may be built on the site of the old car barns of the New York Railways Company, occupying the entire block front on the west side of Eighth avenue, between 48th and 49th streets, if the present lease in course of negotiation is closed. The prospective lessee is a syndicate headed by Felix Isman, which plans to erect a playhouse with a seating capacity of about 10,000 persons, the entire building operation entailing an expenditure of approximately \$1,000,000. It is stated that the lease may be closed for a twenty-one year term with renewal privileges at an aggregate rental approximating in its entirety close to \$2,000,000. The property comprises about thirty-seven city lots, occupying the entire avenue frontage and extending back 475 feet in each street. On account of its size, accessibility and proximity to the theatrical district, it has been the subject of numerous rumors involving large projects within recent years. It is understood that a prominent firm of architects will shortly be commissioned to draw the plans for the present operation.

Harlem Leasehold for Improvement.

The Willard Storage Battery Company has leased the unimproved land at 418 and 420 West 125th street, extending through to 401 to 413 West 124th street, from Julia E. Cameron and Scott Cameron. The property will be improved with a two-story service station, to be erected by the owners. The lease is for a ten-year term, with renewal privileges. Electus D. Litchfield has drawn plans for the building. The property measures 50 feet in 125th street, and 175 feet in 124th street. Clarke T. Chambers was the broker.

Lease Near Hotel Lorraine.

Horace S. Ely & Company leased the four-story dwelling at 8 East 45th street for twenty-one years to George D. Smith, book seller, now located at 547 Fifth avenue and 70 Wall street. The property is owned by Mrs. Julia E. Schieffelin, and is removed by one house from the Hotel Lorraine. It will be remodeled by the lessee for his business.

Important Trade Removal.

The Cadmus Book Shop, for many years at 150 West 34th street, has leased, for a long term, 133 West 33d street, a comparatively new two-story building, on plot containing about 3,300 square feet. The entire property will be used for the business of the lessee. F. & G. Pflomm and the Charles F. Noyes Company were the brokers in the transaction.

Shoe Company Leases.

Charles F. Noyes Company leased for the Hilton Company, to the Emerson Shoe Company, for ten years, from August 1, the store at 1381 Broadway, at an aggregate rental amounting to about \$125,000. This is the third lease that the Noyes Company has reported to prominent merchants for space in this immediate neighborhood

Manhattan.

BASTINE & CO. leased the top floor at 12 East 33d st to Rosenblatt, O'Reilly Corporation.

M. J. BELMONT leased for A. M. Engel Co. the 7th loft at 302 5th av to Cooper & Grapes; also the 3d loft at 12 West 31st st to the Presto Cloak Co. for Concertola Corporation; the top loft at 164-166 West 25th st to the Mutual Waist & Dress Co. for the Nodrog Realty Co., and to Cooper & Grapes the 4th loft at 12 West 31st st for R. H. Macdonald.

DANIEL BIRDSALL & CO. have leased the 2d loft at 65 and 67 Worth st to the American Textiles Export Corporation; the 2d loft at 13 and 15 Washington pl to Simon Ruben & Co.; the 1st loft at 13 and 15 White st to the Meador-Cauthorn Co.; the 5th loft at 213 Greene st to

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MORTGAGES
25 PINE STREET

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK.

149 Broadway, New York City,

June 21, 1917.

50TH CONSECUTIVE SEMI-ANNUAL
DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 2, 1917, to stockholders of record at the close of business 3 P. M., June 25, 1917.

CHARLES M. VAN KLEECK, Secretary.

the Phoenix Shop Cup Co.; space at 198 Broadway to Alfred E. Adler; the 2d loft at 58 West 15th st to A. B. Loewy; the 1st loft at 36 and 38 East 12th st to Thomas W. Hochim Co., and the 3d loft at 23 East 20th st to Jacob Grabski.

HENRY BRADY leased the building at 500 8th av to the Bayonne Steel Ceiling Co.

GEORGE W. BRETTEL & SON leased for three years for the Reformed Low Dutch Church of Harlem the 3-sty building, 2252 and 2254 3d av, on plot 50x100, and the 2-sty extension, 20x100, at 186 East 123d st, with the exception of one 20-ft. store on 3d av, to Weil Bros., furniture dealers, at an aggregate rental of approximately \$18,000.

CARSTEIN & LINNEKIN leased space at 334 4th av to Hartmann Bros.; at 215 4th av to Jacobson Co. and George S. Mawhinney; at 396 Broadway to Toilet Specialties Co. and Arthur W. Kretzman; at 24-26 East 21st st to Royden Marble Machinery Co., and in the Park Row Building to Seaboard Pulp and Paper Co., Inc.

CROSS & BROWN CO. leased the store at 1146 Broadway to the Frankel Display Fixture Co., in conjunction with Frederick Fox & Co.; at 18 East 41st st space to Hudson Trading Co.; at 15-17 West 36th st the 14th floor to Jacob I. Gudalia.

CROSS & BROWN CO. has leased the store at 1647 Broadway to Bloomfield Demonstrating System; at 106 Grand st, the 5th loft to Eagle Garter Co.; at 104 Reade st, 1st loft, to P. & S. Shoe Co.; at 333 Broadway, space to Irving H. Greenberg and William F. Lott; at 40 Maiden la, space to Joseph Schneider and A. Siegel; at 102-4 5th av to R. Dubreson, William Caput, Audit & Adjustment Co.

CROSS & BROWN CO. leased the store at 1218 Broadway to Thomas E. Greaney; at 55 Barclay st, basement and sub-basement to Royal Ribbon & Carbon Co.; at 98-100 5th av, space to Lewis J. Levine; at 36-8 West 37th st, 10th floor to Manawick Realty Co., and at 149-151 West 36th st, the 7th floor to E. B. Meyrowitz.

DUROSS COMPANY leased dwellings at 116 West 16th st to Peter Murphy for three years; also 460 West 22d st to Aueringer Kasper; 203 West 13th st to James Smith; 203 West 17th st to Mary Joy; 319 West 18th st to C. O'Hara, and 16 Commerce st to Michael Retugna.

DOUGLAS L. ELLIMAN & CO. have leased store No. 15, facing 47th st, in the new building occupying the entire block front on the east side of Madison av, 47th to 48th sts, for the Vanderbilt Av Realty Corporation, Dr. Charles V. Paterno, president, to Miss Margaretta C. Anthony, dealer in embroideries and linens, now at 28 East 55th st. The same brokers also leased the store and basement at 20 East 48th st for the Advocate Realty Co. to George Busse, dealer in old prints and pictures.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 12 rooms and 4 baths at 270 Park av, for the Vanderbilt Av Realty Corp., Dr. C.

V. Paterno, pres., to J. R. Bradley; an apartment at 105 East 53d st, for Gordon R. Thayer to Frederic B. Jennings, Jr., and have obtained an extension of the lease from the agents, Douglas Robinson, Charles S. Erown Co., for Mr. Jennings; apartments at 103 East 86th st, for the State Construction Co., to Manton B. Marble, and at 789 West End av, in conjunction with E. K. Van Winkle, to Stanley Blum.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 399 Park av for C. Monteith Gilpin to George M. Moffett; also an apartment in the new building under construction at 125 East 72d st for Julius Tishman & Sons to C. McGhee Baxter; apartments at 103 East 84th st for the Rudolph Realty Co. to Isidor Picker; at 23 East 63d st to William F. Shipley, and at 130 West 57th st to Jan Ham-bourg; and have renewed leases at 635 Park av for Mrs. Robert B. Minturn to Lorenzo D. Woodhouse; at 68 East 86th st for the Roosevelt estate to Mrs. M. J. Lake; in The Dalhousie at 48 Central Park South to Mrs. Henry J. Hayne, and at 274 Madison av for the Billings estate to Miss Kitty Cheatham.

DOUGLAS L. ELLIMAN & CO. leased for a long term the top floor in the Higgins & Seiter Building, at 9 and 11 East 37th st, for the Bearfort Corporation to the Starr Piano Co., of Richmond, Ind., as salesrooms and recording studios; and renewed the lease for a further term of the store at 26 East 49th st for the Advocate Realty Co. to Miss Alice Rand, interior decorator.

J. ARTHUR FISCHER leased for the Tileston estate to H. M. McCullough the 4-sty store building at 610 6th av for a rifle range; also the 1st loft at 642 6th av to Lucian A. Parker for an employment bureau, and the 1st loft at 690 6th av to Davis & McDermott.

GOODWIN & GOODWIN rented for Marguerite E. Blohm to Ellen Lawson the 3-sty private house at 218 West 136th st.

GOODALE, PERRY & DWIGHT (INC.) leased a floor at 55 West 24th st to Jacob Aronson; at 119-23 West 24th st to Stephen Tobia, Parisian Embroidery Co., Joseph Rubin and Thedda Dia; and space at 114 East 28th st to Benjamin Gottlieb.

HENRY HOF leased to Joseph Berney the dwelling at 159 East 39th st; also for William Nierenberg the store and basement at 750 2d av to Toled & Frumfreddo.

S. G. HOLT & CO. leased 6,500 sq. ft. in 243 West 17th st to the Western Union Co.; also leased with Stephen Tyng, Jr., & Co., about 5,000 ft. in 31 Union sq to the Abbott Laboratories.

HOUGHTON COMPANY leased for Edna H. Moore the 4-sty dwelling 122 West 85th st to Elizabeth B. B. Proctor and Bernadine M. Gottron.

HOUGHTON COMPANY leased the dwelling at 154 West 85th st for James B. Ford to William S. Weiss.

HOUGHTON COMPANY leased to Martha M. Shearer the 4-sty dwelling 41 West 84th st for Rose Kahn.

A. H. MATHEWS leased for Pyle & Kirkland the two warehouses at 428-32 Greenwich st to the Atlanta Warehouse Co. for five years; also for the Metropolitan Trust Co. the 6-sty building at 14-6 Lispenard st to the Exporters Warehouse Co. for five years.

CHARLES F. NOYES CO. leased space in 242 Canal st for Alexandra L. Ide to Samuel Keller and Irving Littman; also a large suite of offices in the Fahys Building, 52-54 Maiden la, to R. E. Boyd.

THOMAS J. O'REILLY rented stores for the estate of Robert E. Westcott at 2836 Broadway and 555 West 110th st to Charles Raphael, and at 604 West 110th st to Biago de Luca.

PEASE & ELLIMAN leased for Woolsey Carmalt to Lester H. Monks the 4-sty dwelling at 18 West 9th st; also in the Pease & Elliman Building at 340 Madison av to the Holophane Glass Co. the front of the 3d floor; the glass company now has under lease the 3d floor; also for Julius Tishman & Sons a store in the building under construction at 125 East 72d st to Clover Farms (Inc.); and apartments in 150 West 80th st to Arthur S. Kleeman and to Philip Kobbe; in 103 East 75th st to John Sargent; and in 72 East 96th st to Mrs. M. King.

PEASE & ELLIMAN leased the store and basement at 113 John st to the Standard Color Works.

PEASE & ELLIMAN leased, as agents for the building of Dempsey & Carroll, at 431 5th av, a loft to La Resista Corset Co., of Bridgeport; through William A. White & Sons, leased to Rhea Brummer, formerly millinery buyer of Hickson's, quarters in the building of La Petite Maison, at 44 West 57th st, for the sale of millinery; sub-leased, furnished, for Ysidro Hendas, his apartment at 167 West 72d st to Henry Van Dam, and sub-leased for Walter Barnum his apartment in 901 Lexington av, to Miss Alice Brady, and for Miss Lillian Hobson her apartment in 726 Madison av, to Miss Mae Hadden.

PEPE & BRO., through Goodale, Perry & Dwight, leased 25 West 11th st, a 3-sty dwelling, to Margaret A. Lewis for Elizabeth M. Ricketts for three years.

RICE & HILL leased for the Glengarry Realty Corporation, Malcolm E. Smith & Co., agents, the large corner store and basement in the Cameron Building, at the northeast corner of Madison av and 34th st, to the Likly Luggage Co. for a long term. The store has been held at \$15,000 a year.

SCHINDLER & LIEBLER leased to the Sheffield Farms Co. a store at 1542 2d av; also the 3-sty dwelling 213 East 77th st to John Lendner.

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Consolidated Gas Company of New York

Geo. B. Cortelyou, President

E. K. VAN WINKLE renewed the store lease at 345-7-9 Columbus av to Milton Schnair & Co.; also leased an apartment at 133 West 11th st to M. W. Gaston Hawks, and at 36 Gramercy Park East, an apartment to Mrs. John K. Reese, and made the following renewals: at 36 Gramercy Park East to Ernst Stauffen, James C. Ward and George Dana Mumford; at 110 Riverside dr to George Margraf and at 723 St. Nicholas av to Miss Helena A. Hulskamp.

WM. A. WHITE & SONS leased, in conjunction with Daniel Birdsall & Co., the 1st loft in 47 Greene st to the General Illuminating Co.

WM. A. WHITE & SONS leased apartments in 44 West 10th st to Frederick R. Jonts and Joseph Hudnut.

WM. A. WHITE & SONS leased for Thomas Farrell the 5-sty building at 692 Greenwich st, between Christopher and West 10th sts, to Oppler Brothers, manufacturers of cocoa and chocolate.

WORTHINGTON WHITEHOUSE leased for the 1067 5th Av. Co. an apartment in the new building at 1067 5th av to S. W. Labrot.

Bronx.

J. ARTHUR FISCHER has leased, in conjunction with H. A. Douglas & Co., for the Dignan Realty Co. to H. M. Frank the store at 2235 Grand Concourse for the sale of provisions.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for A. T. Whitson in Prospect st to Moe Levy; for Daniel Whitford on Essemunde av to George M. Wolfson; for Frederick Haberman on Greenport av to William Cohn; for Carrie Weissman on Atlantic av to Benjamin Igelheimer; at Edgemere, L. I., for Jacob Strauss on Beach av to S. Rosenberg; for Henry Merkel on Maple av to Jacob Rosenheim; for Norton Co. on Rochester av to Leon Frost; for I. Messe on Columbus av to L. D. Bailly.

Out of Town.

J. EDWARD BREUER leased Dunston Lodge, the property of the Kopsuella Realty Co., John Dunston, president, at Great Neck, to Waldimer M. Rogovine, purchasing agent of the Russian government, for the summer. The property is one of the show places of Great Neck and was formerly occupied by Miss Edna McClure.

FISH & MARVIN rented for Irving Myers his residence on Pelhamdale av, Pelham Manor, to Henri Nogues. The property has been rented, furnished, for the summer.

FISH & MARVIN rented the following dwellings for the summer, furnished, for Rev. Roy B. Guild on Circle rd, in the Overhill Estate, at Scarsdale, to Dr. Arthur M. Hellman of this city; at Scarsdale, for Everard P. Miller, on Church la, to Otto C. Summerich; on Ardsley rd, to Julius Raunheim, and for Lewis P. Fish, on the Post rd, at Hartsdale, to Herbert E. Mittler; also for Mrs. Frances M. Gunning, on Crane rd, Scarsdale, to M. Samuels, and for Miss Clara E. Betker, on Setz place, Scarsdale, to N. C. Reichert of Bronxville.

BLAKEMAN QUINTARD MEYER has rented to Efrem Zimbalist the G. B. Linderman place at Fishers Island for the season.

PAYSON McL. MERRILL CO. and Post & Reese leased, furnished, to A. Van Horne Stuyvesant, Mrs. Adrian H. Joline's property, known as Edgehill, at Bernardsville, N. J., consisting of 42 acres, with large dwelling and outbuildings.

SHAW & CO. leased to George Vincent, of California, the 3-sty dwelling at Walworth av and Charles pl, Greenacres, Scarsdale.

SHIELDS BROTHERS (INC.), in conjunction with Clifford van Schurman, leased to Mrs. Cornelius Vanderbilt the Morgan Grace estate at Great Neck, L. I. The place is situated on land from which extensive views of Manhasset Bay and Long Island Sound may be had. The residence is one of the most picturesque in the north shore colony.

SHIELDS BROTHERS (INC.), in conjunction with Fish & Marvin leased the William H. Parsons estate at Glen Cove. The property is located in the North Country Colony and is surrounded by the estates of H. I. Pratt, R. A. Shaw and Thomas Lamont.

BURKE STONE (INC.) rented for Roger Sherman his residence, furnished, on Sussex av, Chester Hill, to Mary Alden Morgan Hout; for William Porteous his house on Agnola st, Cecil Park, to W. H. Jones; for Alfred B. Stone his house on Blake av, Tuckahoe, to Carl Stehle, of Rochester, N. Y.; for Michael Tierney his residence in White st, Scarsdale, to P. Keane, of New York City; for A. B. Stone a dwelling on Lake av, Tuckahoe, to G. Forrest, of Flushing, L. I.; and for Charles B. Howe his residence, furnished, on Crestwood av, Crestwood, to N. Wolkwitz, of Fordham.

REAL ESTATE NOTES.

HENRY BRADY has been appointed agent for 155 East 123d st pending foreclosure proceedings.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have been appointed agents for 241-243 Monroe st.

CAMMANN, VOORHEES & FLOYD have been appointed agents of 91 and 93 Gold st, 83 Spring st and 295½ Pearl st.

EVERETT M. SEIXAS CO. has been appointed agent for 213 East 73d st, 313 East 107th st, 254 West 35th st and 513 East 81st st.

A. A. HAGEMAN has been appointed agent for 235 East 6th st, 309-11-13 East 40th st, Manhattan, and 17-19 Siegel st, Brooklyn.

J. ARTHUR FISCHER has been appointed agent for the 4-sty store building at 642 6th av and the 4-sty store building at 61 West 37th st.

PAYSON McL. MERRILL CO. has been appointed agent for the 14-sty Rodin Studios nearing completion at the southwest corner of 7th av and 57th st.

FISH & MARVIN have opened an additional branch office to take care of their business at Pelham, N. Y. The office is under the management of Charles D. Fiske.

NEW YORK TITLE & MORTGAGE CO., 135 Broadway, has declared a quarterly dividend of 1¼ per cent., payable July 2, to stockholders of record on June 22, 1917.

CROSS & BROWN CO. has subscribed \$10,000 to the Liberty Loan. Much of this amount was taken by employees of the company in small amounts, and will be carried by the company until liquidated.

JOHN J. MEENAN has been appointed agent for the recently purchased property of William F. Kenny at 71-83 and 87 Post av and 518 West 204th st, consisting of six new law modern apartment houses.

PEASE & ELLIMAN, on Friday, June 15, subscribed, through the Central Trust Co., for \$23,000 in Liberty Bonds. There were a total of 118 individual subscriptions made by members of the Pease & Elliman organization.

MAURICE DEUTSCH has closed a first mortgage of \$60,000 at 4½ per cent. with the Citizens Savings Bank on 20 Lenox av for the M. & J. Realty Co., of which he is president. The property was recently extensively altered from plans by Deutsch & Polis, architects. It shows an annual rental of \$16,500.

ARTHUR C. SHERIDAN has been commissioned to sell at absolute auction sale Sonny Bill Manor, the country estate of the late Charles Klein, the playwright, at Rowayton, Conn. It consists of a 14-room mansion, with three baths and seven acres of land beautifully landscaped. There are a garage and chauffeur's house with five rooms and bath, conservatory, flower garden, tennis courts, etc. The house is completely furnished and the furnishings are included in the sale, which takes place Saturday, June 30, at 3 o'clock, on the premises. It was built and planned at an expense of about \$100,000.

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.

	1917 June 15 to 21	1916 June 16 to 22
Total No.	167	141
Assessed Value.	\$8,709,800	\$10,300,900
No. with consideration.	18	15
Consideration.	\$365,500	\$381,150
Assessed Value.	\$385,200	\$402,000
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	4,005	3,626
Assessed Value.	\$283,036,309	\$208,376,416
No. with Consideration	516	520
Consideration	\$22,692,009	\$23,078,702
Assessed Value.	\$26,948,050	\$25,118,191

Mortgages.

	1917 June 15 to 21	1916 June 16 to 22
Total No.	46	67
Amount	\$588,450	\$2,936,166
To Banks & Ins. Cos.	8	19
Amount	\$136,750	\$1,217,812
No. at 6%.	15	19
Amount	\$116,525	\$932,679
No. at 5½%.	1	1
Amount	\$6,000	\$20,000
No. at 5%.	15	22
Amount	\$219,350	\$1,189,150
No. at 4½%.	1	5
Amount	\$14,000	\$245,900
No. at 4%.	1	1
Amount	.....	\$150,000
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given.	14	19
Amount	\$232,575	\$398,437
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	1,797	1,793
Amount	\$68,635,849	\$53,207,770
To Banks & Ins. Cos.	399	428
Amount	\$37,852,050	\$22,710,793

Mortgage Extensions.

	1917 June 15 to 21	1916 June 16 to 22
Total No.	40	34
Amount	\$1,696,250	\$3,705,250
To Banks & Ins. Cos.	19	24
Amount	\$1,290,500	\$3,324,500
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	1,076	953
Amount	\$75,106,600	\$52,575,970
To Banks & Ins. Cos.	544	487
Amount	\$57,148,580	\$37,921,350

Building Permits.

	1917 June 16 to 22	1916 June 17 to 23
New Buildings	5	14
Cost	\$221,500	\$6,105,000
Alterations	\$882,895	\$383,195
Jan. 1 to June 22	Jan. 1 to June 23	
New Buildings	192	297
Cost	\$21,451,825	\$48,016,295
Alterations	\$6,861,653	\$10,576,211

BRONX.

Conveyances.

	1917 June 15 to 21	1916 June 17 to 22
Total No.	102	96
No. with consideration.	9	18
Consideration	\$272,925	\$104,963
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	2,708	2,907
No. with consideration.	318	441
Consideration	\$3,544,988	\$3,162,830

Mortgages.

	1917 June 15 to 21	1916 June 16 to 22
Total No.	34	73
Amount	\$191,885	\$679,357
To Banks & Ins. Cos.	2	4
Amount	\$54,500	\$81,500
No. at 6%.	12	26
Amount	\$43,850	\$261,060
No. at 5½%.	2	7
Amount	\$4,600	\$206,250
No. at 5%.	4	5
Amount	\$28,000	\$65,589
No. at 4½%.	.....	.....
Amount	.....	.....
Unusual rates.	1	18
Amount	\$1,635	\$68,978
Interest not given.	15	17
Amount	\$113,800	\$77,480
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	1,165	1,671
Amount	\$8,799,461	\$15,685,319
To Banks & Ins. Cos.	104	150
Amount	\$1,540,250	\$3,675,000

Mortgage Extensions.

	1917 June 15 to 21	1916 June 16 to 22
Total No.	9	13
Amount	\$186,600	\$325,650
To Banks & Ins. Cos.	.....	3
Amount	.....	\$105,000
Jan. 1 to June 21	Jan. 1 to June 22	
Total No.	365	370
Amount	\$7,029,513	\$8,023,457
To Banks & Ins. Cos.	134	117
Amount	\$2,451,550	\$3,641,005

Building Permits.

	1917 June 15 to 21	1916 June 16 to 22
New Buildings	7	17
Cost	\$81,100	\$438,150
Alterations	\$19,000	\$32,600
Jan. 1 to June 21	Jan. 1 to June 22	
New Buildings	337	363
Cost	\$5,442,725	\$10,877,500
Alterations	\$653,150	\$691,955

BROOKLYN.

Conveyances.

	1917 June 14 to 20	1916 June 15 to 21
Total No.	451	470
No. with consideration.	42	67
Consideration	\$278,684	\$224,278
Jan. 1 to June 20	Jan. 1 to June 21	
Total No.	10,845	10,912
No. with consideration.	976	953
Consideration	\$11,709,709	\$7,038,688

Mortgages.

	1917 June 14 to 20	1916 June 15 to 21
Total No.	246	373
Amount	\$1,289,868	\$1,645,400
To Banks & Ins. Cos.	57	141
Amount	\$802,000	\$1,036,379
No. at 6%.	157	196
Amount	\$449,718	\$868,105
No. at 5½%.	46	82
Amount	\$352,150	\$471,650
No. at 5%.	25	66
Amount	\$445,550	\$200,095
Unusual rates.	.....	1
Amount	.....	\$1,200
Interest not given.	18	28
Amount	\$42,450	\$104,350
Jan. 1 to June 20	Jan. 1 to June 21	
Total No.	7,138	8,099
Amount	\$30,970,721	\$34,456,928
To Banks & Ins. Cos.	1,379	1,953
Amount	\$11,206,294	\$13,401,613

Building Permits.

	1917 June 15 to 21	1916 June 16 to 22
New Buildings	29	62
Cost	\$126,850	\$511,750
Alterations	\$70,135	\$139,301
Jan. 1 to June 21	Jan. 1 to June 22	
New Buildings	1,528	1,656
Cost	\$14,847,650	\$20,123,770
Alterations	\$2,430,024	\$3,122,445

QUEENS.

Building Permits.

	1917 June 15 to 21	1916 June 16 to 22
New Buildings	65	94
Cost	\$508,555	\$260,567
Alterations	\$8,598	\$9,360
Jan. 1 to June 21	Jan. 1 to June 22	
New Buildings	1,924	2,613
Cost	\$6,930,981	\$10,931,353
Alterations	\$629,355	\$679,743

RICHMOND.

Building Permits.

	1917 June 15 to 21	1916 June 16 to 22
New Buildings	7	22
Cost	\$18,815	\$44,389
Alterations	\$2,450	\$9,085
Jan. 1 to June 21	Jan. 1 to June 22	
New Buildings	277	435
Cost	\$901,581	\$751,243
Alterations	\$181,571	\$118,955

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

PROSPECTS are brighter in the building field today than for a long period. Last week there were indications that a renewal of structural activity was imminent and the conditions during the past few days have confirmed them. A considerable amount of new work has come to light and this has created a feeling of optimism throughout the industry. There is little doubt but that the influence of the immense amount of Government construction now in progress has had much to do with the improved general condition. Work of this character is looming up as the most important factor in the building industry. The contracts for the erection of army and navy cantonments, hospitals, storehouses and other military projects are being taken by some of the largest and most reputable building concerns in the country and are attracting sub-contractors of a high calibre. The Thompson-Starret Company, Geo. A. Fuller Company, Turner Construction Company, Fred T. Ley & Company and James Stewart & Company are among the prominent general contractors that already have important contracts under way for the Federal authorities. When firms of the standing of these undertake work of this character it will not be long before a substantial number of smaller concerns will recognize the value of competing for this type of work. The effect of the Government work on the general building business has been excellent and has greatly assisted in stabilizing affairs in the industry.

Private construction is apparently in a better condition than it has been for some weeks. During the past week a number of large and noteworthy projects have been announced for early action. One of the features of the revised status of the structural industry is that the work now in prospect is far more general in character than it has been, indicating that much of the recent depression is a thing of the past, and that builders are preparing to start their long contemplated structures. Only a few weeks ago the major portion of the work under way was confined to commercial and manufacturing structures for which the demand was imperative, with here and there a costly residence, or a building of some other nature, but designed for private occupancy. Apartment house construction had practically ceased and there was only a small number of specu-

latively built dwellings in active construction or in prospect. This week the outlook has become quite different. The new operations are far more varied in character and their volume indicates that large sums will be expended in construction work throughout the summer and early autumn. Steel frame construction is practically the only phase of construction work that has not felt the improvement in the situation. There is a strong movement on foot tending toward the elimination of structural steel wherever possible in favor of brick or reinforced concrete construction. The high cost of fabricated steel coupled with the great difficulties encountered in obtaining reasonably prompt deliveries have effected the erection of structures dependent upon a framework of steel. Other types of structural work are reflecting the improved conditions and better times are being looked for by all interested in the building industry.

Current times are pregnant with possibilities for the property owner and speculative builder who is brave enough to combat the conditions effecting general building activity and start the construction of new structures of a type for which there is an insistent demand. The investor, who in spite of the high prices of building commodities will erect modern multi-family dwellings, for moderate rentals will reap large benefits from his foresight. The extremely low land values that still maintain in certain sections of greater New York will more than offset the additional cost of construction entailed. Rentals are high and with a tendency toward further increases. One of the peculiar facts in connection with the foregoing is that the low land values are directly in line with the movement for residential expansion and in districts in which a large part of the housing development is expected. Sections of Brooklyn and Queens are ripe for improvements of this character and there is a steadily growing demand for living accommodations in modern buildings and at rentals which, while not excessive, will allow a fair margin of profit to the builder or investor regardless of high cost of construction.

There has been no material change in the prices of building commodities. The market seems to be rapidly stabilizing and there is no evident desire on the part of manufacturers and dealers to make further advances unless circumstances absolutely compel them.

to glut the market nor is there a prospect that brick will be scarce unless there is an unprecedented boom in building construction.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 22, 1917. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 30. Distribution: Manhattan, 10; Brooklyn, 12; New Jersey points, 7; outside, 1.

Sand Lime Brick.—The production of this commodity in 1916 made considerable progress. Both the quantity and value of the material showed a substantial increase as compared with 1915. This industry, in common with others producing structural materials, suffered from the scarcity of labor, otherwise the output for the year would have been larger. The increase in the quantity for 1916 was 47,701,000 bricks or twenty-seven per cent. over the output for 1915. The increase in value for the same period was \$338,969, or thirty per cent. The average price per thousand for common sand lime brick in 1916 was \$6.43, compared with \$6.22 in 1915. For front brick the average price was \$9.64, compared with \$10.21 in 1915.

Structural Steel.—Aside from the orders for Federal construction there is little activity in the market for fabricated steel. Private buying for building construction has practically ceased and during the past week there were no commitments for private work worthy of mention. The announcement has been made that a basic price of \$56.20 a ton was fixed for steel plates in contracts for ten steel ships, signed this week by William Denman, chairman of the Federal Shipping Board. Future contracts will be let at that price, instead of \$95, paid for ship steel in some of the earlier contracts. The final price will be determined by the Board and if the steel mills refuse to furnish their product at the prices decided upon the president will be asked to exercise his power to commandeer their output. Mill shipments of plain material are still being quoted at 4.419c. to 4.919c., for delivery in one to four months.

Lumber.—The demand for lumber products is strengthening daily, and the prices are exhibiting somewhat of a tendency to climb higher. The recent increase in building activity has had an appreciable effect on the lumber market and if it were not for the difficulties of transportation, the market would rapidly stabilize under the new conditions and a period of excellent business result. As it is, however, the trade is hampered by the extremely slow deliveries and the scarcity of labor. The traffic conditions are holding large quantities of needed material out of the market and are causing higher prices and a scarcity in supply that, with the growing demand, is rapidly becoming a serious problem. During the last two weeks the situation seems to have grown worse instead of better and there is not much optimism being encountered in the lumber industry. As a consequence of the growing demand for all kinds and grades of lumber together with the immense quantities of this commodity that will be taken by the Government for military construction, and the scarcity of available dry stocks, there is every probability that there will be further increases in price at an early date. In some particular lines the advance is liable to be a most important one. The demand today is exceptionally strong, with stocks growing scarcer with each day. Some items are simply not to be obtained.

Portland Cement.—The market for this commodity is firm with prices substantially unchanged. Cement is selling wholesale to dealers at \$2.15 or \$1.75 mill base, with the usual rebate for returned bags. The market is not experiencing any difficulty of absorbing all of the cement that is coming in and there is little doubt that if the building activity increases in proportion to the activity of the last week, that the volume of business will be greatly increased and prices advanced accordingly.

Cast Iron Pipe.—Following the lead of the producers of pig iron, the manufacturers of cast iron pipe have advanced the price of this commodity \$2 a ton. Private buying is comparatively light and there is not much municipal business in prospect. The Governmental requirements are important, however, and are now beginning to be felt in the market. Carload lots of class B and heavier are now quoted at \$60.50 per net ton, tidewater, with class A and gas pipe taking an extra of \$1.

Rosendale Cement.—The market for this commodity is fairly active, with prices increased five cents over recent quotations. Rosendale natural cement is now sold to dealers, in wood and duck bags, at \$1.15.

Common Brick.—The conditions in the common brick market are somewhat brighter than they have been for the last two or three weeks. The demand is improving and the current inquiries denote a better feeling throughout the building trade. The inquiries registered for mid-July and early August deliveries indicate a strong revival in building activity during the summer months. Unless some unforeseen influence arises to complicate the situation the outlook is comparatively good. Although the nominal price of Hudson River common brick is holding at \$10 there is some evidence that the market is weakening. There has been a tendency to make concessions to a certain extent on off grades and while no great general reduction is looked for, the outlook at present is for easier prices in this line. Manufacturing conditions upriver have not been of the best this spring. The backward season and scarcity of labor, coupled with the increased cost of fuel, will curtail production to some extent. Practically none of the river plants are operating at full capacity. Under the circumstances there is not likely to be a great reserve pile up

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.....\$1.25@ —

Less than 5 bbls.....1.26@ —

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

1½ in. (nominal).....\$1.10@ —

¾ in.No quotation

Paving gravel (nominal).....1.25@ —

P. S. C. gravel.....@ 1.25

Paving stone.....2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft...\$33.00@ \$41.00

14 to 16 ft.....43.00@ 47.00

Heart face siding, 4-4 & 5-4 34.00@ 36.00

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

base price, per M.....26.00@ —

Hemlock, W. Va., base price per M.....25.00@ —

Hemlock, Eastern mixed cargoes.....23.00@ —

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

Spruce, Eastern, random cargoes, narrow (delivered)...\$32.00@ \$35.00

Wide cargoes.....35.00@ 38.00

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

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

Standard slab.....\$5.75@ \$6.00

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$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@

Block, 3 in. (hollow).....0.6@

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

Boards, ¼ in. x 8 ft......12½

Boards, ¾ in. x 8 ft......15½

SAND—

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

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

Beams & channels up to 14 in. 4.419@ 4.919

Beams & channels over 14 in. 4.419@ 4.919

Angles 3x2 up to 6x8.....4.419@ 4.919

Zees and tees.....4.419@ 4.919

Steel bars, half extras.....4.419@ 4.919

TURPENTINE:

Spot, in yard, N. Y., per gal..\$0.42½@ \$0.43

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%

IMPROVEMENT ON GRAND BOULEVARD

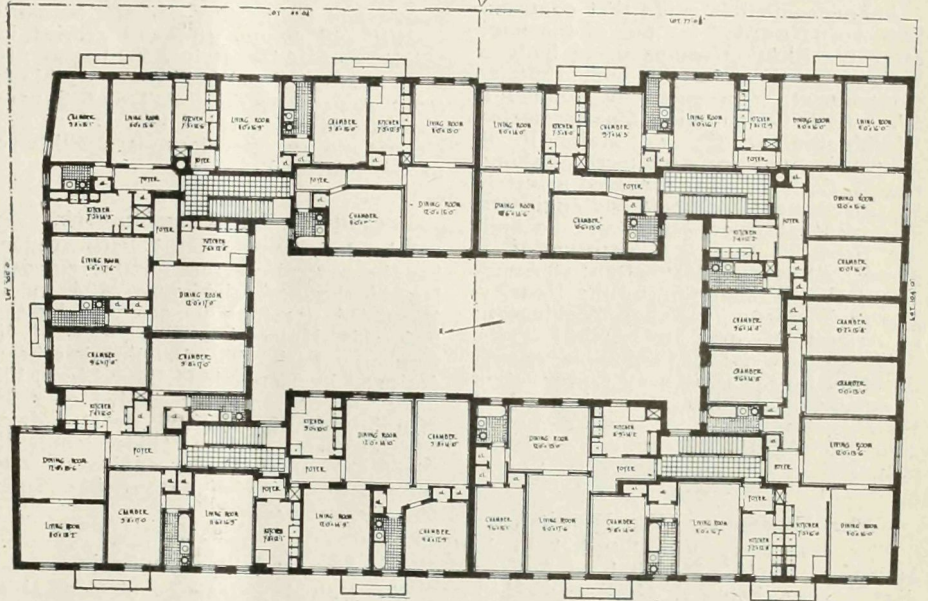
Two Multi-Family Houses to Cost \$150,000

—Structures Will Contain Unique Features

IRVING MARGON, architect, 370 East 149th street, prepared the plans for the two five-story multi-family dwellings now under construction at the northeast corner of the Grand Boulevard and Concourse and 170th street, Bronx. The planning of these buildings is quite unusual in a number of respects and the completed structures will embody some interesting features not generally encountered in apartment houses that are designed for the return of moderate rentals. The owner is the Concourse and 170th Street Corporation, Charles Richardson, president, 1720 Bryant avenue,

ranged in units of three, four, five and six rooms, each with bath and an ample supply of commodious built-in closets. The rooms are exceptionally large and well proportioned, with greater floor areas than ordinarily found in this type of project.

As will be noted on the accompanying plan the units are so arranged that long and dark private halls are practically eliminated. The two stairways will have a tendency to obviate the hall crowding often noticeable in buildings of this character and will create a feeling of increased privacy. When the construction work is entirely completed these



Irving Margon, Architect.
NEW APARTMENTS ON THE GRAND BOULEVARD AND CONCOURSE.

and the construction work is proceeding under his personal supervision. The total cost of the project is placed at approximately \$150,000.

The corner building has a frontage of 75 feet on the Concourse and the interior house a frontage of 80 feet. The plot occupied is approximately 155x105 feet. The structures have been planned around a central court of extra size, the dimensions of the same being 25x80 feet. The large size of this court permits of especially good facilities for natural light and ventilation for all of the rooms that open upon it. Through ventilation for all rooms was one of the prime requisites in planning. The suites in both of these structures have been ar-

apartments will contain all of the modern housekeeping features to be found in similar dwellings and also a number of recently adapted devices and appliances designed to increase the comfort of the tenants.

Quite a large number of multi-family dwellings have been erected in this vicinity during recent months and there is still opportunity for other speculative builders and investors to build additional houses of a like nature. The demand for accommodations, in small units and at moderate rentals, is greater than the supply. The renting conditions in the section are excellent and by next autumn the demand should be increased considerably.

THE WAR SITUATION.

Its Relation to Building Enterprises Throughout the Country.

By Edwin D. Weary, Chicago.

"THERE is much speculation as to the effect of war conditions on building enterprises. Much of it is pure guess work, but it is apparent that the recent advance in most of the materials which enter into building construction is hysterical and wholly unwarranted by actual conditions. Our company having in hand some eighteen bank building operations has carefully analyzed the situation and finds that the present bidding averages from twenty to twenty-one per cent. higher than the prices of January of this year. Very little of this advance is justified, either by the increased cost of production or by demand, and if the demand does not materialize these prices cannot be maintained.

"The construction of a building, unlike things for current consumption, is a permanent investment based on rental revenue, and unless rentals are permanently advanced it is manifestly impractical to increase the investment by

twenty per cent., and as a result building operations of this class must be materially restricted. This means that architects, contractors, manufacturers and material men, except those who get fat Government contracts, will be idle, which must and will induce low prices, and this is a plain proposition of economic law.

"It is said that during the coming year ten billion dollars will be scattered abroad in this country by this Government and by foreign countries for the purchase of materials and supplies, and what is to become of the money?

"If all business, except that of munitions and food, are not to succeed, how are the people to prosper and pay war taxes? What will happen to the manufacturers of marble, glass, terra cotta, tile, cabinet work, and a hundred other commodities which are not required for war purposes? Surely, this bountiful supply of money should create real and well balanced prosperity. The remedy, it seems to us, is for the Government to exercise the same supervision over materials and merchandise that undoubtedly must prevail over food and munitions.

"Our belief is that even without this action of the Government the time is near at hand when by reason of restrict-

ed building operations and lack of employment, there will be a recession in prices and building can proceed. As an evidence of this, one contractor stated to us a few days since that he could better afford to handle a building at three per cent. than to disband his organization."

Fire Escape Order.

Beginning with July 1, and until further notice, the Tenement House Department will not accept welded joints for bolt end connections on top rails, bottom rails and bracket ends. For rails, lapped joints must be made, secured with two $\frac{3}{8}$ -inch rivets or bolts. For bracket anchorages, the top member of the bracket must be in one piece and drawn out to form the bolt end.

Award Army Contracts.

Announcement is made that contracts have been awarded for five of the huge army mobilization camps to be built at various locations by the United States Government, represented by Colonel I. W. Littell, Construction Quartermaster, Washington, D. C., and Major F. B. Wheaton, Advisory Architect, Washington, D. C., from plans prepared privately by Government architects and engineers. The camp at Ayer, Mass., will be built by Fred T. Ley & Company, of 52 Vanderbilt avenue, Manhattan; at American Lake, Washington, by the Heurley-Mason Company, Tacoma, Washington; at Atlanta, Georgia, by Arthur Tufts, Atlanta, Georgia; at Columbia, South Carolina, by the Hardaway Construction Company, Columbus, Georgia; and at Wrightstown, N. J., by Irwin & Leighton, 126 North 12 street, Philadelphia, Pa.

Plan Emergency War Hospital.

The emergency war hospital to be built by St. Luke's Hospital, on Amsterdam avenue between 113th and 114th streets, west of the present building, will be two stories in height, with a frontage of 200.8 feet on Amsterdam avenue, and 78 feet in each street. It will contain six wards, each accommodating from twenty to thirty beds. Plans have been filed by William A. Boring, Professor of Design in the Columbia University School of Architecture, who has placed the cost at \$90,000. Students at Columbia surveyed the site, prepared the specifications, and did all the drafting work for the structure.

Building Times Square Playhouse.

The new theatre to be erected at 240 to 248 West 43d street by Selwyn & Company, 1451 Broadway, is being built by the Jeromel Realty Company, 119 Nassau street, which has obtained the general contract, and which is now razing the present buildings on the site. The playhouse will be two stories in height, and will measure 96x100 feet. It will be of brick, stone and terra cotta construction, and will have a seating capacity of 1,100 people. George Keister, 56 West 45th street, who designed it, places the cost at \$200,000.

To Remodel Imperial.

Plans have been filed for remodeling the nine-story section of the Hotel Imperial, at the southwest corner of Broadway and 32d street, which is owned by Robert W. Goelet. Albert M. Gray, the architect, estimates the cost at about \$85,000. Two new banquet halls are to be provided on the first floor of the 32d street side, and new plumbing installations include one hundred new bathrooms.

Designing Storage Warehouse.

Mortenson & Company, 405 Lexington avenue, architect, and Adolph C. Koenig, 405 Lexington avenue, mechanical engineer, are completing plans for a seven-story brick and steel cold storage warehouse, to measure 100x125 feet at 602 to 606 West 40th street for the New York Butchers' Dressed Meat Company, owner.

New Broadway Theatre.

The Lippe Contracting Company, 52 Vanderbilt avenue, has the general contract for the brick and terra cotta theatre building to be known as the New Triumph theatre, to measure 100x143 feet, on the site of the Barney Estate property at 1614 to 1622 Broadway, running through to 750 Seventh avenue, north of 49th street. The owner of the project is the 1620 Broadway Company. The new building has been designed by Thomas W. Lamb, 644 Eighth avenue, and will involve an outlay of approximately \$300,000. Russell B. Smith, C. E., is in charge.

Obtain Big Power Contract.

It is announced that L. K. Comstock & Company, 30 Church street, will furnish the contemplated Hotel Commonwealth with its power generating plant, and its electric distributing system for power and light. The Hotel Commonwealth will be twenty-eight stories in height, and will contain 2,500 rooms. It is understood that it will occupy a block front somewhere in the Times Square district. It is expected that 175 to 200 electric motors of various sizes will have to be provided.

Contract For Columbia Club.

John Laimbeer, Jr., 103 Park avenue, has the general contract for the remodeling of the new clubhouse at 4 to 12 West 43d street, to be occupied by the Columbia University Club, now at 18 Gramercy Park. The building has been designed by Kenneth M. Murchison, 101 Park avenue, architect, and Henry F. Hornbostel, 63 William street, advisory architect. Alger Gildersleeve, 10 West 43d street, is the engineer. The building forms part of the one-time Hotel Renaissance property.

Iron and Steel in Spain.

The United States Consul General at Barcelona, Spain, reports that a royal decree some time ago appointed a commission to study the unmanufactured iron and steel question in Spain, and to suggest means for alleviating the present situation in the domestic metallurgical industries.

PERSONAL AND TRADE NOTES.

American Society of Engineering Contractors has moved to new headquarters in the Woolworth Building, 233 Broadway.

General Electric Company announces the removal of its New York office from 30 Church street to the Equitable Building, 120 Broadway.

The new office of the Isko Co. at 9 Columbus Circle is showing the latest improved Isko machine. Chauncy Hills is in charge of sales.

R. Schlecker Architectural Iron Works has opened offices at 163 Snediker avenue, Brooklyn, for the transaction of a general iron contracting business.

Turner Construction Co., through its officers and employees, has made 923 individual subscriptions to the Liberty Loan, aggregating in amount \$116,550.

Joseph H. Jasper, William H. Quick, William Doran, Alfred Ludwig and George T. Hammond have been selected as the Examining Board of Plumbers, City of New York.

A. D. Granger Co., New York, dealers in power plant machinery and contractors for steam and electrical equipments, announces the removal of its offices to the Park Row Building, 15 Park Row.

J. G. Grossman, formerly with the Aberthaw Construction Co. of Boston, is now connected with the Peter Keeler Building Co. of Albany, in which company he has taken a financial interest.

William R. Phillips, formerly with the Samuel Austin Co., engineer, has opened an office at 1188 Main street, Bridgeport, Conn., where he will be pleased to receive samples and catalogues from manufacturers.

NO ARCHITECTS SELECTED.

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

NEWBURGH, N. Y.—The Board of Education of Newburgh, J. M. Crane, clerk, 98 Grand st., Newburgh, owner, is receiving competitive sketches for a high school bldg to be erected in DuBois st.

FORT LEE, N. J.—The Borough of Fort Lee, C. T. Lebright, clerk, Fort Lee, N. J., contemplates erecting a Borough Hall at Fort Lee. No architect has been selected and details will be available later.

CHENANGO BRIDGE, N. Y.—The Board of Supervisors of Broome County, H. G. Williams, clerk, Court House, Binghamton, N. Y., owner, contemplates the erection of a tuberculosis hospital. Details are undecided and no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Henry J. Russell, 169 Monticello av., and 92 Clifton pl., Jersey City, owner, is taking bids on the general contract for two 2-sty brick apartments and stores at the cor of Henderson and 1st sts, from plans by E. M. Patterson, 1 Montgomery st., Jersey City, architect. Cost, \$12,000.

BANKS.

BRONX.—Renwick, Aspinwall & Tucker, 8 West 40th st., Manhattan, architects, are taking bids on the general contract for a 1-sty granite and stone bank bldg, 56x93x101x49, at the junction of 3d av., 147th st and Willis av., for the Dollar Savings Bank, George E. Edwards, pres., 2806 3d av., Manhattan, owner.

DWELLINGS.

HAMMONDSPORT, N. Y.—The Hammondsport Board of Trade, M. A. Hoyt, secretary, Hammondsport, N. Y., owner, is taking bids on the general contract for fifty 2-sty frame and shingle and brick stucco dwellings, from plans by Hughes & Backoff, 31 Clinton st., Newark, architect. Cost, \$2,000 each.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The City of Bayonne, Board of Commissioners, William P. Lee, city clerk, City Hall, Bayonne, owner, is taking bids on the general contract to close 4 p. m., June 26, for a 1-sty concrete block storage bldg, in 29th st, near Av E, from privately prepared plans.

CALDWELL, N. J.—The Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman Bldg Com., Court House, Newark, N. J., owner, is taking bids on separate contracts to close 2 p. m., June 28, for addition to the 1-sty brick power plant at the Essex County Penitentiary, from plans by Joseph B. Allen, 1091 Sanford av., Irvington, N. J., County Architect, and Runyon & Carey, 845 Broad st., Newark, County engineer. Cost, \$75,000.

BROOKLYN, N. Y.—Gustave Erda, 826 Manhattan av., Bklyn, architect, is taking bids on the general contract to close about June 29, for a 3-sty brick and stone factory, 75x100, in Jewell st., near Calver st., for the Fidelity Metal Co., 196 Diamond st., Bklyn, owner.

HOSPITALS AND ASYLUMS.

WYNANTSKILL, N. Y.—The Rensselaer County Board of Supervisors, Thomas W. Curry, Ford and Fonda avs., Troy, N. Y., owner, is taking bids on the general contract to close 12 o'clock, noon, June 28, for a tuberculosis sanitarium to consist of a 2-sty hollow tile and stucco infirmary bldg, 38x110, four 2-sty frame ward bldgs, 120x40, a 2-sty frame administration bldg and dining rooms, 36x80, and a small frame bldg consisting of an ice-house and pump-house on the Walsh Film Farm, two miles east of Troy, from plans by Pember & Campaigne, Ilium Bldg., Troy, N. Y., architects. Cost, \$109,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The City of New York, Dept. of Education, C. B. J. Snyder, Supt. of School Bldgs, Park av and 59th st., owner, is taking bids on the general contract to close 11 a. m., June 25, for gymnasium apparatus, cabinets and playground apparatus to Public Schools Nos. 72, 101, 109, 168 and 171.

MORRISVILLE, N. Y.—The State School of Agriculture, F. G. Helyar, director, Morrisville, and Charles S. Wilson, Commissioner, Ithaca, N. Y., owners, are taking bids on the general and separate contracts, to close 2 p. m., June 25, for a 2-sty brick laboratory and classroom bldg, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$75,000.

WEST HOBOKEN, N. J.—The Town of West Hoboken, Board of Education, Louis L. Schmitt, pres., Emerson High School, Union st and Clinton av, West Hoboken, owner, is taking bids on separate contracts to close 8.30 p. m., June 26, for the erection of a public school.

POUGHKEEPSIE, N. Y.—The City of Poughkeepsie, Board of Education, Sylvester Shear, secretary, Poughkeepsie, N. Y., owner, is taking bids on the general and separate contracts, to close 4 p. m., June 25, for a 2-sty brick and stone public school, 104x60, and a 1-sty wing, 40x50, at the Warring School, Smith st, bet Dutcher and Mansion pl, from plans by Edward C. Smith, 39 Market st, Poughkeepsie, architect. Cost, \$50,000.

SYRACUSE, N. Y.—The Board of Education, George M. Fairchild, pres., Syracuse, owner, is taking bids on the general contract to close 1.30 p. m., June 25, for the "Edward Smith" School, at Broad and Lancaster avs, from plans by James A. Randall, 705 S. A. & K. Bldg, Syracuse architect. Cost, \$160,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—The City of New York, Public Service Commission for the First District, Oscar S. Straus, chairman, 120 Broadway, Manhattan, owner, is taking bids on the general contract to close 11:30 a. m., July 5, for the construction of a three-track elevated railroad (part of the Culver R. T. Railroad), extending over and along Shell road and West 6th from a point near Av X to Sheepshead Bay road.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WAVERLEY PL.—F. Savignano, 18 East 41st st, has plans nearing completion for alterations and addition to the 5-sty brick and stone apartment, 25x90, at 119 Waverley pl. Includes a 2-sty addition.

57TH ST.—George & Edward Blum, 505 5th av, have plans nearing completion for two 5-sty brick apartments and stores, 40x98, at 144-6 West 57th st, for Blanche H. Hutton, 11 East 45th st, owner. Cost, \$10,000.

DWELLINGS.

96TH ST.—Denby & Nute, 333 4th av, completed plans for alterations to the 4-sty brick dwelling and apartments, 20x58, at 15 West 96th st, for Charles C. Cunin, 515 Park av, owner. Cost, \$3,500.

34TH ST.—Guerdon S. Parker, 10 East 43d st, has completed plans for alterations to the 4-sty brick and stone dwelling, 25x90, at 47 East 34th st, for Dr. A. C. Lusk, 47 East 34th st, owner. Cost, \$5,000.

HALLS AND CLUBS.

MADISON AV.—Albert I. Brady, 15 Broad st, completed plans for alterations to the 3-sty brick lodge, club room and store bldg at 941-3 Madison av, for the Schulte Realty Corp., David A. Schulte, pres., 59 Park av, owner, and the Pythian Temple Assn, 599 Broadway, lessee. Cost, \$7,000.

43D ST.—John H. Knubel, 305 West 43d st, completed plans for alterations and extension to the 3-sty brick club and settlement house, 20x97, at 423 West 43d st, for the Church of New Jerusalem, Starling W. Child, trustee, on premises, owner. Cost, \$5,000.

HOSPITALS AND ASYLUMS.

BEEKMAN ST.—Adolph Mertin, 34 West 28th st, has plans in progress for addition to the brick and stone hospital, 75x80, at Beekman and Water sts, for the Volunteer Hospital, Beekman and Water sts, owner. Includes a 4-sty addition and solarium to present bldg. Cost, \$75,000.

HOTELS.

5TH AV.—George E. T. Wells, 55 Cedar st, completed plans for alterations to the 13-sty brick hotel, 75x150, at 539-45 5th av, for Matthew Byrnes Estate, c/o United States Mortgage & Trust Co, 55 Cedar st, owner. Cost, \$8,000.

MUNICIPAL.

CITY HALL PARK.—Grosvenor Atterbury, 20 West 43d st, has plans in progress for rebuilding the tower and cupola of City Hall Bldg. in City Hall Park, for the City of New York, Marcus M. Marks, pres., Borough of Manhattan, room 2032, Municipal Bldg, owner.

SCHOOLS AND COLLEGES.

MOTT ST.—C. B. J. Snyder, 500 Park av, completed plans for alterations to the 5-sty brick public school at 222 Mott st, for the City of New York, Board of Education, William G. Wilcox, pres., 500 Park av, owner. Cost, \$15,000.

STABLES AND GARAGES.

120TH ST.—Louis A. Sheinart, 192 Bowery, completed plans for a 1-sty brick garage, 100x100, at 166-172 West 120th st, for Anna R. Finch, 51 Chambers st, owner, and the Klosk Contracting Co., 416 East 108th st, lessee, builder. Cost, \$20,000.

133D ST.—B. H. & C. N. Whinston, 3d av and 148th st, completed plans for extension to the 1-sty brick garage at 690 East 133d st, for William Hochreiterm, 688 East 133d st, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Carl Hartzelius, Grand Central Terminal Bldg, completed plans for alterations to the 6-sty brick store and loft bldg, 25x97, at 582 5th av, for Mrs. Ellen M. G. Rionda, 30 West 59th st, owner, and Paul J. Byck, 1775 Broadway, lessee. Cost, \$5,000.

23D ST.—Otto Strack, 220 East 23d st, owner, has plans completed privately for alterations and addition to the 9-sty brick store and loft bldg, 97x115, at 212 East 23d st. Consists of a 9-sty addition, 22x74. Cost, \$50,000.

BROADWAY.—Morgan M. O'Brien, 49 East 90th st, completed plans for alterations to the brick office and loft bldg at 335 Broadway, for the Title Guarantee & Trust Co., Clarence A. Kelsey, 176 Broadway, owner. Cost, \$6,000.

BROADWAY.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations and addition to the 3-sty brick store, loft and dwelling, 51x72, at 2867-9 Broadway, for Samuel Ferber, on premises, owner. Consists of a 3-sty addition. Cost, \$10,000.

THEATRES.

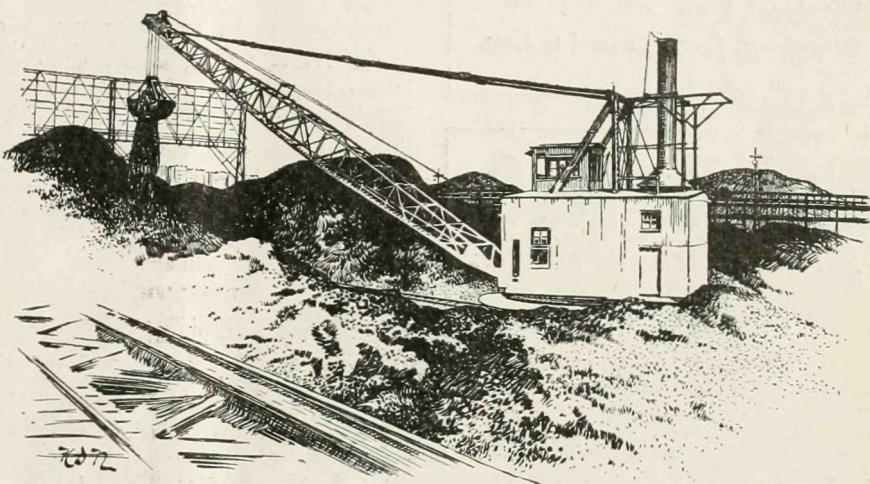
BOWERY.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for alterations to the 2-sty brick theatre, 75x200, at 50-2 Bowery, for Lowenfeld & Prager, 37 Liberty st, owner, and Feliciano Acierno, 323 East 124th st, lessee.

Bronx.

DWELLINGS.

HOUGHTON AV.—Carl J. Itzel, 1362 Prospect av, completed plans for alterations to the dwelling on the south side

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of Houghton av, 289 ft east of Havemeyer av, for the Finkel Umbrella Frame Co., 2534 East 177th st, owner. Cost, \$3,000.

SCHOOLS AND COLLEGES.

163D ST.—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 4-sty school at the southeast cor of 163d st and Eagle av for the City of New York, Board of Education, W. G. Willcox, pres., Park av and 59th st, owner. Cost, \$5,000.

165TH ST.—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 4-sty brick school in the north side of 165th st, from Union to Tinton avs, for the City of New York, Board of Education, W. G. Willcox, pres., Park av and 59th st, owner. Cost, \$5,000.

STABLES AND GARAGES.

LAFontaine AV.—De Rose & Cavalieri, 148th st and 3d av, completed plans for a 1-sty brick garage, 50x100, on the east side of Lafontaine av, 247 ft south of 180th st, for the Russo Iodice Realty Co., Giovanni Russo, pres., 2364 Lorillard pl, Manhattan, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

BRYANT AV.—Goldner & Goldberg, 391 East 149th st, completed plans for 1-sty brick stores and bakery, 116x84, at the southwest cor of Bryant av and West Farms rd, for the S. M. & K. Realty Co., William J. Sloan, pres., 316 East 65th st, Manhattan, owner and builder. Cost, \$12,000.

WESTCHESTER AV.—J. M. Felson, 1153 Broadway, completed plans for 1-sty brick stores, 116x35, on the west side of Westchester av, 55 ft south of Forest av, for Sophia Brewer, 408 Lexington av, owner. Cost, \$5,000.

BURNSIDE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty brick store bldg, 100x150, at the southeast cor of Burnside and Jerome avs, for J. Clarence Davies, 149th st and 3d av, owner. Cost, \$55,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

RAPELYEA ST.—Charles Werner, 316 Flatbush av, Brooklyn, completed plans for extension and interior alterations to the 4-sty tenement in the north side of Rapelyea st, 1526 ft east of Van Brunt st, for the Atlantic Basin Iron Works, Summit st, Brooklyn, owner. Cost, \$4,500.

59TH ST.—Ferdinand Savignano, 18 East 41st st, Manhattan, has plans nearing completion for a 3-sty brick and stone tenement, 25x70, in the south side of 59th st, 80 ft east of 12th av. Cost, \$11,000.

APARTMENTS, FLATS & TENEMENTS.

86TH ST.—The Eighty-Sixth Street Apartment, Inc., Francis L. Maher, pres., 122 Livingston st, Bklyn, contemplates erecting a 4-sty brick and stone apartment house, 60x150, in the north side of 86th st, 300 ft east of 3d av. Architect's name will be announced later. Cost, \$40,000.

BANKS.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty brick and stone bank building, 25 x90, on the east side of Flatbush av, 250 ft south of Church av, for the Builders Holding Co., J. Paul Hoffman, pres., 375 Pearl st, Brooklyn, owner, and the Flatbush Savings Bank, Harry B. Hawkins, secretary, 863 Flatbush av, lessee.

CHURCHES.

HENDRIX ST.—Louis Schillinger, 167 Van Siclen av, completed plans for alterations to the 2-sty brick synagogue at 450 Hendrix st, 150 ft north of Sutter av, for Chevra Kasher Achin Anshe Sford, of East New York, on premises, owner. Cost, \$3,500.

DWELLINGS.

EAST 15TH ST.—C. Alfred Foster, 1 West 34th st, Manhattan, completed plans for extension and interior alterations to the two 2 and 3 1/2-sty dwellings and stores at the southwest cor of East 15th st and Newkirk av for William Hitzelberg, 1420 Newkirk av, Brooklyn, owner. Cost, \$4,000.

EAST 5TH ST.—The New Era Homes Corp., 189 Montague st, Brooklyn, owner, has had plans completed privately for a 2-sty frame dwelling, 24x40, in the west side of East 5th st, 140 ft south of Av O. Cost, \$6,000.

JAFFRAY ST.—Benjamin F. Hudson, 319 9th st, completed revised plans for the alteration of the 2 1/2-sty frame and stucco dwelling, 25x45, in the east side of Jaffray st, 100 ft south of Oriental Blvd, for Mary Parker Smith, owner. Cost, \$8,000.

PRESIDENT ST.—Cohn Brothers, 361 Stone av, completed plans for alterations and extension to the 2-sty brick dwelling, 18x40, in the south side of President st, 50 ft west of Schenectady av, for Samuel

Horowitz, 1666 Pitkin av, owner. Includes a new garage. Cost, \$2,500.

WASHINGTON AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, completed plans for alterations to the four 4 and 5-sty dwelling on the west side of Washington av, 55 ft and 35 ft north of Lafayette av, and at the northwest cor of Lafayette and Washington avs, for John T. Underwood, 336 Washington av, owner. Total cost, \$25,000.

RALPH AV.—Koch & Wagner, 26 Court st, completed plans for alterations to the 3-sty dwelling and store at the northeast cor of Ralph and Gates avs for Peter Muller, 1033 Gates av, owner. Cost, \$3,000.

51ST ST.—Cantor & Dorfman, 373 Fulton st, Bklyn, completed plans for extension to the 2 1/2-sty dwelling in the north side of 51st st, 100 ft east of 14th av, for Wolf Nodler, 1369 56th st, owner. Cost, \$5,000.

16TH AV.—Frankfort & Kirschner, 2634 Atlantic av, completed plans for a 3-sty brick dwelling and store, 19x52, on the west side of 16th av, 125 ft north of Benson av, for Harris Wilmer, 4706 13th av, owner. Cost, \$6,500.

50TH ST.—Frankfort & Kirschner, 2634 Atlantic av, completed plans for a 2 1/2-sty frame dwelling, 18x50, in the south side of 50th st, 340 ft east of 16th av, for C. P. R. Construction Co., 8654 16th av, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

STERLING, PL.—Samuel Millman & Son, 1780 Pitkin av, Brooklyn, completed plans for a 1-sty brick factory, 35x50, in the north side of Sterling pl, 105 ft west of Howard av, for Fannie Appsell, 1793 Sterling pl, owner.

WEST ST.—William Higginson, 21 Park Row, Manhattan, completed plans for extension to the 3-sty warehouse at the northwest cor of West and Oak sts, for the American Manufacturing Co., Noble and West sts, Bklyn, owner. Cost, \$12,000.

SCHOOLS AND COLLEGES.

SUTTER AV.—Cohn Bros, 361 Stone av, completed plans for alterations to the 3-sty brick school at the northwest cor of Sutter and Hopkinson avs for the Hebrew Educational Society, on premises, owner. Cost, \$2,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Tobias Goldstone, 50 Graham av, has preliminary plans in progress for a 1-sty brick and stone garage, 50x100, to cost \$15,000. Owner's name will be announced later.

BROOKLYN, N. Y.—Louis Schillinger, 167 Van Siclen av, completed plans for a 1-sty brick garage, 50x20x50, for Fred Klein, 2959 Fulton st, owner and builder. Exact location will be announced later. Cost, \$2,500.

86TH ST.—John A. Gorman, 445 Fennimore st, completed plans for a 1-sty brick garage, 18x84, in the south side of 86th st, 200 ft west of 3d av, for Carrie F. Lyons, 251 86th st, owner. Cost, \$3,000.

12TH ST.—Thode & Harvie, 406 8th av, Brooklyn, have plans nearing completion for a 3 1/2-sty brick garage, 50x100, at 459-461 12th st, for Arthur Ackerman Lightage Co., 24 Stone st, owner and builder. Cost, \$30,000.

AV D.—R. T. Schaefer, 1526 Flatbush av, completed plans for a 1-sty brick garage, 17x64, on the south side of Av D, 100 ft west of Bedford av, for Schutte Bros., 1240 Flatbush av, owner. Cost, \$3,000.

FLUSHING AV.—Tobias Goldstone, 60 Graham av, completed plans for a 1-sty brick and stone garage, 50x117x75, on the north side of Flushing av, 299 ft east of Bushwick av, for Charne Katz, 158 Varet st, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

COURT ST.—The Gibbons Co., 318 Columbia st, completed plans for a 2-sty brick office and storage bldg, 25x78, in the west side of Court st, 370 ft south of Bryant st, for Ira S. Bushey & Son, foot of 21st st, owner. Cost, \$10,000.

MISCELLANEOUS.

SOUTH 3D ST.—The American Sugar Refining Co., Earl D. Babst, pres., 117 Wall st, Manhattan, owner, contemplates rebuilding the sugar packing plant recently destroyed by fire at South 3d and South 4th sts, Kent av and East River, from plans by George Dinckel.

BRIGHAM ST.—A. L. Martin, 215 Montague st, Bklyn, completed plans for extension to the 1-sty disposal works in the east side of Brigham st, 423 ft north of Voorhees av, for the City of New York, Lewis H. Pounds, pres., Borough of Brooklyn, room 2, Borough Hall, Bklyn, owner. Cost, \$6,000.

Queens.

DWELLINGS.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for ten 2-sty frame dwellings, 20x32, at the north-east cor of Maxweber av and Fulton st, and on the east side of Maxweber av, 399 ft north of Fulton st, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner. Cost, \$26,000.

QUEENS, L. I.—E. P. O'Brien, Queens, L. I., completed plans for a 2½-sty frame dwelling, 22x27, in the north side of 107th st, 220 ft east of 223d st, for Harriet A. O'Brien, Queens, owner. Cost, \$3,000.

LONG ISLAND CITY.—Thomas J. Reid, 76 Hoyt av, L. I. City, completed plans for a 2-sty brick dwelling, 20x55, in the east side of Cooper st, 211 ft south of Newtown rd, for James Murphy, 34 Cooper st, L. I. City, owner. Cost, \$5,000.

WOODHAVEN, L. I.—George Crane, 4568 Jamaica av, Richmond Hill, completed plans for a 2-sty frame and shingle dwelling, 16x39, in the west side of Diamond st, 136 ft north of Jamaica av, for Gatehouse Bros., 12 Chestnut st, Woodhaven, owner and builder. Cost, \$3,000.

JAMAICA, L. I.—I. M. Kirby, 363 Fulton st, Jamaica, completed plans for two 2½-sty frame and shingle dwellings, 25x46, in the north side of Cedarcroft pl, 109 and 479 ft west of Kingston rd, for the Herman Homes Co., Herman Berjo, pres., 363 Fulton st, Jamaica, owner and builder.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., Robert W. De Forest, pres., 27 Greenway Terrace, Forest Hills, owner, has had plans completed privately for eight 2½-sty brick dwellings, 18x19, in the south side of Park End pl, from Beechy rd to Burns st. Cost, \$28,000.

FLUSHING, L. I.—C. W. Weddle, New Hyde Park, L. I., completed plans for a 2½-sty brick dwelling, 39x41, in the east side of 26th st, 120 ft north of the Long Island Railroad, for Charles R. Mayer, owner. Cost, \$8,000.

JAMAICA, L. I.—James P. Geddes, 4481 Fulton st, Richmond Hill, completed plans for six 2½-sty frame dwellings, 16x38, on Madison av, northwest cor of 1st st, for Arthur Short, 212 Helen av, South Ozone Park, L. I., owner. Cost, \$12,000.

ELMHURST, L. I.—Hoffman & Simpkin, Elmhurst, owners, have had plans completed privately for four 2½-sty frame dwellings, 19x49, in the south side of Jennings st, 125 ft east of Toledo st. Cost, \$10,000.

HALLS AND CLUBS.

RIDGEWOOD, L. I.—Louis Berger, 1652 Myrtle av, Ridgewood, completed plans for alterations and addition to the 3-sty brick club house, 20x96, at 2420 Putnam av, for the Ridgewood Democratic Club, Carl Berger, pres., 267 St. Nicholas av, Brooklyn, owner. Consists of interior alterations and a 3-sty brick extension, 20 x36. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn, Queens Plaza Court Bldg, L. I. City, completed plans for a 3-sty brick office and storage bldg, 100x100, at Riker and 9th avs, for the Huddleston & Marsh Mahogany Co., 33 West 42d st, Manhattan, owner. Cost, \$50,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—William Shary, 41 Union sq, Manhattan, has been retained to prepare plans for the construction of a dwelling on Bayview av for D. F. C. Ax-tell, 41 Union sq, Manhattan, and 39 Hill Park av, Great Neck, L. I., owner. Details will be available later.

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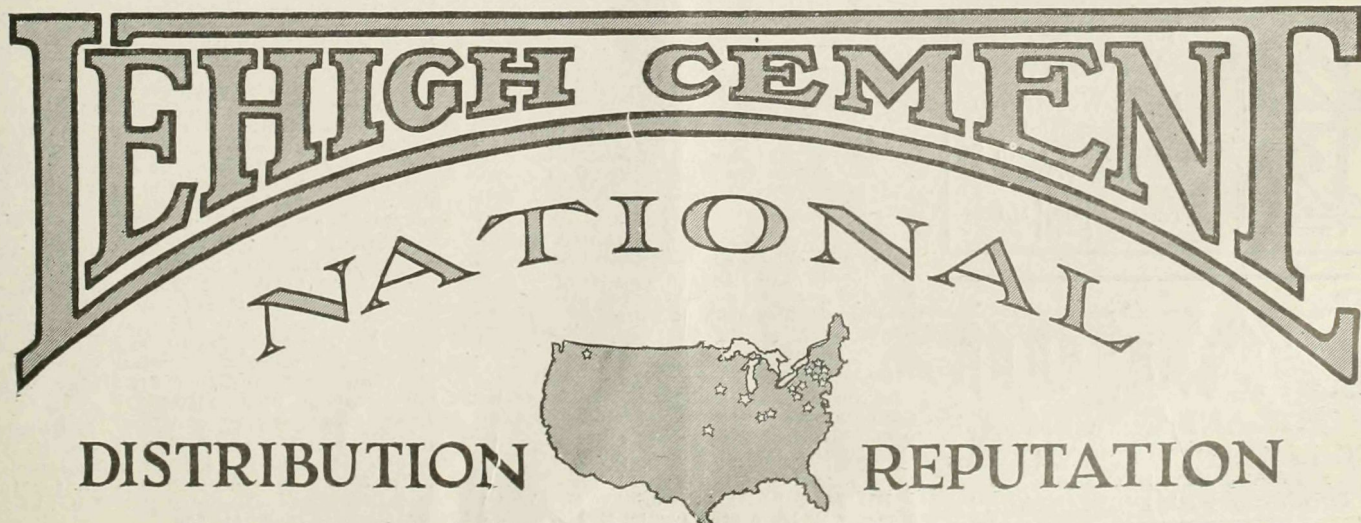
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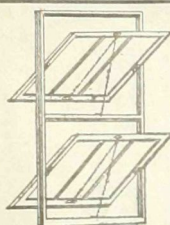


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DWELLINGS.

YONKERS, N. Y.—The House Craft Co., 346 Fulton av., Brooklyn, completed plans for a 2½-sty frame and shingle dwelling, 23x36, on Harvard pl., Nepperhan Heights, for Quinto & Lororizo Petrucci, Yonkers, owners and builders. Cost, \$4,500.

YONKERS, N. Y.—George L. Caresore, Lincoln Heights, Yonkers, has completed plans for a 2½-sty frame and shingle dwelling, 20x50, at 381 Fox st., for John Cajdos, Yonkers, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, Yonkers, completed plans for two 2-sty brick and reinforced concrete factory bldgs, 30x152x50x86, in Downing st., for H. Schneider Co., 150 Downing st., Yonkers, owner. Total cost, \$40,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Board of Education of Yonkers, C. P. Eaton, pres., High School Bldg, Yonkers, contemplates making alterations and building additions to Public Schools Nos. 13, 14, 15 and 16, from plans by George Howard Chamberlin, 18 South Broadway, Yonkers, architect. Details will be available later.

STABLES AND GARAGES.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av., Yonkers, has plans in progress for a 1-sty stone garage, 50x77, at 110 McLean av., for Van Ness Bros., 506 South Broadway, Yonkers, owners. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av., Yonkers, has plans in progress for 1-sty brick and stone stores, 50x44x irreg, at 108 McLean av., for Van Ness Brothers, 506 South Broadway, Yonkers, owner. Cost, \$9,000.

MISCELLANEOUS.

MT. VERNON, N. Y.—The New York Central Railroad Co., Alfred H. Smith, pres., 70 East 54th st., Manhattan, owner, has had plans completed privately for an addition to the 2-sty brick freight depot, 30x38. Cost, \$5,500.

New Jersey.

CHURCHES.

EAST ORANGE, N. J.—A. Del Guercio, 800 Broad st., Newark, has plans in progress for a 1-sty hollow tile block and stucco church, 36x75, in Crawford st., for St. Joseph's Roman Catholic Church, Rev. Father James Zuccarelli, 6 Hurlbut st., Orange, N. J., in charge. Cost, \$8,000.

DWELLINGS.

PALISADE, N. J.—G. W. Dexter, Palisade Bldg, Passaic, N. J., is revising plans for a 2½-sty hollow tile and stucco dwelling, 28x37, for John F. Fink, 45 East 28th st., Manhattan, owner.

CLIFFSIDE PARK, N. J.—Oscar R. McElwain, Edgewater rd and Palisade av., Cliffside Park, owner, contemplates erecting three 2½-sty frame dwellings on Morningside av from privately prepared plans. Cost, \$4,000 each.

SUMMIT, N. J.—Richard S. Shapter, 21 Maple st., Summit, has plans in progress for alterations to the 2½-sty hollow tile and stucco dwelling, and a new garage. Owner's name and exact location will be announced later.

ELIZABETH, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and stucco dwelling, 26x30, for Philip Cohen, 243 Elizabeth av., Elizabeth, owner and builder. Cost, \$4,500.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl., Elizabeth, has plans in progress for a 1½-sty frame and shingle bungalow, 27x44, in East Jersey st., near Reid st., for Henry Kleinhaus, 1204 East Grand st., Elizabeth, owner. Cost, \$4,500.

TENAFLY, N. J.—Pember & Campaigne, 24 James st., Albany, N. J., have plans in progress for a brick dwelling for Arthur Newcomb, Tenafly, owner.

GARFIELD, N. J.—Joseph De Rosa, 119 Ellison st., Paterson, completed plans for a 2-sty brick dwelling, 22x38, for Joseph Messineo, 160 Palisade av., Garfield, owner and builder. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Celluloid Co., B. H. Blood, supt., in charge, 290 Ferry st., Newark, owner, contemplates erecting an additional 1-sty brick factory bldg, 28x69, at 51 Westcott st. from privately prepared plans. Cost, \$4,000.

ELIZABETH, N. J.—F. L. Smidth & Co., 50 Church st., Manhattan, owner, has had plans completed privately for a 2-sty concrete block storage bldg, 48x64, at North av and Meadow st. Cost, \$4,000.

HALLS AND CLUBS.

RUTHERFORD, N. J.—C. B. Waterhouse, 257 Main st., Passaic, N. J., complet-

ed plans for addition to the 2-sty lodge bldg, 50x40, at 169 Park av., near Park pl., for the Rutherford Order F. & A. Masons, Mr. Currant, Rutherford National Bank, Rutherford, owner. Cost, \$4,000.

HOSPITALS AND ASYLUMS.

ELIZABETH, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av., Manhattan, have preliminary plans in progress for a 5-sty brick and stone hospital bldg, 120x160, for the Elizabeth General Hospital, East Jersey st., Elizabeth, owner. Cost, \$500,000.

SCHOOLS AND COLLEGES.

CLARK TOWNSHIP, N. J.—C. Godfrey Poggi, 2 Julian pl., Elizabeth, has plans in progress for two 1-sty brick additions, 22x43 ft each, to the Public School for the Board of Education of Clark Township, Thomas Thompson, District Clerk, Clark Township, N. J., owner. Cost, \$16,000.

VIENNA, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have plans in progress for a 2-sty brick and stone grade school, 25x82, to contain four classrooms, for the Vienna Board of Education, Vienna, owner.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Clifford Eaton Murray, 20 Clinton st., Newark, will draw plans for a 5-sty brick and stone store and office bldg, 30x121, at 43 Clinton st., for the W. B. Wood Co., 30 Clinton st., Newark, owner.

Other Cities.

HOSPITALS AND ASYLUMS.

NEWBURGH, N. Y.—Frank E. Estabrook, 72 2d st., Newburgh, completed plans for a 2-sty brick hospital bldg, 50x80, for the City of Newburgh, W. C. Constant, City Clerk, City Hall, Newburgh, owner.

HOTELS.

LAKE PLACID, N. Y.—John H. Phillips and J. E. R. Carpenter, associate architects, 681 5th av., Manhattan, have plans in progress for addition to the 6-sty brick and stucco Grand View Hotel, on Mirror Lake, for the Adirondack Resort Corp., c/o George F. Stott, 25 Broad st., Manhattan, owner, and John McE. Bowman, Hotel Biltmore, Madison av and 43d st., Manhattan, lessee. Cost, \$500,000.

SCHOOLS AND COLLEGES.

OSWEGO, N. Y.—Wilson Potter, 1 Union sq., Manhattan, will draw plans for a brick high school, probably 3 stys, for the Board of Education of Oswego, Michael F. Crimmins, pres., City Hall, Oswego, owner. Site not yet selected.

SYRACUSE, N. Y.—Gordon Wright, Union Bldg, Syracuse, has plans nearing completion for rebuilding the 2 and 3-sty brick and steel Porter School at 512 Emerson av. for the Board of Education of Syracuse, George M. Fairchild, pres., Syracuse, N. Y., owner. Cost, \$150,000.

SYRACUSE, N. Y.—Russell & King, 602 Snow Bldg, Syracuse, completed plans for a 2-sty brick, stone and steel school (Webster School) for the Board of Education of the City of Syracuse, George M. Fairchild, pres., City Hall Bldg, Syracuse, owner. Cost, \$110,000.

WATERTOWN, N. Y.—A. F. Lansing, Sherman Block, Watertown, will draw plans for alterations and addition to the school in Boon st for the City of Watertown, Board of Education, Frank S. Tisdale, supt., City Hall, Watertown, owner. Cost, \$60,000.

ROCHESTER, N. Y.—Gorden & Madden and William G. Kaelber, 300 Sibley Block, Rochester, N. Y., have revised plans in progress for a 3-sty brick junior high school bldg, 240x240, at Saratoga and Packus avs, for the City of Rochester, Board of Education, J. S. Mullen, secy, Municipal Bldg, Rochester, owner. Cost, \$500,000.

MISCELLANEOUS.

WESTFIELD, N. Y.—C. C. Hill, Westfield, Borough and Designing Engineer, and Gannett, Seelye & Fleming, 204 Locuts st., Harrisburgh, Pa., have plans nearing completion for the rebuilding of the water works, for the Borough of Westfield, owner. Cost, \$80,000.

ELMIRA, N. Y.—Henry D. Whitfield, 160 5th av., Manhattan, has plans in progress for a 2-sty brick and stone library bldg, 80x50, at the southeast cor of Lake and East Church sts, for the Steele Memorial Library, Boyd McDowell, secy, cor East Market and Lake sts, Elmira, owner, and the Carnegie Foundation, 576 5th av., Manhattan, donor. Cost, \$100,000.

POUGHKEEPSIE, N. Y.—W. J. Beardsley, 49 Market st., Poughkeepsie, N. Y., completed plans for a 2-sty brick laundry bldg, 53x140, at 26 Catherine st., for the Courtney Steam Laundry Co., Poughkeepsie, owner. Cost, \$15,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—William Sommerville has the general contract for alterations to the apartment house at the southwest cor of 99th st and Broadway, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$10,000.

MANHATTAN.—Charles Herman Construction Co., 52 Vanderbilt av, has the general contract for remodeling the 5-sty brick apartments and store at 799 Park av, for Mrs. Louise Baum, owner, from plans by Schwartz & Gross, 345 5th av, architects. Cost, \$15,000.

CLIFFSIDE PARK, N. J.—Coppoletta Bros., Cliffside Park, N. J., have the general contract for a 2-sty hollow tile and stucco flat, on Jersey av, for Louis Coppoletta, Cliffside Park, owner, from privately prepared plans. Cost, \$5,000.

LINDEN, N. J.—Nicholas Piperato, Elizabeth, N. J., has the general contract for a 3-sty brick flat and store, 30x54, in Dennis pl, 25 ft west of Edgar rd, for R. Rispoli, on premises, owner, from plans by J. B. Beatty, 15 North Reid st, Elizabeth. Cost, \$8,000.

BANKS.

MANHATTAN.—M. Reid & Co., 116 West 39th st, have the general contract for alterations to the 4-sty brick bank bldg, 50x150, at 530 5th av, for the Fifth Av Bank of New York, Theodore Hetzler, pres., on premises, owner, from plans by Trowbridge & Livingston, 527 5th av, architects. Cost, \$5,000.

HUDSON FALLS, N. Y.—The Kingsbury Construction Co., 158 Main st, Hudson Falls, N. Y., has the general contract for interior alterations to the brick bank in Main st for the Sandy Hill National Bank, Hudson Falls, owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan. Cost, \$25,000.

DWELLINGS.

MANHATTAN.—R. H. Howes Construction Co., 105 West 40th st, has the general contract for a 4-sty brick dwelling, 20x60, at 698 Madison av, for Dr. Charles H. May, on premises, owner, from plans by Edward I. Shire, 373 4th av, architect. Cost, \$10,000.

BROOKLYN, N. Y.—J. Jacobson, 566 Bedford av, Bklyn, has the general contract for a 2½-sty brick dwelling, 28x53, on the east side of Ocean Parkway, 120 ft north of Cortelyou road, for Joseph Smolen, 561 Broadway, owner, from plans by Shampian & Shampian, 772 Broadway, Bklyn. Cost, \$18,000.

MT. VERNON, N. Y.—E. H. South, 103 Park av, Manhattan, has the general contract for a 2½-sty frame and stucco dwelling, 26x42, with garage, at the Esplanade near Columbus av, Station, for F. A. Kelly, 406 Huber av, Mt. Vernon, owner, from plans by Julius Gregory, 30 East 42d st, Manhattan, architect. Cost, \$12,000.

RICHMOND HILL, L. I.—Theodore Rubsamen, 17 Shiply st, Bklyn, has the general contract for alterations and extension to the dwelling at the southeast cor of Hamilton and Myrtle avs, for Cathrine Voltz, 269 Sterling pl, owner, from plans by Charles Infanger & Son, 2634 Atlantic av, architects. Cost, \$2,500.

STAMFORD, CONN.—G. E. Dodge, South Beach, Stamford, Conn., has the general contract for a 2½-sty frame dwelling, 23 x26x21x18, for Mrs. I. Franklin Wardwell, Stamford, owner, from plans by Aymar Embury 2d, 132 Madison av, Manhattan. Cost, \$10,000.

ELIZABETH, N. J.—Charles P. Dederick, 46 Park av, Elizabeth, has the general contract for a 2½-sty frame and shingle dwelling, 28x32, on Princeton road, for Mrs. Belle Johnson, 439 Magie st, Elizabeth, owner, from privately prepared plans. Cost, \$6,000.

MONTCLAIR, N. J.—Norman H. Thatcher Co., 164 Alden st, Orange, N. J., has the general contract for a 2½-sty frame and stucco dwelling in the west side of Mission st, bet Bloomfield and Elmwood avs, for Alice A. Jackson, Montclair, owner, from privately prepared plans. Cost, \$4,000.

YONKERS, N. Y.—Gramatan Homes, Inc., 154 East 1st st, Mt. Vernon, N. Y., has the general contract for three 2½-sty frame and stucco dwellings, 30x29, at 27, 31 and 35 Pennsylvania av, for the Bixby Realty Co., 39 Prospect av, Mt. Vernon, owner, from privately prepared plans. Cost, \$5,000 each.

BEECHURST, L. I.—E. W. Pease, 243 West 34th st, Manhattan, has the general contract for a 2½-sty frame and shingle

dwelling, 24x34, for Samuel Eichen, 243 West 34th st, Manhattan, owner, from plans by Joseph J. Eberle, 489 5th av, Manhattan, architect. Cost, \$4,500.

WHITE PLAINS, N. Y.—M. W. Walker, 501 5th av, Manhattan, has the general contract for a 2½-sty stone, frame and stucco dwelling, 31x50, in Westminster Park, for Captain Leslie Vickers, c/o M. W. Walker, 501 5th av, owner. Cost, \$8,000.

PLAINFIELD, N. J.—Charles E. Drake, 967 Park av, Plainfield, has the general contract for a 2½-sty frame dwelling, 28x30, on the north side of Bellevue av, 185 ft east of Park av, for Fennell C. J. Moore, 994 Arlington av, Plainfield, owner, from plans by George H. Fisher, 224 Manson pl, Plainfield, N. J. Cost, \$6,000.

RUTHERFORD, N. J.—George Sojka, 68 Monroe st, Garfield, N. J., has the general contract for a frame and shingle dwelling in Main st, near Van Winkle av, for C. W. Van Winkle, 2 Railroad sq, Rutherford, N. J., owner, from privately prepared plans. Cost, \$5,000.

LINDEN, N. J.—Isadore Bass, Roselle, N. J., has the general contract for a 2½-sty frame and stucco dwelling in the south side of Gibbons st, 150 ft west of Summit st, for Carl Cross, Linden, owner, from privately prepared plans. Cost, \$4,000.

RICHMOND HILL, L. I.—E. A. Wooden, 404 Vine st, Richmond Hill, L. I., has the general contract for a 2½-sty frame and shingle dwelling, 22x31, in Oxford st, bet. Brandon and Cleveland sts, for Henry L. Young, Oxford st, Richmond Hill, L. I., owner, from privately prepared plans. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for alterations to the 6-sty brick office, factory and warehouse bldg, 154x184, at 110-112 West 19th st, through to 113-123 West 18th st, for the Warner-Hudnut Corp., G. A. Pfeiffer, pres., 110 West 19th st, owner, from plans by G. A. & H. Boehm, 7 West 42d st, architects. Cost, \$30,000.

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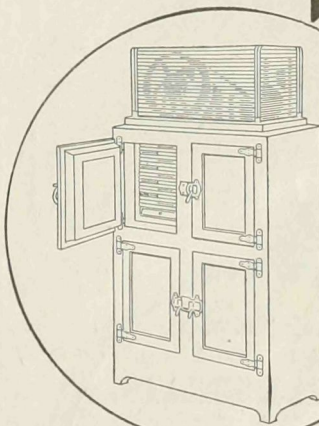
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MANHATTAN.—Steen, Simms Co., 30 Church st, has the general contract for a 1-sty brick and reinforced concrete sales and storage bldg, 50x200x175x irreg, at 401-413 West 124th st, through to 418-420 West 125th st, for Mrs. Julia R. Cameron, c/o A. S. Cameron, 11 Broadway, owner, and the Willard Storage Battery Co., 228 West 58th st, lessee, from plans by Elettus D. Litchfield, 477 5th av, architect.

BRONX.—Charles T. Wills Co., 286 5th av, has the general contract 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. Lebing, 2 West 45th st, owner, from plans by S. J. Stammers, 320 5th av, architect. Cost, \$6,000.

BAYONNE. N. J.—John W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for addition to the 1-sty brick factory, 100x122, at Av A and North st, for the Electro-Dynamic Co., Av A and North st, Bayonne, owner, from privately prepared plans.

HOSPITALS AND ASYLUMS.

BATH, N. Y.—H. O. Dorman, Corning, N. Y., has the general contract for a tuberculosis hospital, for the Board of Supervisors, Dr. Eugene E. Webster, chairman, Woodhull, N. Y., owner, from plans by Pierce & Bickford, 118 Lake st, Elmira, N. Y. Cost, \$37,000.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—The Phelan Building & Construction Co., 79 River st, Hoboken, N. J., has the general contract for a vocational school in Seneca st, near Tully st, for the City of Syracuse, Board of Education, Albert N. Larkin, pres., City Hall, Syracuse, owner, from plans by Merriek & Randall, 705 S. A. & K. Bldg, Syracuse, architects. Elmer E. Palmer, 609-11 Snow Bldg, Syracuse, is the mechanical engineer. Cost, \$500,000.

STABLES AND GARAGES.

MANHATTAN.—Clark & Appelman, 278 Madison av, have the general contract for a 1 and 2-sty brick and frame garage and stable, 190x48, at the northwest cor of 19th and Exterior sts, for the Brookman Est., Donald S. Walker, exec., 88 Wall st, Manhattan, owner, and O. H. Perry & Son, foot of East 19th st and East River, lessee, from plans by Charles H. Higgins, 165 Broadway, architect. Cost, \$7,000.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for a 5-sty brick garage and storage bldg, 26x90, at 37 Great Jones st, for Frederick T. Hopkins, 37 Great Jones st, owner, from plans by Lewis C. Patton, 597 5th av. Cost, \$35,000.

MANHATTAN.—Jardin Co., 507 5th av, has the general contract for a 5-sty reinforced concrete and brick garage, 60x100, at 251-5 West 69th st, from plans by Shape, Bready & Peterkin, 220 West 42d st, architects. Owner's name will be announced later.

BROOKLYN, N. Y.—A. L. Fogel, 850 St. Johns pl, 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 Orient Co., 753 Nostrand av, owner, from plans by W. T. McCarthy, 16 Court st. Cost, \$20,000.

EAST AURORA, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for a 1½-sty brick garage and stable, 30x50, for the Standard Oil Co. of New York, 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$3,000.

WILLIAMSON, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for a 1½-sty brick stable and garage, 30x50, for the Standard Oil Co. of New York, 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Hill & Co., 114 East 28th st, have the general contract for alterations to the 5-sty brick loft bldg, 23x93, at 127 Av D, for Major Clarence Ewen, Abner Mills Estate, 381 East 8th st, owner, from plans by Henry Regelman, 133 7th st, architect. Cost, \$5,000.

MANHATTAN.—Fountain & Choate, 119 East 23d st, have the general contract for alterations to the 6-sty brick store and loft bldg, 25x96, at 124 West 19th st, for the Warner-Hudnut Corp., 110 West 19th st, owner, and Ungerer & Co., 273 Pearl st, lessee, from plans by G. A. & H. Boehm, 7 West 42d st, architects.

MANHATTAN.—H. P. Wright & Co., 25 West 42d st, have the general contract for alterations to the store at 562 5th av and 1 West 46th st, for Mrs. Henry S. Harper, owner, from plans by Francis Y. Joannes, 52 Vanderbilt av, architect. Cost, \$1,500.

MANHATTAN.—Vogel Cabinet Co., 1269 Broadway, has the general contract for

alterations to the 1-sty brick store, 20x100, at 1379 Broadway, for Mary A. Fitzgerald, c/o W. E. Dwight, 62 Cedar st, Manhattan, owner, and Truly Warner, 817 Broadway, lessee, from privately prepared plans.

MANHATTAN.—August H. Hillers, 747 Madison av, has the general contract for alterations to the 4-sty brick store and loft bldg at 7-11 East 44th st, for Francis G. Lloyd, Esq., 157 East 71st st, owner, from plans by Edward I. Shire and Ely Jacques Kahn, 373 4th av, architects.

MISCELLANEOUS.

MANHATTAN.—T. J. Murphy, Inc., 405 Lexington av, has the general contract for 1-sty addition to the brick, frame and stucco Pelham Parkway Road House, at the southeast cor of Bronx and Pelham Parkway, and Eastchester rd, for Josephine E. Lester and James S. Gross, 36 Wall st, owner, and Henry J. Susskind, 500 5th av, lessee, from plans by Eisendath & Horwitz, 500 5th av, architect. Cost, \$15,000.

MANHATTAN.—J. S. Schumacher, 408 East 151st st, has received the general contract for a ventilating system, including a stock built of sheet metal 180 ft high, for ventilating kitchen and engine room, three blowers and three electric motors, at the northwest cor of 36th st and 7th av, for the Hotel York, H. Williams, manager, on premises, owner, from plans by Franklin Hawley Janes, 154 Nassau st, architect.

BROOKLYN, N. Y.—John Auer & Sons, 648 Lexington av, Bklyn, have the general contract for the alteration and addition to the 2-sty dairy bldg on the west side of Classon av, 147 ft south of Myrtle av, for Martin H. Renken, 243 Emerson pl, owner, from plans by Koch & Wagner, 26 Court st. Cost, \$6,000.

BROOKLYN, N. Y.—Robbins Ripley & Co., 50 Church st, have the general contract for the 1-sty brick foundry, 100x100, in the north side of Sullivan st, 100 ft east of Ferris st, for Barker & Co., 17 Battery pl, Manhattan, owners, from privately prepared plans. H. E. Boucher, 150 Lafayette st, Manhattan, is the consulting engineer. Cost, \$70,000.

GLEN RIDGE, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has the general contract for a 1-sty brick and stone library, at the cor of Ridgewood and Bloomfield avs, for the Borough Council of Glen Ridge, John Brown, Borough Clerk, 117 Midland av, Glen Ridge, owner, and Henry S. Chapman, 111 Broadway, Manhattan, donor, from plans by William A. Boring, 52 Vanderbilt av, Manhattan. Cost, \$30,000.

OVERBROOK, N. J.—The Essex Construction Co., 87 Academy st, Newark, N. J., has the general contract for alterations and addition to the 1-sty brick boiler house, at the Essex County Hospital, for the Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman Bldg Com., Court House, Newark, owner, from plans by Joseph B. Allen, 1091 Sanford av, Irvington, N. J., county engineer.

PERTH AMBOY, N. J.—Liddle & Pfeiffer, 137 New Brunswick av, Perth Amboy, N. J., have the general contract for road improvement on Florida Grove road, for the Joint Committee of the Council of the City of Perth Amboy, and the Township Com. of the Township of Woodbridge, Council Chambers, City Hall, Perth Amboy, owner, from plans by Morgan F. Larson, C. E., 137 Smith st, Perth Amboy. Cost, \$20,807.60.

GARDENVILLE, N. Y.—J. W. Cowper Co., Fidelity Bldg, Buffalo, has the general contract for a 1-sty brick and steel engine house, for the New York Central & Hudson River Railroad Co., A. H. Smith, pres., 70 East 45th st, Manhattan, owner, from privately prepared plans. Cost, \$300,000.

LONG ISLAND CITY.—Charles Money, 52 Vanderbilt av, Manhattan, has the general contract for a 1-sty terra cotta block inspection shed, 175x25, at Hunters Point and Van Alst avs, for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner, from plans by George H. Pegram. Cost, \$10,000.

BELLEVEILLE, N. J.—The Essex Construction Co., 87 Academy st, Newark, has the general contract for a 1-sty administration bldg, 55x67, at the northeast cor of Joralemon and Stephen sts for the Eastwood Wire Mfg. Co., on premises, owner, from plans by Edward E. Grant, 397 Washington av, Newark, architect. Cost, \$20,000.

GREENWICH, CONN.—Harry Tiefry, Greenwich, Conn., has the general contract for the alteration of the dwelling at Bruce Memorial Park into a museum for the Town of Greenwich, Greenwich, Conn.,

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owner, and Robert M. Bruce, c/o E. F. Bigelow, Sound Beach, Conn., donor, from plans by Frank A. Rooke, 489 5th av, Manhattan. Cost, \$15,000.

ARDSLEY-ON-HUDSON, N. Y.—A. M. Hunter & Son, Irvington, N. Y., have the general contract for addition to the wood dairy bldg for G. L. Danforth, 5 Beekman st, Manhattan, owner, from plans by Beekman & Nash, 345 5th av, Manhattan. Cost, \$3,000.

PLAINSBORO, N. J.—The Matthews Construction Co., Alexander st, Princeton, N. J., has the general contract for the 1-sty brick passenger station, 54x31, for the Pennsylvania R. R. Co., 7th av and 32d st, Manhattan, owner, from privately prepared plans.

NEW ROCHELLE, N. Y.—Frank Spinelli, Chatsworth pl, New Rochelle, has the general contract for the City Yard, in Main st, for the City of New Rochelle, City Hall, owner, from plans by Charles Luttrian, 160 Main st, New Rochelle, architect. Consists of a 2½-sty brick office bldg and men's quarters, 35x35, a 2½-sty garage and men's quarters, 35x35, a 1-sty stable, 88x22, also sheds and dock.

POUGHKEEPSIE, N. Y.—Kingsdon & Campbell, 1 Washington st, Poughkeepsie, have the general contract for the addition to the 1-sty brick boiler house for Vassar College, c/o John E. Adriance, chairman of Committee, 35 Market-st, Poughkeepsie, from plans by Douglas Sprague, 39 Cortland st, Manhattan, architect and engineer. Cost, \$20,000.

ELMIRA, N. Y.—The Lowman Construction Co., Railroad st, Elmira, has the general contract for addition to the 1-sty hollow tile, stucco and steel gymnasium, 57x42, for the Elmira Federation of Charity, Mrs. J. H. Fassett, Elmira, owner, from privately prepared plans. Cost, \$10,000.

BUFFALO, N. Y.—J. W. Cowper Co., 724 Fidelity Bank Bldg, Buffalo, has the general contract for a 1-sty steel, brick and tile concentrator bldg, 51x45x60x26x39x35, on the north bank of the Buffalo River, for the Contact Process Co., Abbott rd, Buffalo, from privately prepared plans. Cost, \$20,000.

ELIZABETH, N. J.—Schouler Cement Construction Co., 154 Frelinghuysen av, Newark, has the general contract for a 2-sty frame and stucco farm bldgs, poultry bldg, 150x38, farm bldg, 136x56, dairy garage and living quarters, 82x24, for Hamilton F. Kean, Ocean av, Deal, N. J., owner, from plans by F. S. Marlow, c/o Edward Burnett, 470 4th av, Manhattan.

EAST ORANGE, N. J.—Runyon & Carey, 843 Broad st, Newark, engineers, are preparing plans for the construction of a disposal plant at East Orange, for the City of East Orange, F. O. Lindsley, 53 McKinney av, East Orange, chairman Sanitary Committee. Cost, \$50,000.

NEW BRUNSWICK, N. J.—Isaac Russell, 1 Madison av, Manhattan, has the general contract for the 1-sty granite mortuary chapel, 26x33, for the Elmwood Cemetery, Commercial av, New Brunswick, owner, from plans by Mason R. Strong, 7 Wall st, Manhattan, architect. Cost, \$25,000.

WATERTOWN, N. Y.—L. W. Miranda, 157 Bowers av, Watertown, has the general contract for a 1-sty brick dry cleaning plant in Mechanic st, for B. S. London, 285 State st, Watertown, owner, from plans by George Hamilton, Jefferson County Bank Bldg, Watertown. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twentieth annual meeting at Atlantic City, at the Hotel Traymore, June 26 to 30, inclusive.

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.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its summer meeting at the Hotel La Salle, Chicago, Ill., July 18-20, inclusive.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Ann's av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Ann's av.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week ending June 16.

MANHATTAN ORDERS SERVED.

Beekman st, 36-8—Arthur Lindley.....Rec-DC
Beekman st, 36-8—Hugh F McAfee.....GE
Beekman st, 36-8—Joseph Comme.....DC
Beekman st, 36-8—Charles Vogt.....GE
Beekman st, 36-8—Frank Howard.....GE
Beekman st, 36-8—Louis Katz.....GE-DC
Beekman st, 44—Ridley Est,

WSS(R)-FP(R)-EXS-FP
Beekman st, 44—Damon & Peets...Rub-GE-FA
Broad st, 119—Lena DammFA
Broadway, 52-6—John Jacob Astor, 18 Carlton House Ter, London, England.....Stp(R)
Broadway, 1886—Charles F Hoffman Est, 258 BwayFD-A-WSS(R)
Broome st, 97 (rear)—Morris Savitsky....Rec
Broome st, 97 (rear)—Morris Galant,

Rec-GE-FA
Broome st, 296—Jacob Isaac.....Rec
Canal st, 3-7—American Express Co, 65 Bway, FE(R)

Cedar st, 2-6—Agnes Neustadt et al, Chap-paqua, N. Y.....FD-A
Chambers st, 120—Est Eugene A Hoffman, 258 BwayStp(R)
Cherry st, 246-8—Samuel Jacob.....WSS(R)
Crosby st, 59—Michele Brigante.....FD-A
Delancey st, 178—City of New York, W A Prendergast, Municipal Bldg,

EXS-EX(R)-FE(R)
Duane st, 75-7—Columbia Phonograph Co.Ex(R)
Duane st, 106—Olive J L Bain et al, 82 Beaver, FP(R)

East Broadway, 30—Barnet Figarsky.....D&R
East Broadway, 30—Samuel Levin.....DC
East Broadway, 121-5—Pikeway Realty Co,

FE(R)-EXS
5 st, 819-23 E—Isaac Altman....Ex(R)-O-Rec
5 st, 819-23 E—Joseph Skolmy Co,

El-Rec-GE-EX(R)-O
5 st, 819-23 E—Barnet London,

El-GE-Rec-EX(R)-O
5 st, 918-23 E—Pion Bros.....Ex(R)-Rec-O

5 st, 819-23 E—Central Trust Co, 54 Wall, FP-EX(R)-WSS(R)-FP-FE(R)

5 st, 819-23 E—Susman Wallach & Sontag, GE-Rec-FP-EX(R)-O

18 st, 128-36 E—Gramercy Investing Co, 64 Irving plA-FD

27 st, 3 E—Roland Realty Co.....TD

72 st, 518 E—Cushman's Sons, Inc, 49 Manhattan..WSS(R)-St(R)-FE-EXS-EX(R)-FP(R)
83 st, 417 E—Adolph Klein, 419 E 83, GE-FA-Rec

93 st, 39 E—Adam Happel, 408 E 93.....FD-A

96 st, 229 E—Est Henry Burden.....FP(R)

122 st, 307-9 E—Austin Est, c L B, 469 N Bway, Yonkers, N Y.....WSS(R)

124 st, 407 E—Reuben W Ross.....WSS(R)

125 st 404 E—A B C Iron Wks.....FA-DC

Greene st, 141—John Lynn, 48 Bond.....FE(R)

Greene st, 263—Hollander Bros.....Rec-FP(R)

Greene st, 263—Altman Kramer.....Rec

Greene st, 263—Prospect Waist Co.....Rec-El

Greene st, 263—Central Card & Paper Co....FA

Franklin st, 186-8—Bendit Drey & Co.....O

Howard st, 36-8—Frank W Howard.....GE

Laight st, 87—Denver Chemical Mfg Co, 57 Lafayette st, 41-5—Rendano Bros.....Rec

Lafayette st, 41-5—Jewell Printing Co.....Rec

Liberty st, 123—Benjamin Lowentritt, 45 W 34.....GE

Pike slip, 83-5—Dora Teseks.....Rub

Pitt st, 66—Max Kramrisch...Ex(R)-FP-FE(R)

Reade st, 80-2—Herman R Edgar, c H L R, 81 Nassau,ExS-EX(R)-FE(R)-St(R)

St Nicholas av, 182—Edw H Reynolds, c F W Devoe Co, 101 FultonEXS

South st, 179—Rosenberg Rag Co.....El

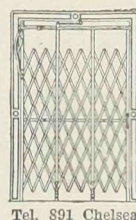
South st, 372-7—Henry Bergh, c Marie D, 42 E 76.....WSS(R)-FP

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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Refrigeration Equipment for Storehouse, Bakery, Refrigerating Plant and Cold Storage Building at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until twelve o'clock noon, on Thursday, July 12, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2514. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the office of the Board of Managers, No. 7 Wall Street, New York City, 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 Building and Kitchen for Disturbed Patients (Additional Accommodations for Disturbed Patients) at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Thursday, July 12, 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%) or the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2712, 2725, 2726 and 2727. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELLWOOD, Secretary,
State Hospital Commission.

Dated: June 13, 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 Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, State Capitol, Albany, N. Y.

Dated: 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 23, 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.

6 av, 185—Rhinelander R E Co, 31 Nassau.St(R)
South st, 179—Allen L Story, 132 Front,
FE(R)-O-ExS-Ex(R)-FP
University pl, 60—Elizabeth L Goodnow, c
John Hopkins University, Baltimore, Mt,
Stp(R)
Water st, 376½—Mathew J Sullivan, 91 Gold,
FP(R)
Watts st, 78-82—Wm C Smith, 99 Varick,
WSS(R)-FP-St(R)-ExS-Ex(R)
Whitlock av, 429—Universal Piano Co.....Rec
William st, 161—Edw Palmer, 374 Pearl,
ExS(R)-FE-St(R)
23 st, 536-46 W—Realty Corp, Henry Berry,
Rub-El
30 st, 3 W—Helen Joseph, c C, 690 6 av,
St(R)-FE(R)-ExS
31 st, 120-2 W—County Holding Co, 100 Bway,
A-FD
33 st, 424 W—McKeon Realty Co.....Ex(R)
34 st, 36 W—G C Boldt Trust Co.....O-FE(R)
35 st, 43-9 W—Seth Hamilton Mosley.....TD
37 st, 12-14 W—Aclimac Realty Co, 29 W 34,
Stp(R)-FP(R)
47 st, 247-9 W—Famous Players Film Co, 485
5 av.....FA
50 st, 627-9 W—Wm Waldorf Astor, 21 W 26,
A-FD
59 st, 301 W—Circle Hotel.....DC-FA-D&R
59 st, 301 W—Monroe Clothes Shop, 1476 Bway,
Rec-FP(R)
Broadway, 195—195 Bway Corp, 15 Dey-FP-Spr
Cannon st, 90—Harry Weisberger, 427 E Hous-
ton.....WSS(R)-FP(R)
Cannon st, 90—Weissberger Moving & Storage
Co.....Rub
Lexington av, 57-9—Lexwill Realty Corp, c
Louis Steckler, 261 Bway.....WSS(R)-FP
Pearl st, 256—Mary L P Spiers, c Saml L
Gross, 206 Bway.....WSS(R)-FP(R)
4 st, 186-8 W—Michael Hallanan, 186 W 4,
FP(R)-Stp(R)
44 st, 102 W—Isaac J Greenwood, 31 Liberty...A
22 st, 240 W—Nazzarino Rosetti.....FP(R)
45 st, 5 W—Jas P Silo.....Rec
5 av & 105 st, sec—Sadie Hallar.....FP(R)

BRONX ORDERS SERVED.

176 st, 796 E—Biograph Co.....FP(R)
Seofield st, 125 s of—Ratzev & Laphom, Ltd,
ExS
Tremont av, 788—Geo E Poulson.....DC
134 st, 500-8 E—Geo F Abendschein,
ExS-O-Ex(R)-FE(R)-GE-O
134 st, 500-8 E—Anton Larsen & Son.....GE-O
3 av, 4123—Louis E Levy.....WSS(R)
Tinton av, 901—Wm Schaffer, FE(R)-ExS-Ex(R)
155 st, 359-63 E—Mary Meyer.....WSS(R)
153 st, 240 E—Hilda Friedlander.....FD-A
144 st & Austin pl—Jas O'Connor.....FD-A
Washington av, 1083-5—Lazarus Levy.....FD-A
136 st, 241-5 E—Geo Neidlinger,
St(R)-FE(R)-ExS

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

E. S. ELLWOOD, Secretary,
State Hospital Commission.

Dated: June 6, 1917.

SUPERSTRUCTURE.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, July 10, 1917, for Contract 129, for the completion of the superstructure over the Drainage chamber at Shaft 21 of the City tunnel of the Catskill aqueduct. The shaft is located at the corner of South and Clinton streets, in the Borough of Manhattan, New York City. The building will be 3 stories high, about 48 feet by 42 feet by 89 feet, of the skeleton steel type, with brick walls and limestone and granite trimmings. The greater part of the steel framework is already in place.

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

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

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

Willis av, 447-9—Antino Mannello..DC-GE-Rec
Cruger av, 1804-6—Kaufman Bros.,
FA-El-GE-Rec
Corlear av, 3145-7—Est Isaac M Dyckman,
FP(R)
155 st, 359-63 E—Bon Ton Embroidery Wks. Rec
135 st, 781-3 E—Mrs Frederica Schmeer,
WSS(R)-Ex(R)-FE(R)-ExS-FP-GE
135 st, 781-3 E—Mothers Friend Mfg Co,
Ex(R)-Rec
3 av, 2405-7—H Muehlstein & Co.....FA

BROOKLYN ORDERS SERVED.

Atlantic av, 2762—Edw H Dunn.....RQ
Atlantic av, 120—Wm B Barnes.....FA-Rec
Atlantic av, 1063—Alexander Sloan.....FA
Albermarle rd, 322—Thos J Horan.....FA-Rec
Atlantic av, 1289-93—Thos J Walsh, 1295 At-
lantic av.....FP
Bainbridge st, 28—Fredk Williams.....Rec-FP
Bedford av, 1753-7—Universal Service Station,
D&R
Beard st, 52—Krajewski-Pesant Corp, 54 Beard,
CF
Congress st, 85-7—Isaac W Rushmore, 100
Atlantic av.....GE(R)
Cornelia st, 2311—R C Weissmantel, Jr.....El(R)
Carroll st, 239—Mary E Hinman.....FA
Cumberland st, 130—Commercial Products
Corp.....D&R
Columbia st, 289—Crompton Bros, 281 Colum-
bia.....D&R
Clay st, 158—Est E C Smith.....StSys(R)-FP
DeKoven ct, 19—Stanley E Gunnison.....D&R
Diamond st, 54—Jno C Barrington, 148 Green-
point av.....FA
Driggs av, 279—Max Rubin.....FA-Rec
5 av, 560—H C Hinrichson.....FA-Rec
Flatbush av, 1935—Geo W Criss.....CF
53 st, 1335—Julia Davis.....FA-Rec-El(R)
15 st, 396—Wm J Walker.....FA-Rec-El(R)-CF
Halsey st, 260—Henry Wellbrock..NoS-FA-Rec
Hancock st, 589—A A Oxfield.....FA-Rec
Jerome st, 575—B J Oswald.....D&R
Lorraine st, 2-30—P H Gill & Sons Forge &
Mach Wks.....El(R)-Rec
Lombardy st, 10—Max Trunz, 25 Lombardy..CF
Lorimer st, 701—Detroit Auto Painting Co,
Rec-FP
Lafayette av, 372—Clayton F Wetmore.....CF
Lawton st, 26—Louis Hermann.....Rec-CF
Madison st, 2007—Rudolph Stutzmann, 195
Stanhope.....El(R)
Malbone st, 160-70—Malbone Garage, Inc.....CF
Madison st, 652—W W Stanley.....FA-Rec
Malbone st, 182—G B Perkins, Inc.D&R-FP-SA
Montauk av, 13—Montauk Metallic Bed Co,
El(R)-Rec-CF-WSS(R)-FP-DC-GE(R)
N 12 st, 260—Louis Leavitt.....FA-Rec-CF
Palmetto st, 301—P E Sweeney.....El(R)
Prospect av, 587—Adam Seifert.....Rec-NoS-FA
Putnam av, 2355—M J Wengler.....FP
Raymond st, 141—Helen A Pollard.....El(R)
Stagg st, 195—H & H Reiners, 177 Stagg,
FA-Rec

Smith st, 470—Morris Zaritzky.....Rec
69 st, 1617—Samuel A Harrison.....D&R
Smith st, 314—Louis Goldberg.....NoS-Rec
Seneca av, 851—John Voit.....El(R)
Sutter av, 524—Harry Pensig.....Rec
Stone av, 485—Jos L Krupp.....FA
Schenectady av—Geo Harrocks.....CF
Sterling pl, 1880-92—Phillip Taishopp,
FA-NoS-Rec-CF-FP
Sumner av, 337—Improved Metal Cap Specialty
Co.....FA
Tapscott st, 51—Lopresti, Ferraso & Santi,
El(R)
35 st, ft—R B Raymond.....CF
12 av, 4201—Andrew M Gillen.....FA-Rec-NoS
39 st, 429—Olaf Nelson.....Rec
Vanderbilt av, 187—William Beard.....FP
Vernon av, 80—Silberman Dairy Co.....D&R
Vanderbilt av, 218—Eugene Donnelly,
CF-El(R)-FA

Waverly av, 271—Jas J Coan, 296 Vanderbilt
av.....FA-Rec-FP
W 8 st 2862—Coney Island Garage Co.....CF
Wyckoff av, 44—Louis Marglowsky..Rec-GE(R)
Warwick st, 122—Fred Godfrey.....Rec
Webster av, 130—Harry William Temple, 940
Gravesend av.....Rec
W 17 st, 2778—S C Hammond.....GE-FP-Rub
Weirfield st, 263—Christ Rembt.....El(R)
Dean st, 52—F L Johanus.....FP(R)
East New York av—1613—Realty Bssn,
Rub-FP(R)-ExS-St(R)-Ex(R)-FP
East New York av, 1613—United Tucking Co,
FP(R)-Rec
East New York av, 1613—Sam Berhe.....GE-Rec
East New York av, 1613—Riggo Frank,
FP(R)-Ex

QUEENS ORDERS SERVED.

Eradford av, 65-7 (Flushing)—Perfection
Chemical Co.....FA
Camelia st, 241 (L I C)—Geo A Violante,
FA-Rec
Franklin st, 119 (L I C)—James Sisdale.....D&R
Flushing av, 249 (Astoria)—Geo Dexter,
Rec-FA-NoS
Flynn av & Elkhorn st (Ramblersville)—Kris-
ten Paulsen.....CF
Hillsdale av & Queens rd (Queens Vil)—Harry
Vine.....CF
Hunter av, 122-4 (L I C)—Chas Aakesson,
El(R)-D&R-FP-SA
Hobson av & Hally st (Laurel Hill)—Nichols
Copper Co.....CF-Rec-FA
Roseville av, 108 (Jamaica)—C G Halter,
CF-FA-D&R
Rockaway rd & 131 st (South Ozone Pk)—Jno
Connoll.....StSys(R)
Seneca av, 602 (Ridgewood)—Erna Blues, El(R)
Fulton st, 360-2—Maurice E Connolly.....FA
Grove st, 136-8 (rear)—Newtown Gas Co.....GE
Mott av, bet Hulst & VanPelt sts—Thomson
Hill Land Imp Co.....FP
Ocean av & South st—Louis Lowenstein,
WSS(R)-FP(R)-GE-St(R)-O-ExS
Rockaway rd & Woodhaven av—Mary Schauli,
FA-Rec-CF-StSys(R)
South Curtis av, 1225-31—Dept of Education,
500 Park av, Man.
A-DC-ExS-FA-O-GE-Ex(R)-FP(R)
Welcott av & Crescent st—N Y & Astoria Land
& Imp Co.....ExS

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KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
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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.

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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.
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.
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.
ELLIMAN & 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.
KOHLE, 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., 139 Montague St., Brooklyn. Tel. Main 5856.

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 4390.
RAE CO., WM. P., 192 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

WEMLINGER 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.