

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, JUNE 30, 1917

FACTORS GOVERNING BUILDING CONSTRUCTION

High Rentals Obtainable, Though Labor Problems and Scarcity of Materials Must Be Considered—Owners of Vacant Land Warned

By CLARKE G. DAILEY, Vice-President, Alliance Realty Co.

OWNERS of improved property in New York City are in a stronger position today than at any time for many years past. The shortage in available space for renting, caused by the general business activity the past year or two and the sudden diminishing in the amount of building construction, has resulted in an increase in rents and a demand for space. This has enabled the owners to fill up the vacancies which previously were only too frequent. In most sections of the city the landlord has increased not only his income but the rate at which his buildings were rented. Of course, there must be offset against this the increased cost of coal, labor and other operating expenses, but the absence of vacancies is nevertheless sufficient to cause a substantial net increase in the income to the owner.

The owner of unimproved property, however, faces an entirely different and more discouraging situation. Knowing that a new building erected on the site of his property would rent immediately, and at splendid rentals, he obtains information as to the cost of such building, and the increase over the cost of a similar building erected two or three years ago is staggering. However, the equally discouraging prospect of carrying property vacant, with carry charges accumulating from year to year, compels him now to face this question: Is it better to pay the increased cost and secure the advantages of the splendid renting situation, or carry the property for a period of time and perhaps wake up to realize that the advanced costs have come to stay, while others have foreseen the trend, improved their property and reaped the advantages?

In order that the owner should properly decide whether he is justified in paying the present prices for building materials and labor depends upon two factors: first, whether within any reasonable period of time there is going to be a decided slump in building costs and, secondly, whether the property can be improved with a low building. In this latter case recession in the value of the property when improved (due to a slump in building costs) would not be a serious item on account of the preponderating land value.

I believe the present high cost of building material and of labor will, in a broad sense, be maintained for a number of years to come. The production of materials necessary for the conduct of the war in which we are now engaged, added to what is required to supply individual demands, must necessarily tend to compel still further the enlargement of our manufacturing, shipping and assembling plants. The drain upon labor and materials will continue until the end of the war and for some time thereafter, and I think it is safe to say the price of labor and materials will go, if anything, higher than at present and will be on a more or less permanent basis for some years to come. A considerable period will have to pass after peace is declared before building material prices recede to the levels existing about two years ago, if they ever do.

Labor has a habit of holding on to what it has gained, and labor, of course, is involved in making up the greater part of the price of any material. Moreover, our new restrictive immigration laws, which will undoubtedly be unchanged after the war, will cut off a supply of cheap labor that has been a source of great importance in the building world in the past. No one can predict how long the war will last, but as soon as the demands for special buildings caused by the war cease, the pressure which has accumulated for new buildings for other purposes will make itself felt.

Shortage of Steel.

I believe there has been a real shortage in steel as a result of the large munition and other Governmental contracts, which shortage has been the cause of the tremendous advance in prices. The demand which will continue to exist for steel, not only for the making of munitions but in response to the foreign demand for structural steel after the war, will continue to create, if not an actual shortage, a steady demand which will keep the price of steel practically at its present level for a long time to come.

The price of pig iron today is mounting upward and will continue to do so in response to the large contracts for shell and shrapnel which our War and Navy Departments are giving out in large numbers. No doubt there will be some reaction when peace is declared, but the great amount of iron and steel which has been used up in munitions and in the creation of certain types of buildings and other special uses caused by the war will have its effect upon the amount of iron and steel available for the use of the world. Iron and steel play a very large part in the commerce of today, being only surpassed by the factor of labor.

Transportation Problem.

Another factor is the increased cost to the owner occasioned by delay in the construction of the building due to the difficulty in getting quick transportation of the materials to be used, when they come from out of town. The progress of many a building has been seriously hampered by waiting for materials from out of town, and this situation is still serious, although now being prepared for it we are better able to encounter it. The government will, of course, have the right of way for the transportation of troops and its own material, and the owner should take this into account in figuring the probable time which the construction of a building will take.

I do not look for any falling off in the rate paid for labor for many years to come. It will doubtless be higher in this country as we feel the effect of the withdrawal from peaceful pursuits of the million young men who are to take up arms. How long these conditions will last and the effect upon this country will largely depend upon the extent to which our nation becomes actively involved in the great war. I believe, however, even after peace is declared and the soldiers abroad and in this country return to their homes, there will be so much to do in rebuilding the destruction caused by the war that there will be no danger of idleness among the working classes,

and consequently the high rate of wage will be maintained.

The United States, on account of its vast natural resources, is the logical country to supply materials to be used in repairing the destruction in Europe caused by the war.

Upon the conclusion of peace we shall still be called upon to supply the world's market with many necessities of peaceful industry, as the business of the countries abroad has been radically affected by their endeavor to attain efficiency in war. Gradually no doubt they will again build up their own industries and become independent, but this will take time.

Doubtless it will be cheaper to build homes and business buildings when a slump in building material prices comes, but a considerable period must elapse before that time arrives.

Notwithstanding our conclusion on the question as to how long a period of time will elapse before building costs will be materially reduced, there are certain circumstances under which the owner should not hesitate to pay the advanced costs of today. For instance, the price paid therefor does not really count providing the profits of the businesses, which the new buildings are to house, warrant the expenditure. We recently sold a plot of ground in Whitehall street to a large steamship company, which is now erecting on the site a building for its own use and paying a price per cubic foot for this building which must be nearly double the price we paid to erect the adjoining building two years ago; but they apparently feel that proper accommodations to take care of their wonderfully increased business warrants the expenditure.

It is necessary to consider the height of the building and the proportion the cost of the building bears to the land value in order to properly estimate the possible loss of capital value should there be a shrinkage in building costs later.

Certainly if one owns a piece of property which can be improved so that it will bring in a good income by the construction of a low building, there can be no doubt that it would be more profitable to pay the present cost than to wait until building prices recede. For such a building it might even pay to go out and buy land, as the existing low land values will help to offset advanced building costs. However, where the property must be improved with a high building more caution should be used, for if the value of the improvement is large in proportion to the land value a shrinkage of capital value later, caused by a drop in cost of building, would be apt to wipe out the profits obtained on account of good renting conditions. We should also remember that the profits of today will be appreciably diminished by the taxes to be levied by Congress.

As an illustration of the low building type of improvement take the example of the synagogue property which we own on the west side of Madison avenue, between 64th and 65th streets. This property is exceptionally well adapted for the site of an eleven-story apartment building, and an improvement of this character

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SALES FOR CURRENT SIX MONTHS COMPARED WITH SAME PERIOD LAST YEAR

COMPARISON of statistics published weekly in the Record and Guide, from January 1, to June 30, 1917, with the corresponding periods during 1916, indicate a slight decline in the number of privately reported sales in Manhattan during the present year, but a substantial increase in the number of recorded conveyances. In the Bronx a somewhat larger decrease is to be noted with reference to private sales and a proportionate decline in the number of filed deeds in the Register's office. The figures are

arranged so that easy comparison may be made between each week in the present year with the corresponding week of last year, the same style being followed that appears weekly in the Record and Guide. They show the usual fluctuating tendencies characteristic of the New York City real estate market, as typified by the record of April 1917, when only 108 sales were reported in Manhattan, the lowest record since the month of January 1916. The previous month, however, March, 1917, produced 197 privately reported sales, the largest number since

April 1916, which showed a total of 180 sales in this class. The encouraging element in the situation is the large increase in the number of transfers in the Manhattan Register's office, indicating that more business is actually being transacted this year than last year. In the Bronx, this element is not present, and conditions generally may be regarded as weaker. This may be explained first of all by the slackening of building operations in the borough and the greater preponderance of unimproved property for which there is no special demand, at private sale.

COMPARATIVE SALES TABLE.

1917	Manhattan	Below	Above	Manhattan	Bronx	1916	Manhattan	Below	Above	Manhattan	Bronx
Week Ending	Total.	59th St.	59th St.	Conveyances.	Conveyances.	Week Ending	Total.	59th St.	59th St.	Conveyances.	Conveyances.
Jan. 6.....	37	16	21	148	94	Jan. 1.....	22	9	13	19	130
Jan. 13.....	36	8	28	164	122	Jan. 8.....	37	18	19	13	133
Jan. 20.....	41	14	27	148	97	Jan. 15.....	25	7	18	16	129
Jan. 27.....	27	10	17	135	107	Jan. 22.....	22	10	12	20	161
Total.....	141	48	93	595	420	Jan. 29.....	24	7	17	11	156
Feb. 3.....	28	14	14	166	118	Total.....	130	51	99	79	709
Feb. 10.....	28	14	14	182	119	Feb. 5.....	37	12	25	12	173
Feb. 17.....	34	15	19	140	85	Feb. 12.....	41	17	24	20	171
Feb. 24.....	30	15	15	132	95	Feb. 19.....	34	11	23	15	117
Total.....	120	58	62	620	417	Feb. 26.....	26	2	24	10	96
Mar. 3.....	48	15	33	181	133	Total.....	138	42	96	57	557
Mar. 10.....	47	19	28	159	108	Mar. 4.....	38	14	24	19	197
Mar. 17.....	38	15	23	126	84	Mar. 11.....	31	13	18	28	142
Mar. 24.....	30	10	20	143	116	Mar. 18.....	23	7	16	20	159
Mar. 31.....	34	9	25	147	119	Mar. 25.....	33	13	20	19	135
Total.....	197	68	129	756	560	Total.....	125	47	78	86	632
April 7.....	30	11	19	176	153	April 1.....	44	15	29	18	111
April 14.....	29	14	15	193	100	April 8.....	21	13	8	14	148
April 21.....	27	3	24	182	106	April 15.....	53	13	40	13	130
April 28.....	22	10	12	169	98	April 22.....	39	11	28	19	168
Total.....	108	38	70	720	457	April 29.....	23	9	14	12	125
May 5.....	36	13	23	217	138	Total.....	180	61	119	76	682
May 12.....	31	14	17	186	116	May 6.....	28	10	18	8	204
May 19.....	31	12	19	184	87	May 13.....	39	11	28	10	140
May 26.....	24	10	14	154	123	May 20.....	43	16	27	16	165
Total.....	122	49	73	741	464	May 27.....	39	18	21	8	130
June 2.....	18	9	9	162	102	Total.....	149	55	94	42	639
June 9.....	26	5	21	190	117	June 3.....	33	9	24	12	121
June 16.....	20	6	14	121	104	June 10.....	26	6	20	17	142
June 23.....	20	6	14	167	102	June 17.....	35	14	21	8	174
June 30.....	15	7	8	156	104	June 24.....	27	7	20	9	141
Total.....	99	33	66	796	529	Total.....	121	36	85	46	578
Grand total. 787	294	493	285	4,228	2,847	Grand total. 843	292	551	386	3,797	3,027

BUILDING FACTORS.

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actor might well have been erected thereon. However, the site is equally well adapted to a low building because of the strong and improving rental conditions obtaining on Madison avenue. We therefore concluded to build a three-story structure upon the site, containing ground floor and parlor stores, a large hall in the rear, and two studio apartments upon the top floor. On account of the increasing strength of Madison avenue stores in this locality an improvement of this character will make a permanent investment of constantly improving return, and the increased cost of the building will not be material because of the large land value.

Whether land values will increase in response to the present expansion of credits and reduction in the value of the dollar is a problem which only the future can solve. Logically it ought to do so, but it is possible that increasing taxes may prove the factor to hold the values from responding to the general inflation. However, if taxes in the future are based more on incomes and profits rather than on land values alone, it is quite probable that land will come in for a substantial advance in the near future.

Another serious feature of the situation facing the real estate owner is the question of financing his improvement should he decide to pay today's prices. The lending institutions have been and are today slow to recognize and credit improvements with etc increased cost of building today. I believe that very shortly this matter will take care of itself, as the sentiment is rapidly obtaining that present building costs will continue for such a long period that for all

practical purposes we may consider them permanent, and the appraisers and lending institutions will so recognize.

The other difficulty is the high rate of interest which will probably be demanded on mortgage loans on account of the large amount of financing required by the Government in connection with the war. However, I think we are at the turning point, for, when the subscriptions to the Liberty Loan reach Washington and gradually the money is sent back throughout the country in expenditures by the Government, the stringency of the moment will be alleviated.

In conclusion, I would certainly recommend anyone owning a piece of real estate in a section where renting is good to improve the same with a building not too great in height, provided he can finance it, and to do so without delay.

Tunnels "Holed Through."

The tunnel under 167th street, the Bronx, now being constructed for the purpose of connecting the tracks of the Ninth avenue elevated line in Manhattan with the tracks of the Jerome avenue branch of the Lexington avenue subway, was recently "holed through" by a blast "fired" by Public Service Commissioner Henry W. Hodge. The extension of the elevated railroad line into the west side of the Bronx, from the present terminus at 155th street, Manhattan, will take place late next winter or early in the Spring of 1918, providing important additional rapid transit facilities.

Amid applause and cheers from several hundred persons, chairman Oscar S. Straus on June 21, "fired the blast" which connected the south headings of the new Whitehall-Montague street tunnel underneath the East River. The

headings "holed through" on the occasion in question, were the last of the two new downtown rapid transit tunnels being constructed under the Dual System rapid transit contracts. Two other subway tunnels, however, are being constructed further up the East River, one at 14th street and one at 60th street. The Whitehall-Montague street tunnel will form the under river connection between the Broadway subway in Manhattan, and the Fourth avenue subway in Brooklyn.

Two Cent Transfer Problem.

Hearings are now in progress before the Public Service Commission upon the application of the Third Avenue Railway System, operating in Manhattan, for permission to charge two cents for transfers. This charge is desired as a means of financial relief. Within a short time hearing will be given upon the applications of the New York Railways Company and the surface lines of the B. R. T. system, for permission to make similar charges. Application is also upon file with the Commission by the New York and North Shore Traction Company, for permission to charge a seven cent fare on its lines within the city limits. The Commission has also just taken under consideration applications from the Staten Island Midland Railway Company and the Richmond Light and Railroad Company, who together operate the surface railroads on Staten Island, for permission to charge a straight six cent fare, in lieu of the present five cent fare. The petition for each company states that the five cent fare constitute a charge that is unjust, unfair, unreasonable and confiscatory.

MAY LEGALIZE EXISTING GARAGES AND PERMIT FOUR-STORY NON-FIREPROOF BUILDINGS

By A. L. LIBMAN, Architect

THE vast number of automobiles now in use in the City of New York, both for pleasure and for commercial use, have created an abnormal demand for garages, and with the prevailing high prices in the steel and material market, as well as the extraordinary demand for labor, an acute situation has arisen. This situation has been greatly augmented by the Zoning Resolution, which prohibits the erection of garages in residence or business districts, excepting in certain cases, on appeal to the Board of Appeals, and it became necessary that action be taken by the Board of Aldermen to relieve this situation. Furthermore, the enactment of the Building Code, provided that all garages, except in suburban districts or outside of the fire limits, be built fireproof, in the event that they were in excess of 40'-0" in height; and the Code of Ordinances provided that all garages should be made fireproof, excepting that one story garages might have non-fireproof roofs, covered with fire retarding material, and two story garages might have non-fireproof roofs, covered in the same manner.

Stables Remodeled.

While a great number of garages have been built during the past twelve years, in a strictly fireproof manner, it has been the custom in New York, to a great extent, to convert existing stables so as to make them suitable for the storage of automobiles. About ten years ago, the Building Department had charge of the construction of all types of buildings, and the Bureau of Combustibles had sole jurisdiction as to the issuance of permits for garage occupancy, and permits were issued for many garages, built under the prevailing regulations, in which the floors, ceilings, partitions, stairs, and windows were made non-fireproof, but the regulations then provided that the gasoline equipment was to be stored outside of the building, but that oil tanks could be maintained inside the building. At all times, gasoline storage tanks were required to be buried in concrete under special conditions.

When the Fire Prevention Bureau was created, it was decided not to issue any permits for garages, until the floors, ceilings, partitions, and rear and side windows, were made fireproof, and violations were served on the owners of the garages not complying with these and other conditions of a similar nature, and permits were refused for garage occupancy in such cases. This inflicted a great hardship on owners and tenants of existing buildings, and the Fire Prevention Bureau had a great deal of difficulty in enforcing its regulations. Restraining injunctions were obtained against the Bureau, and because of these injunctions, the Bureau permitted many garages to exist, without permits.

After the enactment of the new Building Code, and until November 28th, 1916, permits were regularly delivered to garages, and the right of occupancy was not questioned, where the precepts of the Fire Prevention Bureau were obeyed with respect to the use of fire retarding materials and compliance with the violations heretofore served on these buildings. At that time, the authority of the Fire Prevention Bureau was questioned, and it was determined that no permits would be granted unless all garages were made fireproof in every particular as provided for in the new Building Code. Prior thereto the enactment of the Lockwood-Ellenbogen Bill creating the Board of Standards and Appeals and

the Board of Appeals, vested jurisdiction with respect to all construction in the Bureau of Buildings, and several of the Superintendents of the Building Departments refused to grant any permits for alterations or new buildings excepting if they were made fireproof. This was in line with the provisions of the Building Code, but in contradiction to the Code of Ordinances, Chapter 10, relating to Explosive and Hazardous Trades.

With a desire to relieve this situation and in view of the fact that a vast loss would be entailed on a considerable number of owners and tenants of gagare property who had been obeying the various orders of the Fire Prevention Bureau and the other constituted authorities, an effort was made by Mr. Moran, Vice-Chairman of the Board of Aldermen, to have the Board pass an Ordinance, which would provide proper safeguards and still permit the use of this class or property, for the purpose for which it had been altered or erected. There were a number of hearings on this proposition, and all of the civic bodies, including the joint committee, representing the American Institute of Architects, and the Building Trades Employers' Association, as well as all persons interested, were freely consulted, and as a result, a public hearing was finally held by the Committee on Buildings on Friday, June 15th in the Aldermanic Chamber. At that hearing, the Ordinance, about to be presented to the Board of Aldermen, was submitted, and there were a great number of conflicting opinions voiced, especially in relation to the essential provisions of the Ordinance, relating to the erection of non-fireproof garages, and to the final clause "All existing garages shall comply with the requirements for buildings hereafter altered for use as garages, unless waived by the Fire Commissioner."

Fireproofing Materials Required.

The Ordinance also required that in two-story buildings, while non-fireproof construction might be permitted on the second floor, with fire retarding materials applied, the first tier of columns had to be fireproofed, and this would have involved the shoring of the second tier and a vast amount of other labor and expense. Chairman William P. Kenneally finally suggested that a special Committee be appointed representing the various conflicting interest, and that this Committee should submit to the Committee on Buildings of the Board of Aldermen, on Friday, June 22d, an Ordinance, which in their opinion, would meet the situation, and on that date there was submitted the final draft, which with minor corrections, will be acted on by the Board of Aldermen on Tuesday, July 3d.

The final draft permits the erection of four story non-fireproof garages, not exceeding 50'-0" in height, subject to fire retarding rules, to be subsequently adopted by the Board of Standards and Appeals. Existing buildings may also be altered into garages, under the same conditions prescribed for new buildings. Garages heretofore erected, and complying with the rules of the Fire Prevention Bureau, and for which that Bureau had issued permits, are legalized. In all events, all other provisions of the Building Code must be adhered to, especially in relation to garages covering large areas.

The Board of Appeals, recently served notice by publication in its bulletin, that where unlawful garages were existing, contrary to section 150, Chapter 10 of the Code of Ordinances, that an appeal should be immediately taken to the Board, so that the requirements of the Building Zone Resolution would not

endanger further occupation, in a prescribed district. The Board recommended that before making an appeal, the Fire Commissioner should be consulted for adjustment of the various orders issued against the property, so that if compliance could be arranged with the Fire Commissioner, then there would be no necessity for an appeal. This notice was served as a result of the Fire Commission refusing a permit for a garage at 541 Jerome Street, Brooklyn, in a residence district, and the decision of the Board in that case, was: "Resolved, further, that when satisfactory evidence is submitted to the Fire Commissioner that a building has been used as a garage previous to July 25, 1916, and that the failure to obtain the permit required by section 150, Chapter 10, Code of Ordinances, is due to ignorance and not to indifference or negligence, a building shall, under and within the provisions of the Building Zone Resolution, be deemed to have been used as a garage, and its continuance shall be permitted accordingly."

Zone Resolution Restrictions.

In connection with the new Garage Ordinance to be submitted to the Board of Aldermen, it must be remembered, that garages could only be erected in locations permitted by the Building Zone Resolution, or in locations approved by the Board of Appeals, after a public hearing, conducted under the requirements of the law. A vast number of buildings heretofore used as stables, may possibly be converted into garages, in the event of the enactment of the Ordinance, and provided that they conform to Article 2, Section 6, Clause 2, of the Building Zone Resolution, permitting the reconstruction or structural alteration of an existing building to an extent not greater than 50% of the value of the building, exclusive of foundations, it being held by the Board of Appeals that the terms, stables and gagares are interchangeable.

I feel that the Ordinance now pending merits the support of the entire architectural, realty and building interests, since it will enable garages to be erected at a fair figure, and will also permit the conversion of existing vacant buildings. At the present time, the cost of erection of a fireproof garage is prohibitive, and the delays incident to the present grave international situation, preclude the possibility of early steel deliveries.

Many owners, who have heretofore hesitated to erect garages, may be induced to assist in supplying the automobile interests and the owners of cars, with proper buildings for storage, and the extreme prevailing shortage could be possibly made up. It was conceded at all of the hearings, that the fire hazard of this type of building was greatly exaggerated, and that the percentage of losses, was very slight. The number of mechanics employed in these buildings is very small, they are well acquainted with the dangerous elements of the business, and they have on hand various emergency fire extinguishing apparatus.

The rules to be adopted by the Board of Standards and Appeals, will no doubt, cover the question of fire retarding material in such a manner that the fire hazard will be reduced to a minimum. While it might have been better, to have had the Board of Estimate, first pass a resolution restricting non-fireproof garages, in excess of two stories, from being altered or erected in residence or business districts, this condition could be remedied at a later date, in order that early relief may be had from the present involved rules and laws pertaining to garages.

LEGAL NOTES AFFECTING REALTY

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

Action for Recovery of Deposit.

A LEASE provided that the landlord had the right, after dispossession, to lease the premises as agent for the tenant for the unexpired term of the lease; the tenant agreeing to remain liable for any deficiency between the rent realized by such renting and the amount of rent reserved by the lease. The New York Appellate Division holds, *Lockloff v. Burstein*, 164 N. Y. Supp. 262, that this obligation survived the termination of the lessee's tenancy and was covered by the deposited security. What that deficiency would amount to could not be ascertained until the end of the term for which the lease was made. An action by the tenant for return of the deposit was therefore prematurely brought before that time, and a judgment awarding him the deposit, less accrued rent when the landlord resumed possession, was wrong.

It was also held erroneous, in such a case, to refuse to permit the landlord to prove the reasonable cost to him of making repairs which the tenant had covenanted to make during his occupancy, but did not make.

Assignment of Mortgage.

A person taking an assignment of a mortgage or an interest in it must give actual notice to the debtor, otherwise the latter may treat the former holder of the mortgage as its owner, especially if he retains possession of the bond and mortgage, and payments made to him will be deemed proper. Constructive notice of the assignment by merely recording it is not sufficient. The debtor is not bound by it.—*Thomas v. Zahka*, 164 N. Y. Supp. 193.

Purchasers in Easements.

Plaintiff desired to secure ocean front property, so telling the seller's broker, who told him that certain lots were the lots nearest the ocean for sale, and that there would be nothing in front of them but a boardwalk. A map was before plaintiff, when he purchased, on which were printed the words, "All right, title, and interest in and to the beach front reserved to the (seller)." After plaintiff had bought the lots and built a house fronting the ocean at a cost of \$8,000, the seller sold several lots between plaintiff's and the ocean, including its rights to the beach. The New York Appellate Division, *Phillips v. West Rockaway Land Co.*, 163 N. Y. Supp. 993, holds that the plaintiff was not entitled to relief by way of having an easement over the beach declared to be in him, the broker's representation not having been fraudulent, since, if a realty broker, without knowledge of his principal, unwittingly misled the purchaser of lots to think that they were ocean front property, and would be fronted only by a boardwalk, it could not be followed by the consequence of imposing a restriction on the use of other property owned by the seller.

Amount of Broker's Commission.

The Iowa Supreme Court holds, *Sackett v. Southern Land Co.*, 161 N. W. 448, that where a broker was employed to sell lands at a certain price and did so, an amount spent by the principal to put the property in condition to bring the price at which it was sold could not be deducted from the sale price for the purpose of figuring the broker's commission.

Right to Commissions.

A broker introduced a proposed tenant to a renting agent. The latter, on learning that the tenant was a manufacturer operating machinery, declined to negotiate with him, and the deal was abandoned. The broker sought to interest the tenant in other propositions, but in the meantime the tenant upon his own responsibility took the matter up again with the renting agent, and procured a lease of the property, the terms

of the lease differing materially from the terms on which the broker originally sought to negotiate the transaction. In an action for commissions, the New York Appellate Division held, *Wurtenberg v. Bastine*, 164 N. Y. Supp. 672, that, in the absence of fraud or bad faith, the broker was not entitled to recover a commission from the renting agent.

Covenant by Vendor.

The New York Appellate Division holds, *Menzies v. Tasker-Halstead Realty Co.*, 164 N. Y. Supp. 403, that where a contract for the sale of property on installments covering several years, during which the purchaser was to pay taxes and assessments, but not to receive title, contained a covenant requiring the vendor to make certain improvements, but did not specify the time when they were to be made, it will be presumed that it was the intention of the parties that the improvements should be made within a reasonable time after the date of the contract, though ordinarily a covenant by the vendor in an executory contract for the sale of real property is satisfied by performance at the time fixed for transfer of title.

Failure to Furnish Heat.

The New York Appellate Division holds, *Perry-Freeman Co. v. Murphy*, 164 N. Y. Supp. 74, that where a lessor, during the whole of a tenant's occupancy, failed to furnish heat as required and requested, he was guilty of a constructive eviction which continued and was renewed after each monthly payment of rent. But where, despite this continuing constructive eviction, the tenant remained, he is liable for monthly rent, payable in advance, which had become due, though he vacated the premises in the middle of the month; no counterclaim having been interposed; and the landlord is entitled to judgment.

Foreclosure—Failure of Purchaser.

The New York Court of Appeals holds, *Palmatter v. Catskill Mountain Ry. Co.*, 115 N. E. 709, that where the terms of a mortgage foreclosure sale did not contain a provision that if the purchaser failed to complete the purchase the property would again be offered for sale at a specified time and place, and the referee did not so state to persons attending the sale, the property must, on the purchaser's failure to complete, be readvertised and again offered for sale at public auction.

Foreclosure Proceedings.

The New York Appellate Division holds, *Moran v. Pinchot*, 163 N. Y. Supp. 833, that where a tender made on mortgage foreclosure proceedings was insufficient, because failing to include taxable costs, and when money was paid into court was further insufficient, for not including costs and accrued interest, judgment will be rendered for the full amount of mortgage, with 6 per cent. interest from date of tender to date of interlocutory judgment, with statutory costs, crediting defendant with amount of his tender and interest allowed on money while deposited in court.

Agreements to Pay Rent.

There is nothing illegal or improper in an agreement that the obligation of the tenant to pay all the rent to the end of the term shall remain notwithstanding there has been a re-entry for default, and if the parties chose to make such an agreement, there is no reason why it should not be held to be valid as against both the tenant and his sureties. It may not be strictly accurate to call the money to be paid after re-entry rent, or to treat the lease as in force after a re-entry, but it makes little practical difference whether the sum agreed to be paid is called rent or damages. *Stott Realty Co. v. United Amusement Co.*, Michigan Supreme Court, 162 N. W. 283.

"Three-Family House" Dinner.

Two hundred brokers and property owners of Brooklyn tendered a dinner to Senator Robert R. Lawson, on Thursday evening, at the Guffanti Inn, Coney Island, in recognition of his efforts in behalf of the Three-Family House Bill, enacted into law at the last session of the State Legislature, after years of unsuccessful effort. The dinner, which was held under the auspices of the Brooklyn Board of Real Estate Brokers, marked the culmination of one of the most bitterly contested struggles in the real estate history of the Borough. It is not surprising, therefore, that property interests were jubilant and all of the speakers vied with each other in congratulating the owners of the hitherto practically valueless three-family house, upon their new lease of life which the law made possible.

Senator Lawson was greeted with enthusiasm. He said in part: "It is said by those who know or ought to know that this law will not only help Brooklyn but it will also help the other boroughs, particularly Manhattan. It is said that in the Chelsea district, there is an opportunity to convert many old-fashioned dwellings into three-family houses. In this particular section there are rows upon rows of well built three-story houses, once the homes of some of New York's first families, but now in the main occupied as furnished room and boarding houses. These houses for a long time have been a drug upon the market and, as a rule, have not tended to bring a very high class of tenants into the neighborhood. Up to the present time, the requirements of the Tenement House Law have made it impossible to remodel these houses, without an outlay larger than the return would justify."

Borough President Lewis H. Pounds made a brief but strong address. "This is no ordinary achievement," he said, "but a constructive act. When the Tenement House Law was originally passed, a serious condition existed and the act was designed to remedy it. At first there was a feeling of resentment that its provisions were too stringent, but nevertheless there was a tendency to retain, in its essentials, an act which wrought so much benefit to the community. I do not believe that there was ever a real attempt to break down the Tenement House Law. We have come to recognize the wholesome benefits and substantial gains obtained through its administration."

Other speakers were Darwin R. James, of the Tenement House Committee of the Charity Organization Society; John C. Gebhardt, secretary to the Brooklyn Tenement House Committee; Charles H. Ebbets, president of the Brooklyn National League Baseball Club; State Senator John J. Dunigan of the Bronx; Assemblyman William T. Simpson, and Frank Bailey. William P. Rae was toastmaster.

Superintendents Organize.

Building superintendents in New York City have just organized the New York Building Superintendents' Association. The object of the association is to promote a fraternal spirit of cooperation, and the attainment of greater efficiency and economy in the care, maintenance and operation of buildings. The active membership list is confined to those engaged in superintending buildings located in the City of New York. An executive committee consisting of Harry G. West, Joseph R. Harley, G. D. Andrews, J. Wadington, George Boge and W. G. Chapman was elected, and this committee and the officers of the association will constitute its management. The executive committee has the authority to employ, discharge and fix the duties and compensation of the employees of the association. The initiation fee is \$10 a year, which also covers the dues for the first three months, and the annual dues have been placed at \$12. The officers of the association are as follows: F. W. Douglas, president; Robert MacGregor, vice-president; S. C. Wells, secretary, and George Escobal, treasurer.

DECISION RENDERED IN LUMBER CASE FAR REACHING IN EFFECT

THE Supreme Court of the United States has rendered its decision in the case of Paine Lumber Company, et al., against Neal, et al., involving the trim situation, which has been of great interest to the building trades during the past eight or nine years.

The parties involved in this litigation were the Paine Lumber Company and other Western non-union trim manufacturing corporations which sought an injunction restraining the Brotherhood of Carpenters, the members of Manufacturing Woodworkers' Association, being the employers of union trim makers in the City of New York, and the Master Carpenters' Association, being the employers of the erecting carpenters, from carrying out the terms of the various trade agreements, by reason of which the union men refused to set trim manufactured in a non-union shop. This litigation has been of long standing and was sharply contested.

The attorneys for the members of Manufacturing Woodworkers' Association and the Master Carpenters' Association were Eidlitz & Hulse; the counsel for the Brotherhood of Carpenters was Charles Maitland Beattie and the Paine Lumber Company and the other complainants were represented by Walter Gordon Merritt and Daniel Davenport.

In February, 1911, the complainants filed their bill in the United States Court to obtain an injunction restraining the defendants from carrying out the terms of the trade agreements with respect to non-union trim. Testimony was taken for a period of over two years and the matter was then submitted to United States District Judge Mayer, who, in November, 1913, found in favor of the defendants and dismissed the bill of the complainants. An appeal was then taken by the complainants to the United States Circuit Court of Appeals. In April, 1914, the United States Circuit Court of Appeals affirmed the decree dismissing the bill. Thereafter a further appeal was taken by the complainants to the Supreme Court of the United States and the first argument was had at Washington in May, 1915. After withholding decision for about a year, the United States Supreme Court ordered a re-argument of the matter, and in October, 1916, the entire case was re-argued before the United States Supreme Court as then constituted.

After some seven months' further deliberation it has finally determined the matter in favor of the defendants and has affirmed the decree of the lower courts dismissing the bill. The prevailing opinion was written by Mr. Justice Holmes and concurred in by Chief Justice White and Associate Justices Day, Brandies and Clark. The dissenting opinion was written by Mr. Justice Pitney with whom concurred Associate Justices McKenna, VanDevanter and Associate Justice McReynolds also dissented. In delivering the opinion for the majority of the Court, Mr. Justice Holmes stated:

This is a bill in equity brought by corporations of States other than New York engaged in the manufacture of doors, sash, etc., in open shops, against officers and agents of the United Brotherhood of Carpenters and Joiners of America and of the New York Branch of the same, certain union manufacturers of doors, sash, etc., members of the Manufacturing Woodworkers' Association and many master carpenters, members of the Master Carpenters' Association, whose business is to install such products in buildings. * * * The bill alleges a conspiracy of the members of the Brotherhood and the New York Branch to prevent the exercise of the trade of carpenters by anyone not a member of the Brotherhood and to prevent the plaintiffs and all other employers of carpenters not such members, from engaging in interstate commerce and selling their goods outside of the State where the goods are manufactured, and it sets out the usual devices of labor unions as exercised to that end. In 1909 the Master Carpenters, coerced by the practical necessities of the case, made an agreement with the New York Branch accepting a previously established joint arbitration plan to avoid strikes and lockouts. This agreement provides that "there shall be no restriction against the use of any manufactured material except non-union or prison-made"; the arbitration plan is confined to shops that use union labor and the employers agree

to employ union labor only. The unions will not erect material made by non-union mechanics. Another agreement between the Manufacturing Woodworkers' Association, the Brotherhood and the New York Branch also adopts the plan of arbitration; the labor unions agree that "none of their members will erect or install non-union or prison-made materials," and the Woodworkers undertake that members of the Brotherhood shall "be employed exclusively in the mills of the Manufacturing Woodworkers' Association." It is found that most of the journeymen carpenters in Manhattan and part of Brooklyn belong to the Brotherhood and that, owing to their refusal to work with non-union men and to employers finding it wise to employ union men, it is very generally impracticable to erect carpenter work in those places except by union labor. It also is found that, owing to the above provisions as to non-union material, the sale of the plaintiff's goods in those places has been made less. The workmen have adopted the policy complained of without malice toward the plaintiffs, as part of a plan to bring about "a nation-wide unionization in their trade."

The Court proceeds to determine that a private person cannot maintain a suit for an injunction under the Sherman Anti-Trust Act. Mr. Justice Holmes continues with regard to this matter, as follows:

In the opinion of a majority of the Court, if the facts show any violation of the Act of July 2, 1890, c. 647; 26 Stat. 209, a private person cannot maintain a suit for an injunction under section 4 of the same; *Minnesota v. Northern Securities Co.*, 194 U. S., 48, 70, 71, and especially such an injunction as is sought; even if we should go behind what seems to have been the view of both Courts below that no special damage was shown, and reverse their conclusion of fact. No one would maintain that the injunction should be granted to parties not showing special injury to themselves.

The opinion of Mr. Justice Holmes further indicates that, upon the merits

Hon. John J. Hopper a Candidate.

The movement to bring about the re-election of John J. Hopper as Register of New York County has taken definite shape. A group of prominent attorneys and business men have formed themselves into a preliminary committee for the purpose of organizing a campaign committee to bring about Mr. Hopper's re-election.

This committee is entirely non-partisan and will proceed without regard to additional endorsements which may be received from the various political committees and parties. They base their advocacy of Mr. Hopper on the proposition that the Register's office is a purely technical and business office and should be kept free from political trading and intrigue.

The following names appear among those who have signed the non-partisan call for Mr. Hopper's re-election: William Grant Brown, Albert S. Bard, Richard Eyre, Daniel P. Hays, John P. Kirwan, Stephen P. Nash, Frederick R. Seeman, Jacob H. Shaffer, John DeWitt Warner, John Frankenheimer, John B. Pine, Edgar A. Tredwell, Montgomery Hare, Robert Grier Monroe, William M. Bennett, Gilbert E. Roe, Frederick J. Middlebrook, Joseph M. Proskauer, Charles T. Root, Adam Wiener, John Agar, Wallace McFarlane, Nelson S. Spencer and Calvin Tomkins.

The committee has opened headquarters at the Hotel Hermitage at Seventh avenue and 42d street.

New Ferry to Rockaway.

A direct ferry to Rockaway Beach is about to be started in the near future, according to William E. Harmon & Co., who are having a special sale of lots around Flatbush avenue and Avenue N. William E. Harmon & Co.'s statement is as follows:

"We are informed by Nelson Killmer, of the Jamaica Bay Improvement Association, that plans have been matured for the operation of a ferry from Flatbush avenue to Rockaway Beach. Mr. Killmer tells us that the site of the slips for the two terminals has been arranged for and that four boats to maintain an adequate service have been engaged and that the promoters will be ready to start the operation of the ferry as soon as the

of the controversy, the complainants had failed to show that under the law as laid down by the New York Court of Appeals, they were entitled to an injunction. In this regard, Mr. Justice Holmes says:

We shall not believe that the ordinary action of a labor union can be made the ground of an injunction under those laws until we are so instructed by the New York Court of Appeals.

Mr. Justice Pitney in his opinion disagrees with the views expressed by the majority of the Court, through Mr. Justice Holmes.

When Frederick Hulse, of Eidlitz & Hulse, who argued the case on behalf of the employer defendants before District Judge Mayer, the United States Circuit Court of Appeals and the Supreme Court of the United States was asked this week concerning his views as to the situation, he said:

In our argument before the Supreme Court of the United States at Washington we urged on behalf of the members of the Manufacturing Woodworkers' Association and of the Master Carpenters' Association, three cardinal points which, we contended, sustained our view that the bill in equity was rightfully dismissed by the lower courts:

1. That neither the agreements between the various defendants nor any facts or circumstances shown in connection therewith constituted an undue restraint of trade in hostility to any statute, Federal or State, or in hostility to any rule or principle of the common law.

2. That there is nothing in the nature of an attack being carried on directed against any of the complainants.

3. That equity will not undertake on the complaint of a private suitor to reconstruct general competitive conditions.

The opinion of the majority of the Court seems to sustain these views.

This case has been most interesting, as it involves some of the great industrial problems of the day, and it is worthy of note that all of the Federal Courts that have passed upon the questions involved, have favored the dismissal of the bill in equity filed by the complainants.

present dredging operations—now in progress at Mill Basin—are completed to an extent to allow the boats to pass readily to and fro.

"This ferry will be a wonderful improvement, shortening the trip from the heart of Brooklyn to Rockaway from 32 miles as hitherto to about 13 miles. Its effect upon real estate on lower Flatbush avenue can hardly be over-estimated, as it will bring a constant string of automobiles and other traffic up and down this highway.

"The dredging of Mill Basin is progressing rapidly and when completed will give an 18-foot channel through its entire extent.

Richmond Protests.

Borough President Van Name is opposed to granting the trolley companies of Staten Island a six-cent fare, because it will be an injury to workingmen and women as well as to the best interests of Richmond Borough, and he filed a protest with the Public Service Commission in opposition to it, as follows:

On behalf of the Borough of Richmond, a protest is made against the granting of the applications made to you by the street railway companies of this Borough for authority to charge increased fares.

The people of Staten Island made an application to the Legislature for cheaper fares on Municipal Ferry and for transfer privileges to the elevated lines of the city, but were unfortunate because of a misunderstanding by the Governor of the facts. Both houses of the Legislature passed the bills.

At a time when our people are endeavoring to travel between Manhattan and their homes for decreased fares, to grant an increase in fares would cause great hardship to wage earners, people receiving small salaries, and others who are trying to pay for and build homes.

Manufacturing Sites.

Unusual opportunities exist in several portions of the city for manufacturers, but these opportunities have been lessened since the passage of the Zoning Resolution. The middle East Side, however, presents inducements which are not to be found in some other sections, on account of its central location and shipping facilities at the East River. There are some structures already erected, modernized and ready for occupancy, which can be rented for a less sum than a similar class of buildings were they to be erected today, with the existing cost of building materials and shortage of labor.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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A total of \$765,000,000 in gold is stored in the United States Assay Office in Wall street, more than ten times the normal average in previous years.

The remarkable development of the suburban districts surrounding New York is exemplified in the experience of a prominent development company within the last generation. In 1897 land which was worth \$1,500 an acre is now being sold close to \$15,000, and houses which formerly brought \$500 a year are now returning more than \$1,000 to their owners.

The Daylight Saving Bill, introduced by Senator William M. Calder, has passed the Senate without debate and will now be considered by the House. It provides that, beginning the last Sunday of April, 1918, and every year thereafter, all the clocks in the United States be moved forward one hour until the last Sunday in September, when they are to be moved back again one hour. One of the hardest workers in the daylight saving movement has been Borough President Marcus M. Marks, head of the national association which has been sponsor for the bill.

The Real Estate Board of New York received a fine tribute the other day at the meeting of the Real Estate Board of Hudson County, N. J., when a speaker who is one of the oldest brokers in that section of the State, urged organization along the lines under which the New York body operates. He said: "Whenever a bill affecting taxation is introduced in the New York Legislature, the New York Real Estate Board can be found on the job. They always have a powerful voice in all legislation affecting taxation. With our organization composed of both property owners and brokers, there would be in Hudson County an organization as powerful proportionately as the Real Estate Board of New York."

Cartmen Ordinance.

Property owners in Greater New York will be interested in the resolution relative to public carts and cartmen now being considered by the Committee on General Welfare of the Board of Aldermen, preliminary to its presentation to that body for action. The legality of the proposed legislation is now being studied by the Corporation Counsel, and an early opinion may be rendered, so that definite action by the Board of Aldermen may be possible at an early date.

If the ordinance is adopted, each public cartman will be required by law to keep a record of all transportations or removals made by him of all goods from any private dwelling, tenement, apartment house, office, boarding house, hotel or restaurant. This record will contain the name and address of each public cartman; the name and address of the person, firm, corporation or association, owning the property removed, and the name and address of the person, firm, corporation or association to whom these effects are delivered. This information will be filed at the end of each week with the Bureau of Licenses and will be open for public inspection. These records will be indexed, not only under the names of the principals in each removal, but also under the block and the section of the real estate from and to which such removals are made, according to the official land map of the city.

While the proposed law is designed to furnish relief primarily for business men whose goods are so often removed, without their consent, it bears a direct relation to real estate interests in the city, since it will enable a landlord to keep track of tenants who have moved, without payment of rent. An additional advantage would be the creation for the landlord's benefit of a workable credit system, whereby he will be able to investigate the record of prospective tenants. While some classes of real estate owners in the city will be only slightly interested on account of the character of their holdings, there are an unusually large number of both residential and business buildings, rented on a month to month basis, that will be directly concerned. It is in this type of structure that the losses through surreptitious removals are most keenly felt, and it is to this kind of owner that the ordinance will furnish the necessary measure of relief.

Benefits will also accrue to real estate brokers and lawyers seeking lost heirs needed for clearing up real estate titles, or the winding up of estates; wholesale and retail dealers and creditors of all kinds will be assisted in following up absconding debtors, and various municipal and Federal departments will have their facilities for investigation work augmented to no small degree.

The general desirability of the proposed law is so apparent that it is difficult to anticipate or understand any basis for real opposition to it, other than by the cartmen themselves. There should be no cause for objection on their part toward the filing of the necessary information with the Bureau of Licenses. It will work no injustice to them, nor will it interfere with their business. They most certainly will have enough public spirit to realize that the slight extra trouble that may be entailed in the preparation of the weekly report will be more than offset by the benefits that will result in so many instances, not only to Governmental agencies, but also to innocent persons whose property rights and position in the community entitle them to some slight measure of consideration.

New York City will not be the only municipality in the United States which compels moving van men to give information regarding the removal of goods. Similar legislation has been passed, and is now operative in the cities of Philadelphia, Baltimore, Detroit, Kansas City and Dayton. Owners of real estate of all kinds, but particularly those housing tenants who pay rent from month to month should actively support this proposed legislation. It should go a long

way toward relieving property owners, who have no effective means of tracing unscrupulous tenants, from one of the costly burdens to which they have been subjected for so many years.

Mortality in the Building Trades.

The analysis of the occupational mortality experience of the Metropolitan Life Insurance Company, as published recently by the Bureau of Labor Statistics, of the United States Department of Labor, is interesting as indicating the causes of death by occupation. The largest single group is "laborers," forming 11.4 per cent. of the total. More definite occupations are represented in considerable numbers, such as clerical employees, farmers and farm laborers, and persons engaged in the various building trades in iron and steel work, and in the railway service.

Deaths among carpenters total 4.2 per cent. of the total; painters, paper-hangers and varnishers, 2.9 per cent.; janitors and building employees, 1.9 per cent.; masons and bricklayers, 1.9 per cent.; plumbers, gas fitters and steam fitters, 1.2 per cent.; iron and steel mill workers, .8 per cent.; cabinet and furniture makers, .8 per cent.; tinners and tinware workers, .7 per cent., and electricians, .6 per cent.

Keep on Building.

According to the generous manner in which this country responded, first to the appeal for the Liberty Loan and directly afterward to the nation-wide campaign for a hundred million dollar subscription for the advancement of the Red Cross work, there is no evidence of a shortage of money or that industry is to suffer materially for lack of funds. The hearty support given to both of these campaigns, particularly in the Metropolitan district, was especially gratifying. In both campaigns the quotas of the local territory were oversubscribed by considerable amounts. The responses were by no means purely sentimental, but were exhibitions of sound sense and business sagacity.

The evident willingness with which the people of the country generally parted with their funds for the support of these worthy objects is a mighty lesson to investors in real estate and speculative builders. It indicates that there are unlimited sums of money available when more than three billion dollars of Liberty Loan bonds are subscribed for and approximately one hundred and twenty-five millions pledged for the expansion of the Red Cross activity. This was accomplished without a possibility of adverse financial or economic effect. A people that can command this amount of money for affairs outside of their business interests certainly will not hesitate to expend larger sums for the enlargement of their commercial pursuits and the gratification of personal desires.

The present time is an excellent one to commence the erection of new structures. While it is granted that the costs of building materials are high, yet we learn from authoritative sources that they will be beyond a doubt advance to higher levels where they in all probability will remain for a lengthy period. The demand for additional buildings of most all types is unquestioned. Commercial and manufacturing concerns are rapidly expanding to meet the wider application of their products and are seeking enlarged facilities for their increased businesses. Their requirements are urgent. Unless they erect structures for their own occupancy they have no means of branching out, and if they build the needed factories, warehouses and other necessary projects they tie up large amounts of capital that might better be expended in raw materials and equipment.

The housing problem is another matter that calls for quick attention of the investor and speculative builder. From this quarter also comes a demand that is imperative. The inquiries for rentable space in modern buildings is evidence of a demand that is greater than the supply and it is growing with each day. Rents

are steadily increasing for accommodations in buildings of practically every type and the owner of renting properties has an opportunity for larger returns than ever before. Paradoxical as it seems, land values have not appreciated in many parts of Greater New York in comparison with the advances in value of other commodities. While the land values continue to remain stationary at the existing levels, the builder has a splendid chance to reap large benefits from his foresight in building now.

Whatever the cost, men must continue to live in houses and conduct their business affairs in stores and factories. Schools must be provided for the education of the children and the entire social and commercial life of the nation must be adequately housed. Hesitation in embarking in structural enterprises will gain nothing for the builder contemplating structural improvements. According to the present outlook the longer he waits the higher the cost of construction will be, and the smaller the return on the amount of money invested. This country might as well conduct its affairs on a high plane of value as on a low. If conditions involve high expenditures they will also involve larger receipts.

Keep Cars Moving.

Editor of the RECORD AND GUIDE:

Much has been said about the high cost of building, inflated prices of materials and inability of railroads to transport the goods; also the labor problem. To my way of thinking most of the trouble starts from the transportation situation. Union wages are standardized and for some time past there has been no material advance in the wages received by these artisans. Unskilled labor, those men who are not affiliated with organizations, have received large increases.

It has been estimated that about 65% of the cost of a building is for labor, but if the labor utilized in producing the various materials be taken into consideration, I think that the percentage of cost will be considerably increased. There does not seem any likelihood that wages will be decreased, and it is fair to assume for some time to come there will not be any cheapening in prices. In fact, the turn will not come until the demand is greatly diminished.

There is one condition, however, which can be materially bettered, namely transportation. It is acknowledged that the railroads are doing a tremendous business, and under certain handicaps, but the lack of system in the freight handling departments is lamentable and redounds to the disadvantage of the seller, buyer and the railroads themselves.

As a general rule the mills turn out the goods within a reasonable time, present conditions considered. The railroads take the loaded cars away, and thence once out of sight, seem to be out of mind, to paraphrase an old saying. The basic trouble seems to be in the freight assembling yards. This is due primarily to lack of system, though you never could get the railroads to admit it, and, secondly, on account of insufficient and poor labor. Loaded cars arrive at one of these yards and they frequently lie there until the consignee makes a protest to the man "high enough up."

I am not a railroad man, but I should imagine that the railroads would do better were their cars kept moving. To obtain this result it is imperative that all parties work in accord. The railroads must insist on the consignee unloading promptly, and on their part must have the cars placed in such a position that this is practical.

Why not have some of the practical railroad presidents give their attention, for a little while at least, to the freight condition, rather than devoting so much of their time (if what the daily press prints is correct) to airing their wrongs and grievances. Americans are generous. They are willing to pay for service, and if service be given, there would be but little opposition to rates. They are,

however, inclined to side against the railroads, for almost every large concern feels that some of the delays which they have been subjected to have been unnecessary, and the resultant loss avoidable.

Keep the cars moving. Deliver the goods. Building will then proceed and general conditions will be bettered and the present chaotic state done away with.

BUILDER.

Centralization of Government.

Editor of the RECORD AND GUIDE:

The indefatigable Henry Bruere proposes unusual changes in the reorganization of the city government as the result of his plan just submitted to the Mayor. There are two schemes outlined by Mr. Bruere to bring about the proposed reorganization. The first, although it centralizes the administrative responsibility of the government under the Board of Estimate to be discharged through the office of city manager, does not greatly disturb the present organization of the city departments. The second plan is more radical and involves changes in the duties of the Borough Presidents. As far as I understand it, the plans will fix more responsibility upon the Mayor and will place even more departments under his jurisdiction, the net result being a greater centralization of governmental functions.

While the city manager form of government which is advocated has a number of merits, it is doubtful whether experimentation along this line should be undertaken at this particular time. While Mr. Bruere emphasizes the necessity for greater centralization of government and the interest of efficiency on account of the war, the juggling of governmental functions at this time might prove disastrous.

H. F.

Buy Real Estate Now.

Editor of the RECORD AND GUIDE:

I was interested in the editorial published in the Record and Guide of June 16 in which you urge the purchase of real estate now. The three reasons advanced, namely, the present healthy status of the renting market, the natural growth of the city and the success of the Liberty Loan, are strong arguments to offer, and it is undoubtedly true that there are at present a number of unusual opportunities to obtain desirable properties at comparatively cheap prices. In my opinion, however, there will not be any concentrated buying activity in real estate until the general financial situation has become more clarified; that is to say, lenders will not insist upon such a large equity, and the costs of mortgage renewals, or the placing of new mortgages will not be so expensive. Nevertheless, I must agree that the future remains usually bright, not only because of the present prevailing low prices, but also because an upward trend is inevitable.

J. L. M.

Commissioner Hodge Elected.

Commissioner Henry W. Hodge of the Public Service Commission has been elected Chairman of the Joint Conference Committee of the Board of Estimate and the Public Service Commission for the First District, named under the Ottinger-Ellenbogen act passed by the last Legislature for the purpose of finding a solution of the New York Central Railroad West Side track problems. The election took place at a meeting of the Joint Conference Committee, of which other members in addition to Commissioner Hodge are Commissioner Charles S. Hervey, with Borough Presidents Maurice E. Connelly of Queens; Marcus M. Marks, of Manhattan; and Calvin D. Van Name of Richmond. The last three represent the Board of Estimate. The Committee is already at work and has already had one conference with Ira A. Place, Vice-President of the New York Central Railroad. Other meetings of the Joint Conference Committee will take place in the near future.

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:

H. 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. 245.—Ten years ago I negotiated a deal whereby a loft building was erected and leased for ten years at an annual net rental of \$40,000, and subsequently I sold the property for the builder to the present owners.

That lease is now about to expire and I have been employed by the owners to negotiate with the tenant for a renewal of the same. Assuming that I arrange a renewal for five years on the same terms as the original lease, i. e., \$40,000 per annum, plus taxes, insurance, etc., etc., what commission would I, as broker, be entitled to on the five-year renewal? S. S.

Answer No. 245.—The rules of the Real Estate Board provide as follows: "Renting for a term of three years or longer on gross rental 1%." "The commission on leases made for over three years shall be based on the rent actually to be paid, including any additional sums specified as rent in the lease."

Question No. 246.—A development company, when conveying title, describes the property by block and lot number and makes no mention of granting any title to the street in front of and adjoining the property. Does a description by block and lot number (or any other description without expressly mentioning the intent to convey land in the street in front of premises conveyed) ever carry with it the title to the land in the street? G. E. J.

Answer No. 246.—It is highly important to know what map the grantor referred to and upon which the lots conveyed were shown. For instance, if it was the tax map which showed block and lot subdivisions it would not carry title to land in the street bed. If a map subdividing a tract of land into numbered lots and filed, a description by lot number will ordinarily carry to the centre line of the street shown on the map, provided the grantor has title to the street bed.

Question No. 247.—On June 1st A obtained a judgment against B which is docketed in the County Clerk's Office on that date. On June 6th deed dated May 20th conveying real estate of B to C, an innocent purchaser is recorded. Does the previously docketed judgment create a lien upon the real estate embraced in the subsequently recorded deed? J. L. B.

Answer No. 247.—The date of the deed is unimportant. "A" did not part with his property until a deed in proper form was executed and delivered. Assuming that "A" owned real estate on the day the judgment was docketed, such judgment became a lien thereon and any person taking title was charged with notice of its existence and lien.

If a deed for which the grantee had actually paid was actually delivered prior to the docketing of the judgment, then "A" did not own the property and the judgment could not be a lien thereon. The proof of due delivery of the deed prior to the docketing of the judgment must be established by clear and convincing evidence.

Question No. 248.—Township of Westchester, County of Westchester, New York, vacant property was purchased at tax sale about seventeen years ago. Has present owner clear title to property?

Answer No. 248.—He has not. Before saying just what interest he has the document which he holds must be examined. The Town of Westchester, in the County of Westchester, was annexed to the City and County of New York (now Borough of the Bronx) in June, 1895, pursuant to the provisions of Chapter 934 of the Laws of 1895.

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REAL ESTATE NEWS OF THE WEEK

Market Remains Substantially Unchanged—Continued Expansion of Business Concerns Reflected in Trading

TRADING was diversified in character this week, and a substantial amount of business was transacted, in spite of the approach of the hot weather season, which, even in normal times, acts as a deterrent to trading. While the business of the week did not register any particular gains or indicate a marked expansion in activity, nevertheless an outstanding feature was the more general demand for properties in many sections of the city. Not only were buyers found for residential and business properties in both the uptown and downtown districts, but sites were acquired for building projects of various kinds. Conspicuous among these particular lines was the indicated enlargement of industrial facilities by prominent manufacturing and business concerns, in order to meet increased demands.

The midtown section contributed one of the largest investments transactions of the year in the sale of the twenty-two-story office building at 113 to 119 West 40th street, by Philip Lewisohn to Julius Kayser. The sale exemplifies the unusual success which has attended the efforts of builders of high-class commercial buildings, in the new business district, which has grown up in the immediate neighborhood of the Grand Central Terminal.

Other deals of the week included the sale to a former owner of a high-class Broadway multi-family house; also of three five-story apartment houses in the Dyckman section, for which property in the Pennsylvania Terminal zone was given. The latter property will be used as the site for a six-story garage. In the immediate neighborhood, the Pennsylvania Railroad acquired additional frontage along the Hudson River, which may be used for expansion of its freight handling depot. Another important business transaction which will result in a big garage operation concerned the plot of thirty-three lots at Broadway and 132d street. In the Bronx a tract of twenty-one lots on Harlem River Terrace passed into the hands of a builder who may improve in the near future. The old drygoods district contributed an interesting transaction to the business of the week, in the resale at a reported profit, of the loft building at 64 to 66 White street.

The auction rooms contributed several interesting sales this week. The Merit Realty Company on a bid of \$8,650 acquired the dwelling at 19 West 93rd street, sold for the executors of the estate of Oscar E. Schmidt, and the two three-story buildings and one-story frame structure at 16 to 20 Jones street was knocked down to E. C. Sperry for \$20,500. The partition proceedings affecting properties of the Simpson Estate resulted in spirited bidding at the stand of Joseph P. Day, particularly with reference to the irregular plot in the north side of 121st street, beginning 12 feet east of Third avenue. This plot was sold after 180 bids had been recorded to Adele Dowe, a party in interest, for \$25,000. She also acquired a dwelling at 325 East 122d street, for \$7,900.

Announcement is made that Bryan L. Kennelly has been authorized to sell at auction on Saturday, July 14, the remaining holdings of the Sturges Estate in the East Bronx, comprising 199 lots and one house, near the 174th street subway station at Southern Boulevard and Boston road, including frontages on Hoe, Vyse, Bryant, Longfellow and Boone avenues, and in 173d and 174th streets. The same auctioneer will sell this afternoon on the premises at Belle Harbor, L. I., the property at 55 Beach 127th street, an entire block front within 100 feet of the Atlantic Ocean; also a

plot of six lots at the southeast corner of Washington avenue and Beach 127th street.

Board Opposes Extension.

The Real Estate Board's Committee on Building Heights and Zoning has advised the Board of Estimate that it is opposed to the proposed extension from one year to two years of the time for completing buildings for which permits had been issued before the Zoning Resolution was passed, and its approval of the plan to remove the restrictions from Columbus avenue in the vicinity of 60th to 63rd streets and 63rd street East of Amsterdam avenue.

In relation to the first proposal, the Real Estate Board says:

"The petition submitted to the Board of Estimate by the Builders Protective Association asking that the time allowed under the Building Zone Resolution for buildings to be carried to the second tier of beams be extended from one to two years, has been given careful consideration and, in view of the fact that the year originally allowed was a reasonable concession and there are not sufficient grounds for further extending the time for those who have not taken advantage of it, the proposal is opposed."

In relation to the second it says:

"The proposal that Use District Map, Section 8, be amended so as to include within an unrestricted district an area taking in approximately the north side of 63rd street from Amsterdam avenue to Broadway and Columbus avenue from 100 feet south of 63rd street to 100 feet north of 60th street, and the south side of 63rd street to Amsterdam avenue, has been carefully considered and is approved. From the report of the Committee on City Plan it is indicated that the original petition asking for this change was signed by a large proportion of the property owners, and this Board's Committee feels that the various requirements growing out of the local extension of the automobile industry can be better served by the proposed change than if the present restrictions were continued."

Approves Ordinance.

At a recent hearing before the Committee on General Welfare of the Board of Aldermen, Ordinance Int. 1659 providing that public cartmen shall keep a weekly record of furniture, etc., moved by them, the names of the owners of such furniture and the places to which such removals are made and report weekly to the Commissioner of Licenses, was approved by the Real Estate Board through the Committee on City Ordinances. H. J. Schumacher, Louis Schrag and Edward P. Doyle appeared before the Committee.

The position taken by the Committee was as follows:

Real estate owners generally have for a long while approved the principles embodied in this ordinance, and the Board now approves the ordinance. It would relieve a condition under which removals are frequently made by tenants who fail to pay their rent and cannot be traced. In some cases, they not only move without paying rent but also take with them valuable fixtures and even pier glasses from apartments.

The Real Estate Board questioned the wisdom of lines 22, 23, 24 and 25, providing that certain records shall be deemed not public records in the discretion of the Commissioner of Licenses. It thinks that all records should be public. On the other hand, it realizes that there may be good reasons known to the Police Commissioner or the Commissioner of Licenses for this provision, and if such exist, will not oppose this part of the ordinance.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 15, against 20 last week and 21 a year ago.

The number of sales south of 59th street was 7, as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 8, as compared with 14 last week and 18 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 922 of this issue.

Lewisohn Building Sold.

One of the largest investment transactions of the year involving one of the best known structures in the midtown section was consummated this week, as a result of which the Ideal Investing Company, controlled by Julius Kayser, becomes the owner of the Philip Lewisohn Building, at 113 to 119 West 40th street, extending through the block to 114 to 118 West 41st street. This property, together with the modern six-story business building adjoining, at 120 to 122 West 41st street, was sold for the West 40th and 41st Street Realty Company, Philip Lewisohn, president, through Alfred C. Marks. Walter T. Stern, of the law firm of Stern & Gotthold, represented the buyer, and Guggenheimer, Untermyer & Marshall represented the seller. The Philip Lewisohn Building is twenty-two stories in height, covering an area of approximately 14,000 square feet, and is one of the most modern structures of its type, erected in the city. The site which was originally occupied by Mendelssohn Hall was acquired in May 1911 by Mr. Lewisohn. The building operation was successful from the very beginning, its tenants including representatives of leading concerns in their respective lines of business. On account of the high-class character of the building and the unusual demand for modern space in this section of the city, Mr. Lewisohn has been able to negotiate leases that run from ten to twenty-one years, making the structure unusually desirable from the investment standpoint. Among the tenants in the building are P. Lorillard Company, Manning, Maxwell & Moore, Fownes Brothers & Company, International Magazine Company, Bing & Bing, General Cigar Company, Berkey & Gay Furniture Company, Fuchs & Lang, Palmer & Embury, New York Talking Machine Company, and the F. W. Dodge Company, which includes in its organization the Architectural Record, Sweet's Index, the Record and Guide, and the National Press Intelligence Bureau. The building is occupied exclusively for office purposes, no manufacturing of any kind being permitted. The store and basement is occupied by the Rudolph Wurlitzer Company, which also leased the adjoining six-story building in West 41st street, after Mr. Lewisohn acquired the two old dwellings on the site in 1913, and erected the present structure for their exclusive occupancy. It is understood that the Lewisohn Building has been held at \$3,000,000. It is flanked on the east by the Tilden Building in 40th street, and by the Comedy Theatre in 41st street. Directly opposite in 40th street, is the World's Tower Building, owned by Edward W. Browning.

School Adds to Holdings.

The Gethin Estate sold to the Riverdale Country School a plot containing about fifty lots on Fieldston road, near 252d street and adjoining its present property. The school is now erecting a large building more than 200 feet long and 100 feet deep. This gives the purchaser a plottage of more than 100 city lots. Joseph P. Day was the broker and George H. Taylor, Jr., acted as attorney.

Buys Back \$350,000 Apartment.

Franklin Pettit, president of the Realty Company of America, has repurchased through Lewis B. Preston, from the Mills-Beebe Corporation, the property at the southwest corner of Broadway and 81st street, which has been held at \$350,000. The parcel, which is known as 2251 to 2259 Broadway consists of a three-story building used for office and store purposes, and occupies a site fronting 76.5 feet on Broadway, and 104.3 feet on 81st street. It abuts the Church of All Angels, at the southeast corner of West End avenue and 81st street, and is opposite the Eighty-first Street Theatre, on Broadway. Mr. Pettit bought the property last July from the estate of Mrs. Morris K. Jesup, and later resold it through Lewis B. Preston, to the Mills-Beebe Corporation, understood to represent the Leland Estate.

Railroad Enlarges Holdings.

The Pennsylvania Railroad Company has purchased a plot of twenty-one lots from Swift & Company, at Twelfth avenue and 39th street, adjacent to its present yards. Included in the sale is the four-story building at the southeast corner of Twelfth avenue and 39th street, occupying a plot 100x100, and the eight two-story buildings at 622 to 636 West 39th street, on a combined plot measuring 190x100. The two properties are separated by a frontage of 235 feet at 638 to 658 West 39th street, acquired by the same purchaser last May. The railroad company now controls a frontage of 100 feet on Twelfth avenue and 525 feet in 39th street, which, according to report, will be utilized to increase the capacity of the freight yard. The entire block diagonally opposite was purchased several weeks ago by Armour & Company as a site for a large food

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distributing station. The New York Butchers' Dressed Meat Company is also planning the erection of a warehouse and refrigerating plant on neighboring property at the Eleventh avenue corner. All these transactions are said to have been influenced by the West Side improvement contemplated by the New York Central Railroad.

Site Bought by Coach Company.

J. J. McGuire, who is said to be acting for the Fifth Avenue Coach Company, bought from the Consolidated Gas Company, thirty-three lots in the block bounded by Broadway, Riverside Drive, 132d and 133d streets, all of which is owned by the company, with the exception of the Broadway front. The property comprises a plot fronting 425 feet in 132d street, beginning 130 feet west of Broadway, and running through the block to 133d street where it fronts 400 feet. The company's gas holder occupies the Riverside Drive front of the block, and the company retains a plot

200x250 feet for this purpose. The plot just sold was held at \$350,000.

\$500,000. Trade and Lease.

In part payment for the block front on the east side of Haven avenue, between 178th and 179th streets, reported sold last week, Lucian A. Duvernet, the buyer, gave in part payment six four-story dwellings on a plot 100x100 feet, in the north side of 37th street, between Seventh and Eighth avenues, known as 247 to 257 West 37th street. The dwellings are reported to have been held at \$200,000. The seller of the Washington Heights plot, the Nevah Construction Co., Joseph Reiss, president, will raze the 37th street dwellings and erect on the site a modern six-story garage, with accommodations for about 300 automobiles. S. & J. H. Albert, and J. B. Graham, the brokers in the trade, announce that they have obtained a tenant for the proposed garage for a term of twenty-one years. The Heights property was held at \$325,000.

Sale in Old Drygoods District.

The Norlin Realty Company, Richard S. Elliott, president, sold to a client of E. H. Ludlow & Company, the five-story business building at 64 to 66 White street, on a plot 46x110 in the old wholesale drygoods district. The purchaser is said to have given in part payment a small country place. The White street property is under lease to E. Milius, cotton converter, and E. Bribbon & Sons, linen importers. It is diagonally opposite the new building of the Remington Typewriter Company, and the structure at 384 to 386 Broadway, recently leased by the Schulte Cigar Company. The selling company acquired the parcel recently as part of the deal also involving the Standish and Priscilla apartment houses at 59 to 69 West 10th street.

Twenty-One Bronx Lots Sold.

John H. Beckman purchased twenty-one lots, 525x100 on Harlem River Terrace, south of Fordham road, from one-time Public Service Commissioner John E. Eustis, through James E. Barry, of the Knap & Wasson Company. The buyer will improve the site. The property is part of a group of holdings recently offered at auction by Bryan L. Kennelly. It abuts Cedar avenue and faces the tracks of the New York Central Railroad.

Country Club Buys.

The property on North street, Rye, N. Y., known as the Charles Park Estate, one of the founders of Park & Tilford, was sold by Mrs. Josephine S. Chamberlin, through Blakeman Quintard Meyer, to the New Green Meadow Country Club, an organization composed of many prominent families in Westchester County. The property consists of about 90 acres beautifully landscaped, together with a fine old residence. Through the same broker the Club bought the property belonging to St. Vincent's Retreat at the rear of their main holdings in North street, Rye. The latter property involves about 35 acres, which, added to the Charles Park holdings, gives the Green Meadow Club about 125 acres. The broker reports the total purchase price has been in the neighborhood of \$300,000.

Long Island Lots in Trade.

Samuel and Frank Wolfe, of Allentown, Pa., who some time ago bought seventy-four lots at Jamaica, L. I., from the Sage Foundation Company, resold sixty of the lots on Sutphin road, near Lincoln avenue, to Louis Gold, who gave in exchange, five three-story store and apartment buildings in the north side of Fulton street, near Pontine street, Jamaica. The remaining fourteen lots were sold to Max Gross, a Jamaica builder, who gave in exchange two store and apartment buildings on the south side of Hillside avenue near Flushing avenue.

Manhattan.

South—of 59th Street.

51ST ST.—The Douglas Robinson, Charles S. Brown Co. sold for Henry Sidenberg 14 West 51st st, a 4-sty dwelling, 22x100, Columbia College leasehold, to Richard Ridgeley.

54TH ST.—Ennis & Sinnott bought from I. Frank Stone, 336 East 54th st, a 5-sty tenement, with stores, 25x100. The Douglas Robinson-Charles S. Brown Co. negotiated the sale.

11TH AV.—Joseph F. Feist sold for Philip Stevenson, the 5-sty tenement at 434 11th av, adjoining the southeast corner of 36th st.

North—of 59th Street.

90TH ST.—B. Elliott Burston sold for Gully Sulouf the 6-sty tenement, 50x100, at 333 to 387 East 124th st, reported held at \$49,000.

94TH ST.—Duross Co. sold for Kathryn Barry 114 West 94th st, between Columbus and Amsterdam avs, a 3-sty dwelling, 16x100.

95TH ST.—Wm. A. White & Sons sold for Mrs. Mackay Smith 335-337 East 95th st, a 5-sty tenement, on plot 30x100.

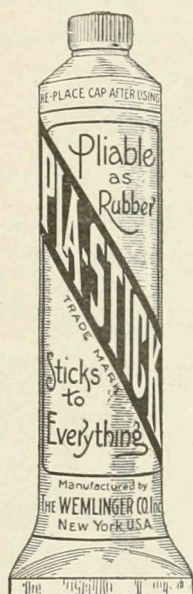
124TH ST.—L. J. Phillips & Co. resold for James H. Cruikshank to Mary E. and Susan J. Smith 55 West 90th st, a 4-sty dwelling, 18.9x100. The seller recently acquired the property through Pease & Elliman.

128TH ST.—Adolph Weiss has sold for the Allesen Co. the 3-sty dwelling, on lot 20x100, at 23 East 128th st.

130TH ST.—Kurz & Uren (Inc.) sold for Stephen H. Jackson, 31 East 130th st, a 3-sty dwelling, on lot 18x100.

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TIFFANY ST.—Kurz & Uren (Inc.) sold for the Delco Holding Co. 1142 Tiffany st, between 167th and 169th sts, a 2-sty dwelling, on plot 30x113.

TIMPSON PL.—James J. Donovan, with Byrne & Baumann, resold for the Preferred Investing Co., Fred F. French, president, 518 and 520 Timpson pl, two 2-fam. houses, 50x56, near 149th st, recently taken from William S. Kenny in part payment for six modern houses at Post av and 204th st. Clifford C. Roberts represented the selling company as attorney.

BRYANT AV.—Davis and David M. Lentini sold 1024 and 1030 Bryant av, two 5-sty apartment houses, occupying a plot 120x100, 200 ft. north of Aldus st. The site is the northerly half of a 240 ft. plot acquired last year by the sellers from the American Real Estate Co.

DECATUR AV.—A. D. Phelps & Damiane sold for Miss J. Happy the plot 100x70 at the southwest corner of Decatur av and Bedford Park blvd.

FRANKLIN AV.—The Gramont Construction Co. sold to Mose Goodman 1392 Franklin av, a 5-sty apartment house, 37.5x100, taking in part payment a plot at Arlington, N. J. The sellers were represented by Meehan & Harlam, as attorneys. Charles E. Van Valen and Byrne & Bauman were the brokers.

GRAND BOULEVARD.—Duross Co. sold a plot, 50x97, on the west side of Grand Boulevard and Concourse for Carrie Fisher to R. F. Rabe, who owns the adjoining plot at the northwest corner of Bedford Park blvd and Grand Concourse. The buyer now controls a plot 176x145. Negotiations are reported pending for the erection of a theatre on this site.

KINGSBRIDGE RD.—A. D. Phelps & Damiane sold for Handy Bros. 30 East Kingsbridge rd, a 3-sty dwelling, on lot 16x80, to Mrs. Mary S. Chamapoli.

MACLAY AV.—Charles Wynne resold to Francis Lockwood 2511 Maclay av, a 2-fam. house on lot 25x100, which he acquired recently at foreclosure. John Geogen was the broker.

RYER AV.—A. D. Phelps & Damiane have sold for the Terrace Construction Co. the plot, 100x100, on the east side of Ryer av, 110 ft. south of 184th st, to Handy Bros., who own the adjoining property and now control a plot 150x100. The site will be improved with apartments.

Brooklyn.

PACIFIC ST.—Bulkley & Horton Co. sold 1235 Pacific st, a 3-sty dwelling, between Bedford and Nostrand avs, for the Whitney estate.

16TH ST, ETC.—William G. Rehbein sold 486 16th st, a dwelling, for Agnes and Alice Gaughran; 307 6th st, a 3-sty flat, for Frank Wiedmer and 258 East 4th st, near Albemarle rd, a 2-fam. dwelling, 31x100, with garage, for Ludwig Obermayer (Inc.).

17TH ST.—Green Brothers, in conjunction with Ruland & Whiting Co., sold for John J. Cavanaugh to Frederic C. Henjes, Jr., 292 East 17th st, in Beverly sq, directly opposite the home of Borough President Lewis H. Pounds. The property was held at \$16,000.

EAST 19TH ST.—The George M. Craigen Co. has sold two new buildings at 1148 and 1149 East 19th st to Harry Lanner and Harry Balantyne, respectively.

83D ST.—E. J. Hollahan (Inc.) sold the plot, 60x100, in the north side of 83d st, 320 ft. east of 4th av, for William Payton.

5TH AV.—Walter S. Ross and C. C. Gretsinger sold for Thomas R. Farrell the building at 6911 5th av.

BAY RIDGE AV.—Walter S. Ross and C. C. Gretsinger sold for John N. Oxley the plot, 60x100, on the south side of Bay Ridge av, east of 5th av.

5TH AV.—Tutino & Cerny sold for Diedrich Bey et al the 4-sty apartment house, with stores, at 4713 5th av.

6TH AV.—John Pullman Real Estate Co. sold 522 6th av, a 3-sty flat, on lot 20x100, for Andrew Brosnan.

14TH AV.—B. J. Sforza sold for Bridget Asorino the 3-sty tenement, with store, at the southwest corner of 14th av and 66th st, on lot 20x100.

Queens.

LONG ISLAND CITY.—Wallace J. Hardgrove, of The Queensboro Corporation, sold for the Denton Construction Co. the southeast corner of Junction av and Hunt st, a plot 153x110. This property is located at the intersection of two trolley lines and is 1,000 ft. from the Junction av express station of the Dual Subway System to Corona. The buyer intends to prepare the plot to lease as an air-drome or amusement park.

RIDGEWOOD.—R. A. Schlesing sold for Henry Doth the 2-sty house 18 Lotus av to John E. Schelpp, who will occupy after building a garage in the rear of the lot.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Grace M. Hughes, of Hudson, N. Y., to Peter Larsen a plot, 40x75, on Demorest av. Mr. Larsen will improve it with an 8-room cottage.

Out of Town.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for William N. Ridge, ten acres at Crow Neck, to Mrs. Sidney Breese.

NEW HYDE PARK.—The Robert E. Farley Organization sold for the Glens Falls Trust Co., as trustee, an additional plot at the corner of Fenimore pl and Hathaway dr, in the Nassau Haven section, to Adolph Trondel; also a plot on Hawthorne dr to Lester Linz.

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For Sale

Fifty-Two Apartments
and Eight Stores

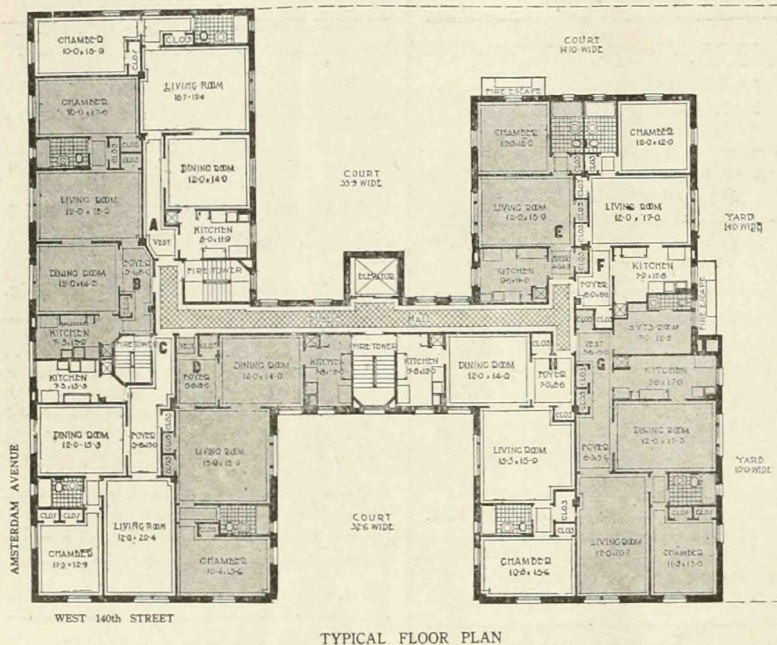
Total Rentals, \$39,626.00

Net Income, \$28,461.00

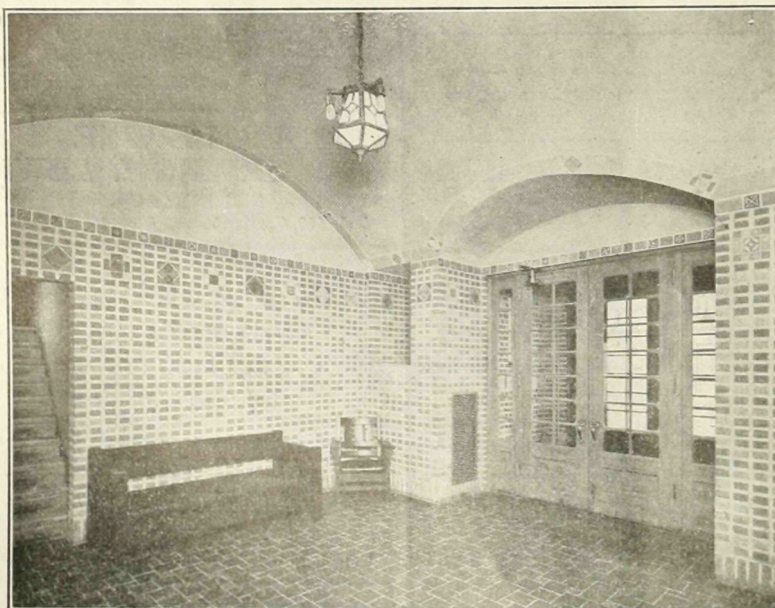


George and Edward Blum, Architects

College Heights Apartments



TYPICAL FLOOR PLAN



A Glimpse of the Foyer

Description — “College Heights Apartments” have only recently been completed and are entirely ready for occupancy. The building is seven stories high, absolutely fireproof. There are enclosed, smoke-proof fire towers.

The upper floors are divided into apartments—one of five rooms and five of four rooms and bath, and three rooms and bath. The ground floor has eight stores, fronting on Amsterdam Avenue; one apartment of five rooms and bath; and three apartments of three rooms and bath. All apartments have a foyer, heading to the hall; and the room apartments have a maid's toilet.

The exterior of the building is Colonial in style and the interior finish compares favorably with apartments of the better class. The location of the building is ideal.

Income, Expenses and Terms of Sale

The rentals for the “College Heights” apartments, beginning October 1st, 1917, will aggregate \$39,626.00 per annum. The total expenses, exclusive of interest charges, are \$11,165.00, making a net income of \$28,461.00.

At present there is a first mortgage on the property, of \$200,000.00, held by S. W. Straus, which mortgage bears interest at 5½% per annum and is payable as follows:

\$5,000.00	March 1st, 1918
9,000.00	“ 1st, 1919
10,000.00	“ 1st, 1920
10,000.00	“ 1st, 1921
10,000.00	“ 1st, 1922
11,000.00	“ 1st, 1923
Balance 145,000.00	“ 1st, 1924

Should a purchaser desire to retire this mortgage the bonds contain a clause making the entire mortgage redeemable at 102½% at any time on sixty days' notice.

The property is offered for sale or exchange for \$325,000.00, either on a free and clear basis, or subject to the mortgage above mentioned.

Should a purchaser not be willing to invest the difference between the amount of the first mortgage (\$200,000.00) and the purchase price, a cash payment of \$125,000.00 is required.

Columbus Circle

51 E

Telephone—VANDERBILT 2685

Reg. # 67999

College Heights Apartments"

Southwest Corner of Amsterdam Avenue and 140th Street, on lot 100 x 125

Directly opposite the buildings and grounds of City College. Upper floors overlook St. Nicholas Park. Unusually large courts provide an abundance of light and air.

able. Directly opposite are the buildings and grounds of City College. The grounds are cared for by the Department of Parks. The upper floors on Amsterdam Avenue front have an unobstructed view over St. Nicholas

The building is planned in a most modern way in respect to the lighting and ventilation. As may be seen by the floor plan to the left, there are extra wide hallways, assuring a permanent exposure to the open air and sunshine. No matter what other buildings may be erected in the vicinity, this apartment house will be desirable from every standpoint. It is a wise investment, which brings in a fine return and will continue to do so because of its permanently attractive arrangement and location.

The mortgage will be taken back for a term of years, with installments only for the amount of saving of interest in the reduction of the principal of the \$10,000.00 mortgage.

In the first year the amount of saving will be \$1,000.00 or 5½% on the \$5,000.00 reduction of principal.

In the second year there will be an additional saving of \$9,000.00 on the principal, or a total saving of interest on the reduction of the principal of \$10,000.00.

In the third year, an additional reduction of the principal by \$10,000.00—total saving of interest of \$20,000.00.

In the fourth year, an additional reduction of the principal by \$10,000.00—total saving of interest of \$30,000.00.

In the fifth year, an additional reduction of the principal by \$10,000.00—total saving of interest of \$40,000.00.

In the sixth year, an additional reduction of the principal by \$11,000.00—total saving of interest of \$51,000.00.

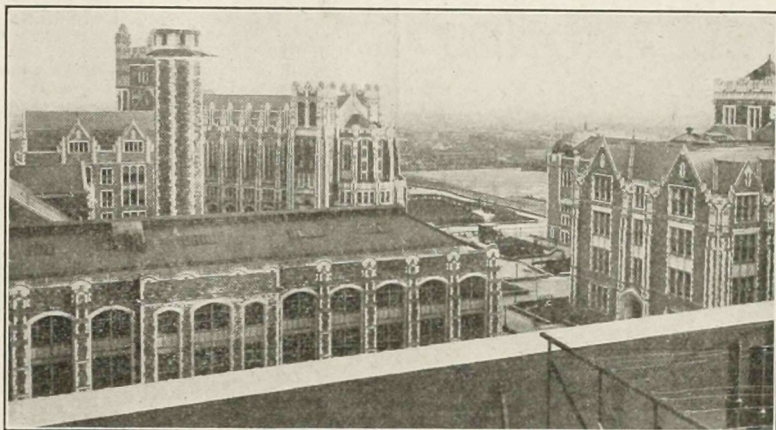
In the seventh year the mortgage is reduced to \$4,000.00, and from that period on the second mortgage should be retired at \$5,000.00 per annum. At that time, the first mortgage may be retired at a lower rate of interest without the usual amortization clause.

Construction Corp.

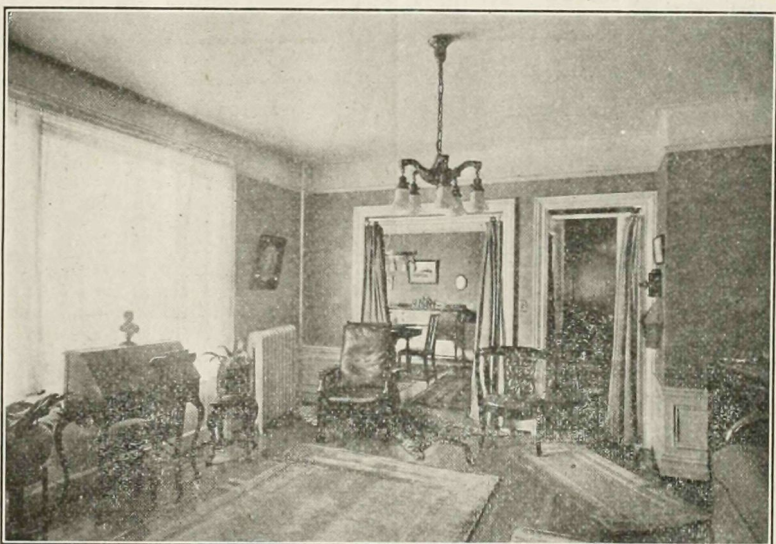
President,

140th St.

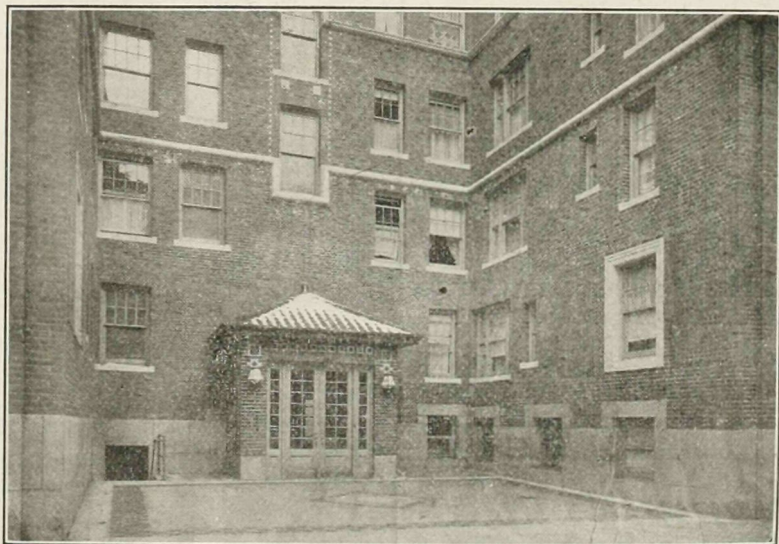
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MONTCLAIR, N. J.—F. M. Crawley & Bros. sold to Mrs. Edmund B. Osborne, wife of Senator Edmund Burke Osborne, for the Bradley estate, all of its property on the south side of Mountain av, Eagle Rock Way and Stonebridge rd. The property has a frontage of 900 ft. on Eagle Rock Way and 500 ft. on Stonebridge rd, with a 215-ft. frontage on Valley Way. The property will now become merged with "Brookwood," an 88-acre estate recently acquired by Senator Osborne.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Alexander Buchanan 571-575 South 17th st; also for Cyrus Lawrence 1142 Broad st to Alexander Kertez and 434 3d av to Edna F. Lawrence.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. Grace Freeman the two 2-fam. houses at 591 15th av and 603 15th av.

NEWARK, N. J.—Robert B. Stoutenburgh sold to Warren M. Norton for James R. Westervelt the dwelling at 188 North 11th st. The property was held at \$6,500.

LARCHMONT, N. Y.—Edward C. Griffin & P. H. Collins have sold the Cherry Tree cottage property for Miss Helena Flint to John J. Murdock of New York City. It consists of a large stone and shingle house on about 2½ acres. The same buyer also bought the 2-sty cottage and land adjoining occupied by Miss Lindsley, and Frederick W. Flint's new cottage on Munroe av, with about one-third of an acre of land. The three properties were held at \$100,000. The same brokers also sold the former Lancaster Morgan cottage on the corner of Grove and Woodbine av, a large colonial dwelling on about one acre, for Mrs. Mary C. Soule to John H. Duffy of New York City. The property was held at \$35,000.

NEW ROCHELLE, N. Y.—John Muir has bought Crestlawn, on North av, consisting of ten acres, modern house, stable and garage, the former home of Col. Henneberger. The property was held at \$100,000. James McCann was the broker.

OSSINING, N. Y.—Nichols & Hobbie sold for the heirs of Rebecca Jacobus their estate to George E. Roberts, of the National City Bank. This property is on the east side of Broadway, between Ossining and Scarborough, and adjoins the country home of James Speyer. It comprises twelve acres of land, with a large dwelling, garage and other outbuildings. The property was held at \$40,000.

TARRYTOWN, N. Y.—Robert E. Farley Organization sold a lot on Hunter av, in the Phillips Manor section, to Frederick James Smith.

YONKERS, N. Y.—The Robert E. Farley Organization sold for Crandall & Henderson a house on Wickes av to Gaston Barre.

LEASES.

Lease With Option to Buy.

The Chemists' Club leased, with an option to buy, the five-story store and apartment building at 48 East 41st street owned by Mrs. Harold Godwin. The building occupies a plot 40x98.9, and adjoins the ten-story structure occupied by the Club. The property just acquired will be extensively altered and connected with the club building on several floors. York & Sawyer, who were the architects for the Chemists' Club, have prepared plans for the alteration. The lease aggregates about \$100,000, and the announcement is made that the option to purchase will probably be exercised. Douglas L. Elliman & Company negotiated the transaction.

Lease in West 29th Street.

Ames & Company leased the two four-story buildings, at 124-126 West 29th street, which are to be extensively altered from plans now being prepared by A. E. Nast. Stores will be built on the grade and parlor floors, and the upper stories converted into lofts. Ames & Company have been appointed managing agents for the property.

Millinery Trade Removals.

Important trade removals are indicated as a result of the lease through the Ogden & Clarkson Corporation of the store, basement and two lofts in the one-time Abercrombie & Fitch building at 53 to 57 West 36th street, to Goodkin & Robinson, prominent importers of flowers and feathers. The lessees are now located at 718 Broadway, in the heart of the wholesale millinery section. The same brokers also leased in this building, two more floors to Engle & Zeiner, manufacturers of flowers and feathers, now at 693 Broadway. There has been considerable discussion within the last few months regarding the anticipated uptown movement of the millinery trade, and it was said in some quarters that these two leases may be the forerunners of the new trend.

May Lease One-time Clubhouse.

Negotiations are reported to be pending for the lease for a long term of the one-time clubhouse of the Arion Society, at the southeast corner of Park avenue and 58th street, on a plot 125.6x90, bought some months ago by George Ehret for \$600,000. The prospective tenant is said to be the Anderson Galleries, whose property at the northwest corner of Madison avenue and 40th street was sold last January to furnish the site for an office building project. Details regarding the transaction were not available yesterday.

Garage for Washington Heights.

Vincent P. Goodwin, president of the Ansonia Garage, Inc., formerly at Broadway and 75th street, leased from the Young Estate for a term of years, the three-story and basement building, 50x100 feet, at 512 and 514 West 161st street, which will be extensively altered into a garage. Samuel V. Braisted, of M. M. Hayward & Company, negotiated the lease.

Ferry Street Lease.

Charles F. Noyes Company leased for the Euler & Robeson Company, the two six-story and basement building at 25 Ferry street, and 2 and 2½ Jacobs street, to the Hide & Leather Storage Company. After extensive improvements have been made, these buildings, which are in the heart of the leather district, will be used for the storage of hides and skins.

Manhattan.

BASTINE & CO. leased space on the 5th floor at 7-11 West 45th st to Seaman Miller, and at 653 1st av the 5th floor to Philip Albert.

THE FIRM OF LEONARD J. CARPENTER rented a loft at 148 Madison av to Charles H. D. Robbins for a showroom and space at 524 West 50th st to Charles Rosenberg.

CROSS & BROWN CO. leased the ground floor at 211 West 19th st to M. C. W. Motor Sales Corporation; at 15-17 West 36th st the 5th loft to C. Koehler; at the northeast corner of 1st av and 36th st the 3d floor to Bridgeport Heel Plate Co.; at 1764 Broadway the 4th floor to Harrolds Motor Car Co.; at 336-40 Canal st the 1st loft to Frank Pender; at 335 Broadway space to Raymond Edwards; at 98-100 5th av space to Irving Rappaport, R. A. Weed and H. Kalinsky and I. Simon.

CROSS & BROWN CO. leased the entire building at 256-8 West 36th st to the N. Y. Sight Seeing Co.; at 396 Broadway space to Murray L. and Isaac Goldstein; at 63 West 15th st the 3d floor to Frank La Mort; at 15-17 West 36th st the 7th loft to French Art Novelty Co.; at 25 West 38th st the 7th floor to Century Button Works; at 30 East 42d st space to L. Straus; at 22 West 46th st the 5th floor to Import Flower & Feather Co., Inc., in conjunction with Crook & Livingston.

CROSS & BROWN CO. leased temporarily the stores at 15-19 East 59th st to E. P. Strange; at 335 Broadway, space to Arthur Caraina; at 49 Maiden la, to A. & L. Reubenstone; Irving Sachs; Michael Greenfield, and at 603 Broadway, the 4th loft to N. Livert.

DUFF & CONGER leased apartments at 120 East 85th st to Henry H. Bennett and John Theall, and at 1326 Madison av to A. Selinger; also renewed the leases at 120 East 86th st to J. Kallman and George B. Collin; at 1326 Madison av to H. Sarner; at 1239 Madison av to Herman Frank, Frank Ramirez, William B. Wasserman; at 1261 Madison av to Maurice Schwartz, and leased an apartment at 16 East 96th st to A. Silberberg.

DOUGLAS L. ELLIMAN & CO. leased the last remaining apartment in the building nearing completion at 417 Park av, southeast corner of 55th st, for Bing & Bing to Samuel W. Andrews; also an apartment at 399 Park av for Alfred E. Cortis to Miss J. C. Smith, and to Mr. Cortis a larger apartment in the same building for Mrs. William B. Rankine; apartments at 270 Park av for the Vanderbilt Av. Realty Corporation, Dr. C. V. Paterno, president, to H. B. Kaufman, and at 105 West 55th st to Mrs. Gordon Glass.

DOUGLAS L. ELLIMAN & CO. leased the parlor floor at 12 East 48th st for John L. Tonnele to Sports Shop for Women of 16 East 48th st.

DOUGLAS L. ELLIMAN CO. leased for Carstein & Linnekin (Inc.), agents for Mary T. Seccomb, the 4-sty dwelling at 7 West 47th st to the Howard Studios, now at 4 East 44th st.

DOUGLAS L. ELLIMAN & CO. leased the entire 12th floor and a large pent house to be erected on the roof at 635 Park av for Mrs. Robert E. Minturn to Hugh J. Chisholm; this apartment, when completed, will contain 20 rooms and 6 baths and will have many unusual features; also an apartment in the new building under construction at 105 West 55th st to Mrs. Edward L. Norton, and at 114 East 84th st to Adrian Rubell for Thomas H. Whitall.

DOUGLAS L. ELLIMAN & CO. and Douglas Robinson, Charles S. Brown Co. leased for Ambrose Monell, president of the International Nickel Co., who recently purchased 16 East 62d st from Edmund L. Baylies, his apartment

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comprising an entire floor in the new building at 630 Park av, southwest corner of 66th st, for a long term to George Peabody Wetmore, former Senator from Rhode Island. Senator Wetmore occupied 1014 5th av during the past winter, which he rented through the same brokers from Anthony J. Drexel, Jr.

GOODWIN & GOODWIN rented for Rushmore, Bisbee & Stern, as trustees, to Rudolph Danziger the 3-sty dwelling at 122 West 119th st.

GOODWIN & GOODWIN rented for Margaret S. Ives to Duhan Bros (Inc.) the store and basement at 23 East 125th st.

GOODWIN & GOODWIN rented for Cora E. Cicotte to the Amicon Club the 3-sty house at 214 West 122d st.

M. & L. HESS (INC.) leased to the Louvre Manufacturing Co. space on the 14th floor of the Hess Building, 4th av and 26th st, as a showroom for the sale of knit and woven goods; also at 244 5th av to Hand & Rosen, the 4th floor as a showroom for the sale of dresses; the 10th floor at 151-3 West 19th st to David Horwitz, manufacturer of waists; space at 148-56 West 23d st to the Elite Hand Embroidery Co.; at 30-2 East 20th st to the Phoenix Importing Co.; to B. R. Carley offices on the 3d floor at 30-2 East 20th st, and also in the same building on the 6th floor to Rabinowitz & Pinkel; space at 49-53 East 21st st to Hamburger & Co; the 5th floor at 422-30 East 53d st to George Vincent and at 148-56 West 23d st, space on the 12th floor to Costume Art Hand Embroidery Co.

E. H. LUDLOW & CO. leased to George Morrison, truckman and warehouse proprietor on the East Side, the 3-sty building at 35 Forsyth st for ten years. The building will be altered for the new tenant's business, which is now located at 26 Forsyth st.

MANNING & TRUNK leased for Mark Aron (Inc.) to Moody (Inc.), of 241 West 42d st, the parlor floor store at 1568 Broadway for a photographic studio. This with the recently reported lease to William B. Friedlander completes the renting of the building.

PAYSON McL. MERRILL CO. leased apartments at 925 Park av to Mrs. Anna Goodchild and John Russell Hastings; and at 140 West 57th st to Caleb E. Johnson, James S. Lemaier and Mrs. M. McNally; also leased for a term of years for Allan A. Robbins to Kinsley Twining the dwelling at 160 East 28th st.

MOORE & WYCKOFF leased apartments at 410 Park av to John N. Steele; at 115 East 53d st to Mrs. Clyde Brown; at 123 East 53d st in conjunction with S. Osgood Pell & Co. to Mrs. M. M. Robinson and at 440 4th av space to the Jefferson Worsted Mills of Philadelphia, for a long term.

M. MORGENTHAU, JR., CO. leased the store at 2726-8 8th av, at the southeast corner of 145th st to James C. Chatmus, this being the second long lease negotiated by these agents in the above building in a short time.

MULVIHILL & CO. leased private houses at 47 West 113th st to Morris P. Levidow; 120 East 101st st to Rosario Candella; 431 East 118th st to Stella Sohalda; also stores at 309 East 125th st to the August Candy Co., and at 1728 Park av to M. Drossner.

CHARLES F. NOYES CO. leased for William Einstein, agent for Alice C. J. Cockney the building 231 Water st to The Service Co.

CHARLES F. NOYES CO. leased for the Childs Co., represented by Willard S. Burrows Co., the 4th floor at 148 Chambers st to the Jobbers Trading Co.; and for Joseph Fahys & Co. offices on the 5th floor of 373 5th av to Charles D. Ocain.

OGDEN & CLARKSON CORPORATION leased the store and basement at 10 West 45th st to Hurm (Inc.), now at 277 5th av, for Cross & Brown Co., agents.

PEASE & ELLIMAN leased to Allan M. Maury for Mrs. Edmund Randolph the 4-sty dwelling at 146 East 35th st; also for the Malcolm E. Smith Co. as agent, an apartment in 130 East 67th st, to W. H. Donaldson of the Bill-Board Publishing Co.; for Joseph Paterno an apartment in 464 Riverside dr to H. Z. Cobb of Winchester, Mass., and for the Switzerland Realty Co. an apartment in the "Luxonia," at 305 West 72d st, to F. L. Seligsberg.

PEASE & ELLIMAN have made the following renewals of apartment leases: in 1190 Madison av to John M. P. Thatcher; in 146 East 49th st to Mrs. E. L. Fellows; in 144 East 56th st to James C. McGuire; in 60 East 90th st to Maurice Sulzbacher; in 315 West 115th st to B. Greenberg, H. L. Englebert and Maximilian Zipkes; in 330 West 102d st to Charles E. Moore, John Sachs, W. Y. Connor and John Magee; in 67 Riverside dr to Mrs. Wilma Gilmore, and in 21 East 82d st to Harry Engle.

PEASE & ELLIMAN leased in 11 East 68th st, the northwest corner of Madison av, an apartment of 14 rooms and 4 baths to John H. Fulton of the National City Bank; and in 116 East 63d st, an apartment to Mrs. E. M. Cook; sub-leased for Mrs. A. Arbradig her apartment in 131 East 31st st, to Mrs. A. McL. Hembra, and leased for the Edgar A. Levy Leasing Co. an apartment in the house under construction at 140 West 58th st to M. Tradden.

PEASE & ELLIMAN leased for Worthington Whitehouse, as agent, the 3d floor apartment in the new building at 1067 5th av, recently completed. This building overlooks the Henry Phipps mansion at the north corner of 87th st, which has been reported sold to Daniel Guggenheim, and was erected by a company controlled by Mrs. Estelle S. Dodd on property which she inherited from her father, the late Benjamin Sturges. Pease & Elliman also leased for Edgar A. Levy an apartment in the house under construction at 140 West 58th st to Mrs. E. W. Sells; as agents for Alexander Smith Cochran, an apartment in 24 West 59th st to Alexander S. Greig; subleased for H. D. Newson his apartment in 122 East 76th st to

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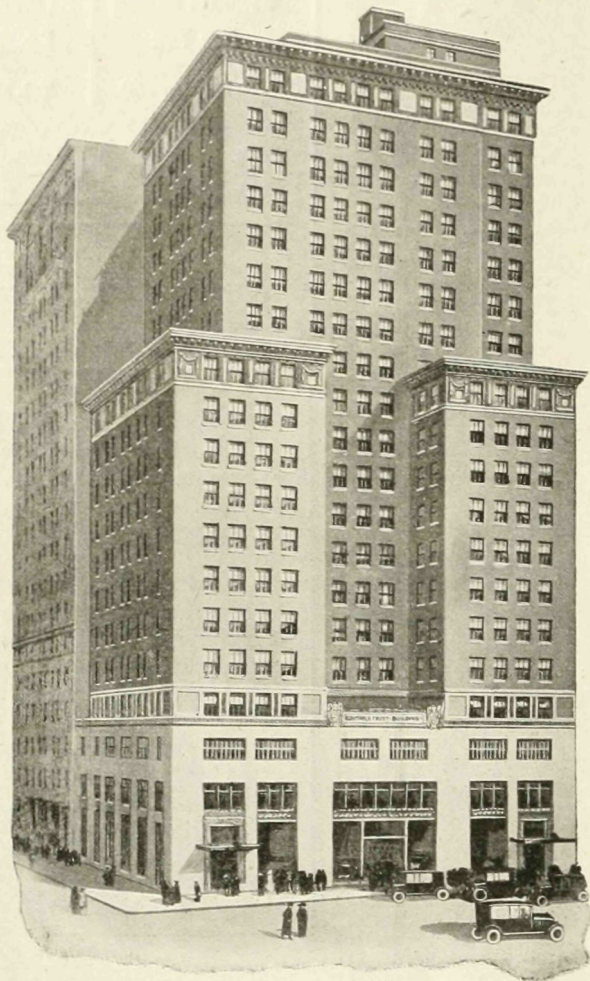
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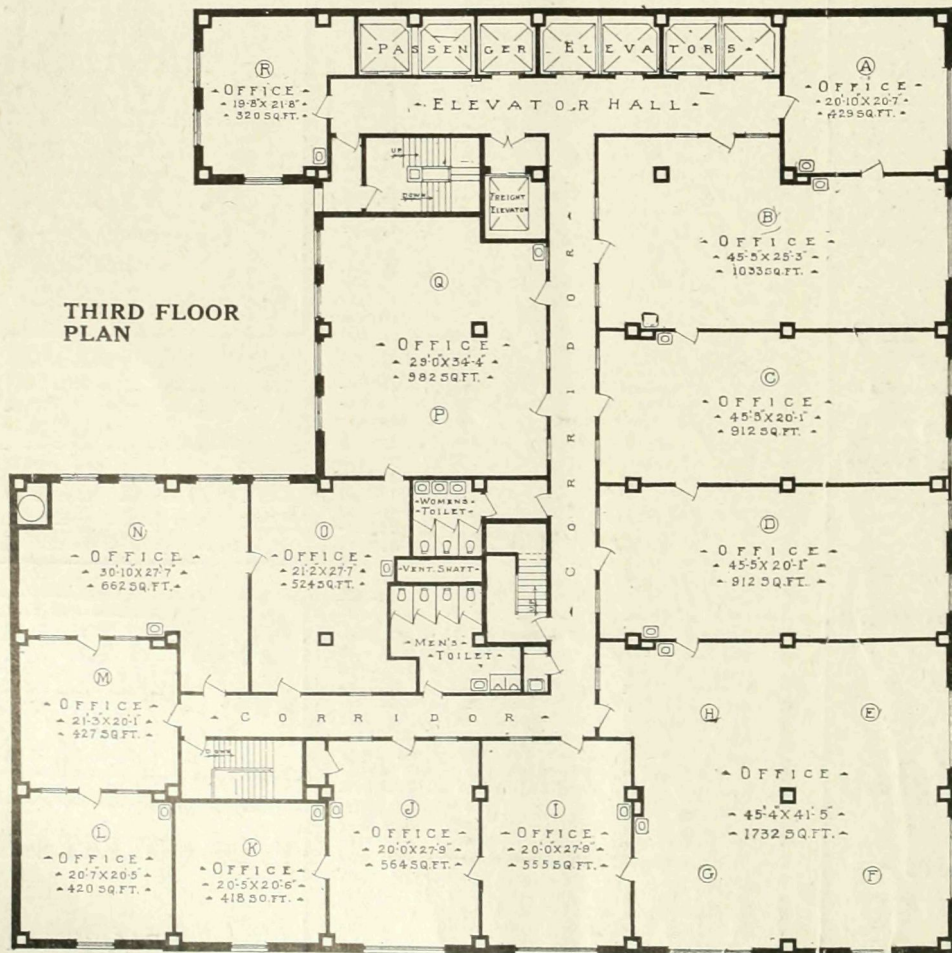
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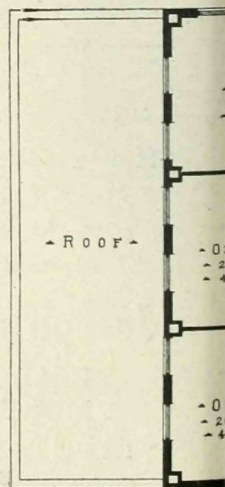
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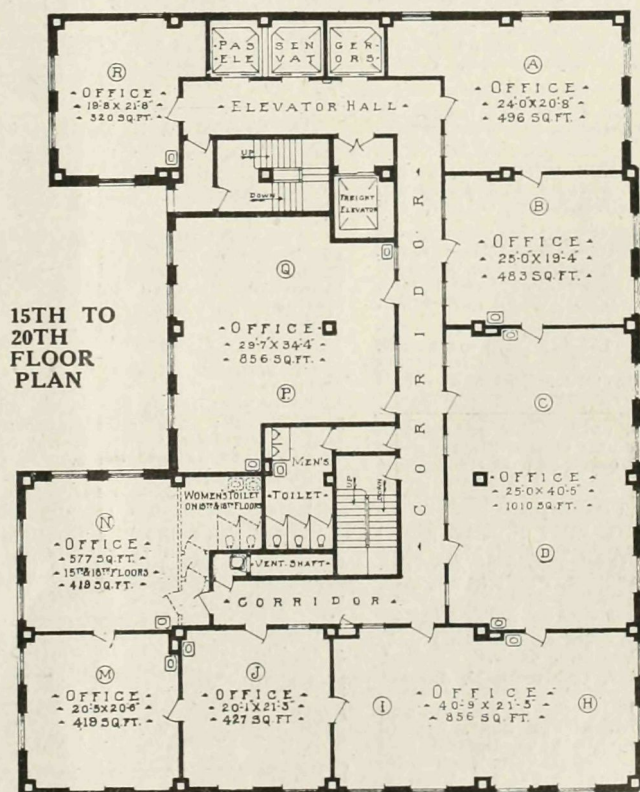
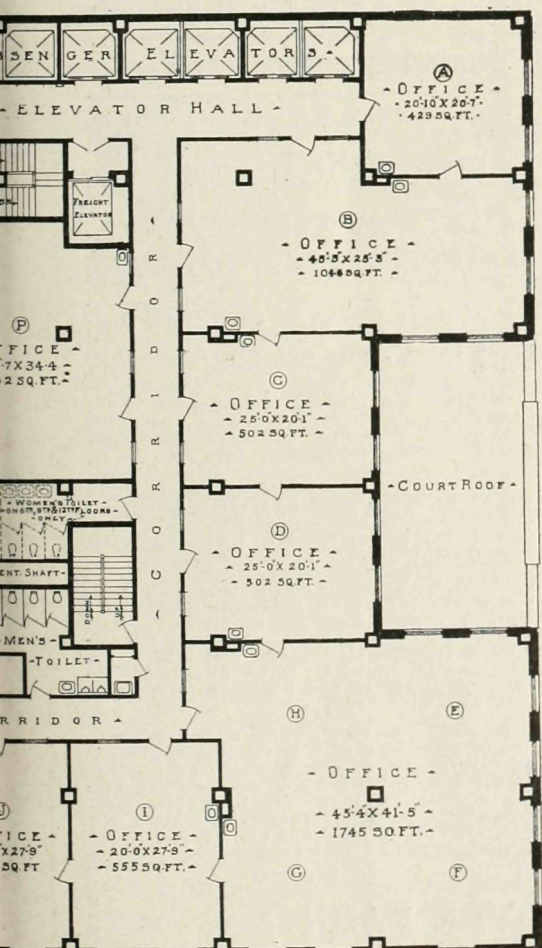
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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers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

WANTS AND OFFERS

WANTED STEAM OR ELECTRIC SECOND HAND CONTRACTOR'S HOIST.

J. S., P. O. Box 2132, New York.

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

WANTED—Inside man for mortgage department of large real estate office. Excellent opportunity for industrious detail man. Must have experience. Replies treated in confidence. Address "MORTGAGE," P. O. Box 1936, N. Y. City.

REAL ESTATE WANTED—Buy or rent factory, garage or loft for manufacturing purposes, between 42d and 138th Sts., preferably west side. Give full particulars, plans, terms, &c. Box 412, Record and Guide.

IF YOU WANT a farm or village property, address BOX 613, Port Jervis, N. Y.

FOR SALE OR TO LEASE

FARMS AND COUNTRY HOMES

E. P. SANFORD, Redding Station, Conn.

FARMS FOR SALE, all sizes and prices. Write R. H. CORBETT, East Wilton, Me.

BARGAIN FOR CASH.

Five choice lots at Bayside Park, L. I. STAGG, 21 West Main St., Norwalk, Conn.

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

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

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

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

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

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

6-FAMILY brick, cold water apartment, 5 rooms and bath each; rental \$1,300; good investment; would exchange for a 1-family. Apply W. H. PLACE, 256 Midwood St.

ALABAMA.

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.

FLORIDA EAST COAST ESTATE.

Ormond Beach; big river and ocean frontage; 107 acres, buildings, dock.

J. W. GOSMAN, Caldwell, N. J.

ATTRACTIVE HOUSE, 9 rooms and bath, electric light, steam heat, refined neighborhood, convenient to Boston and Westchester and New Haven Railroads; rent \$55. 171 Washington St., Mt. Vernon.

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.

FIVE ACRES \$4,500.

More if desired; exquisite view; bungalow, garage; five camps; artesian wells; electric service. Address FRIIS-HOLM, Croton-on-Hudson, N. Y.

ONE FAMILY, seven room new house; all improvements, tiled bathroom, gas, electricity, nice garden, beautiful location. 1278 Findlay Ave., Bronx.

LONG ISLAND REAL ESTATE.

New 7-room house, electric light, 2 1/4 acres ground, near station, State road; \$2,600. OSWALD THIEME, Medford, L. I.

\$400 TAKES IT—Two-story and basement store with shop, brick building; mortgage, \$3,000. O. L. S., 52A Vernon Ave., Brooklyn.

FARM for sale, containing 65 acres, has good 10-room house, with buildings, stock, and tools, large orchard. Price, \$3,000.

Box 2, Barkhamsted, Conn.

FOR SALE—Tin property; Government Expert Ferguson now looking ground over; also manganese, gold and soapstone properties. O. R. RUDISILL, P. O. Box 67, Greenwood, S. C.

FOR SALE or rent a large house and barn, including acre of land for garden, located in Ashland Village, Catskill Mountains. Inquire of Mrs. ARTHUR ROACH, Windham, N. Y.

KEANSBURG'S busiest amusement corner. Point Comfort Beachway and Highland Ave, 100x100, for sale or to let. Apply BENNO LOEWY, 206 Broadway, New York.

FOR SALE—Two story brick dwelling, including stores; rents for \$225 per month; good proposition; particulars; commission to agents. D. J. KENNEDY, 212 Third Ave., Pelham, N. Y.

FINE 10-ROOM HOUSE; all improvements; plot 80x100, in Vanderveer Park, four blocks from the new subway. Will exchange for new bungalow or other Brooklyn or Jersey property.

HATHAWAY, 1406 Ave I, Brooklyn.

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

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

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

OLD-FASHIONED HOMESTEAD

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

AT WOODMERE, L. I., 2 1/4 acres, consisting of two plots, restricted to two houses; high land; 100 yards from Woodmere Club; all surrounding property highly developed; exceptional opportunity to purchase at low price.

H. SUMNER STERNBERG, 1457 Broadway

MUST SELL TO CLOSE ESTATE.

Corner store, brick, 4 families above, 2-story building in rear suitable for workshop or garage, room for 2 cars; no reasonable offer refused. Apply 1083 Madison St., Brooklyn.

WANTED—Purchaser for 57,827 acres of pine timbered lands in Florida estimated by cruisers to cut 3,500 feet per acre. Fee-simple deed, \$25.00 per acre; within 25 miles deep water port. Owners will accept Liberty Bond for full purchase price. Address T. W. Law, Bishopville, S. C.

ELEGANT COUNTRY PLACE

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

OLD HOMESTEAD.

UPPER WESTCHESTER COUNTY, on lighted concrete State highway, 3/4 mile from station; six acres, good soil, two brooks, pond; old trees; good view; fruit, garage, outbuildings; Colonial house, suitable for modernizing; easy terms to resident. JOHN COX, JR., 30 East 42d.

STATELY Residence on Staten Island, overlooking the Harbor of New York and the ocean. This residence commands one of the most wonderful views along the Atlantic Coast.

Ralph Waldo Emerson wrote many of his essays in this splendid residence, which is in a state of perfect preservation as originally constructed. Modern system of plumbing has been installed; high altitude; residence and fifteen acres of attractively plotted ground can be purchased for \$55,000. H. CURTIS BIGGS, Broker, 450 Audubon Ave. Phone St. Nicholas 3095.

BRONX BUYERS

THREE CHOICE BRONX PROPERTIES

MUST BE SOLD TO CLOSE ESTATE.

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

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

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

FULL COMMISSION TO BROKERS.

HENRY ALBERS, JR.,

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

BUSINESS OPPORTUNITIES

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

MONARCH STEEL PAPER BALERS are equipped with castors, light, compact; simple operation; exceptionally low prices. THE MONARCH CO., 602 Long Acre Bldg., New York.

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.

PATENT help washing device; fits any washtub; saves time and clothes; special for sheets and blankets; daily demonstrations; \$4; ask circular. LEFOURCADE, 155 West 61st St.

MAN with executive ability can purchase control of an old-established mercantile corporation on excellent paying basis with net assets of over \$50,000. Highly rated, well located, and closest investigation invited. Only about \$15,000 cash required. Unusual opportunity. P. O. Box 152, Richmond, Va.

ACCOUNTANTS PUBLIC who are desirous of disposing of their clientele, present or future period, communicate particulars of their proposal for sale or arrangements for conducting their clients' audits temporarily; highest references submitted and desired. Box 10, Record and Guide.

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

Mrs. G. W. Gibbs, of Dallas, Texas; and for Frank D. Shaw et al to Wager Swayne the 3-sty dwelling at 307 West 83d st.

PEASE & ELLIMAN made the following renewals of apartment leases: in 510 Park av, to G. H. Barrett and to Mrs. A. T. Ashmore; in 103 East 75th st, to B. R. Ruggles; in 21 East 82d st, to Mrs. L. P. Ficks; in 144 East 36th st, to Max Heim; in 144 East 40th st, to Mrs. Graham Mulhall; in 911 Park av, to Arthur Falkmann; in 45 5th av, to Kenneth Hill; in 214 West 92d st, to Harry Mandell; in 330 West 102d st, to Walter Vincent, and to H. D. Baker; in 315 West 115th st, to James Pincus, to G. Hoffheimer, and to Julius Leipziger, and in 145 East 35th st to R. C. Geer.

PEPE & BRO. leased for Frank Conroy, director of the Greenwich Village Players, 139 Washington pl, 3-sty private residence, to M. Munson; also rented an apartment at 77 Washington pl, a new studio building just being finished, to Samuel J. Tankoos; parlor floor and basement of 143 West 11th st to a Mr. De Witt for Mr. Thompson; sublet for Mr. Brown his apartment at 108 Washington pl to Miss S. Kellar from June to October; sublet for Mrs. Lillian Barrett her apartment at 23 East 9th st; and an apartment to Frederick J. Snear, Jr., in the new apartment house just being finished at 115 to 125 West 16th st for William Lustgarten.

GEO. R. READ & CO. leased the rear of the 3d floor in the Hudson Building, 32 Broadway, to Parmelee & Co.; also offices in the National Bank of Commerce Building, 31 Nassau st, to Lindsley, Desmond & Co.

The Vermin Problem IN APARTMENT HOUSES—No. 8

Nassoit & Lanning say:

"Other considerations being equal, a prospective tenant will choose a house which has exterminator service. Without such service there can be no assurance that vermin from other parts of the building will not enter her apartment. We make a point of the fact that our houses are kept vermin-free by the Bliss Exterminator Co. We choose Bliss for this work because 'Bliss Service Satisfies.'"

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

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FOR SALE OR LEASE

Four-story private house,
25 x 100. 185 Columbia
Heights, Brooklyn. Free
and clear. Price reason-
able.

ALBERT E. KELLY
41 Union Sq., New York City
Stuyvesant 1125

GEO. R. READ & CO. rented for the United States Express Building Co. offices at 2 Rector st to the Rawley Mining Co.

THOMAS J. O. REILLY leased apartments for Norman Realty Co. at 505 East 121st st to Carrie C. Brown, Rowena Spencer, Cora M. Hill, Sarah Cnoliar and Harry B. Muir; for M. Bayard Brown at 561 West 163d st to Marc Gurenowitch, Sigmund Rosenbaum, D. J. Fagen-son and Jacob Manne; for M. Bayard Brown at 562 West 164th st to Dr. L. M. Brenner, Albert Conn, Norman Schloss, Cornelius Ienick, and for Teachers' Building & Loan Association at 7-9 West 108th st to Charles S. Estelle Houtman, Charles E. Clark, A. Bonamassa and W. Brooks.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space to the T. C. Desmond Co. in 5 Nassau st; also at 62 Broadway to J. Frank Lilly, in 45 Cedar st to Theodore K. McCarthy and in 32 Broadway to Bernard J. Van Inger and Adolph Smedburg.

WILLIAM J. ROOME & CO. renewed for Frank N. Dowling the lease on 113 East 31st st to W. Seward Webb, Jr.; also for Dr. Pearce Bailey the lease on 45 West 53d st to R. Kingsbury Bull.

FREDERICK SOUTHACK AND ALWYN BALL, JR., with Manheimer Bros., leased the 2d loft at 710 Broadway to the Climax Shirt Co.; the 2d loft at 512 Broadway, containing 8,000 sq. ft., to J. & S. Milberg, and the 10th loft at 596 Broadway, containing 10,000 sq. ft., to Cowen & Kelly.

CHARLES B. WALKER leased for Mouritz F. Westergren space in 213-221 East 144th st to P. Lorillard Co.; for the estate of John R. Graham loft in 174 Centre st to Adolf Klein; for Morris Tatarsky the top floor of 182-184 Grand st to Roy Johnson; for Otto Enell in 29-35 Sullivan st to Alexander Kislik; and for the estate of John R. Graham space in 210-212 Canal st to George Hoffman.

WM. A. WHITE & SONS leased space in 21 Maiden la to A. D. Kronstadt (Inc.), and in 22 Thames st additional space to the Oakley Chemical Co.

WM. A. WHITE & SONS leased to Charles Eastman, Jr., an apartment in 44 West 10th st.

WM. A. WHITE & SONS leased for the Ja-burg-Miller Co. the 4th and 5th lofts in 137 Hudson st, to Markt & Schaefer Co.

WM. A. WHITE & SONS leased for Robert R. Rainey the 1st loft in 252-254 Greenwich st to the American Macaroon Co.; and offices in 68 William st to Edward B. Mellroy and Frederick J. Klages.

WM. A. WHITE & SONS leased for W. K. Jahn & Co. the 4th loft at 483 Greenwich st to Wm. Higgins & Co., and for Fitch, Cornell & Co. three lofts in 16-18 Jay st to Mark & Hammacher.

WHITE-GOODMAN leased the 1st loft at 132-4 Greene st to Schlesner & Spitzer; also space on the 4th floor in 24-6 East 21st st to Leo Recht.

Brooklyn.

ERNEST A. HOWARD leased the 3-sty dwell-ing 217 Lincoln pl, to the Prospect Heights School.

MEISTER BUILDERS (INC.) leased to the Hudson Motor Car Co. of New York, through M. C. O'Brien, the automobile salesroom, 40x 100, northeast corner of Bedford av and Pros-pect pl, at an aggregate rental of about \$45,000.

TUTINO & CERNY leased to the Walkover Shoe Co. for a long term the store on the grade floor of 5406 5th av.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for estate of Marcus Schwartz on Franklin av to Leon S. Pelz; for John M. Otto in Bay st to Edwin Berliner; for Dorothy Gilroy on Franklin av to Joseph Rittenberg; for Mary J. L. Preston on Atlantic av to George Goldberg; for Carrie Weissman on Franklin av to Samuel Marks. At Edgemere, L. I., for Union Title & Mortgage Co. on Rochester av to Morris Appel; for S. & L. Construction Co. on Maple av to Otto J. Salomon; for Premier Construction Co. on Colum-bus av to Charles A. Roman; for Herman Brasch on Columbus av to S. Robert Schwartz; for W. T. Kennedy & Co. on Ocean av to A. Moskowitz.

LEWIS H. MAY CO. leased cottages at Ar-verne, L. I., for John J. Flaherty on N Atlantic av to Max Wronker; for estate of M. Goldberg on N Vernam av to Anna Goldfarb; for L. P. Murray on N Atlantic av to Abraham Wiebel-son; for Lehrer & Glassberg on N Remington av to Jewish Working Girls' Society; for Mrs. E. Milles on N Atlantic av to George Willet; for Eugene K. Campbell on N Cedar av to M. Hirsch; for Mrs. Samuel Krauss on Remington av to I. Fritz; for Mrs. Mary E. Murphy on Clarence av to Max E. Wolff.

Out-of-Town.

FISH & MARVIN rented for Captain F. Lund his Bronxville apartment, furnished, for the summer to F. J. McCreery; for G. W. Taylor his residence at Cedar Knolls, Bronx-ville, to Edward Y. Baker, of the W. H. Baker Co., furnished, for the summer; and for O. R. Delemter his residence at Lawrence Park, Bronxville, furnished, for the summer to S. M. Swift, of the Standard Oil Co.

JULIA BEVERLEY HIGGINS leased the following houses at Mt. Kisco: for William C. Le Gendre in McLain st to Mrs. Daniel Runkle; for Charles W. Short, Jr., "Hillside" to Mrs. George W. Green; and for Mildred Minturn Scott "Green Lane Cottage" to Will-iam C. Le Gendre.

McKNIGHT REALTY CO. leased to Dr. Wal-ter Johnson the John McKnight homestead at Bayside and the residence of A. E. Schaff to C. H. Nickerson.

PAYSON McL. MERRILL CO. leased an es-tate, comprising 600 acres, large stone residence and outbuildings, at Lyme, Conn., for Mrs. Louis Paul Dessar to David Henry Crompton.

BLAKEMAN QUINTARD MEYER rented the residence of Sidney A. Lawton on the Boston Post rd, Rye, N. Y., for the season to Theodore B. De Vinne.

BLAKEMAN QUINTARD MEYER leased the residence of Mortimer Billington, on Manurs-ing av, Rye, N. Y., to Ronald C. Lee.

SCARSDALE ESTATES ORGANIZATION leased the house of Miss Louise Jordan at Scarsdale, N. J., to Miss Harriet Bates.

ALFRED E. SCHERMERHORN leased cot-tages at Southampton for Mrs. Lucy Franschelle to Dr. Stafford McLean; for L. du Pont Irving

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ANYTHING—Large or small house, apart-ment, or mercantile property.

ANYWHERE—We have been in the Hill section over 47 years, pioneer in St. Mark's section, and recently opened another office in Bay Ridge.

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Since 1835 at No. 191 NINTH AVENUE
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to Veryl Preston; for Mrs. Alfred Nelson to John H. Rutherford; for Dr. Harold Barclay to George P. Schmidt; for Mrs. William C. Gulliver to Rodman Wanamaker; for C. A. F. von Pfizenmeyer to Madame C. Y. de Korwin; for Mrs. Frank H. Corwith to James Punnett; for Mrs. Henry Ives Cobb to P. Stuyvesant Pillot; for Mrs. Susie Blackburn to Conde Nast; for Dr. John H. Barnhart to Judge Frederic Kernochan; for William Fordham to A. J. Taylor; for Colonel Lawrence D. Tyson to Herman Kinnicut and for the estate of Theodore F. Miller to F. Ashton de Peyster.

MRS. GEORGE THOMPSON leased her property at Oyster Bay, L. I., consisting of six acres of land and large dwelling, to Edward Dickerson for the season. Directly opposite is the Camille Weidenfeld place. In former years the property was occupied by James A. Blair and Walter Rosen. Worthington Whitehouse (Inc.) negotiated the lease.

S. S. WALSTRUM-GORDON & FORMAN leased for the Smith-Singer Co. to Frank McGraw a new dwelling in Main st, Glen Rock, N. J., for the Co-operative Building and Loan Association to Abbie H. Gordon, the dwelling at 61 John st, Ridgewood, N. J., and for Stephen T. Van Emburgh to Otto T. Martens the dwelling at 84 North Oak st, Ridgewood, N. J.

REAL ESTATE NOTES.

GOODWIN & GOODWIN have been appointed agents of 369 West 116th st.

WM. A. WHITE & SONS have been appointed agents for 536-546 West 23d st.

A. A. HAGEMAN has been appointed agent for 1438 2d av, 48 East 134th st and 191 Boerum st, Brooklyn.

ALFRED C. BOWMAN has been appointed agent for 495 West End av, 1292 Madison av and 5 West 31st st.

PEASE & ELLIMAN have been appointed by Mrs. E. A. Underhill agents for the 3-sty private house at 120 East 40th st.

HUGO WABST was the broker in the recently recorded sale of the dwelling 3303 Parker av, Bronx, for Michael Murtha to Harry Whelan.

HOUGHTON COMPANY has been appointed agent for the following properties: 3134 Broadway, 253 West 102d st and 687 West End av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent of the Seamen's Bank for Savings for the following properties: 414 Broadway, 832-834 Broadway, 40-42 Bond st, 127-133 West 17th st, 24 West 20th st, 135-141 West 20th st, 53-55 West 21st st, 31 West 21st st, 348 6th av, 32 West 22d st, 119-123 West 22d st, 122-124 West 23d st, 31 West 125th st and 365-367 West 118th st.

SAMUEL ZIRN represented, as attorney, Mina C. Wooley in the recent purchase from the Rich Trading Co. of the apartment house at 1131-1137 Presdnt st, Brooklyn, for about \$100,000.

BULKLEY & HORTON CO. has been appointed managing agent for 459 Bay Ridge av, 1365 78th st, 1315 85th st, 1215 82d st, 122 Fenimore st, 550 Eastern Parkway and 664-666 St. Marks av, Brooklyn.

CROSS & BROWN CO. has been appointed agent for the 6-sty building 261-267 Canal st, 21-23 Howard st. The building will be remodeled and in readiness for occupancy about the time of the opening of the subway express station at Canal st and Broadway.

LEWIS B. PRESTON closed negotiations by which the University Club has agreed to alter its projected extension to protect the light of the west side of the Gotham Hotel, in return for which the latter agrees to protect the light on the west side of the club extension to be erected at 6 and 8 West 55th st.

NEW YORK STATE LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS, at its annual meeting held in Ithaca, elected the following officers: president, Elmer E. Stanton, Troy; first vice-president, Frederick A. Ganjost, Yonkers; second vice-president, Seward Hakes, Ilion; third vice-president, J. Barth Cronin, Brooklyn; treasurer, John H. White, Schenectady; secretary, Archibald W. McEwan, New York.

THE LITTLE SISTERS OF THE ASSUMPTION, now in West 130th st, are the purchasers of the former home of J. Romaine Brown, at the southwest corner of Convent av and 144th st, and the adjoining dwelling of Dr. E. Benjamin Ramsdell, at 342 Convent av. Both properties were recently reported sold by L. J. Phillips & Co., as brokers. The two houses cover a plot 49.11x94.5 and are to be extensively altered to meet the needs of the new owners.

BUTLER & BALDWIN have been appointed agents for the following properties: 52 East 98th st, 69 West 100th st, 8 West 115th st and 26 East 118th st.

PETER COOPER HEWITT is the buyer of the plot 100.11x100, comprising the block front on 5th av, between 109th and 110th sts, reported sold last February, through Pease & Elliman as brokers. Mr. Hewitt is president of the Lucerna Realty Co., which recently took title to the property and which has made application to improve the site with a 2-sty store and apartment building. All but eleven inches of it is restricted to residential purposes. The northerly half of the plot was improved with an one-story theatre, which was recently torn down. If the plans are accepted it is understood that Mr. Hewitt will occupy the residence portion of the building, or else he will improve the entire site with a home. The contemplated project became known as the result of an appeal by Parsons, Classon & McIlvaine, attorneys to the Board of Standards and Appeals, for permission to proceed with the operation.

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 22 to 28	1916 June 23 to 29
Total No.	156	138
Assessed Value	\$8,134,900	\$7,572,250
No. with consideration.	20	22
Consideration	\$681,500	\$815,450
Assessed Value.	\$567,500	\$879,500
Jan. 1 to June 28	Jan. 1 to June 29	
Total No.	4,161	3,764
Assessed Value.	\$291,171,209	\$215,948,666
No. with Consideration	536	542
Consideration	\$23,373,509	\$23,894,152
Assessed Value.	\$27,515,550	\$25,997,691

Mortgages.

	1917 June 22 to 28	1916 June 23 to 29
Total No.	55	74
Amount	\$2,428,370	\$1,028,433
To Banks & Ins. Cos.	12	23
Amount	\$602,000	\$549,500
No. at 6%	15	20
Amount	\$395,120	\$113,250
No. at 5½%	6	.....
Amount	\$381,000	.....
No. at 5%	13	31
Amount	\$1,223,250	\$394,600
No. at 4½%	3	4
Amount	\$134,000	\$53,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given.	18	19
Amount	\$295,000	\$467,083
Jan. 1 to June 28	Jan. 1 to June 29	
Total No.	1,852	1,867
Amount	\$71,064,219	\$54,236,203
To Banks & Ins. Cos.	411	451
Amount	\$38,454,050	\$23,260,293

Mortgage Extensions.

	1917 June 22 to 28	1916 June 23 to 29
Total No.	45	25
Amount	\$3,918,500	\$2,655,000
To Banks & Ins. Cos.	29	7
Amount	\$3,529,500	\$2,308,000
Jan. 1 to June 28	Jan. 1 to June 29	
Total No.	1,121	978
Amount	\$79,025,100	\$55,230,970
To Banks & Ins. Cos.	573	494
Amount	\$60,678,350	\$40,229,350

Building Permits.

	1917 June 23 to 29	1916 June 24 to 30
New Buildings	3	20
Cost	\$315,000	\$3,786,200
Alterations	\$199,785	\$234,985
Jan. 1 to June 29	Jan. 1 to June 30	
New Buildings	195	317
Cost	\$21,766,825	\$51,802,495
Alterations	\$7,061,438	\$10,811,196

Satisfied Tenants

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

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

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

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone 8000 Main

BRONX. Conveyances.

	1917 June 22 to 28	1916 June 23 to 29
Total No.	104	96
No. with consideration.	23	15
Consideration	\$264,350	\$115,300

	Jan. 1 to June 28	Jan. 1 to June 29
Total No.	2,812	3,003
No. with consideration.	341	456
Consideration	\$3,809,338	\$3,278,130

Mortgages.

	1917 June 22 to 28	1916 June 22 to 29
Total No.	43	49
Amount	\$340,834	\$554,215
To Banks & Ins. Cos.	3	6
Amount	\$31,000	\$79,000
No. at 6%	18	14
Amount	\$159,070	\$247,210
No. at 5½%	1	5
Amount	\$4,000	\$95,000
No. at 5%	4	9
Amount	\$15,214	\$90,726
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	\$124
Interest not given.	20	20
Amount	\$162,550	\$121,155
Jan. 1 to June 28	Jan. 1 to June 29	
Total No.	1,208	1,720
Amount	\$9,140,295	\$16,239,534
To Banks & Ins. Cos.	107	156
Amount	\$1,571,250	\$3,754,000

Mortgage Extensions.

	1917 June 22 to 28	1916 June 23 to 29
Total No.	6	12
Amount	\$211,800	\$221,750
To Banks & Ins. Cos.	.....	1
Amount	.....	\$36,000
Jan. 1 to June 28	Jan. 1 to June 29	
Total No.	371	382
Amount	\$7,241,313	\$8,245,207
To Banks & Ins. Cos.	134	118
Amount	\$2,451,550	\$3,677,005

Building Permits.

	1917 June 22 to 28	1916 June 23 to 29
New Buildings	12	27
Cost	\$271,600	\$567,700
Alterations	\$202,900	\$22,650
Jan. 1 to June 28	Jan. 1 to June 29	
New Buildings	349	390
Cost	\$5,714,325	\$11,445,200
Alterations	\$756,050	\$714,605

BROOKLYN. Conveyances.

	1917 June 21 to 27	1916 June 22 to 28
Total No.	415	387
No. with consideration.	29	47
Consideration	\$181,213	\$235,272

	Jan. 1 to June 27	Jan. 1 to June 28
Total No.	11,260	11,299
No. with consideration.	1,005	1,000
Consideration	\$11,890,922	\$7,273,960

Mortgages.

	1917 June 21 to 27	1916 June 22 to 28
Total No.	209	300
Amount	\$859,559	\$3,429,363
To Banks & Ins. Cos.	55	96
Amount	\$440,275	\$2,705,960
No. at 6%	110	159
Amount	\$335,206	\$479,236
No. at 5½%	55	75
Amount	\$341,875	\$625,350
No. at 5%	13	50
Amount	\$76,550	\$2,261,030
Unusual rates	1	.....
Amount	\$296	.....
Interest not given.	30	16
Amount	\$105,632	\$63,747
Jan. 1 to June 28	Jan. 1 to June 28	
Total No.	7,347	8,399
Amount	\$31,830,280	\$37,886,291
To Banks & Ins. Cos.	1,434	2,049
Amount	\$11,646,569	\$16,107,573

Building Permits.

	1917 June 21 to 27	1916 June 23 to 29
New Buildings	46	77
Cost	\$373,800	\$534,100
Alterations	\$136,580	\$99,439
Jan. 1 to June 27	Jan. 1 to June 29	
New Buildings	1,574	1,733
Cost	\$15,221,450	\$20,657,884
Alterations	\$2,566,604	\$3,221,870

QUEENS. Building Permits.

	1917 June 21 to 27	1916 June 23 to 29
New Buildings	76	89
Cost	\$153,280	\$225,200
Alterations	\$26,412	\$19,870
Jan. 1 to June 27	Jan. 1 to June 29	
New Buildings	2,000	2,702
Cost	\$7,084,261	\$11,156,553
Alterations	\$655,767	\$699,613

RICHMOND. Building Permits.

	1917 June 21 to 27	1916 June 23 to 29
New Buildings	12	20
Cost	\$13,125	\$26,892
Alterations	\$4,450	\$6,155
Jan. 1 to June 27	Jan. 1 to June 29	
New Buildings	289	455
Cost	\$914,706	\$778,135
Alterations	\$186,021	\$125,110

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CUMULATIVE evidence is massing rapidly to the effect that the construction of new buildings of a private and semi-private nature is growing more active daily and that the outlook in the building field is now more satisfactory. Authoritative reports emanating from various sections of this country are almost optimistic and the mental attitude of the building interests generally is one of wider vision and increased hope. Recent communications from the outlying districts of New York State and New Jersey indicate that many counties, municipalities and smaller communities are proceeding with construction work that has been held in abeyance for a long time. This type of activity includes the construction of roads, sidewalks, sewers, bridges and culverts, and the erection of new public buildings and extensive alterations and additions to existing structures. The movement is significant of the expenditure of immense sums of money during the summer months for work of this character.

Government work is steadily piling up and the market is flooded with orders for new military construction. Not only are the general and sub-contractors, and building material dealers, experiencing the beneficent effects of the increased activity due to the requirements for military purposes, but the specialty concerns are also participating in a large measure of this business. During the past week a member of the staff of the Record and Guide, in discussing the building situation with a representative of a nationally prominent manufacturer of kitchen equipment and cooking apparatus, was informed that never before in the history of the concern was there so much actual business in immediate prospect. The Government is by long odds the principal source of this activity. As a matter of fact all other orders to this concern, except those placed some time ago, are being sidetracked to give preference to the demands of national importance. The major portion of the material required is for the use of the navy, the equipment of base hospitals and other established military units. The requirements for the army cantonments and training stations have

Common Brick—Present signs all point to a marked improvement in the building situation. There is a considerable number of inquiries for future deliveries current that give a better tone to the market, although the immediate business has fallen off somewhat. Wednesday of this week, however, was a comparatively busy day and seven barge loads were disposed of. The price of Hudson River commons is still nominally at \$10 a thousand to dealers, although there have been persistent rumors that the market has broken and that the price has been substantially reduced. There is an indication that in some quarters concessions are being made, but these price concessions are undoubtedly a shading for off grades and a factor that will have no material effect on the market. Brick manufacturers are intensely interested in the outcome of the discussions at Washington on the coal situation. The cost of fuel will be one of the prime factors in determining the price for brick of this season's output. At the present time the high cost of coal has not had much of an effect on the brick market as the supplies coming in are still from the stocks manufactured last season and the product for this season is not yet ready for burning. The outlook at the present writing is that no new brick will be in a condition to market for at least four to six weeks and possibly not then.

not yet been announced and when these are placed on the market the organization will no doubt be taxed to capacity.

The transportation situation seems to be clearing up somewhat. The freight car shortage is considerably decreased and traffic conditions are improving steadily. The congestion in freight transportation has been one of the important factors responsible for the present high prices of structural commodities. The building trades have suffered for many months from forces that were far beyond their control and now that the horizon is brightening there is a prospect of vastly better times in store for all interested in the structural trades.

While there is no prediction possible as to the probable end of the conflict abroad, active preparations are in progress for the reconstruction of the devastated towns and villages in Belgium and Northern France. Following the return of the American Commission to France a report was published that there is an unquestioned demand developing for portable temporary buildings and materials for the construction of permanent buildings, including factories, schools and residences. The inquiries for structural specialties will also be strong and will include metal ceilings, window and door frames and sash, cement, lumber, rolled steel, basic clay products and other types of building supplies. All types of structural materials will be welcomed that will have a tendency to facilitate rapid construction. The demand is likely to continue for a long period as it will be many months before the countries engaged in the war will be in a position to manufacture the materials required, so the greatest portion of the supply will of necessity have to be forwarded from the United States.

The labor situation, although far from satisfactory, seems to be adjusting itself to a war basis. Following a recent lengthy conference between the manufacturers and the Amalgamated Association of Sheet and Tin Plate Workers, an agreement was reached by which there will be no increase in production costs of sheet steel or tin plate by reason of wage scales or working conditions in the plants. Wages bases on selling price are to remain in force twelve months.

SUMMARY—Transactions in the North River brick market for the week ending Friday, June 29, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10 to dealers in cargo lots alongside dock. Number of cargoes arrived, 20; sales, 25. Distribution: Manhattan, 10; Brooklyn, 6; New Jersey, 6; Bronx, 2; outside, 1.

Structural Steel—There is practically no activity in the market for fabricated steel for building purposes and the effect of the high prices current is the prime influencing factor. The present cost of structural steel makes construction of buildings containing a large percentage of this material almost a prohibitive matter. There have been a number of inquiries recently from concerns requiring structural steel for contemplated additions to manufacturing plants, some of which will be in the market for as high as five hundred tons. The major portion of these inquiries are coming from concerns that find it necessary to increase their production facilities on account of Government orders which they have taken. During the past week the steel requisitions for Federal work have dropped off to a certain extent, but there is still a large amount of this character of work in prospect which should be announced before long. There has been no change in the mill price of fabricated during this week. Mill shipments are quoted at 4.419c. to 4.919c. for delivery in one to four months.

Copper—Announcement has been made

that the Council of National Defense has completed arrangements with leading copper producers for the purchase of about 60,000,000 pounds of this metal at 25 cents a pound. All of the metal delivered on this contract will be required for the military purposes of this Government. The price decided upon is approximately 9 cents more than the price paid in the first contract placed for Federal requirements. The copper market generally is almost inactive, but now that the Governmental demand has been announced and the price decided upon, considerably more life is expected to follow.

Lumber—The lumber market is exhibiting great firmness in spite of the numerous difficulties with which it has had to contend. The prices of practically all grades are evidencing a decided tendency toward further advances, and before the present building season closes the market prices are expected to be considerably higher than they are today. The manufacturers of lumber are unable to produce up to their normal capacity on account of the continued scarcity of labor, and the lack of adequate transportation facilities, both by rail and water, is further hampering the industry. There is a ready demand for all of the lumber that is coming into the market and with the Governmental requirements pending and private buying more active than it has been the outlook for full stocks is not particularly bright. Reports from European sources indicate that as soon as the conflict is ended there will be an exceedingly heavy demand for American lumber for the reconstruction of destroyed areas in Belgium, Northern France and other warring countries.

Window Glass—That the prices of window glass are unchanged and holding firm to the old levels is no doubt due to the facts that stocks are extremely light and that it will be a considerable time before more glass is produced. With the possible exception of a few plants, the manufacturing of this commodity has ceased for the season and it will be at least five months and possibly longer before operations are resumed at the factories. The shortage of raw materials and the difficulties encountered in holding adequate forces of laborers have greatly handicapped production this year. At the present writing the outlook for the coming season along these lines is not of the brightest. Practically the only life in the glass market is caused by the inquiries emanating from Governmental sources, for a cheap quality of window glass for use in the construction of army cantonments.

Wire Products—Substantially all grades of wire are scarce at this writing and the demand for them is steadily increasing. The present Governmental requirements for wire are estimated to be between thirty and fifty per cent. of the entire output of the mills. Federal requisitions on the wire industry are likely to be greatly increased as soon as contemplated work is in shape for actual construction. Orders for 50,000 kegs of wire nails have been distributed by the sub-committee of the Iron and Steel Institute for the use of the Government. The price has been tentatively fixed at \$3.20 a keg, base. This is the official price of the American Steel & Wire Co., but it is \$16 a ton under the figure demanded by the independent manufacturers.

Builders' Hardware—Owing to the steadily increasing cost of production, including labor, raw materials and transportation, this line has again been advanced in price by many manufacturers. Practically all of the producers have announced revised schedules and further increases are to be looked for at almost any time.

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@	30.00
Special types.....	36.00@	36.00

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

Domestic Portland. Spot.....	\$2.12@	—
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. alongside dock N. Y., wholesale):

1½ in. (nominal).....	\$1.10@	—
¾ in. (nominal).....	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 car-

goes, 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, return-

able 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, ¾ in. x 8 ft..... .12%

Boards, ¾ in. x 8 ft..... .15%

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% + 8%

B quality..... .86% + 8%

MILLION DOLLAR HOSPITAL
PROJECTED FOR BROOKLYN

New Institution for Charity Department
Provides for Medical and Surgical Cases

PLANS have recently been approved for the proposed new building for the Cumberland Street Hospital, in Brooklyn. Ludlow & Peabody, 101 Park avenue, Manhattan, are the architects, and the engineers for the steam heating, ventilating and electrical installation are Clark, McMullen & Riley, 101 Park avenue. This hospital is a municipal institution for the care of dependents. It is under the administration of the Department of Public Charities, John A. Kingsbury, Commissioner. The cost of the construction is placed at approximately \$800,000 not including the value of the land. With the

this character. The entire plant will be under one roof, including the heating plant, food service, ward service, help, nurses' and staff quarters. There will be a large terraced roof, solarium and open air porches for the use of open air cases and convalescents. The structure is to be arranged so that neither the bringing in of patients nor the removal of bodies will be within the view of the inmates or the visitors to the institution. The arrangement of the beds in the various wards will be different from the plan generally followed in other hospitals. There are to be twenty-four beds to each ward, divided into six groups, with a partition of clear



Ludlow & Peabody, Architects.

PROJECTED CUMBERLAND STREET HOSPITAL.

expenditure for furnishings and equipment the entire project will represent an outlay of considerably more than one million dollars.

The hospital will occupy the entire block front on the north side of Auburn place, between North Portland avenue and North Elliott place, Brooklyn and will rise to a height of eight stories, having ground dimensions of approximately 200x110 feet. The facades have been designed in an interesting manner and will be constructed of face brick with trimmings of Indiana limestone. The roof treatment will probably be of Spanish tile. The building throughout will be as near fireproof as modern methods of construction are able to make it, with floors of reinforced concrete. Sanitation and convenience for patients and staff have been the prime requisites in the planning and when completed the hospital is expected to be a model of modern construction of

plate glass between. This grouping will permit an unobstructed view of the ward at all times by the supervising nurse and will also allow of a much more convenient classification of the patients.

The planning is such that abundant natural ventilation will be possible, without subjecting the patients to drafts. There will be small laboratories on each floor adjacent to the operating rooms. Foodstuffs and dishes will be taken from the kitchen on heated trucks, by means of a special elevator, direct to the beds of the patients. Provisions will be provided for the care of practically all types of cases and will include all types of medical, surgical and research equipment. The plans provide for three hundred and twelve beds and even at the present high cost of materials and construction the estimated cost per bed is not expected to exceed \$2,500.

Remodeling Atlantic Garden.

Work is under way for the alteration of the one-time Atlantic Garden property at 50 to 52 Bowery into a theatre, with a seating capacity of 1,600. The building is on a lot 75x200, running through to Elizabeth street, and was recently leased by Lowenfeld & Prager to Feliciano Adierno, 323 East 124th street. Atlantic Garden was erected in 1853, and was in its time one of the most popular amusement places in the city. A new stage, balcony and auditorium will be erected, and a new lobby and facade designed in the Italian Renaissance is planned. Other modernization features included in the alteration will be the building of new exits and courts, and the installation of new opera clear electric lighting and lighting fixtures. The changes have been designed by Shampain & Shampain, 772 Broadway, Brooklyn.

More Big Cantonment Contracts.

The contract for the huge new army cantonment at Yaphank, L. I., has been awarded to the Thompson-Starrett Company, 49 Wall street, which has already begun work, and is making good progress in preparing the site for the proposed army buildings. The project will involve an outlay of between \$3,000,000 and \$4,000,000. Other army cantonment contracts throughout the United States in addition to those reported in the Record and Guide last week, have been awarded as follows: At Rockford, Illinois, to the Bates & Rogers Construction Company, 37 Van Buren street, Chicago, Illinois; at Des Moines, Iowa, to Charles Weitz & Son, of Des Moines; at Annapolis Junction, Maryland, to Smith, Hauser & M. F. McIsaac, Inc., 18 East 41st street, Manhattan; at Little Rock, Arkansas, to Charles Stewart &

Company, 30 Church street, Manhattan; at Chillicothe, Ohio, to A. Bently & Sons, Toledo, Ohio; at Battle Creek, Michigan, to Porters Brothers, Detroit, Michigan; at Louisville, Kentucky, to Mason & Hangar, Richmond, Kentucky; at Fort Riley, Kansas, to the George A. Fuller Company, Kansas City, Missouri; at Fort San Houston, Texas, to Stone & Webster, 147 Milk street, Boston, Mass., and at Petersburg, Virginia, to Rinehardt & Dennis, Charlottesville, Virginia.

Designing New Movie Theatre.

Severance & Van Alen, 4 West 37th street, are preparing sketches for the big new moving picture theatre to occupy the block front on the north side of Eighth avenue, between 48th and 49th streets, on land owned by the New York Railways Company, 165 Broadway. Negotiations are now in progress for the leasing of this site for a long term by a syndicate headed by Felix Isman, 299 Madison avenue.

Sketching Hospital Group.

James Brite, 18 East 41st street, Manhattan, architect, and Clark, MacMullen & Riley, 101 Park avenue, engineers, are preparing sketches for the hospital group to be built at East View, in the Town of Mt. Pleasant, N. Y., by the Westchester County Building Commission, of which Robert Brewster, North Castle, N. Y., is chairman. The estimated cost of the buildings has been placed at \$700,000. It is understood that they will include an administration building, a nurses' home, and structures to be devoted to treatment of tuberculosis and infantile paralysis patients.

Completing Wingdale Plans.

Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, and James C. McGuire, 50 Church street, Manhattan, consulting engineer, have plans nearing completion for the new State prison to be built at Wingdale, N. Y., at an estimated cost of \$1,250,000. The site was selected several months ago by a commission consisting of Judge Elbert H. Gary, Charles B. Hubbell, General W. W. Wotherpoon, Commissioner of Public Works, James M. Carter, State Superintendent of Prisons, Lewis F. Pilcher, State Architect, and George A. Glynn.

Brooklyn Glove Factory.

The Faribault Building Company, 52 Vanderbilt avenue, Manhattan, has obtained the general contract for the new reinforced concrete factory building at DeKalb avenue and Taaffe place, Brooklyn, to be occupied by Julius Kayser & Company, glove manufacturers, with offices at 45 East 17th street, Manhattan. The new structure will be seven stories in height, and will measure 62 x 239 feet. It has been designed by William Higginson, 13 Park Row, architect, who places the estimated cost at \$240,000.

To Build Bay Ridge Hospital.

The E. E. Paul Company, 101 Park avenue, Manhattan, has obtained the general contract for erecting the new hospital at the northwest corner of 92d street and Seventh avenue, in Bay Ridge, Brooklyn, for the Bay Ridge Hospital, of which Edward W. DeKnight is president. The building has been designed by Crow, Lewis & Wickenhoefer, 200 Fifth avenue, Manhattan, and will cost about \$150,000. It will be four stories in height, and will measure 120x35, and 42x50 feet.

Will Rebuild Burnt Church.

The edifice of the First Baptist Church in Pierrepont street, known as Baptist Temple, at the southwest corner of Flatbush avenue and Schermerhorn street, Brooklyn, which was destroyed by fire last March, is to be rebuilt from plans by Dodge & Morrison, 135 Front street, Manhattan, architects. The general contract for the new church has been awarded to Henry J. Brown & Son, 1354 Fulton street, Brooklyn. The church will cost about \$75,000.

PERSONAL AND TRADE NOTES.

Werner-Huberty Company, builder, has moved its offices to 50 Court street, Brooklyn.

Equitherm Control Corporation is the new name of the Geissinger Regulator Co., New York. The company's office is 30 Church street, and its factory at 203 Greenwich street.

W. E. Thompson, formerly with the Keystone Fireproofing Company, is now superintendent in charge of building construction at Herkimer, N. Y., for Thompson & Binger, of New York City.

Federal Export Corporation, together with its subsidiary, the Commercial Iron & Steel Corporation, will move July 1 from its present quarters, 115 Broadway, New York, to the front half of the tenth floor of that building.

Electrical Contractors' Association of Pennsylvania held its annual convention and electrical show in the Hotel Adelphia, Philadelphia, last week. Among the speakers at the first day's session were J. B. McCall, president Philadelphia Electric Company, who spoke on "The Central Station's Message;" Washington Devereaux, chief Philadelphia Underwriters' Electrical Department, "The Practical and Ethical Aspects of the Electrical Business;" J. W. Hooley, contracting electrical engineer, New York, "The Necessity for Competent Estimating;" Frank H. Stewart, F. H. Stewart Electric Company, Philadelphia, "The Manufacturer's Territorial Sales Agency;" H. W. Alexander of the Society of Electrical Development, "Selling the Electrical Idea," and C. M. Ripley, "Flood-lighting." M. Edwin Arnold, Philadelphia, is president of the association, and M. G. Sellers, Philadelphia, is secretary-treasurer.

"At
Your
Service"
1882-1917



The System Operator

Continuous and unlimited service are two of the more important responsibilities resting upon this Company. Of the two factors—human and material—required to meet these conditions, the human is nowhere more necessarily effective than in the organization around the "System Operator". Upon it rests the responsibility for the operation of the great Waterside plants with which is correlated the operation of the 43 substations, with their transformers and service-protecting storage batteries. In the substations occurs the transformation of the electrical energy as generated to the electrical energy as used for light, heat and power, in the smallest as well as the largest of installations.

The illustration is of the "pilot board", upon which is shown the operation of every generator, every connecting feeder and the substations. Communication is established by telephone, by signal and through the telautograph, and orders are transmitted and information received from the most distant parts of the system within spaces of time measured by seconds. For the guidance of the System Operator are not only the records of past years, day by day, and hour by hour, based upon season and weather, but a wireless system, extending to the roof, gives notice of approaching storm clouds, the darkening effects of which make sudden and enormous demands for illumination.

The System Operator is one of the many links in the organization, constantly, carefully, intelligently watching that the service of the Company shall at all times adequately meet every public demand.



The New York Edison Company

At Your Service

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Irving Place and 15th Street

Telephone, Stuyvesant 5600

Geo. A. Fuller Company

Fireproof Building Construction

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Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND

BONDS

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DWELLINGS.

BROOKLYN, N. Y.—William C. Winters, 106 Van Sicklen av, Bklyn, architect, is taking revised bids on the general contract for a 2½-sty brick and stone dwelling and garage, 21x60, at the southeast cor of Sunnyside av and Hendrix st, for Russell F. Thomas, owner. Cost, \$20,000.

PORT WASHINGTON, L. I.—Hunt & Hunt, 28 East 21st st, Manhattan, architects, are taking bids on the general contract to close July 5, for a 3-sty brick dwelling to be erected at Sands Point, for Mrs. O. H. P. Belmont, pres., Political Equality Assn, 15 East 41st st, Manhattan, owner.

NORTH CASTLE, N. Y.—Harrie T. Lindberg, 2 West 47th st, Manhattan, architect, is taking bids on the general contract to close July 6, for a 2½-sty frame and shingle dwelling, 106x82, on Bedford State road, for E. Halsey Malone, 61 Broadway, and 1000 Park av, Manhattan, owner. Cost, \$50,000.

HALLS AND CLUBS.

MANHATTAN.—Trowbridge & Livingston, 527 5th av, architects, are taking bids on the general contract to close July 5, for alterations and extension to the 5-sty brick and terra cotta club house, 100x109, at 209-15 East 85th st, for the Musical Mutual Protective Union, c/o T. Edward Porter, 210 East 86th st, owner.

HOSPITALS AND ASYLUMS.

NEWBURGH, N. Y.—Frank E. Estabrook, 75 2d st, Newburgh, N. Y., architect, is taking bids on the general contract to close July 3, for a 2-sty brick hospital bldg, 50x80, and a cow barn, for the City of Newburgh, W. C. Contant, City Clerk, City Hall, Newburgh, N. Y., owner.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—The Board of Education of the City of Syracuse, George M. Fairchild, pres., City Hall Bldg, Syracuse, N. Y., owner, is taking bids on the general contract to close July 2 for a 2-sty brick, stone and steel junior school at the Webster School, from plans by Russell & King, 602 Snow Bldg., Syracuse, architects. Cost, \$110,000.

ELMSFORD, N. Y.—The Board of Education of Elmsford, William Bunshmeier, pres., Elmsford, owner, is taking bids on the general contract to close 3 p. m., July 3, for a 2-sty brick and terra cotta trim public school, 50x80, from plans by H. Lansing Quick, 18 South Broadway, Yonkers, N. Y., architect. Cost, \$30,000.

EAST WILLISTON, L. I.—Rogers & Blydenburgh, Babylon, L. I., are estimating the general contract for a school house for the North Side School District No. 2, from plans by George W. Conable, 46 West 24th st, Manhattan, architect, and desire bids on all subs.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

PATCHEN PLACE.—P. F. Brogan, 204 West 23d st, completed plans for alterations to the six 3-sty brick tenements. 20x39, at 1-9 Patchen pl, for Grace I. P. Stewart, 2619 Woodley pl, Washington, D. C., owner. Cost, \$3,500.

DWELLINGS.

44TH ST.—Trowbridge & Livingston, 527 5th av, completed plans for alterations to the dwelling at 6 East 44th st, for Miss L. V. Day, owner. Cost, \$2,500.

86TH ST.—Mrs. M. E. Alexander, 41 West 8th st, completed plans for the alteration and extension to the 4-sty brick dwelling, 20x106, at 305 West 8th st, for Percy Kent, on premises, owner. Cost, \$5,000.

75TH ST.—Delano & Aldrich, 126 East 38th st, have plans in progress for alterations to the 5-sty brick and stone dwelling, 30x100, at 7 East 75th st, for J. Henry Lancashire, 149 Broadway, owner.

62D ST.—Harry Allen Jacobs, 320 5th av, has plans in progress for alterations to the 4-sty brick dwelling at 19 East 62d st for H. McC. Bangs, 160 West 59th st, owner.

HALLS AND CLUBS.

43D ST.—McKim, Mead & White, 101 Park av, completed plans for alterations to the 4-sty brick clubhouse, 141x200, at 27 West 43d st, for the Racquet and Tennis Club, Richard H. Williams, pres., on premises, owner. Cost, \$10,000.

HOTELS.

5TH AV.—George E. T. Wells, 55 Cedar st, completed plans for alterations to the

13-sty brick Hotel Lorraine, 75x150, at 539-545 5th av, for the Matthew Byrnes Estate, c/o U. S. Mortgage & Trust Co., 55 Cedar st, owner. Cost, \$8,000.

STABLES AND GARAGES.

26TH ST.—Ferdinand Savignano, 6005 14th av, Bklyn, has plans in progress for a 5-sty brick and steel public garage, 100 x100, in 26th st, bet 7th and 8th avs, for a company now forming. Cost, \$100,000.

ELIZABETH ST.—Ferdinand Savignano, 6005 14th av, Bklyn, completed plans for a 5-sty brick and steel public garage, 50x 106, at 122-4 Elizabeth st, for Hugh G. Miller, 220 Broadway, owner. Cost, \$45,000.

65TH ST.—J. C. Cocker, 2017 5th av, completed plans for a 1-sty brick garage, 100x101, at the southwest cor of 65th st and West End av, for Thomas F. Devine, 79 West End av, and 327 West 85th st, owner and builder. Cost, \$15,000.

17TH ST.—William A. Cameron, owner, contemplates making alterations to the garage at 447-9 West 17th st, from plans by George M. McCabe, 96 5th av, architect.

108TH ST.—J. M. Felson, 1133 Broadway, completed plans for alterations to the 1-sty brick garage, 75x95, at 105-107 West 108th st, for the Ninth Ward Realty Co., Oscar Nelson, secy and treas, on premises, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Seymour & Schonewald, Grand Central Terminal Bldg, completed plans for alterations to the 14-sty brick store and office bldg, 29x125, at 516 5th av, for the Rowan Realty Co., Dr. George H. Dowsey, pres., on premises, owner. Cost, \$8,000.

5TH AV.—Rouse & Goldstone, 40 West 32d st, have plans in progress for the alteration of the 8-sty brick and stone hotel, 75x125, at 510-512 5th av, swc 43d st, into offices and stores, for William Ziegler, 527 5th av, owner. Cost, \$250,000.

BROADWAY.—Katz & Feiner, 505 5th av, have plans in progress for alterations to the 3-sty brick loft bldg, 30x80, at 1212 Broadway. Owner's name withheld. Cost \$15,000.

FRONT ST.—Frederick P. Platt, 1123 Broadway, completed plans for the alterations and addition to the 6-sty brick office and storage bldg, 33x74, at 181 Front st, for Frederick H. Cope, 176 Front st, owner. Cost, \$15,000.

MISCELLANEOUS.

38TH ST.—Sommerfeld & Steckler, 31 Union sq, have revised plans in progress for a 2-sty brick scenic studio bldg, 38x 98, at 230-232 West 38th st, for the George Backer Construction Co., 20 East 32d st, owner. Cost, \$40,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BOSCOBEL AV.—Gronenberg & Leuchtag, 303 5th av, completed plans for a 5-sty brick, stone and terra cotta apartment, 139x94, with seven stores, at the northwest cor of Boscobel and Shakespeare avs, for the Filrose Construction Co., Philip Krulewitch, pres., 92 Haven av, owner and builder. Cost, \$90,000.

SOUTHERN BLVD.—Gronenberg & Leuchtag, 303 5th av, Manhattan, completed plans for alterations to the two 5-sty apartment houses, 100x200, on the east side of Southern Blvd, 175 ft north of 172d st, for the Cedar Construction Co., Joseph J. Lese, pres., 31 Nassau st, owner and builder. Cost, \$2,500.

DWELLINGS.

SETON AV.—Henry Nordheim, 1087 Tremont av, completed plans for a 2½-sty frame dwelling, 21x46, on the east side of Seton av, 175 ft south of 233d st, for Philip and Catherine Michaels, 3909 Dyre av, owner. Cost, \$5,000.

EDSON AV.—William E. Erb, 443 East 186th st, completed plans for two 2-sty frame dwellings, 16x30, on the east side of Edson av, 455 ft south of Bronx rd, for the Crawford Real Estate & Bldg Co., 7 East 42d st, owner. Cost, \$5,000.

ANDREWS AV.—George Nordheim, 132 East 23d st, completed plans for a 2-sty brick dwelling, 34x36, on the east side of Andrews av, 300 ft north of 183d st, for Rose A. Friedenberg, 400 West 160th st, owner. Cost, \$10,000.

235TH ST.—Robert Skrivan, 4436 Carpenter av, completed plans for alterations and extension to the 2½-sty frame dwelling, in the south side of 235th st, 285 ft west of Katonah av, for Samuel Rowland, 260 East 235th st, owner. Includes 2-sty frame ext, 21x26. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

133D ST.—Wilson E. Allen, 601 6th av, Belmar, N. J., has plans in progress for a

2-sty reinforced concrete manufacturing plant, 110x212, at 133d st and Harlem River, for the Hurlburt Motor Truck Co., on premises, owner. Alvin R. Morrison, 8th av and D st, Belmar, N. J., is the engineer.

148TH ST.—Max Muller, 115 Nassau st, completed plans for alterations to the 5 and 6-sty brick factory at 454 East 148th st for Ottilie Hertlein, 334 4th av, owner. Cost, \$5,000.

SCHOOLS AND COLLEGES.

ANDREWS AV.—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 3-sty brick school at the northeast cor of Andrews and Burnside avs, for the City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner. Cost, \$4,000.

167TH ST.—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 3 and 4-sty brick school in 167th st, from Fox to Simpson sts, for the City of New York, W. G. Willcox, pres., Dept. of Education, Park av and 59th st, owner. Cost, \$8,000.

LONGWOOD AV.—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 4-sty brick school on the north side of Longwood av, from Kelly to Beck sts, for the City of New York, Board of Education, W. G. Willcox, pres., Park av and 59th st, owner. Cost, \$2,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—Cohn Bros., 361 Stone av, are preparing sketches for four 3-sty brick and stone tenements, 20x60, in the Bay Ridge section, for Oscar Palmleaf, 2017 Caton av, owner and builder. Exact location will be announced later. Cost, \$15,000 each.

SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 6-sty apartment with stores, 44x100, at the southwest cor of South 4th st and Bridge Plaza, for A. Segal, owner.

STEWART ST.—Voss & Lauritzen, 65 De Kalb av, completed plans for alterations to the 3-sty brick tenement, 25x72, in the east side of Stewart st, 100 ft north of Broadway, for Peter N. Beckman, 93 Pilling st, owner. Cost, \$3,500.

PRESIDENT ST.—Harold L. Young, 32 Union sq, Manhattan, completed plans for a 5-sty brick tenement, 55x93, at the southwest cor of President st and New York av, for M. Solomon & Sons, 217 Havemeyer st, owner and builder. Cost, \$45,000.

CHURCHES.

SOUTH OXFORD ST.—Clark & Arms, 21 West 45th st, Manhattan, have plans in progress for a 4-sty brick parish house, 40x90, at 95-7 South Oxford st, for the Lafayette Av Presbyterian Church, Rev. Charles Albertson, pastor, 336 Washington av, owner. Cost, \$85,000.

FLATBUSH AV.—The Flatbush First Dutch Reformed Church, Rev. Dr. J. F. Berg, 900 Flatbush av, Bklyn, owner, contemplates erecting a brick and stone Sunday school bldg on the east side of Flatbush av, 150 ft south of Church av. Architect's name will be announced later. Cost, \$100,000.

DWELLINGS.

21ST ST.—James A. Boyle, 367 Fulton st, Bklyn, completed plans for extension to the 1 and 2-sty dwellings, two stores and garage at the southeast cor of 21st st and 3d av, for George Lodes, on premises, owner. Cost, \$8,000.

MYRTLE AV.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., has revised plans nearing completion for alterations

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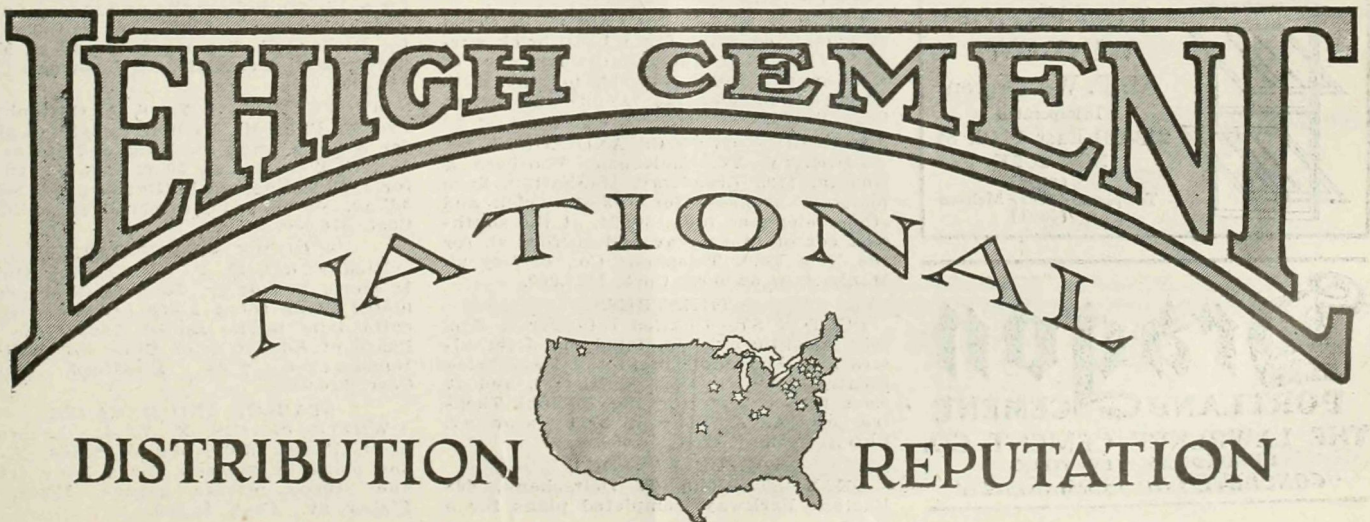
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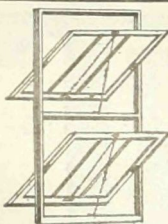


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and extension to the 3-sty brick and stone dwelling and stores at 1831-3 Myrtle av, for Mrs. Blanche Hessner, 866 Broadway, Bklyn, owner, and I. Cohn, lessee. Includes a 3-sty extension 40x55, Cost, \$12,000.

EAST 12TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 21x31, in the east side of East 12th st, 128 ft north of Newkirk av, for Elmer E. O'Donnell, 443 East 17th st, Bklyn, owner. Cost, \$5,000.

EAST 14TH ST.—Laspia & Salvati, 525 Grand st, have plans in progress for a 2-sty brick and stone dwelling, 20x45, in the west side of East 14th st, 275 ft south of Av H, for Lorenzo Finna, 643 Lorimer st, owner and builder. Cost, \$6,000.

SACKETT ST.—W. J. Conway, 400 Union st, completed plans for a 2-sty brick dwelling and storage, 41x100, in the south side of Sackett st, 272 ft east of Nevins st, for Michele Abarmarco, on premises, owner. Cost, \$5,000.

9TH AV.—S. Millman & Son, 26 Court st, Bklyn, completed plans for five brick and stone dwellings, 20x50, and two tenements, 20x80, at the northwest cor of 9th av and 55th st, for the C. & J. Bldg Corp., Benjamin Cohen, pres., 1268 29th st, Bklyn, owner and builder. Total cost, \$17,000.

FACTORIES AND WAREHOUSES.

FULTON ST.—Charles Mullen, 186 Union av, Bklyn, completed plans for extension and interior alterations to the 4-sty factory bldg in the north side of Fulton st, 349 ft east of Marcy av, for the Williamsburgh Savings Bank, A. D. Baird, pres., Broadway and Driggs av, owner. Cost, \$4,000.

MAUJER ST.—Gustave Seaberg, 407 Douglass st, completed plans for alterations to the 3-sty factory in the south side of Maujer st, 125 ft west of Lorimer st, for Adolph and David Gluck, on premises, owner. Cost, \$2,000.

HOSPITALS AND ASYLUMS.

AUBURN PL.—Clark, MacMullen & Riley, 101 Park av, Manhattan, steam and electrical engineers, have plans nearing completion for an 8-sty brick, stone and reinforced concrete hospital (City Hospital) on the north side of Auburn pl, bet North Portland av and North Elliott pl, for the Cumberland St Hospital, c/o City of New York, Dept. of Public Charities, John A. Kingsbury, Commissioner, Municipal Bldg, Manhattan, owner. Ludlow & Peabody, 101 Park av, Manhattan, are the architects. Cost, \$800,000.

STABLES AND GARAGES.

NORTH 1ST ST.—Philip Caplan, 16 Court st, has plans in progress for a 1-sty brick and stone garage, 85x146, at the southwest cor of North 1st and Berry sts, for D. Perlman, 113 Penn st, owner and builder.

CLARKSON ST.—Cantor & Dorfman, 373 Fulton st, completed plans for a 1-sty brick garage, 50x125, in the north side of Clarkson st, 159 ft east of Nostrand av, for the Beverly Building Co., 44 Court st, Bklyn, owner. Cost, \$12,000.

LEONARD ST.—Christopher Bauer, Jr., 801 Manhattan av, Bklyn, has plans in progress for a 1-sty brick garage, 25x100, in Leonard st. Owner's name will be announced later. Cost, \$6,000.

HALLECK ST.—Gibbons Co., 319 Columbia st, completed plans for a 1-sty brick garage, 25x55, at the southwest cor of Halleck and Clinton sts for the Coastwise Lumber & Supply Co., 17 Battery pl, Manhattan, owner. Cost, \$3,000.

BROOKLYN, N. Y.—Cohn Bros., 361 Stone av, completed sketches for a 1-sty brick and stone garage, 75x100, for a company not yet formed. Owner's name and exact location will be announced later. Cost, \$25,000.

BOERUM ST.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 146x85, at the southwest cor of Boerum and North 1st sts, for the Ruth Construction Co., 113 Penn st, owner. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

LIBERTY AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 3-sty brick and stone telephone bldg, 56x94, at the southeast cor of Liberty av and Milford st, for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$125,000.

THEATRES.

FULTON ST.—Charles Infanger & Son, 2634 Atlantic av, completed plans for alterations and addition to the 1-sty brick theatre, 50x67, at 3353 Fulton st, and 70 East Crescent st, for the Adelphi Theatre, c/o A. A. Kloster, 2111 Caton av, Bklyn, owner. Cost, \$6,000.

MISCELLANEOUS.

DEAN ST.—John T. Deirschenk, 668 Eastern Parkway, completed plans for a

1-sty brick and stone automobile paint shop, 50x104, in the south side of Dean st, 342 ft west of Rochester av, for Otto Rimer, 159 Remsen st, owner. Cost, \$10,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, L. I. City, completed plans for a 5-sty brick tenement, 75x86, on the east side of 5th av, 100 ft south of Broadway, for Guissipipi and Leonard Genovese, 645 Crescent st, L. I. City, owner. Cost, \$75,000.

DWELLINGS.

ST. ALBANS, L. I.—J. N. Makila, 120 Leahy av, Ozone Park, L. I., completed plans for a 2-sty frame dwelling, 20x30, in the west side of Mercer st, 300 ft south of Arthur av, for E. L. Buller, 498 Chestnut st, Bklyn, owner. Cost, \$3,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has plans in progress for nine 2-sty frame and shingle dwellings, 16x37, at the northeast cor of Atlantic and Vandever avs, for Sim & Greig, Inc., Woodhaven, L. I., owner and builder. Cost, \$3,000 each.

ELMHURST, L. I.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, completed plans for a 2-sty frame dwelling, 26x37, in the west side of 20th st, 90 ft north of Woodside av, for Andrew Molinelli, 28 Oliver st, Manhattan, owner. Cost, \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for four 2-sty frame dwellings, 19x50, on the east side of Diamond av, 582 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Bklyn, owner. Cost, \$17,000.

RICHMOND HILL, L. I.—Max Hirsch, 350 Fulton st, Bklyn, completed plans for two 2-sty frame dwellings, 21x55, on the north side of Sutter av, 25 ft west of Lefters av, for the Canary Realty Co., Richmond Hill, L. I., owner. Cost, \$9,000.

EAST FOREST HILLS, L. I.—J. F. Negren, Forest Hills, owner, has had plans completed privately for three 1½-sty frame dwellings, 26x24, in the south side of 77th st, 40 ft east of 144th st. Cost, \$9,000.

ST. ALBANS, L. I.—K. Jacobson, St. Albans, L. I., completed plans for a 2½-sty frame dwelling, 20x29, on the south side of St. Albans av, 80 ft west of Clove st, for Newtown Forsythe, Herriot av, St. Albans, owner. Cost, \$3,000.

FLUSHING, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., completed plans for a 2½-sty frame dwelling, 18x32, on the south side of Norwood av, 40 ft west of 28th st, for Anton Brebec, 523 East 72d st, Manhattan, owner. Cost, \$3,500.

MORRIS PARK, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., completed plans for two 2-sty frame dwellings, 20x59, in the east side of Church st, 295 ft south of Roanoke av, for J. Ruben, 1116 Elm st, Richmond Hill, L. I., owner. Cost, \$8,000.

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.

Westchester.

DWELLINGS.

RYE, N. Y.—Grosvenor Atterbury, 20 West 43d st, Manhattan, completed plans for a 2½-sty hollow tile and stucco dwelling and garage, 35x85, on Hill Top pl, for Richard E. Forrest, 50 Broad st, Manhattan, and Hartsdale, N. Y., owner. Cost, \$40,000.

MT. VERNON, N. Y.—S. A. Guttenburg, Proctor Bldg, Mt. Vernon, completed plans for a 1-sty brick dwelling and store, 50x109, in West 1st st, 50 ft east of 9th av, for J. Palestine and L. Ginsburg, 305 South 3d av, Mt. Vernon, owners and builders. Cost, \$10,000.

SCHOOLS AND COLLEGES.

ELMSFORD, N. Y.—H. Lansing Quick, 18 South Broadway, Yonkers, N. Y., completed plans for a 2-sty brick and terra cotta trim public school, 50x80, for the Board of Education of Elmsford, William Bunshmeier, pres., Elmsford, owner. Cost, \$30,000.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—R. G. Swartwout, Realty Bldg, White Plains, N. Y., has plans in progress for a 1-sty frame and stucco private garage, 25x40, on Fisher av. Cost, \$5,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
EAST ORANGE, N. J.—William Garbrants, 564 Main st, East Orange, completed plans for a 4-sty brick and stone apartment for Bernard McGovern, 94 Carnegie av, East Orange, owner and builder. Cost, \$40,000.

BANKS.

KEYPORT, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans nearing completion for alterations and addition to the bank bldg for the Keyport Banking Co., John W. Keough, pres., Keyport, owner. Includes 1-sty addition, 40x20. Cost, \$20,000.

DWELLINGS.

SOUTH ORANGE, N. J.—William Garbrants, 564 Main st, East Orange, N. J., completed plans for a 2½-sty frame dwelling, 30x35, on Glenside rd, for C. C. Baldwin, Firemen's Bldg, Newark, owner and builder. Cost, \$7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 2-sty frame dwelling, 22x45, in Labor st, for Robert M. Whyter, 209 North Fullerton av, Montclair, owner.

DUNELLEN, N. J.—William H. Clum, 152 Park av, Plainfield, N. J., completed plans for two 2½-sty frame dwellings, 22x38, on Bound Brook rd, for the Bloom Contracting Co., Babcock Bldg, Plainfield, owner and builder. Cost, \$3,500 each.

MILBURN, N. J.—Herman Fritz, News Bldg, Passaic, will draw plans for a 2½-sty frame and clapboards dwelling, 24x36, on Douglas Terrace, for Thomas A. Douglas, Milburn av, Millburn, owner and builder. Cost, \$5,000.

ELIZABETH, N. J.—Charles P. Dederick, 46 Park av, Elizabeth, owner, has had plans completed privately for a 2½-sty hollow tile and stucco dwelling, 28x28, on Park av, bet Monmouth rd and Princeton rd. Cost, \$5,000.

CRANFORD, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., has plans in progress for a 2½-sty frame and clapboards dwelling, 22x30, for Miss J. V. Taylor, Cranford, owner. Cost, \$3,500.

MAPLEWOOD, N. J.—Raymond Weeks, Claremont road, Ridgewood, N. J., completed plans for a 3½-sty dwelling, 30x60, 1-sty hollow tile and stucco and 2½-sty shingle, for W. S. MacIntosh, 15 Meeker st, West Orange, N. J., owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank F. Ward, 203 Broadway, Manhattan, and 239 Roseville av, Newark, completed plans for addition to the brick factory bldg at 305-319 3d av, for William Crabb & Co., owner, on premises. Cost, \$3,000.

JERSEY CITY, N. J.—Hensel & Weir, 809 Savoye st, West Hoken, N. J., completed plans for a 3-sty brick chemical plant, 50x100, with an extension 25x56, at 402-4 Claremont av and 35 Yale av, for Thomas Henderson & Co., 14 Cliff st, Manhattan, owner. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—York & Sawyer, 50 East 41st st, Manhattan, is preparing preliminary sketches for a brick and stone hospital bldg on Lincoln av for the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland st, Orange, owner.

SCHOOLS AND COLLEGES.

GREAT MEADOWS, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, will draw plans for a 2-sty brick public school, 40x50, for the Board of Education of Independence Township, Enos L. Harrie, pres., Great Meadows, owner. Cost, \$18,000.

OXFORD, N. J.—E. W. Wendelberger, Reeder Bldg, Easton, Pa., has plans in progress for a 2-sty brick public school, about 40x60, for the Board of Education, N. A. Jones, pres., Oxford, N. J., owner. Cost \$20,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—E. V. French, 143 North av, Plainfield, completed plans for eight 1-sty brick stores, 45x100, at 190-2 East Front st, for Dr. Albert Pittis, 173 East Front st, Plainfield, owner and builder. Cost, \$8,000.

MISCELLANEOUS.

STERLING, N. J.—Henry Weller, 167 Hamberg pl, Newark, N. J., has plans in progress for a dwelling, horse stable, cow barn and private garage to be erected opposite the public school house, for Mrs. Rosie Mueller, Sterling, N. J., owner. Total cost, \$17,500.

JAMESBURG, N. J.—F. B. Bent, State House, Trenton, N. J., has plans nearing completion for two heating boilers and stack for the New Jersey Reformatory for Boys, c/o Capt. Drever, on premises.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—N. Cohen, 1626 Madison av, has the general contract for alterations to the 5-sty brick tenement, 25x120, at 32 St. Marks pl, for Henry Doerzbacker, Whitestone, L. I., owner, from plans by Henry Regelman, 133 7th st. Cost, \$3,000.

CHURCHES.

JERSEY CITY, N. J.—J. Canegallo, 48 Van Winkle av, Jersey City, has the general contract for a 2½-sty brick and stone rectory, 36x57, at St. Paul's and Tonnele avs, for St. Ann's Polish Roman Catholic Church, Rev. Father Jacob Wrenzecono, 272 St. Paul's av, Jersey City, owner, from plans by Joseph A. Jackson, 1123 Broadway, Manhattan.

DWELLINGS.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for alterations and top and rear additions to the 5 and 2-sty brick and stone dwelling, at 123 East 64th st, for Mrs. James J. Higginson, 16 East 41st st, owner, from plans by Goodwin, Bullard & Woolsey, 4 East 39th st.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has the general contract for alterations to the 4-sty brick dwelling, 30x72, at 813 Madison av, for Jennie H. Ladew, on premises, owner, from plans by James W. O'Connor, 3 West 29th st, architect. Cost, \$5,000.

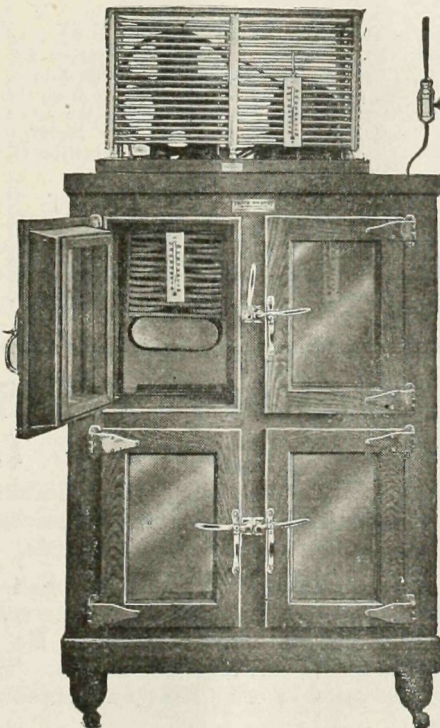
NORTH PLAINFIELD, N. J.—Samuel M. Titus, 102 Front st, Dunellen, N. J., has the general contract for a 1½-sty frame, hollow tile and stucco veneered bungalow, 25x35, on Jefferson av, for William Lundie, Humboldt st, Union Hill, N. J., owner, from plans by George H. Fisher, Jr., 224 Manson pl, Plainfield, N. J. Cost, \$3,500.

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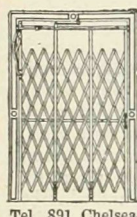
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PATERSON, N. J.—Robert J. Edwards, 143 Graham av, Paterson, has the general contract for a 2½-sty frame, stucco and shingle dwelling, 25x60, at 277-9 Park av, for John Hemingway, Jr., 25 Bank st, and 52 Park av, Paterson, owner, from plans by Charles H. Benjamin, 772 East 25th st, Paterson. Cost, \$7,500.

KEARNY, N. J.—Morris Breitman, 335 Waverly av, Newark, has the general contract for a 2½-sty frame and shingle dwelling, 24x47, at 433 Highland av, for Mrs. Florence A. Kenneally, 35 Colt st, Irvington, N. J., owner, from plans by J. B. Warren, 31 Clinton st, Newark. Cost, \$7,500.

MAPLEWOOD, N. J.—Henry P. Bush, 17 Maplewood av, Maplewood, has the general contract for a 2½-sty frame and shingle dwelling, 24x30, on Waldorf av, for E. H. Bennett, c/o Henry P. Bush, 17 Maplewood av, Maplewood, owner, from plans by E. V. Warren, 31 Clinton st, Newark. Cost, \$5,000.

NEW DORP, S. I.—Tully & McInnis Co., Grand Central Terminal, Manhattan, has the general contract for a 2½-sty frame and shingle dwelling, 40x55, at the cor of Brittain Lane and Roma av, for Miles McCahill, owner, from privately prepared plans. Cost, \$3,000.

WHITE PLAINS, N. Y.—Peter A. Cameron, 21 Morris st, New Rochelle, N. Y., has the general contract for a 2½-sty dwelling and garage, 25x40, for W. J. Bryan, owner, from plans by Patterson & Dula, 527 5th av, Manhattan, architects. Cost, \$18,000.

FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has the general contract for two 1 and 2-sty brick manufacturing bldgs, 200x200, and 90x120, respectively, on Scott av, adjoining the Pennsylvania Railroad, for Merck & Co., Lincoln av, Rahway, owner, from plans by W. Frank Bower, 44 Harrison st, East Orange, architect, and C. F. Breckenridge, engineer.

IRVINGTON, N. J.—Charles Flocken, 681 Newark av, Elizabeth, N. J., has the general contract for a 2-sty reinforced concrete factory bldg, 50x100, for the Coit Machine & Engineering Co., 134 Coit st, Irvington, owner, from privately prepared plans.

WOODBIDGE, N. J.—Henry Wilhelms & Sons, 803 East Jersey st, Elizabeth, N. J., have the general contract for a 3-sty factory bldg, 40x120, a 1-sty oil bldg, 22 x70, a 1-sty mixing house, 36x44, and a 1-sty storehouse, 36x44, for Tyson Bros., Inc., Carteret, N. J., owner, from privately prepared plans.

HALLS AND CLUBS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 4-sty brick club house, 141x200, at 27 West 43d st, for the Racquet and Tennis Club, Richard H. Williams, on premises, owner, from plans by McKim, Mead & White, 101 Park av, architects. Cost, \$10,000.

SCHOOLS AND COLLEGES.

PAWLING, N. J.—John M. Voss, 15 Warburton av, Yonkers, N. Y., has the general contract for a public school for the Town of Pawling, Board of Education, Pawling, owner, from plans by Alfred I. Hopkins, 101 Park av, Manhattan. Cost, \$55,000.

RIDGEFIELD, N. J.—Fehrs Brothers, Little Ferry, N. J., have the general contract for alterations to the 2-sty brick and stone school, for the Board of Education of Ridgefield, F. P. Small, pres., Ridgefield, owner, from plans by Frank Eurich, 173 Main st, Hackensack, N. J., architect. Cost, \$20,000.

SAYREVILLE, N. J.—Albert Smith & Sons, 73 New Jersey Railroad av, Newark, N. J., have the general contract for alterations to Schools Nos. 1 and 2 for the Township of Sayreville, Board of Education, F. L. Fullman, pres., Amboy av near Millers Corners, Sayreville, owner, from plans by William H. Boylan, 316 National Bank Bldg, New Brunswick, N. J., architect.

STABLES AND GARAGES.

JERSEY CITY, N. J.—James H. Verran, 138 Central av, Jersey City, has the general contract for a brick public garage, 37 x84x61x irreg, on Sanford pl, near Sherman pl, for Edward A. Lockheimer, 57 Sanford pl, and 113 Sherman pl, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Hoggson Bros., 485 5th av, have the general contract for alterations to the brick store and showroom bldg at 6 East 45th st for Arthur S. Vernay, 12 East 45th st, owner, and the House of Philip Oriol, 23 East 47th st, lessee, from plans by E. F. Strassle, 16 East 42d st, architect. Cost, \$10,000.

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MANHATTAN.—The Extensive Building Co., 1170 Broadway, has the general contract for alterations to the 6-sty brick loft bldg, 45x200, at 657 Broadway, for Leshner & Whitman, Hotel Plaza, 5th av and 59th st, owner, from plans by H. H. Holly, 38 West 32d st, architect. Cost, \$45,000.

MANHATTAN.—Faribault Construction Co., 52 Vanderbilt av, has the general contract for alterations to the 7-sty brick office bldg and garage, 100x92, at 515-521 East 17th st, for the New York Contracting & Trucking Co., 52 Vanderbilt av, owner, from plans by Charles B. Meyers, 1 Union sq, architect. Cost, \$10,000.

BROOKLYN, N. Y.—C. Brandlein & Son, 1810 Himrod st, have the general contract for a 1-sty brick store, 20x35, in the south side of Stanhope st, 100 ft west of Woodward st, for William Simon, 578 Bedford av, owner, from plans by Otto Thomas, 354 Fulton st, Jamaica, L. I. Cost, \$3,500.

BROOKLYN, N. Y.—Louis Principe, 893 Gravesend av, Bklyn, has the general contract for a 2-sty brick bakery, 50x100, at the northwest cor of Atlantic and Hopkins avs, for the Torrens Petri Baking Co., 347 Classon av, owner, from plans by L. S. Beardsley, 38 West 32d st, Manhattan, architect. Cost, \$18,000.

NEWARK, N. J.—Vogel Cabinet Co., 1269 Broadway, Manhattan, has the general contract for alterations to the 6-sty brick store bldg at 49-53 Market st, for Roth & Co., 45 Market st, Newark, owner, and Ludwig-Baumann & Co., on premises, lessee, from plans by William E. Lehman, 738 Broad st, Newark, architect.

NEWARK, N. J.—George W. Rauch, 166 Summit st, Newark, has the general contract for alterations to the brick store at 159-163 Market st, for Morrison's, Inc., 46 West 14th st, Manhattan, owner, from plans by Frederick P. Hill, 299 Madison av, Manhattan. Cost, \$6,500.

PEEKSKILL, N. Y.—The Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for a 3½-sty brick and stone dormitory, 48x98, for a Peekskill Military Academy, Dr. C. A. Robinson, in charge, Peekskill, owner, from plans by Frank A. Moore, 52 Vanderbilt av.

MISCELLANEOUS.

MANHATTAN.—Clark & Appelman, 278 Madison av, have the general contract for a 2-sty brick and stucco manufacturing bldg and garage, 75x92, at 529-533 East 80th st, for Peter Damm, 518 East 80th st, owner, and Fleischman Vehicle Co., Peter Damm, on premises, lessee, from privately prepared plans.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for a 2-sty brick post office, 60x100, on the north side of Lafayette av, 450 ft east of Reid av, for the Realty Associates, 162 Remsen st, owner, from plans by Benjamin Dreisler, 153 Remsen st. Cost, \$20,000.

NORTH CASTLE, N. Y.—Miller-Reed Co., 103 Park av, Manhattan, has the general contract for landscape work in connection with the dwelling and farm bldgs for W. C. Squier, 3d. Rock Ridge st, Greenwich, Conn., owner. Cost, \$35,000.

PATERSON, N. J.—A. B. Houghton, Paterson, has the general contract for a 2½-sty stone and frame office bldg and shelter, 33x65, at Cedar Lawn Cemetery, for the Cedar Lawn Cemetery Corp., on premises, owner, from plans by Floyd Y. Parsons, 1133 Broadway, Manhattan.

MIDDLE VILLAGE, L. I.—Hugh Getty, Inc., 359 West 26th st, Manhattan, has the general contract for top addition to the 1-sty brick and terra cotta office bldg, 16 x50, at the northwest cor of Evelyn and Mt. Olivet avs, for the U. S. Cremation Co., Ltd., on premises, owner, from plans by A. S. Gottlieb, 101 Park av, Manhattan.

BINGHAMTON, N. Y.—Babcock, Hinds & Underwood, 174 Washington st, Binghamton, have the general contract for interior alterations to the telegraph office at the cor of Henry and State sts, for the Western Union Telegraph Co., Mr. Edwards in charge, c/o M. C. Allen, 24 Walker st, Manhattan, owner, from privately prepared plans. Cost, \$6,000.

PERTH AMBOY, N. J.—J. H. Webster, 219 BRIGHTON AV, Perth Amboy, has the general contract for a 3-sty brick store and storage bldg, 30x100, on Madison av near Smith st, for the Perth Amboy Hardware Co., Ingfred T. Madsen, pres., 166 Smith st, Perth Amboy, owner, from plans by Goldberger & Griesen, Raritan Bldg.

NORTH PATERSON, N. J.—Altmark & Fein, 636 Stone av, Brooklyn, N. Y., have the general contract for a flat, two dwellings, factory, garage and stable of various dimensions, all on plot 150x200, at 630 Lafayette av, for H. Grebenzik & Son, on

premises, owner, from plans by Morris Whinston, 459 Stone av, Bklyn, architect. Cost, \$30,000.

AUBURN, N. Y.—J. E. Bunting Co., 131 Maple av, Flushing, L. I., has the general contract for a filtration plant for the City of Auburn, J. S. Hanlon, City Clerk, City Hall, Auburn, owner, from plans by Hagen, Whipple & Fuller, 30 East 42d st, Manhattan, consulting engineers. Cost, \$200,000.

ROSELLE PARK, N. J.—William Clifford & Sons Co., 360 Union av, Elizabeth, have the general contract for a 1-sty machine shop, 62x132, at Aldene, for the Watson-Stillman Co., Aldene, N. J., owner, from plans by Hooper, Falkenan Engraving Co., Woolworth Bldg, Manhattan, architect and engineer.

NEWARK, N. J.—Passaic Valley Sewage Commission has awarded the contract for engines, generators, switchboards, transformers, steam piping and electric wiring for the pumping station, at Newark, on private lands owned by the Commission, to J. W. Hooley, 95 Liberty st, Manhattan. Contract price, \$22,579.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

AMERICAN FOUNDRYMEN'S ASSOCIATION will hold its twelfth annual exhibit of foundry and machine shop equipment in the Mechanics Building, Boston, Mass., September 25-28, inclusive.

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

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month, Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PAINT, OIL AND VARNISH ASSOCIATION will hold its convention at the Congress Hotel, Chicago, Ill., October 7-11. George V. Horgan, 100 William st, Manhattan, is secretary.



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PROPOSALS

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

NOTICE TO CONTRACTORS: Sealed proposals for 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%) 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. 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 P. Pilcher, Capitol, Albany, N. Y.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSY, 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 23.

MANHATTAN ORDERS SERVED.

Bowery, 141—Michael T. N. Burke, 221 E 122, FE (R)—St(R)—WSS(R)—ExS-Ex(R)
Bowery, 141—J. Halbrun & Son, O-Ex(R)—FA-El-Rec-Rub
Broad st, 84—Samuel Untermyer, 37 Wall A-FD
Chambers st, 83—Agnes Dickinson, 21 E 73, WSS(R)—FP(R)—FD
11 av, 575-9—N Y Mfg R E Co, 607 W 43, FP-Ex(R)—ExS-WSS(R)
23 st, 214-20 E—Otto Strack, FE(R)—FP(R)—FD
5 av, 538-40—Theo Marceau, 258 5 av, FE(R)—WSS(R)—DC
Grand st, 494-S—Meyer London Est, c Etty, 309 E Bway, Rub
Grand st, 494-S—Consol Gas Co, 130 E 15, GE
Greene st, 115-7—Herman L R Edgar, 81 Nassau, Ex(R)—ExS-FE(R)
Jones st, 22-4—Schenk & Schlichte, FD-D&R
Leonard st, 136—American Lumber Products Co, 91 Centre, El-Rec-Ex(R)
Waverly pl, 24-6—Jacob Goldstein, Rec-FA-GE

sonable notice to and in the discretion of the State Architect, Lewis P. Pilcher, Capitol, Albany, N. Y.

E. S. ELLWOOD, Secretary,
State Hospital Commission.
Dated: June 13, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 26, 1917.—Sealed proposals will be opened in this office at 3 p. m., Aug. 3, 1917, for the construction of the United States post office at Winchester, Mass. Drawings and specifications may be obtained from the custodian of the site at Winchester, Mass., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

Prince st, 53-5—Hawley & Hoopes, c Title G & T Co, 176 Bway, ExS-Ex(R)—Rec-El-FP(R)—FE(R)
Prince st, 139-41—Chas H Darrow, D&R-WSS(R)—FP-St(R)—ExS
Washington pl, 4-6—Premium Holding Co, 149 Church, FP(R)—ExS
Washington pl, 26-8—Est Wm Ottmann, 207 Water, ExS-WSS(R)—FP-FE(R)—FD-FP(R)
Waverly pl, 24-6—A Epstein & Co, Rec
Waverly pl, 24-6—Hirsch & Lichtenstein, Rec-D&R
Waverly pl, 24-6—Wulf Bros, Rec
Waverly pl, 24-6—Charles Remsen, 55 William, ExS-FP(R)
11 st, 63 E—Dortic Est, c Eugene A Philbin, 52 William, FE(R)—Ex(R)—ExS-Rub-GE
11 st, 608-10 W—East 46th St Realty Corp, St(R)—ExS
13 st, 20-4 W—James A Hearn & Son, 20 W 14, FE(R)—ExS
22 st, 548-54 W—Est Katharin T Moore, c J N Wells Sons, 191 9 av, FP(R)—ExS-WSS(R)
38 st, 63-7 W—Colony Const Co, 35 W 39, WSS(R)
42 st, 20-4 W—James A Hearn & Son, 20 W 14, FE(R)—ExS
107 st, 163 W—Louis Freidrich, 971 Amsterdam av, Ex(R)—ExS-FE(R)—St(R)—WSS(R)
Ann st, 59b—National Asbestos Packing Mfg Co, 130 Pearl, Rec
Broadway, 65—American Express Co, 65 Bway, RefSys(R)—FP-FD
Broadway, 580—Union Headgear Co, O-El
Broadway, 1578-82—Russell Hotel & Restaurant Co, RefSys(R)—FD-CF
Broadway, 2746—Louis Epstein, FP-Rec
Broome st, 368—H Herrmann Furniture Co, FA-FP(R)—Rec
Canal st, 195-7—Liberty Doll Co, Rec
Canal st, 407—Colonial Bag & Paper Co, RQ
Cedar st, 139—Herman & Herman, CF-FA-Rec-NOS Rub-El
Centre st, 170-2—Centre Light Fixture Co, Rec-FA
Cherry st, 402—Yacker Lahn, RQ
Daly av, 2070—Wacker's Repair Shop, NOS-FA-Rec
Elizabeth st, 146—Ice Mfg Co, 1480 Bway, RefSys(R)—D&R-FD-CF
18 st, 611 E—Sigmund Semmel, FA-NOS
21 st, 30 E—Art Ornament Co, CF-Rec-FA
33 st, 345 E—Ace Chemical Co, CF-FA-Rec-Rub
26 st, 40 E—David H Knott, 103 Waverly pl, RefSys(R)—FP-FD-CF
45 st, 100 E—N Y Central R R Co, Grand Central Term'l, RefSys(R)—CF-FD
45 st, 419-23 E—Wilson & Co, 816 1 av, RefSys(R)—FP(R)—FD-CF

BRONX ORDERS SERVED.

Adams st and Walker av—Bronx Sash & Door Co, ExS-Ex(R)
Canal pl, 9-15—Northern Union Gas Co, 1815 Webster av, GE
Canal pl, 9-15—Wm H Toop, FP(R)—WSS(R)—FD-GE
136 st, 240 E—M Ewing Fox Co, FP(R)
137 st, 597-601 E—John Christman, ExS-Ex(R)
148 st, 368 E—John Counes & Sons, GE
St Anns av, 148—Samuel Levine, FP(R)
150 st and St Anns av—Albert Sessa, FP(R)
Webster av, 1618-20—Hudson Woodwkg Co, FA-FP
Tiffany st, 1007—Gloria Amusement Co, FA
Bailey av, 3400—Van Cortlandt Garage, CF-FA
Boston road, 1365-9—McKinley Sq Garage Co, CF-FA-FP-NOS
Bryant av, 839—Peter Indelli, D&R
152 st, 259 E—Angelo Sirico, FA-FP(R)
169 st, 596 E—B Rickind, FA-NOS-Rec-FP(R)

BROOKLYN ORDERS SERVED.

Bergen st, 1179—W Burnham, CF
Bridge st, 50-70—Hanan & Son, 390 Fulton, FA
Bushwick av, 1605—John F Trommer Evergreen Brewery, 1632 Bushwick av, NOS-Rec-FA
Central av, 39-43—Purity Ice Cream Co, NOS-FA-RQ
Cortelyou road, 1020—Deidrich Waller, Rec-El
Franklin av, 53—Gutta Percha & Rubber Mfg Co, StSys
59 st, 707—Henry Rathjen, NOS-FA-Rec-FP
Flatbush av, 328—Degan & Jones, D&R
Herkimer st, 1163—Chas P Cammella, NOS-FA-Rec
Avenue H and East 8 st—Edison Elec Ill Co of Bklyn, 360 Pearl, Rec
High st, 182—Henry Schifferdecker, FA-Rec
Kosciusko st, 28—Service First Garage, FA-CF-Rec-StSys(R)
Morgan av, 230—Williamsburg Chemical Co, CF-Rec-D&R-FP-StSys
North 12 st—Standard Oil Co of N Y, 26 Bway, Man, D&R-CF
Ocean av, 412—Fred R Abrams, NOS-D&R-El(R)—Rub
Oakland av, 185—Oakland Paint Co, D&R

QUEENS ORDERS SERVED.

Barn st, 20 (L I C)—West Disinfecting Co, Rec-El(R)
Hillside and Metropolitan avs (Rich Hill)—Edward J Galvin, Rec-El(R)—CF
Orchard st, 13 (L I C)—West Disinfect'g Co, Rec
West av, 156-8 (L I C)—Compound Specialty Co, D&R-Rec-SA
Harris av, ns, west of Sherman pl (L I C)—Pathescope Co of Amer, CF-WSS(R)—Rec-FP-El(R)
Myrtle av, 3021 (Glendale)—Empire All Star Film Corp, Rec-DC-CF-SA-El(R)
Jamaica av, 3219—H Bahrenburg, RefSys(R)—App-FD
9 av, 143-9 (L I C)—L I Hygeia Ice Co, RefSys(R)—D&R-FP-FD-CF

RICHMOND ORDERS SERVED.

Canal st, 191 (Stapleton)—Rubsam & Hermann Brewing Co, 163 Canal, FP(R)—WSS(R)—NOS-FA-Rec
Ferry st, Foot (Pt Rich)—Wm Van Clief & Sons, StSys
Maple av, 175 (Rosebank)—Kitchen & Co, RefSys(R)—CF-FD

THE CITY OF NEW YORK

will sell at his office in the Municipal Building, on

Thursday, July 12, 1917, at 2 P. M.

\$47,500,000---4½%

Gold Corporate Stock of the City of New York

Payable July 1, 1967,

\$7,500,000---4½%

Gold Corporate Stock (15-Year Serial) of the City of New York

Maturing annually from July 1, 1918, to July 1, 1932, inclusive.

EXEMPT FROM FEDERAL INCOME TAX

and from all Taxation in the State of New York Except for State Purposes.

The latter class will be only sold in series. For example: A single bid for \$15,000 is a proposal for 15 \$1,000 items maturing from one to fifteen years. No bids will be accepted for separate maturities.

Separate Proposals must be made for each class.

The Greater New York Charter provides that bids may be made for as small an amount as \$10 and in multiples of \$10 for each maturity.

No bid for Corporate Stock in the serial form can be accepted for less than \$150.

Send bids for each class in separate sealed envelopes, enclosed in other envelopes addressed to the Comptroller. A deposit of Two Per Cent. of Par Value must accompany each Bid. Such deposit must be in money or certified check upon a New York State Bank or Trust Company, or any National Bank.

For fuller information see "City Record," published at Nos. 96 and 98 Reade street, New York, or consult any Bank or Trust Company. Send for descriptive circular to

WILLIAM A. PRENDERGAST, Comptroller,
City of New York, Municipal Building, New York.

CLASSIFIED BUYERS' GUIDE

This department is consulted by buyers anxious to secure information, etc., concerning products they wish to purchase. These buyers represent the Owners, Managers of Estates, Building Managers, Architects, Contractors, Sub-contractors, etc., who own, manage or erect New York City Buildings.

New York City is the market place of the world. If you want to reach the buyers in this market you can do so by being listed in this department. We will print your name, address and telephone number in space of two lines under proper classification for \$25.00 per year, each additional line \$10.00, 10% reduction on second heading, 15% reduction on all headings amounting to three or more lines. Probably an investment of \$25.00 will prove very profitable.

Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1347.

Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Boilers.

KEWANEE BOILER CO., 47 W. 42d St. Tel. Bryant 6106.

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.
GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Builders

CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.
EASTERN CONSTRUCTION CO., 110 W. 40th St. Tel. Bryant 3636.

Building Directories.

VAN KANNEL REVOLVING DOOR CO., 250 W. 54th St. Tel. Circle 1876.

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

Cement Work.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Sq. 8718.
TAYLOR, RONALD, 520 E. 20th St. Tel. Gramercy 4.

Coal Saving Device.

COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.

Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.
CHESLEY CO., INC., A. C., 270 Rider Ave. Tel. Melrose 2452.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric Meter Inspection.

ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

Elevator Fire Doors—Safety Appliances.

SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.

Fireproofing.

MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.
NEW YORK EXTERMINATING CO., 366 Fifth Ave. Tel. Greeley 4400.

Garbage and Refuse Incinerator.

KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

Gas.

CONSOLIDATED GAS CO. OF NEW YORK, 130 E. 15th St. Tel. Stuyvesant 4900.

Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.
PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.
SCHWENN, WM., 822 Lexington Ave., Brooklyn. Tel. Bushwick 1700.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Marble and Tile

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Classified Buyers' Guide—Continued

Metal Ceilings.

BROOKLYN METAL CEILING CO., 283 Greene Ave., Brooklyn. Tel. Prospect 1402.
WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

Metal and Metal Covered Work.

NORMAN-SETON, INC., Winfield, L. I. Tel. Newtown 911.
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

Mortgages.

BUCHANAN, H. W., 49 Wall St. Tel. Hanover 6484.
LAWYERS MORTGAGE CO., 59 Liberty St. Tel. Cortlandt 7905.
McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.
McMAHON, J. T., 188 Montague St, Brooklyn. Tel. Main 834.

Newspapers.

JEWISH MORNING JOURNAL, 77 Bowery. Tel. Orchard 8400.

Parquet Floors

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
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.
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.
MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.
McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.
MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.
MORRISSEY, WM. G., 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.