

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## PRESENT STATUS OF SUBWAY CONSTRUCTION

### Review of Progress Accomplished During the Current Year—When New Links May be Expected to Operate

THE end of 1917 will witness many of the important trunk lines of the Dual System of rapid transit in partial or complete operation unless conditions caused by the war give rise to a situation in the materials and labor markets tending either to halt subway and elevated railroad construction or to hamper it seriously. It is the hope, however, of the Public Service Commission that work can be sufficiently advanced within the next few months to permit the early opening of certain important lines, particularly the Lexington avenue line and the Seventh avenue line, which will afford very great relief to the present traffic conditions in Manhattan.

The pressure of the war is already being felt to some extent with respect to deliveries of materials, particularly steel, and steps have been taken to expedite these deliveries. The Commission has gone to considerable pains to set forth to high government officials the need which exists for an early completion of the subway work and to urge consideration of the transit needs of New York as a matter of the greatest public importance.

It is not known to what extent the army draft will embarrass the various contractors in their very considerable task of securing a sufficient amount of labor to carry the work forward. That there will be more or less of an effect is generally expected. In what measure the men employed upon public work will be considered exempt by the Government, if at all, is not known.

Last February the Record and Guide presented a review of the rapid transit construction under the Dual System of contracts. At the beginning of 1917 about 100 track miles of the 345 track miles of the Dual System were in use. Since that time some sixty additional track miles embraced in the Dual System have been placed in operation, and there is good prospect that before the summer is over a considerable additional track mileage will be in use.

The most recent Dual System facility to be placed in operation was the so-called West Farms Connection, an elevated structure extending from the Third avenue elevated railroad at 143d street, through private property, Willis and Bergen avenues to a connection with the West Farms branch of the first subway, which the Interborough Rapid Transit Company opened on July 1. The line will be utilized for elevated railroad trains which, in morning and evening rush hours, are now operated from and to the Freeman street station on the West Farms branch of the subway, respectively.

The opening of this connection will give marked relief to the condition of extreme congestion, which has prevailed for a number of years at 149th street and Third avenue. In addition, the grade crossing connection between subway and elevated lines at 150th street and Third avenue will be eliminated. In other words, the elevated trains which now operate for a part of the trip over the West Farms branch of the first subway, connecting with the Third avenue line at 150th street, will be diverted so that they do not pass the 149th street station and do not use the grade crossing at 150th street.

Another important facility will be placed in partial operation within a few weeks. This is the Broadway subway, through which the New York Consolidated Railroad Company, one of the Brooklyn Rapid Transit associated organizations, will soon run trains from the Manhattan Bridge, through the Canal street subway to 14th street and Broadway, carrying the five-cent rapid transit fare from Brooklyn northward to the latter named point. As fast as other parts of the Broadway subway are completed they will be placed in operation and it is hoped by the end of the year operation will have been extended at least as far north as 42d street, although this is somewhat problematical owing to the doubt existing as to general conditions in the near future.

#### Additional Connections.

The Broadway subway will connect with the Fourth avenue subway in Brooklyn by way of the Manhattan bridge, and, as was explained in the previous article in the Record and Guide, another connection will eventually be had between the Broadway and the Fourth avenue subway by way of the Whitehall-Montague street tunnels, which were "holed through" under the East River last month, advancing the last of the tubes of the two new down-town rapid transit tunnels between Manhattan and Brooklyn well toward completion.

Within the next few weeks the Interborough Rapid Transit Company will place in operation an extension of its Second avenue elevated line over the Queensboro bridge to a connection with the Astoria and Corona lines in Queens. This will offer the first through rapid transit connection with lower Manhattan, it now being necessary for passengers who use the Queens lines to transfer to and from the Queensboro subway at the Grand Central subway station. Details of service have not yet been worked out but it will furnish new and quick transportation to the northern and northeastern sections of Queens from the business sections of lower Manhattan.

#### Opening Main Portions.

The Commission hopes that it will be possible to open the main portions of the Lexington avenue subway and the Seventh avenue subway during the coming autumn, so that both of these lines will be in complete operation during the heaviest rush of winter traffic. Every possible effort is being put forth to that end in order to permit the handling of the Interborough subway traffic, which last winter grew to excessive and previously unheard of proportions. It is believed the normal annual expected increase, amounting to several hundred thousands of passengers daily will bring this traffic total to a new high figure during the winter of 1917-1918.

The existing or first subway is considered as having reached the point of traffic saturation during rush hours and at times last winter it became necessary to restrict the entrance of passengers to the Grand Central subway station during the evening rush hour. That station is the controlling point in Interborough subway operation and in point of the number of passengers passing through it daily is the largest under-

ground railroad station in the world. On several occasions the subway traffic exceeded 1,350,000 passengers daily.

A portion of the Seventh avenue subway from Times Square south to the Pennsylvania station is already in service, operation having been begun on Sunday, June 3, when shuttle trains were run between the two points named, giving for the first time a subway service to the Pennsylvania station and incidentally for the first time a subway connection between the two great railroad terminals in Manhattan, namely, the Pennsylvania station and the Grand Central terminal. More than 3,000 persons daily are being transported by this shuttle service and the number is increasing constantly.

A portion of the Jerome avenue branch of the Lexington avenue subway is also in operation from the 149th street (Mott avenue) station to Kingsbridge Road. The line is a three-track subway from 149th street to 157th street, and extends thence over River and Jerome avenues as a three-track elevated railroad. The first trains over the portion of the line placed in service were run on June 2, and already the trains are carrying several thousand persons daily. The service now given, however, is necessarily limited, as the only downtown connection of this line at the present time is by way of the West Farms branch of the first subway, which is reached at the 149th street station of the Lexington avenue line, where stairways and mezzanines give direct access to the Mott avenue station of the first subway, directly beneath and at right angles to the Lexington avenue line station. Even the partial operation now had, has materially reduced the running time between the Kingsbridge Road station and downtown points, to residents along and in the vicinity of Jerome avenue from five to ten minutes.

Under conditions of operation such as are proposed for the future it will be necessary to place both the Seventh avenue and Lexington avenue lines in service concurrently, inasmuch as in connection with the existing subway, two through subway trunk lines will be created in place of the one now existing. In other words, the Seventh avenue line will be connected up at 43d street and Seventh avenue with the first subway to the north of that point to constitute a new west trunk line while the Lexington avenue line will be connected near Grand Central station with the first subway south of 42d street and form the new east subway trunk line. Through operation will be had on both lines.

At the 149th street station on the Jerome avenue line and the Mott avenue station of the West Farms branch of the first subway a physical connection now being completed will make it possible to operate a great many of the West Farms branch trains by way of the Lexington avenue line. Great relief to conditions as they now exist in the first subway, where approximately two West Farms branch trains are operated to every Broadway branch train, will be afforded and nearly a one hundred per cent. increase in Broadway line service will be possible.

Practically all of the excavation necessary for the Lexington avenue and the Seventh avenue lines has been com-

pleted with the exception of a small portion at the Diagonal station at 42d street and Park avenue on the Lexington avenue line, and in one or two short stretches on the Seventh avenue line. The construction of station finish and the work of track laying are proceeding satisfactorily on both lines and are well toward completion.

Other facilities which have been put in operation in the last six months include the two Queens lines, namely, the Astoria branch, from the Queensboro Bridge Plaza station to the northern terminal at Ditmars avenue, Astoria, upon which trains were first run on February 1, and the new Corona branch extending from the Queensboro Bridge Plaza station east through Winfield, Woodside and Elmhurst, to Alburts avenue, Corona. Trains were first run over this line for passenger service on April 21. The Public Service Commission has now under consideration reports that considerable progress has been made upon the proposal to lease the tracks of the Long Island Railroad from a point near Flushing Creek and to connect them for operation in connection with the Corona line to Little Neck and to Whitestone.

Still another new Dual System transportation line opened within the last few months was the White Plains road extension of the first subway, which is now in use to 238th street. One portion from a connection with the first subway at 179th street, north to 219th street, was placed in operation on March 3, and service was extended to Nereid avenue (238th street) on March 31. The portion between Nereid avenue and the terminal station at 241st street will not be placed in operation for some months as the intervening section must be reconstructed to permit of access to a new railroad yard now being built in the vicinity of 238th street.

The New York Consolidated Railroad Company, on May 27, placed about one-half of its new company-owned Jamaica avenue extension of the Broadway elevated line operation, from Cypress Hills to Greenwood avenue (111th street), Richmond Hill. The remaining portion of the line from Greenwood avenue to the terminus at Cliffside avenue, Jamaica, is expected to be ready before the end of the year.

Other new rapid transit work is making satisfactory progress. Two sections of the Gravesend avenue or Culver line in Brooklyn are being advanced to completion and partial operation will probably start before January 1, 1918. The contract for the construction of the remaining section from the vicinity of Avenue X to Coney Island will be shortly awarded by the Commission.

Because of the slow progress made toward completion of the Pelham Bay Park branch of the Lexington avenue line, the Commission under a new law permitting it to take over and finish uncompleted rapid transit contracts, declared forfeited the contract held by the Flick and Manuell Construction Company for the building of the elevated portion of that line, has taken over the work and will complete it. Owing to the failure of the contractor to carry out his contract obligations the opening of this elevated portion will be necessarily delayed, but it is hoped to get the subway portion to Whitlock avenue and Bancroft street in operation during the coming autumn or winter.

It is also possible that a portion of the Park place, William and Clark street subway, which will eventually form a connection between the Seventh avenue portion of the west trunk subway and the Interborough lines in Brooklyn, may be ready for operation before the end of the year. The underriver tunnel tubes on this line are advancing to completion.

Only five general construction contracts for the Dual System now remain to be awarded. One of these is for the elevated portion of the 14th street-Eastern line in the Ridgewood section of Brooklyn and another for the construction of the so-called 42d street shuttle and the extension of the Queensboro subway west to Times Square and for the two sections of the Nassau street subway. It is extremely doubtful, however, that the two Nassau street sections will be awarded for a considerable period owing to the city's financial condition. It is felt that they are not as greatly needed as some other lines. The fifth contract not yet let is that for the connection of Gravesend avenue line with the new Coney Island terminal mentioned above.

deemed also covenants restricting use; but no authorities are cited, where the construction restricted was the first construction without specification of time, that it has been held to be a restriction for the use.

In *Walker v. McNulty*, 19 Misc. Rep. 701, 45 N. Y. Supp. 42, is found a covenant not to construct before 1912 any building of whatsoever kind, except private dwellings for the use of one family only. That would limit other construction, and necessarily so, until 1912. In *Barnett v. Vaughan Institute*, 134 App. Div. 921, 199 N. Y. Supp. 45, the provision was that all buildings thereon erected should be first-class private houses. That restriction, extending for all time, necessarily involves a restricted use. In *Kurtz v. Potter*, 44 App. Div. 262, 60 N. Y. Supp. 763, affirmed 167 N. Y. 586, 60 N. E. 1114, the covenant required the first building erected within 20 years should be not less than three stories in height, adapted for the residence of private families or buildings for churches. This court held that nothing in the covenant would prevent any one from using the building so erected in any way he pleased, or from removing the building thus erected, and erecting upon the premises a building that could be used for any purpose.

"It follows that, after the first building was erected upon these premises in good faith for the use of a single family, there is no restriction either of the use of that building, or of the construction of a new building, or of an alteration of that building, substantial or otherwise, for any purpose."

#### Building Restrictions.

A building restriction exacted by a grantor from a grantee for the benefit of lands retained may be enforced by the grantor or his assigns. Such a restrictive covenant need not be made in pursuance of any general plan or scheme adopted by the owner, but it may be required from the grantee with the intention and for the purpose of protecting the land retained by the grantor. The difference between restrictive covenants created for the benefit of property retained by the grantor and restrictive covenants entered into by various grantees pursuant to a general plan or scheme, is this: The former are enforceable only by the grantor or his grantees who own the property benefited by the covenant against the owners of the property burdened by the covenant; the latter are, on the theory of mutuality, enforceable by the several grantees, each against the other.—*Moore v. Henderson*, 163 N. Y. Supp. 761.

#### Fraud of Broker.

The Circuit Court of Appeals, Eighth Circuit holds, *Grieson v. Winey* 240 Fed. 691 that where a real estate broker with whom land had been listed for sale misrepresented his financial responsibility and by agreeing to relieve a purchaser of his purchase at any time within a year induced him to contract to purchase land, the fraud of the broker could not be isolated from the principal contract so as to authorize specific performance at suit of the owner.

#### Recovery of Deposits.

The New York Court of Appeals holds *Halfern v. Manhattan Ave. Theatre Co.*, 115 N. E. 718, that where a lessee deposited money as security to protect the landlord against loss and damage during the term of the lease, and some of the covenants survived judgment in summary proceeding on the lessee's default, his action to recover the deposit, commenced after dispossession and within four months after beginning the leasehold, is premature.

#### Broker's Authority.

The Texas Court of Civil Appeals holds, *West v. Kirby Lumber Co.*, 193 S. W. 172, that in the absence of an express contract to the contrary, the employer may, if he acts in good faith, revoke the broker's authority before a bargain is made and while negotiations remain unsuccessful.

## LEGAL NOTES AFFECTING REALTY

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

### Purchase of Equity of Redemption.

THE right of the mortgagee to acquire by purchase the mortgagor's equity of redemption in the mortgaged property is everywhere recognized by the courts. But equity looks with a jealous and distrustful eye upon such transactions and they will be sustained only when supported by a sufficient consideration and there is an absence of fraud, oppression and undue advantage. Equity will not permit a mortgagee to use his position of superiority to oppress the debtor or drive an unconscionable bargain. The Supreme Court of the United States has said, in *Villa v. Rodriguez*, 12 Wall, 323: "To give validity to such a sale by a mortgagee it must be shown that the conduct of the mortgagee was, in all things, fair and frank, and that he paid for the property what it was worth. He must hold out no delusive hopes; he must exercise no undue influence; he must take no advantage of the fears or poverty of the other party. Any indirection or obliquity of conduct is fatal to his title. Every doubt will be resolved against him. Where confidential relations and the means of oppression exist, the scrutiny is severer than in cases of a difficult character." And the burden of proof is on the mortgagee to show that the transaction was fair and honest—free from the infection of fraud, oppression, or any form of undue influence.—*Shaw v. Lacy*, Alabama Supreme Court, 74 So. 933.

### Restriction of Construction.

A covenant of a deed provided that the first building to be erected on the lot conveyed should be a private dwelling constructed for the use of one family only. The New York Appellate Division holds, *Reed v. Sobel*, 164 N. Y. Supp. 397 that such a covenant is purely one of restriction of construction, and not of use. The court said:

"The covenant is against first construction and the plaintiff concedes that the defendant may take down the building and construct a new building in its place for whatever purpose he chooses, but claims that, in order to escape the binding force of the restriction, a new building must be erected, and the same purpose cannot be accomplished by the use of any substantial part of the building first constructed.

"That restrictive covenants are to be construed strictly is settled by a long line of authorities. In my judgment it would be going far beyond the intent of the restriction to hold that in the construction of a new building a substantial part of the old building cannot be used. The grantor deemed it sufficient to provide for a certain construction of the building first erected, deeming that that would be sufficient to accomplish the purpose intended. That building was constructed in 1891. These intended alterations were not proposed until 1916. So that every purpose reasonably intended by the grantor has already been accomplished. It is true that many covenants restricting construction are

# ANNUAL REPORT FOR 1916 OF FIRE DEPARTMENT

## Though Ten Thousand New Buildings Were Erected, Fewer Fires Occurred in the City

ROBERT ADAMSON, Fire Commissioner, has just issued his annual report for 1916, and some striking results are shown. Some of the principal features of the year's work are indicated in the following summary:

1. With 10,000 new buildings and a fire hazard vastly increased by the war, there were 312 fewer fires in buildings than in 1915.

2. In those buildings occupied by the largest numbers of persons and subjected to the strictest regulation and inspection, there were nearly 1,000 fewer fires than in the previous year.

3. Less than two per cent. of fires extended beyond the buildings in which they originated, a result due to the quickness and efficiency of the fire fighting force.

4. Fire prevention was extended on a greater scale than in any previous year. The parochial schools, 228 in number, were inspected and conditions corrected; 1,168 interior fire alarm systems were installed in factories under department orders; 2,311 drills, in which 609,113 persons participated, were established by the Fire Drill Squad; plans for fire protection in the subway tunnels under the rivers were prepared and are now being carried out; regulation of refrigerating plants was inaugurated, theatre inspection was reorganized, and the enforcement of the exit and occupancy law in factories was taken over from the Labor Department.

5. Work was begun on the new fire alarm system for Manhattan and has been pushed with such energy that it should be completed this year.

6. Fire fighting equipment was strengthened by the purchase of sixty-seven pieces of new motor apparatus, and funds were secured for ninety more pieces, which, when delivered early in 1917, will give us a department five-sixths motorized. Fifty-six new type gasoline engines are included in this new equipment. A new type of ladder truck has been designed and built. Three new 1,000,000 candle-power searchlights have been purchased for use at night fires.

7. An auxiliary fireboat fleet of 143 railroad and other private tugboats, all equipped for fire fighting, was added to the city's available force for waterfront fire protection, where, owing to war shipments and wooden piers, the city's greatest fire hazard exists.

8. With ten more fire companies in service and a largely increased civilian force, the cost of the department was again reduced and was \$815,000 less than it would have been had the rate of increase prevailing for sixteen years prior to this administration been continued.

9. A school for firemen was established, attendance at which was purely voluntary, and 1,598 engineers and firemen enrolled and attached throughout the entire course.

In a year when, owing to war and prosperity, our local fire hazard was the greatest ever known, the fire record indicated above is highly encouraging. The fire loss of the country at large increased \$50,000,000. Here our own hazards were increased immeasurably by heavy munition shipments and by the great growth in the chemical industry.

Not only were 8,425 new buildings erected but existing buildings were never so fully occupied. Factories, storehouses and piers were choked with goods. Domestic exports alone increased one billion dollars over 1915, and two billion dollars over 1914. And although, as a result principally of an increase of forty-four in the number of ship fires, the burning of the munitions pier in Brooklyn, and the increase in fires in chemical plants, we had an increase in the total fire loss, the fact that there was a substantial reduction in the number of



HON. ROBERT ADAMSON.

fires in buildings is concrete testimony to the value of fire prevention.

The total number of fires in 1916 was 13,677, of which 11,037 occurred in buildings and 2,640 outside buildings. The per capita loss for 1916 was \$1.56, an increase of \$0.50, and the loss per fire was \$639.50, as against \$429.11 the previous year. The total fire loss was \$8,746,404.

The waterfront hazard was recognized to be so serious that we organized an auxiliary fleet of fireboats, 143 in number, composed of the powerful tugboats operated by all of the railroads with terminals in New York and on the New Jersey side of the river, as well as tugboats owned by the Standard Oil, Bush Terminal and other private companies. All of these boats are equipped for fire fighting; their crews have been instructed in fire extinguishment, and they have already done excellent service at a number of waterfront fires.

One of the most important features of fire prevention work last year was the enforcement of the law requiring interior fire alarm systems in factories. These systems are necessary before fire drills can be held. The task of installing them had been greatly delayed owing to repeated changes in the specifications. Last year 1,168 separate fire alarm systems were installed under Fire Department orders. There still remain a large number of factories which have not installed these systems, and unfortunately the work of enforcement has again been slowed up by another revision of the specifications.

For many years the weakest spot in the city's fire protection has been the fire alarm telegraph system in Manhattan. Business and insurance interests endeavored for twelve years to secure a new system. Funds have finally been secured and the construction of the system is now so far advanced that we hope to complete it before the end of 1917. In the old system are 806 alarm boxes. The new system will have 1,651.

One matter which is of deep concern to property owners, and which has a direct relation to the fire loss, is that of insurance rates. The property owners have not enjoyed the reduction in rates to which they are entitled on the basis of improved fire protection, due to the high pressure water system, motorization and improvement of fire apparatus, increase in fireproof construction and the extension of fire prevention measures. No official figures showing the total amount of insurance premiums collected by the companies last year on New York risks are available.

In 1916 the amount collected in the territory of the New York Fire Insur-

ance Exchange, which includes Manhattan, that part of The Bronx west of the Bronx River, the greater part of Brooklyn, and only a small part of Queens, was \$24,604,413.89. In the rest of the city it was at least \$500,000 more. The fire loss for 1916, as estimated by this department, was \$8,746,404. In 1915 the premiums collected in the same territory amounted to \$21,700,000, and the fire loss was \$5,757,018. These figures show the wide discrepancy between the premiums collected and the total fire loss.

The premiums collected on property at hazard in New York City are very much greater, however, than these figures indicate. They do not include the large amount of insurance written by Lloyds on ships which come into our harbor and tie up at our docks, nor the vast amount of insurance on merchandise in transit to Europe, which insurance is written usually at the point where the shipments originate and no record of which can be obtained here.

Attention is called to the fact that the estimated amount of insurance on buildings and vessels in which fire occurred in this city last year was \$222,783,999, whereas the fire loss on these buildings and vessels was \$3,018,410. On the contents of buildings in which fires occurred the estimated insurance was \$55,482,805 and the fire loss was \$5,060,569.

"The question whether the rates charged are too high," said Commissioner Adamson, "is a large one and requires more investigation than I have been able to give to it before a positive judgment can be formed. It is my belief, however, that the rates should be lower.

"One reason why it is difficult to reach a conclusion in the matter is that it seems impossible to ascertain anywhere the exact amount of premiums collected within any given territory. Apparently no records are kept, even by the insurance companies themselves, from which it is possible to tell accurately the amount of premiums collected within New York City. It is impossible to obtain these figures from the reports filed with the State Superintendent of Insurance. I believe the reports should be required to be filed in such a way that each community should be able to ascertain precisely the amount of premiums it pays, and thus be in a position to compare the premiums paid with the actual loss. While no single community stands alone and can demand an insurance rate based solely upon its own fire loss, there is nevertheless a relation between the rate and the loss which should be taken into account in fixing the rate.

"Reports such as I have indicated would at least enable New York City to determine how much, if any, of the fire risk of the rest of the country it is paying for and would show us if we have grounds for demanding lower rates. The insurance companies have agreed by resolution to give us a reduction of one per cent. in rates when the new fire alarm system is installed, the reduction being based solely upon the increased protection which the new system will afford."

### Will Fill Schedules.

Edward A. Maher, Jr., president of the Union Railway Company of the Bronx, has informed the Public Service Commission that the company will accede to the wishes of the Commission and file at once schedules of operation on its various lines in the Bronx. All of the schedules must be filed on or before July 16, when the Commission will resume hearings upon the question of service provided on the lines of this company.

# REALTY INTERESTS SHOULD STUDY TAXATION AND CITY BUDGET PROBLEMS

## Real Estate Board Issues Warning To Owners

THE fact that the Legislature is not in session and that the Board of Estimate and the Board of Aldermen will not hold summer sessions will for the next few weeks remove the superficial evidences of interest in matters of legislation and taxation.

The Real Estate Board of New York, however, calls attention to the fact that it is at this time that taxpayers should be giving serious consideration to the problem of taxation and of local budget making and the effect of this on the 1918 tax rate.

Taxpayers have recently had this fact called to their attention by a circular letter sent out by the Secretary of the Local Tax Board. It appears that in a number of cases real estate corporations have made returns to the State Tax Commission based on the book value of the real estate. In some instances this book value is more than the amount for which the property is assessed by the Tax Department. The discrepancy has been noticed by the State body, which has asked the local tax body to account for it. The Tax Department is passing the inquiry on to the taxpayers concerned, with the request for an explanation.

The Real Estate Board calls attention to the fact that, aside from the numerous reasons why book value might quite reasonably and properly be higher than assessed value, the two values are in no way related so far as assessment for purposes of local taxation are concerned. Properties are carried at book values showing what the cost is to the owner. This charge represents all the items that go into cost, including various carrying charges and expenditures. What the property is worth for purposes of taxation is an entirely different matter.

The obvious ultimate purpose of the inquiry by the local department is to see if these local assessed values cannot be increased by bringing them up to book value when the book value is higher.

This, the Real Estate Board points

out, is entirely wrong in principle, as the law requires that assessed values should be based on the existing market value of property assessed. It seriously questions the right of the Tax Department to require the explanation and is convinced that the Department is piling up trouble for itself if its purpose is to jack up assessed values arbitrarily to correspond with book values.

The Real Estate Board calls attention to a more fruitful field of endeavor for the State Tax Board. Two years ago Comptroller Prendergast, after careful investigation, found that there was a flagrant discrepancy in the bases of valuation throughout the various counties and cities of the State. The Comptroller then said:

"Although section 6 of the Tax Law requires that all real and personal property subject to taxation shall be assessed at full value, and that each assessor, on the completion of the assessment roll, shall make an oath to the effect that he has complied with the law as to the valuations of the several parcels of property included in his district, it is matter both of record and common knowledge that with the exception of the City of New York, and perhaps in parts of one or two of the other larger cities, property throughout the State is greatly under assessed, the valuations by local assessors representing variously from 20 to 90 per cent. of full value."

The value of 90 per cent. belonged to New York.

During the last legislative session Senator Elon R. Brown presented to the Senate (Senate Document 61, April 23, 1917) a statement on information acquired from the Mayors and officers of the several cities of the State and from the State Tax Commission, showing the assessed values and tax rates throughout the State and other financial data, among this being the "ratio to full value at which real estate is assessed, as determined by the State Tax Department." This shows the following glaring inequalities: New York, 93; Troy, Watervliet, 90; Buffalo, 86; Albany, Yonkers, 85; Rochester, Batavia, 83; Elmira, 82;

Corning, 81; Poughkeepsie, Syracuse, 80; Oswego, 77; Auburn, Beacon, Cohoes, Cornell, Hudson, Kingston, Oneida, Rensselaer, Salamanca, 75; Schenectady, 72; Tonawanda, Binghamton, Canandaigua, Cortland, Fulton, Geneva, Little Falls, Mt. Vernon, New Rochelle, Ogdensburg, Olean, 70; Watertown, Lockport, Saratoga Springs, 65; Utica, White Plains, Rome, Dunkirk, Glens Falls, Jamestown, Mechanicsville, North Tonawanda, Norwich, Oneonta, 60; Gloversville, Ithaca, Johnstown, Newburgh, 55; Amsterdam, Lackawanna, Plattsburgh, 50; Middletown, Niagara Falls, 45, and Port Jervis, 25.

New York City heads the list at a ratio of 93. Troy and Watervliet come next at 90 and Buffalo at 86. Albany and Yonkers are rated at 85; Rochester at 83. A number of cities range between 82 and 70. From here the ratio drops rapidly, ranging from 65 to 45 until Port Jervis is reached with a ratio of 25.

New York's ratio of 93 is, moreover, probably understated. Much of its property is overassessed.

The Real Estate Board points out that there are certain obvious duties before the State Tax Board and the city Tax Department and the Board of Estimate. Real estate in New York City pays 90 per cent. of the cost of local government and about 72 per cent. of the cost of State government. The city budget may run as high as \$240,000,000 in 1918 and the State budget is approximately \$73,000,000. On account of war conditions all sorts of extraordinary demands are being made on the citizens of city and state.

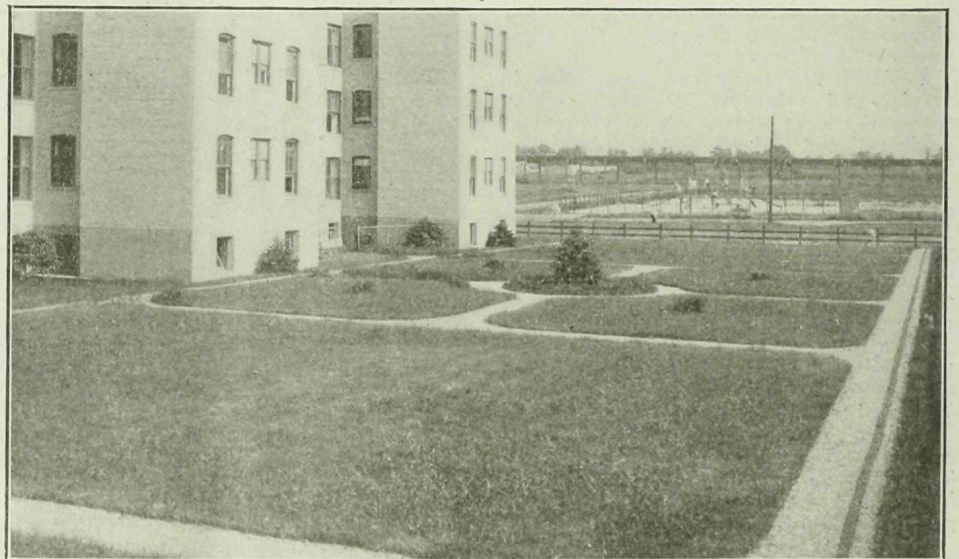
In addition to this the tendency of all extraordinary public expenditures will be to put a greater burden on real estate. It is obviously the duty of the State Tax Board to see that real estate outside of New York City is taxed on an equitably high basis. It is quite as obviously the duty of the local tax department not arbitrarily to assess city real estate above its value; and of the Board of Estimate to exercise the greatest economy in the administration of local affairs.

## APARTMENT BUILDING AT JACKSON HEIGHTS

THE high price of labor and materials for building is somewhat curtailing the apartment house building in Queens, but at Jackson Heights the attractiveness of the Garden Apartment and for which rentals of \$10 to \$12 a room are obtained is encouraging the continuance of the building of this type of apartment. One operation costing \$360,000 has just been completed; another Garden Apartment operation of \$250,000 has been started. On the completion of this latter project it will be possible to offer suites of from three to twelve rooms, with two and three baths.

The Garden Apartment is unique in apartment house building at moderate rentals. The theory underlying their construction is to put a minimum size building on a plot of land, instead of the maximum, as has heretofore been the case. The result is that every room is flooded with light, and the rear apartments are made as attractive as the front, by reason of the large gardens in the rear of the buildings, which takes the place of the ordinary cement court. Setting back the front of the buildings increases the width of the street from 60 to 84 feet. The rear garden averages in width from 68 to 100 feet and is provided with walks, bushes and shrubs, which makes it as attractive as possible.

Community life has taken strong root at Jackson Heights. Tennis and bowling clubs, dances and religious, charitable and social activities of all kinds



"GARDEN APARTMENTS" AT JACKSON HEIGHTS, QUEENS.

have been developed. The success of the social life of Jackson Heights has been made possible by the careful selection of the tenants and the rigid restriction of a large neighborhood made possible by the unity and control of the management of the whole section.

Several playgrounds fully equipped with slides, see-saws, swings and sand piles have been built. Gardening on a

large scale is occupying the attention of several hundred of the residents. Patriotic activities are in full swing. A rifle club has been organized. Drilling for both men and boys is conducted by army and militia officers. Many of the women are vigorously pushing the work of the Red Cross. A tea room has just been opened for the convenience of those

(Continued on page 11.)

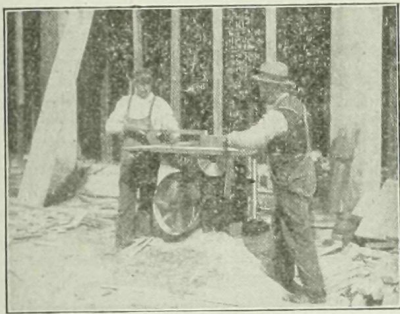
## NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

### Portable Saw Rig.

LABOR is one of the most important items of all construction work and any means of eliminating unnecessary labor will add materially to the profits of the operation. The manufacturer of the portable saw rig, illustrated, claims that the device will accomplish the work of four men, will do



cleaner and more accurate work and will effect substantial savings in time and money. The rig is a self-contained portable, compact and rigid machine, with gasoline or electric motor built-in and under the table. The machine is a combination with twelve or fourteen-inch rip and cross cut saws, six-inch jointer, boring attachment, drum sander, emery wheel and dado head. The frame construction is of maple, accurately framed and bolted together, making the outfit strong and rigid. The table top is of 1/4-inch steel plate, 32 inches wide and 50 inches long. The belt tightener is automatic in action in that the pulling side of the belt takes up the slack on the opposite side automatically when running, and releasing the strain on the belt when the rig is idle.

### Physical Properties of Concrete.

THE Engineering Division of the Bureau of Economic Geology and Technology has been conducting an investigation to determine the variation in the physical properties, compressive strength, coefficient of elasticity, tensile strength, pervousness, bond and resistance to abrasion of dense concrete due to a variation in the relative quantity of cement used in the preparation of the mass. This investigation, which is under the direction of Professors F. E. Giesecke and S. P. Finch, assisted by E. F. Ries, was prompted by the belief that it is better and more economical to prepare concrete by mixing the fine and coarse aggregates in proportions which produce a dense concrete, and to incorporate as much cement as is necessary to produce the strength or other physical properties desired for the work in hand, than to mix the ingredients according to some arbitrary proportion, like 1-2-4, 1-3-5, etc., as is generally customary at the present time.

### Moisture-Proof Wall Board.

THERE has recently been developed a patent process of surface sizing for paper-composition building board, that is said to make it impervious to moisture. This method of treatment eliminates the effect of atmospheric changes, prevents bulging and avoids the necessity of a priming coat of paint, according to the statement of the manufacturer.

### Store Heating System.

THERE has recently been brought out a store heating system, designed for providing heated air to stores, banks and offices. This apparatus, according to the claim of the manufacturer, occupies about four square feet of floor space and eliminates all warm and cold air pipes and heats the store or office thoroughly with a considerable saving in fuel. Its use insures a large volume of fresh, warm air. This system consists of a high-grade gas and dust-proof furnace, casing and register, complete with one-piece connection and two extra extension pieces for different depth base-ments, ten feet of smoke pipe, one smoke ell, smoke tee, check damper, regulator plate, chains and all necessary fittings for installing under ordinary conditions. The front and back of the casing are entirely assembled. The cold air partitions are said to be easily put in place with a few bolts and outer casing sheets slipped into grooved angles at the front and back. The register box is then connected between the casing top and the remainder of the casing top is covered with galvanized iron and a stand. The claim is made that two men can install this apparatus in less than one day. The manufacturer states that the register performs the double action of supplying the building with warm air and at the same time draws the cold air from the floors to the furnace. The warmed air is discharged through the large front space, not directly to the ceiling but out into the room where it rises gradually. The cold air is taken in at both ends of the register, passing down through insulated conductors to the furnace, where it is heated and returned to the room. The cold and warm air compartments in the registers are separated by metal partitions. The top of the register is insulated with a heavy asbestos millboard so that it can be used as an auxiliary counter or table without the least damage to merchandise placed upon it. This system is so constructed that additional heating pipes can be run to rooms other than the main room in which the register is located, or a double spaced register can be placed in the partition between two rooms, discharging heat both ways. In this case a valve is fitted in the register which can be regulated to throw any desired volume of heat in either direction.

### Metal Conduit Moulding.

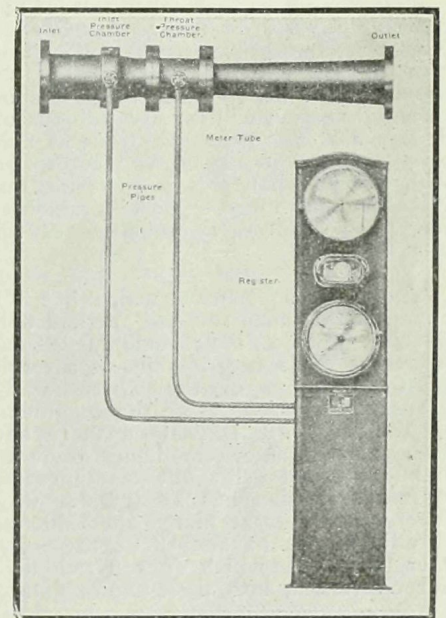
THERE has recently been patented a conduit system for wall or ceiling work that embodies some interesting features. The conduit body consists of a base plate and side walls. At the junction with the base plate the side walls are beveled to meet the base plate, thus forming latching shoulders to be engaged by the ribs formed on the side walls of the box-like cover. Retaining fingers, which are sheared out of the side walls of the body may be bent by hand or by tool around the conductors after they are laid in place. In this case the retaining fingers are not cut back completely to the base plate, but only to the beveled portions of the body, so that when the cover is in place the side walls and ribs completely close up these openings. In this form the members may be assembled either by slipping the ribs over the outer edges of the side walls, or the ends and cover may be engaged and slid over the former.

### Corrosion of Tinned Sheet Copper.

AN investigation was recently made by the United States Bureau of Standards of a rather unusual and interesting case of corrosion, namely that of the roofing material of the Library of Congress. The roof of this structure has been covered since about 1893 with tinned sheet copper, which has become covered within the last ten years with small pits; in many instances these pits have extended completely through the sheet. Such a condition is interesting, particularly in view of the fact that Washington is uncommonly free from smoke, etc., which is ordinarily understood to be one of the strong accelerating factors in corrosion. The investigation showed that the corrosion was due to no accidental inferiority of the material, but that it is to be considered as characteristic of all material of this type. It, therefore, appears that tinned copper is not superior in any way to tin plate for roofing material and in view of its greater cost can no longer compete with it. Tinned sheet copper is used also for containing vessels, such as milk cans, and for fittings, such as troughs, etc., for soda fountains and breweries. It is probable that such articles would also be subject to pitting corrosion of the same nature if they were not worn out by actual abrasion before the corrosion proceeds far.

### Water Meter.

CONSERVATION is growing to be a common word in these days when all commodities are costly and are measured and weighed. There have been numerous devices patented for measuring and weighing these supplies and one of the most interesting is the meter designed for measuring the flow of water through supply mains. This meter is applicable for use in connection with gravity mains, filtration plants, pump discharge lines, sewage disposal systems, hydraulic turbines, refrigerating plants, etc. This meter is based upon the prin-



ciple of the conservation of energy. It consists of a specially designed pipe, which contains a contracted section, or throat, the function of which is to introduce an artificial depression in the hydraulic gradient. The commercial meter tube is made in two or more sections. Near the inlet and at the throat are annular chambers communicating with the interior of the pipe by numerous vent holes. The throat portion is lined with bronze accurately bored to a definite diameter and contour. The size of the meter tube is expressed by the diameter in inches of the inlet end, which usually matches the pipe line for which the meter tube is intended. Each standard meter tube has a definite range of measuring capacity. The principle of this meter is such that the same instrument is used to measure the flow in a 2-inch pipe lines as is used for large mains.

# REAL ESTATE BUILDERS RECORD AND GUIDE

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Building Construction and Building Management  
in the Metropolitan District

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First steps have been taken toward reconstructing the devastated districts of Northern France through the organization in Paris of the Association de l'Aisne Devastee. The rehabilitation of this vast section will involve millions of dollars and enormous quantities of material. American capital and enterprise will play no small part in restoring the ruins of today into the thriving residential and industrial communities of tomorrow.

The Chelsea District, which has for some months been showing marked tendencies toward improvement, is expected to feel a new impetus as a result of the passage of the Three-Family House Bill. Even before the enactment of this desirable legislation, there had been considerable remodeling done of old houses, and a slow but steady process of modernization has been under way. There are a great many old-fashioned dwellings that have outlived their former usefulness which offer a rich field for conversion into three-family flats.

The request of the Public Service Commission for concrete data regarding operating and other expenses on the Third avenue railway system was made with the idea of reaching a final adjustment of the situation created by the demands of the company for an additional two-cent charge for transfers. The information sought by the Commission is comprehensive, and covers practically every phase of railroad management and finance. It is apparent that the authorities contemplate making an intensive analysis of existing conditions. The problem in its many aspects has aroused considerable discussion and there is a strong expression of opinion from many quarters that an increase in fares is not justified, and that any attempt made by the company to levy an additional burden upon passengers would meet with vigorous opposition. The Mayor himself, on more than one occasion, has expressed himself as being against any additional charges for local service.

### Passing of the St. Denis Hotel.

The announcement that the St. Denis hotel at Broadway and 11th street has closed its doors, after sixty-four years of service to the public, carries with it a keen sense of regret, although the news was not entirely unexpected. The days of the historic old hotel became numbered coincident with the change in the character of the neighborhood, and as soon as the march of progress began to claim its toll in the quaint old-fashioned residential streets that surrounded it. This and other factors contributed to the inevitable passing of a hostelry which, in its time, held a leading position in the city. Since it was first opened in 1853, during the stormy period preceding the outbreak of the Civil War and later during the troubled days of the Reconstruction the hotel sheltered leaders in political, mercantile, theatrical, and literary life.

To the passerby today the old structure presents little interest or charm, but to the New Yorker of a generation or two ago it is rich in delightful associations and reminiscences. There was a time when the corner was one of the most desirable in the city. Midway between the then uptown residential district and the downtown business section of the day, fronting on Broadway which was just beginning to achieve its international distinction, facing the stately Gothic edifice of Grace Church, and directly opposite the splendid retail establishments of James McCreery & Company, and Hilton, Hughes & Company, who succeeded A. T. Stewart, and near Union Square, the center of the theatrical and amusement life of the time, the unusual popularity of the St. Denis was easily explained.

But the ruthless hand of time changed all this. The growth of the city was to the north, and increased business needs of what was destined to become one of the greatest cities in the world began to transform the quiet residential streets into busy manufacturing districts. Splendid new modern hotels representing the finest equipment and architecture that American capital could furnish began to be built, and the new hotel district created near Herald and Times Squares tended to draw away many of the old patrons of the St. Denis and its contemporaries. One by one they passed, including the Brunswick, the Victoria, the Fifth Avenue, the Bartholdi, the Continental, the Everett House, the Westminster, the Belvidere and now finally the St. Denis. A few of the famous old downtown hostleries still remain, however, and retain their old-time popularity, among them the Brevoort, the Lafayette, the Albert and the Broadway Central hotels.

### Fire Department's Report.

The 1916 annual report of the Fire Department has just been issued and contains several interesting features. There were a somewhat larger number of fires reported last year, as compared with 1915, the record low year. Nevertheless, when extra hazards are taken into consideration, such as the huge transportation of munitions and other materials used for war purposes, the records, as they stand, indicate efficiency in the Department. The total fire loss in 1916 was \$8,746,404. The average loss for 1913, 1914 and 1915 was \$9,669,461, or a decrease in 1916 of \$923,057.

The Commissioner lays special stress on the relation of the fire loss to insurance rates. There is but little doubt that property owners have not received the benefit of the improved service rendered by the Fire Department, though a promise of one per cent. reduction has been made so soon as the new fire alarm system is installed.

Property owners are entitled to at least this much reduction in their rates, but that does not cover the lessening of risks to the companies due to the efficiency in the Fire Department. The Commissioner points out the fact that he has been unable to obtain the amount of premiums collected by the various

companies, even from the reports filed with the State Superintendent of Insurance. Property owners are entitled to this information and steps should be taken to compel the various fire insurance companies to file the total amount of premiums, so that comparison could be made and the ratio established between the amounts collected and the losses caused by fires.

It is of course realized that no section stands alone and can claim premium rates based upon losses sustained in that district, but it is, nevertheless, a fact that the relation between the premium and the loss should be a governing factor in fixing the rate.

### Sixth Avenue's Problem.

The Sixth Avenue Association, which recently took the responsibility for safeguarding the real estate and commercial interests of this thoroughfare, has started a campaign to achieve the ends for which it was organized. Besides advocating the removal of the elevated structure and the building of an underground transportation system, the association has been prominently identified with the movement for promoting the appearance of the shops along the avenue. It has succeeded in inculcating in the minds of the merchants the need and desirability for attractive exteriors to the stores and buildings.

The latest phase of activity of the association is being directed toward remedying a condition which also has been a source of great affliction to its prominent neighbor, Fifth avenue, namely, the congestion created by the congregation of factory workers during the noon hour. The Sixth Avenue Association has sent a protest to the Police Commissioner requesting assistance in keeping the sidewalks between 35th and 38th streets clear during this period. The intersecting side streets have been, within recent years, improved with a number of tall loft buildings housing thousands of workers employed in the various clothing and allied trades. It is claimed that the crowds of operatives have increased to such a large degree that they are seriously interfering with the business of the avenue, resulting in a direct detriment to the income return of the retailers, and as a consequence rendering an injury to property values.

The creation on Sixth avenue of the same problem which so profoundly agitated Fifth avenue is an interesting commentary upon the ever-present difficulties which arise to confront the owner of New York City real estate. A vigorous and even more comprehensive campaign should be inaugurated toward encouraging the return of the employers to their former location south of 23d street, where great areas are available offering unusual opportunities for this kind of occupancy.

Only one-half the battle was fought when property owners and merchants in the Fifth avenue district were successful in restricting the territory north of 33d street against manufacturing. While this in itself was a victory, since it prevented an increase in the number of manufacturers and effectually checked the northward migration of the trade, there still remained a considerable number within the restricted zone.

The unusual demand for modern business space, coupled with the comparative decline in building operations within the last year, has created a splendid renting market and placed a number of properties hitherto unproductive on an income-paying basis. The section south of 23d street contains hundreds of one-time well filled loft structures available for modernization, which should have no difficulty in attracting former tenants who were carried uptown in the shift of recent years. The experience of owners in this territory who modernized their buildings has been with practically no exceptions a profitable one. The benefits will be twofold. Not only will it revive interest in a section which is unusually adaptable for loft and factory purposes, but it will also remove from Fifth and Sixth ave-

nues the objectionable pedestrian traffic which has been acting and is continuing to act as a senseless detriment to business and property interests.

#### Safety Measures Pay.

The slogan, "Safety First," is beginning to be more thoroughly understood and the fundamental principles underlying its application to modern industrial pursuits are slowly but nevertheless surely gaining in popularity with both employers and employees. To the manufacturers and workmen who are included in the provisions of the Workmen's Compensation Law a stricter adherence to these principles will result in far less mental and physical distress and will furthermore make possible the saving of thousands of dollars annually.

At the Industrial Safety Congress, recently held at Syracuse, N. Y., Commissioner James M. Lynch, of the New York State Industrial Commission, made the statement that if the accidents in this State could be reduced ten per cent. the actual saving to the employers in compensation charges alone would more than pay for all of the activities of the Commission. During 1916 the total number of compensated accidents were about sixty thousand, involving compensation amounting to \$11,500,000.

Certain industries have already reduced their accident rates from 30 to 70 per cent. as the result of adequate safety provisions in their plants. What these industries have accomplished others can do. The results to be obtained will surely justify the effort entailed and there is no doubt but that the additional expense involved in the installation of accident preventative appliances and measures will be more than offset by the reduction in premiums and indemnities paid. There is unquestionably an important and forcible lesson in the statement of Commissioner Lynch and one which the employers of labor would do well to give serious thought. From a purely practical standpoint, involving the saving of money, improved safety measures should appeal to all employers, aside from the broader aspect which involves the benefit to the community at large.

#### The Zoning Situation.

Editor of the RECORD AND GUIDE:

In a recent article relating to the enactment of an ordinance by the Board of Aldermen, which would permit the alteration of existing four-story stables into garages, and also provide for the erection of new four-story non-fireproof garages, in unrestricted districts, and also in residence and business districts, after an appeal had been granted by the Board of Appeals, I stated:

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 hazards will be reduced to a minimum.

While it might have been better to have 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 can be remedied at a later date, in order that early relief may be had from the present rules and laws regarding garages.

At one of the hearings of the Building Committee of the Board of Aldermen, I urged that concurrent action be taken by the Board of Estimate and Apportionment to cover the situation above referred to, and I had the tacit acquiescence of representatives of the City Club and of the Citizens' Union.

The ordinance could not possibly go into effect, until the fire retarding rules shall have been adopted by the Board of Standards and Appeals, and pending the enactment of these rules, the Board of Estimate can easily amend the Zoning Resolution, so that only two-story garages might be possible in residence and business districts. This would have a tendency to make these buildings act as taxpayers, and as values would enhance in the neighborhood, these build-

ings would become non-income producing and obsolete.

Necessity requires the immediate adoption by the Board of the pending ordinance, in view of the fact that steel cannot be had at the prevailing rates; shortly an embargo will take place with respect to the railroads, in order that the Government may be able to transport its necessities, and the great number of automobiles now in New York must be stored.

The Council of National Defense and the Chamber of Commerce have suggested that steel must be economized during the war, and lumber and concrete are advocated as substitutes for private construction work. Mr. Cass Gilbert, one of the very well known members of the American Institute of Architects, wrote an article which appeared in the New York Times of Sunday, July 1, in which attention has been called to the following items: "Ships before skyscrapers, building steel might be used for war purposes to the advantage of architecture as a fine art."

With the building trade in its present deplorable condition, the passage of the ordinance would provide a large amount of work, and this is urgently needed.

As a representative of the Consolidated Building Trades Credit Association, I have been authorized to state that the organization unanimously approves this measure.

A. L. LIBMAN.

#### Urges Delivery Economies.

The Commercial Economy Board of the Council of National Defense has asked, in a recent letter, the retail stores of the United States, to introduce economies in their delivery services. It is announced that an investigation conducted by the Board has shown that many men and vehicles can be released for military or other service for the country by the elimination of unnecessary deliveries. It is urged that changes be made not later than August 1, 1917. The letter is as follows:

In the present emergency it is absolutely necessary that the country's resources be used to full advantage to aid in carrying on the war. This requires that all unnecessary services shall be eliminated in retail trade as well as in other lines of business. The Commercial Economy Board has made a careful investigation of the economies that are possible in the delivery service of retail stores. This shows that a large number of men and vehicles can be released for military or other service that is essential to the welfare of the country.

The board points out, therefore, that delivery service in retail stores can be very substantially reduced immediately by restricting the free delivery of small purchases, by eliminating special deliveries, and by other means. If possible, not more than one delivery a day should be made on each route.

The board urges, furthermore, that the acceptance of returned goods be reduced to an absolute minimum, and that all non-essential operations in each store be eliminated.

There is such urgent need for men and equipment in other work that the country can not endure the waste that is occasioned by the abuse of the returned-goods privilege and accommodation deliveries of small purchases.

We trust that we may have your cooperation in making these corrections immediately effective. These changes in delivery methods should be introduced as early as practicable, certainly not later than August 1, 1917. The board will use every resource at its command, including the cooperation of the State councils of defense, to assist in making these changes effective.

#### Manual on Appraising.

C. N. Caspar Company, Milwaukee, Wis., has just published a manual for appraising real estate and buildings, with explanatory key to land values. George W. Cloos, the author, was employed for many years at the city engineer's office, and as special appraiser at the tax commissioner's office, Milwaukee. The booklet comprises concise, valuable methods and useful data for arriving at land values, market or true cash values, corner lot influence, and also deals with lots of varying depth, cost of reproduction of various classes of buildings and the estimating cost of, by comparison.

### QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

B. A. Tredwell, real estate broker.  
Frederick D. Kalley, real estate broker.  
Robert R. Rainey, real estate broker.  
B. E. Martin.  
William Douglas Kilpatrick, builder.  
H. H. Murdock, architect.

Question 249.—Can a widow claim dower rights where her husband died owning all the stock of a real estate company, which he incorporated a year before his death? Title previously stood in the name of John Jones, but after the incorporation title passed to John Jones, Incorporated.

A. M. N.

Answer 249.—If the widow joined in the deed to the realty corporation she cannot claim dower; otherwise she may.

Question 250.—A buys a plot and signs a contract for building (No 154 Contract for Building, Julius Blumberg) with B. The building contract is \$8,000. Following the completion of the dwelling B files a mechanic's lien and includes a charge of \$400 as five per cent. on cost of job, for supervision as architect. B is not a licensed architect. No mention is made in the building contract that B is the architect, but he is the general contractor. Can B recover as architect fees for supervising his own work as building contractor? Does not the fact that he is not licensed bar him from receiving remuneration as architect? During no conversation either before or during the construction of the dwelling was mention made that B was the architect for the structure. He supplied a tentative set of specifications taken from another house, but these were changed by A to suit the requirements of the building. A also supplied the rough drawings, though B drew them to scale.

Answer 250.—Chapter 454 of the Laws of 1915 does not prevent any person from preparing plans and specifications and supervising the erection of buildings in the State of New York, but it does forbid the use of the title architect or registered architect by anyone not having used that title prior to April 28, 1915; and no one may assume the title architect subsequent to the above date without having a certificate from the Board of Regents of the University of the State of New York. If B was the general contractor it does not seem possible for him to recover for services as superintendent, that being the function of an architect or clerk of works representing the interest of the owner as against possible violation of the terms of the contract by the contractor. B could not recover compensation as an architect under any circumstances unless he could establish his claim to the title under the law, but that would not prevent him from recovering the value of his services for work performed but not included in his contract. Upon the statement of facts B is not entitled to compensation for supervision, but is entitled to compensation for making scale drawings and for such service as he may have rendered in the preparation of specifications on a basis of quantum meruit and not percentage of cost. The burden of proof would seem to be upon A to show that the cost of draughtsman's work and preparation of specifications was included in the contract.

#### Hearing Next Monday.

The Public Service Commission adjourned until July 9 at 10:30 a. m., the hearings which have been in progress before it relative to the proposal of certain surface railroad lines to charge two cents for transfers and certain other lines to increase the rate of fare. So far the commission has heard only a part of the case of the Third Avenue Railway Company and has yet to hear the cases of the Manhattan lines, the Brooklyn lines and the lines in Queens and Richmond boroughs.

## REAL ESTATE NEWS OF THE WEEK

Holiday Has Effect of Retarding Operations,  
Though Some Good Deals are Closed

FEATURING the week's transactions was the exchange involving the Saks Building occupying the block front on Broadway, between 33d and 34th streets, which was acquired by a Pittsburg investor, who has already manifested his faith in New York City real estate by his purchases, from time to time, within recent years, of large and valuable properties. A loft building at Broadway and 12th street; property in the Dyckman section and four parcels in Pittsburg were given as part payment. The deal involved properties held at about \$7,000,000.

The New York Central Railroad Company completed its ownership of the entire block bounded by West End avenue 64th and 65th streets and the present tracks, and the entire property will be utilized to provide additional freight facilities. Further north, Burns Brothers also acquired additional property in connection with their present business at that point. Among the investment properties which changed ownerships were the two five-story apartment houses at 2588 to 2592 Creston avenue, in the Bronx, for which the purchaser gave cash, and a taxpayer in the same borough; a moving picture theatre and taxpayer building on Westchester avenue sold by the receivers of the American Real Estate Company, the Central Opera House property in East 67th street, which passed into the hands of the tenant, and the six-story elevator apartment house at 555 West 170th street, for which Sheepshead Bay property was given in part payment.

One of the most interesting deals of the year concerning Bronx properties involved a large tract on the Bronx and Pelham Parkways along the line of the new White Plains subway extension, which will furnish the site for the new home of the New York Institute for

the Education of the Blind, for eighty-five years on Ninth avenue, between 33d and 34th streets. This particular section of the Bronx received considerable publicity within recent weeks on account of the big auction sale conducted in order to liquidate the extensive holdings of the Lorillard Spencer Estate. An influencing factor in its selection of this for the purposes of the Institute was stated to have been its accessibility, the new subway system having placed it within the five-cent zone to many parts of Manhattan and the Bronx. The deal is important, not only from the real estate standpoint, but also because it forecasts one of the most notable building projects of the year, since a group of modern school buildings of the highest type are being planned.

In spite of the fact that the spring season for the sale of lots has passed, two important offerings are scheduled, one involving a Bronx property, and the other lots in Westchester County. Bryan L. Kennelly has been commissioned to sell next Saturday on the property, the 199 lots owned by the Sturges Estate, comprising one of the last of the large undeveloped tracts in the borough. The property is located in a district which has witnessed considerable apartment house construction, being in the immediate neighborhood of the West 174th street station of the West Farms subway. On account of their desirability for similar improvement, it is expected that there will be an excellent demand manifested at the sale. On Saturday, July 21, Joseph P. Day and J. Clarence Davies will hold an important sale of Westchester County suburban land at Riverview Manor, near Hastings, for the Hastings-Howe Company. The development has been improved at a cost of nearly \$500,000. Included in the sale will be 394 building plots and four houses. The sale will be conducted in a large tent on the premises.

## Traffic Commission.

The Board of Estimate has authorized the appointment of a Traffic Commission for the purpose of considering the entire problem of traffic congestion and the most efficient and economical plans for the future development of the city's thoroughfares. This action was taken on the report of the Board's Committee on the City Plan on petitions asking for the appointment of a traffic commission from the Fifth Avenue Association, 42d Street Association, City Club of New York, Murray Hill Association, Wholesale Dry Goods Center Association of New York, Broadway Association, the Merchants' Association, Advisory Council of Real Estate Interests, the Citizens' Union, Van Owners' Association, New York Furniture Warehousemen's Association, the Chamber of Commerce of the State of New York and the Central Mercantile Association. The communication of the Fifth Avenue Association referred to the success of the work of the Zoning Commission and suggested that the traffic problem be handled in much the same way: that is, by the appointment of a commission of citizens working in cooperation with the city bureaus and departments.

The commission is directed to consider: (1) Traffic regulation and other means of increasing the capacity of existing streets; (2) means of separating grades at important intersections, elevated roadways for through traffic, two-level streets, street widenings and new streets; (3) a complete system of auto and trucking thoroughfares for the five Boroughs, with special reference to the linking up of the Boroughs and to the linking up of the city as a whole with neighboring centers in Nassau and Westchester counties and in New Jersey.

The members of the Commission are to serve without pay and no positions will be created or appropriations made

to take care of the work of the commission. The Secretary of the Committee on the City Plan is secretary of the Commission, and Nelson P. Lewis, Chief Engineer of the Board of Estimate, and the Borough Engineers will make the engineering investigations and reports.

Robert H. Whitten, Secretary of the Committee on the City Plan, states: "The traffic problem is now recognized as one of the most important problems connected with the physical developments of the city. The enormous burden imposed upon our street facilities has increased street accidents and retarded the flow of traffic to an alarming degree. The increase in shipments and other business in the City and Port of New York incident to the war will make existing traffic delays all the more intolerable. The regulations of the Police Department have been effective in relieving the growing congestion, but regulation has now gone about as far as practicable and it is now more a question of actually increasing the capacity of the roadways or of providing additional or relieving roadways."

## Committee Heads Selected.

George J. Ryan, president of the Queens Chamber of Commerce, announces the appointment of the following chairmen of the committees for 1917-1918: F. D. Thorne, Commerce Committee; John Adikes, Transit; John A. Leach, Legislation; Ray Palmer, Manufacturing and Industrial; Oscar Erlandson, Borough Planning; Richmond Wood, Arbitration; J. W. Jones, Entertainment; H. J. Mullen, Highways; C. G. M. Thomas, National Affairs; Remsen T. Williams, Transportation; Bernard Suydam, Schools; F. Ray Howe, Sewers; M. J. Degnon, Terminals and Public Markets; Edward Roche, Rockaway Turnpike, and George C. Meyer, Queens Boulevard.

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**\$7,000,000 EXCHANGE.**

**Saks Building in Herald Square in Deal Involving Other Choice Properties.**

CONTRACTS have been exchanged concluding negotiations in one of the largest realty deals in this city in several years, involving property valuations of about \$7,000,000, by which the Morewood Realty Holding Co. purchases the entire Broadway and Sixth avenue front block at 34th street, now occupied by Saks & Co., under a long lease which has a few years to run.

The deal, following closely on the heels of recent sales of other large properties emphasizes the fact that capitalists now realize that real estate in New York City is one of the safest and surest permanent investments. They are ready to assume that high-class, well located real estate in the future will show a better net return than most other forms of securities.

The sellers, the Herald Square Realty Co. (Henry Morgenthau, President) purchased the property in 1902, forming a company to do so, in which the late Hugh J. Grant, former Mayor of New York, was largely interested.

In 1903 the present building conceded to be one of the handsomest occupied by a department store, was erected especially for Saks & Co. It covers a plot of about 25,000 square feet, being 204 feet on Broadway, about 80 feet in 34th street, and 150 feet in 33d street. While containing eight floors, it equals in height an ordinary eleven-story building, the floors having unusually high ceilings. The building has a second floor connection with the Sixth avenue "L." The 33d street terminus of the Hudson Tubes is also close to the Sixth avenue entrance to the store.

The property has been held at \$4,500,000 and it is said that close to this figure the late Marshall Field made an offer before his death for it.

Within a block of the Saks Building is the Pennsylvania station and the great hotel of that name now being constructed. On account of the location, the Saks corner has been termed the transportation centre of the metropolis and there are few other buildings in New York City having accessible to it the population in an equally large area.

In part payment for the property, the Morewood Realty Holding Co. agrees to give the "National Building" at the northeast corner of Broadway and 12th street, an eleven-story fireproof structure covering a plot of over 100,000 square feet fully tenanted, the unimproved block in 211th street, Broadway to Amsterdam avenue, in the Dyckman section (part of the same being opposite Vermilyea avenue) and four improved Pittsburgh properties, all delivered free and clear, and valued at about \$2,500,000.

L. J. Phillips & Co. were the brokers in the transaction, while James C. Ewing, vice-president, represented the Morewood Realty Holding Co., and Robert E. Simon, treasurer, the Herald Square Realty Co. in the negotiations for their respective companies.

**West 25th Street Association.**

Permanent organization has been effected of the West 25th Street Association representing real estate interests in West 25th street, from Broadway to Seventh avenue. Henry Hellman is the chairman, Nathan Weiss, secretary, and David Robinson, executive manager, of the Advisory Committee, which will manage the affairs of the new body. Other members of the committee who are interested in West 25th street, either as owners or tenants, are Henry Mallard, Louis Haas, the Hotel Arlington, M. & L. Hess, M. J. Pendergast, Einstein, Wolf & Company, Henry F. Tiedemann, M. Garfunkel, Elias Kempner, Henry W. Seltzer, and Stevenson & Cameron.

The organization of the new association was brought about as a direct result of the passage recently by the Board of Estimate and Apportionment of the resolution authorizing the removal of encroachments in West 25th street, be-

tween Broadway and Seventh avenue, which would result in the reduction of the sidewalk width to thirteen feet, in order to relieve the vehicular traffic congestion. The property owners affected by the order declared that this course was unwise on account of the heavy pedestrian traffic in the street. The main object of the group will be to urge the repeal of this resolution, although it will also include in its activities promotion of the general welfare of the thoroughfare.

At the meeting held on Monday, in the Hotel Arlington, 18 West 25th street, Captain A. W. Thor, of the Traffic Squad discussed the traffic situation in the street, and assured the property owners present that it would shortly become a one-way street. Members of the association believe that this will materially relieve the situation, and make the authorized removal of encroachments unnecessary. Permanent headquarters will be maintained at the Hotel Arlington.

**GARDEN APARTMENTS.**

(Continued from page 6.)

who do not wish to get their own meals. No expense has been spared to add to the attractiveness of Jackson Heights as a place to live, and this fact is becoming more appreciated as the rapid upbuilding continues.

When it is taken into consideration that Jackson Heights is only twenty minutes by subway from the Grand Central Terminal, it will be seen what tremendous changes are taking place in the life of New York City. At no time before have opportunities been offered for improvement in living accommodations for the great middle classes in the city's population as now, since the opening of the new subway. Now, and for many years to come, Queens will afford the most attractive living accommodations. The new construction at Jackson Heights and elsewhere in this borough has profited by the mistakes of overcrowding in the past, and while recogniz-

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ing that the apartment is the most favored type of dwelling which the conditions of modern life have created, they also recognize the importance to the welfare of the coming generations that adequate provision be made for playgrounds and out-of-door amusements. The overcrowded condition in Manhattan has long made it impossible for children to get safe and healthful outdoor amusements. The far-sightedness of builders in Queens is forestalling the possibility of conditions which congestion has created elsewhere.

#### Activity in Chelsea Section.

Because of its convenient location, the Chelsea district of Manhattan, 14th to 42d street, Fifth avenue to the Hudson River is attracting many business and professional people who are looking for homes in a neighborhood where

they will not have to travel back and forth to their work. These people want small modern apartments in a quiet neighborhood.

The Home-finding Bureau of the Chelsea Neighborhood Association, 135 West 23d street, which keeps an up-to-date list of apartment vacancies in Chelsea, and which has made a study of the housing needs of the district, reports that there is a large and growing demand for small apartments in this section.

Chelsea has many quiet residence streets, where there are well-constructed dwelling houses of attractive old-fashioned architecture. Many of these are four stories in height and cannot be remodeled into housekeeping apartments under the recently enacted amendment to the Tenement House Law, which has made possible the remodeling of 3-story and basement

houses into 3 family apartments. The problem of what to do with these four story houses is solved by remodeling into small non-housekeeping apartments.

#### New Connection Opened.

The Interborough Rapid Transit Company last Sunday put in service the new West Farms subway connection between the Second and Third avenue elevated railroads in the Bronx and the West Farms branch of the first subway. The connection extends through private property, Willis and Bergen avenues, from 143d street to the elevated portion of the subway. Actual operation began last Monday morning under direction of the Public Service Commission when some twenty Second avenue elevated express trains, originating at Freeman street, were placed in service by this route. The new connection will relieve congestion at the 149th street station on the elevated line.

#### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23, against 15 last week and 14 a year ago.

The number of sales south of 59th street was 10, as compared with 7 last week and 5 a year ago.

The sales north of 59th street aggregated 13 as compared with 8 last week and 9 a year ago.

From the Bronx 9 sales at private contract were reported, as against 11 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 20 of this issue.

#### Institute for the Blind to Move.

The New York Institute for the Education of the Blind, Edward M. Van Cleve, principal, has purchased from Vincent Astor, a site for a new group of institutional buildings on Bronx and Pelham Parkways, within a few minutes' walk of the Parkway station of the White Plains subway extension. For nearly eighty-five years the Institute has been located on Ninth avenue at 33d and 34th streets. This site is now in the heart of the section largely devoted to manufacturing and business. Removal to a site owned by the Institute and bounded by Fort Washington avenue, Boulevard Lafayette, 165th and 168th streets, was long under contemplation. This property, however, was decided to be unsuitable and inadequate and has been offered for sale. A site in Westchester County was then obtained but this was also later abandoned. The Institute proposes to erect an up-to-date group of modern school buildings. While no definite announcement of plans can be made at present, it is practically settled that the objectionable features of institutional life will be avoided, and that in the planning of the new buildings the most adequate facilities will be provided in the various lines which comprise the activity of the institution. The new site comprises the former Bradford tract of about eighteen acres, lying between Williamsbridge road, Astor avenue, Bronxwood avenue, and Pelham parkway. Frederick Winant was the broker.

#### Office Building as Part Payment.

In part payment for the Lewisohn Building at 113 to 119 West 40th street, extending through to 114 to 122 West 41st street, the sale of which by Philip Lewisohn was reported last week in the Record and Guide, was given the North River Insurance Building, a fourteen-story structure at 93 to 97 William street. The William street property was purchased by M. Julius Kayser about four years ago, subject to a mortgage of \$600,000. Adjoining on the south is the building of the City of New York Insurance Company, which is about to erect an extension to its building on a site adjacent at the northwest corner of Maiden lane and William street. The insurance building is valued at more than \$1,000,000, giving the entire transaction a valuation of more than \$4,000,000.

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**Bronx Trade Involves \$200,000.**

Richard H. Scobie sold for the 173d Street Realty Company, Inc., Aaron Miller, president, the two five-story apartment houses at 2588 and 2592 Creston avenue, north of 192d street, on a plot 112x110 feet, having accommodations for fifty families. These houses are opposite St. James Park, with a rear view over the Grand Boulevard and Poe Park. The brokers report the annual rental as being \$20,000. The houses just sold are the last two of the five structures recently completed by Mr. Miller and which have all been sold after being fully tenanted. The buyer is Charles Viohl, who gave in part payment the two-story taxpayer at 1011 Southern Boulevard, on plot 40x129 feet, near Westchester avenue. The taxpayer was built by Gaines & Robert, and was sold through Mr. Scobie to Mr. Viohl about six years ago while in course of construction.

**Five Parcels Sold.**

Byrne & Baumann resold for Klein & Jackson the five remaining properties which the latter took in part payment a few months ago for the Subway Building, at the northeast corner of St. Nicholas avenue and 181st street. The properties involved in the present transaction include 82 First avenue, southeast corner of Fifth street, a five-story building on lot 21x67.2; also 322 Greenwich street, northwest corner of Duane street, a three-story building on lot 20x50; also 362 and 364 East 204th street, southeast corner of Decatur avenue, a one-story taxpayer, on a plot 50x100; also 641 East 136th street, a five-story new-law house on plot 37.6x100, and 69 Lafayette avenue, Brooklyn, northwest corner of Elliot street, a four-story building, 30x60.

**Receivers Sell Block.**

The United States District Court has authorized Alfred E. Marling and Walter C. Noyes, receivers in bankruptcy of the American Real Estate Company, to affect an exchange of the one-story taxpayer, stores and moving picture theatre at 721 to 749 Westchester avenue, covering the triangular block bounded by Forest and Westchester avenues and 156th street. The properties have been sold subject to a mortgage of \$110,000 to the Basche Realty Company of Newark, N. J., Charles J. Basche, president. In part payment the latter gave the four-story dwelling, 23x102.2 feet at 15 West 82d street. Leopold Weil was the broker.

**Coal Concern Buys.**

Burns Brothers, coal dealers, bought from the Mahoney Estate, through Alfred C. Marks, 323 to 335 West 96th street, measuring 175x100 feet. The property will be used in connection with the buyer's branch business conducted from the pier at the foot of West 96th street. A one-story garage occupies the westerly 100 feet. The remainder of the site occupied by a three-story hotel and a one-story office and coal-yard will probably be resold. The property was held at \$200,000. The site adjoins the twelve-story apartment on the north Riverside Drive corner erected a few years ago by Leslie R. Palmer.

**Sale in Yorkville.**

The Kroywen Realty Company sold to Max Verschleiser, the tenant, the Central Opera House, a five-story building on a plot 225x100, at 205 to 217 East 67th street, located 100 feet east of Second avenue. The structure was erected by Jacob Ruppert, who disposed of it about four years ago in an exchange involving mid-town realty. Title to the Opera House will be vested in the name of the Central Opera House Company. Mr. Verschleiser has operated a ballroom in the building for several years.

**\$500,000 Newark Exchange.**

Feist & Feist report the exchange of the Kremlin Building, at 870 to 876 Broad street, Newark, owned by B. F. Wilkinson, of Johnstown, N. Y., for the La-Grange apartment house, at 89 to 91 Lincoln Park, owned by the New Jersey Suburbs Company. The Kremlin Build-

ing is four stories in height and covers a plot 85 by 120 feet. The apartment house is a four-story structure housing fourteen families. The trade involved about \$500,000.

**Apartments in Trade.**

Frederick Brown sold to the Roydi Realty Company, John F. Dauenhauer, president, the Maxwell, a five-story apartment, 71.6x95, at 656 West 171st

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street, near Fort Washington avenue. The buyer gave in exchange 520 and 522 West 123d street, two five-story apartment houses, each 33.2x100.11, between Amsterdam avenue and Broadway. The deal involved properties held at \$185,000. O'Reilly & Dahn were the brokers.

### Resale of Heights Parcel.

Arthur L. Blau resold to the Heights Leasehold Company the six-story elevator apartment house at 555 West 170th street, on a plot 75x100, adjoining the northwest corner of Audubon avenue. The property was held at about \$125,000 and was acquired early in May by the seller from the Henry Morgenthau Company. In part payment the buyers gave a residence in East 27th street, Sheepshead Bay, held at \$10,000. Max Blau was the broker.

### Railroad Adds to Holdings.

The New York Central Railroad has completed its control of the block bounded by West End avenue, 64th and 65th streets, and its right-of-way through the purchase of the Thomas & Buckley Hod Elevator Company property at 310 to 316 West 65th street. The property just acquired is a two-story building on a plot 84.11 feet in 65th street, with an east line measuring 100.5 feet, and being 57.1 feet in the rear and 104.3 feet on the westerly side. The site was conveyed subject to a mortgage of \$24,000.

### Manhattan.

#### South—of 59th Street.

5TH ST.—Kurz & Uren (Inc.) sold for the 173d Street Realty Co. 422 East 5th st, a 5-sty tenement, on lot 25x99.11.

15TH ST.—Society of the Commonwealth Society is reported to have purchased the 6-sty building at 7 East 15th st, occupied for more than twenty-five years by a branch of the Young Women's Christian Association. The structure will be altered as a social and educational centre. The chief tenant of the building will be the Rand School of Social Science, which has outgrown its quarters in East 19th st.

34TH ST.—The Supreme Court signed an order ratifying the sale by the Cairns estate to the Webster Apartments of the property at 413 to 421 West 34th st, upon which a hotel for working girls is to be erected and maintained with funds provided under the will of the late Charles Bertram Webster. Parish and Schroeder, architects have made plans for a 12-sty building.

52D ST.—Colin M. Eadie, of James N. Wells' Sons, resold to Warren Leslie the garage at 541 and 543 West 52d st, recently purchased by him from the Wilson estate, taking in exchange the property at the southeast corner of North Long Beach and Randall avs, Freeport, L. I., consisting of plot, 150x150, with a Colonial dwelling and garage. Mr. Eadie will occupy the Freeport property.

53D ST.—Robert Cable is reported to have sold to Mrs. N. E. Woodcock 432 West 53d st, a 5-sty tenement, on lot 25x100.5, between 9th and 10th avs.

53D ST.—The Leonard Morgan Co. sold for the estate of John Wilson the 1 and 2-sty garage, 50x100, irreg, under lease to the American Piano Co., at 541 and 543 West 53d st.

#### North—of 59th Street.

115TH ST.—Sexton Realty Co. bought, through Butler & Baldwin, 8 West 115th st, a 5-sty flat, on lot 25x100.

130TH ST.—Rose Napoli resold through Otto Eoden 37 West 130th st, a 4-sty flat, 20x100.

134TH ST.—Duross Co. sold the northeast corner of Madison av and East 134th st, a 6-sty apartment house, 100x35.

142D ST.—Warren Quackenbush sold for Lambert Suydam to Joseph F. A. O'Donnell 235 West 142d st, a 5-sty flat, on lot 25x99.11.

143D ST.—The two 5-sty apartment houses at 309 and 311 West 143d st, 86.4 ft. east of Bradhurst av, on plot 50x99.11, have been resold by Paul A. McGolrick, who acquired them recently from Mary E. Sipp.

150TH ST.—The newly formed 470 West 150th Street Corporation, organized by J. M. Roeder, Alexander Aaronson and A. P. White, bought from the Lawyers' Mortgage Co. three 5-sty apartment houses, each on a plot 56.8x99.11, at 462 to 478 West 150th st, between Convent and Amsterdam avs. The sellers acquired the property last May at auction for \$40,000 each.

### Bronx.

GRAND BLVD.—McLernon Bros. sold for the Hurley Construction Co. to John H. Beckmann, builder, 2295 Grand Blvd and Concourse, a 1-sty building, with a frontage of 25 ft, extending through to Rver av and occupied by the National Motor Car Co.

JEROME AV.—Hall J. How & Co. sold for the American Real Estate Co. to William Hobson the 1-sty taxpayer, 50x100, at the northwest corner of Jerome av and 183d st.

WESTCHESTER AV.—Steven B. Ayres sold to Mrs. Julie Shotter, of Cleveland, Ohio, a plot having a frontage on Westchester av of 29 ft. This plot is located just north of Middletown rd and has a frontage in Appleton av, adjoining another purchaser.

### Brooklyn.

MANHATTAN BEACH.—Charles E. Rickerson sold to Mrs. Matilda H. Christensen, a plot in Exeter st, between Hampton av and Oriental blvd.

FULTON ST.—Bulkeley & Horton Co. sold 973 Fulton st, a 3-sty store property, between Washington av and St. James pl, to the Chirurg Co.

GROVE ST.—R. A. Schlesing sold the 4-fam. house 1812 Grove st to Alexander and Louise Hennig.

KOSCIUSKO ST.—Studwell & Burkhard sold the dwelling 254 Kosciusko st for C. W. Cross.

ST. JOHNS PL, ETC.—Charles Partridge sold the dwelling at 603 St. Johns pl for Lillian Gahagan to Bernard Winters; also the 3-sty store and apartment building at 681 Franklin av for Sylvia Brenner. The purchaser, a hardware retailer, will occupy the store for his business.

EAST 12TH ST.—The Aladdin Construction Co., Louis J. Bockmore president, sold the following dwellings: 1120 East 12th st, to Isaac Golding; 1124 East 12th st to Martin Berger; 1136 East 12th st, to M. Zatlove; 1138 East 12th st, to M. Schaen, and 1140 East 12th to J. Tull.

54TH ST, ETC.—John J. Hoeflinger and Theodore Flagg sold 317 54th st for Martin E. Bloom; also 335 42d st for Mr. Bloom and a plot 60x89 on the west side of 7th av, 40 ft. north of 61st st, for John Tully and Frank A. Jones. John J. Hoeflinger also sold the two 6-fam. houses at 77 and 79 Beadel st, Greenpoint, for Henry J. Teguisinkle.

62D ST.—E. J. Sforza sold for the Brooklyn City Savings and Loan Association to Antonio and Gerardo Guidice the 2-sty dwelling, on lot 20x100, at 1324 62d st.

62D ST.—Meister Builders (Inc.) purchased a lot 20x200, in the south side of 62d st, 260 ft. west of 11th av.

74TH ST.—James L. Meeks sold the dwelling at 438 74th st to Alfred A. Loewe.

75TH ST PKWAY.—Frank H. Malone sold the plot 160x100, on the north side of 75th st pkway, 100 ft. West of 10th av, for the Eltoma Realty Co. to a Bay Ridge builder, who will improve with 1-family semi-detached houses with spaces for garages.

75TH ST PKWAY.—Frank H. Malone sold the plot, 60x100, in the north side of 75th St Parkway, 260 ft. west of 10th av, for Theodore Schneider to Thomas Williams, builder, who will improve with 1-fam. houses, allowing space for garages.

FLATBUSH AV.—McInerney-Klinick Realty Co. sold for Ernest C. Shortmeier the two 3-sty stores and apartment buildings on the west side of Flatbush av, 100 ft. south of Regent pl. The stores and basements of the buildings are now occupied by the F. W. Woolworth 5 and 10c. stores for a long term. The property has a frontage of 40 ft. on Flatbush av and a depth of 100 ft. on both sides.

FRANKLIN AV, ETC.—Hy. Agar sold the dwelling 365 Franklin av for B. Schimpf to Anna Miano; also 639 East 40th st for a client of C. E. Francis.

LEXINGTON AV, ETC.—H. A. Crosby sold the plot 50x100, at 74-76 Lexington av, for the Oema Realty. The buyer resold the plot to a purchaser who will erect a factory. The same broker sold 417 Madison st to Frank Green; 322 Classon av for the estate of R. Cobb to James McNulty; 948 Kent av for Mary Y. Phraner to Ernest A. Hallenbeck; 950 Kent av for Delia M. Fisher to Ernest A. Hallenbeck; 952 Kent av for Catherine Morgan to Ernest A. Hallenbeck; 38 Quincy st for George Cook to Duncan Mattheson and 111 Madison st for Marian Spellman.

NEWKIRK AV.—J. W. Doolittle sold two 4-sty apartment houses at 2604 to 2610 Newkirk av.

RIDGE BOULEVARD.—Frank A. Seaver & Co. sold the 1-fam. house at 6744 Ridge Boulevard for the Peerless Land Co.

RUGBY RD.—Green Brothers sold for Florence M. Williams to C. Theodore Whitman the detached residence 470 Rugby rd, Ditmas Park West.

### Queens.

ARVERNE, L. I.—Lewis H. May Co. sold 72 Straiton av, a cottage, on a plot 75x175, to Morris Fuchs.

CORONA.—H. Bachmann sold to the Kossuth Amusement Co. the plot, 97x100, at the west corner of Kossuth pl and Edsall av, Corona, to be used for a motion picture theatre.

FLUSHING.—The Halleran Agency sold for Clara D. Lewis to William Skeuse a plot 50x160, on the east side of Brewster av, 45 ft. north of Mitchell av, improved with a dwelling and garage. Mrs. Lewis also sold a plot, 75x175, on the north side of Mitchell av, 150 ft. west of Brewster av, to Wharton Poor, who will erect a dwelling and garage on the site.

LONG ISLAND CITY.—J. Weiss sold to the W. & W. Building corporation a plot, 50x100, at the west corner of Jamaica and 12th av, and a plot, 25x100, in the west side of Winans st, 100 ft. south of Jamaica av.

PELHAM, N. Y.—Griffen, Prince & Ripley sold for Pliny S. Riggs his country estate at Pelham Heights, Pelham, to De Witt D. Cook, of New York City.

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**Out of Town.**

BRIGHTWATERS, L. I.—Hy Agar sold a bungalow on Baldwin blvd to H. Dolson.

GREAT NECK, L. I.—J. Edward Breuer sold two plots in Chelsea pl on the Stanton map at Great Neck Station to James P. Marsh.

ALLENHURST, N. J.—The fine country place of the Peter Fisher estate, comprising a residence, with nearly two acres of land, at Norwood and Allen avenues, has been purchased by Edward H. Reynolds, of the F. W. Devoe & C. T. Reynolds Co., paint manufacturer. The buyer has occupied the place as lessee for several years and the transaction is reported to have been for all cash. Alfred C. Marks was the broker. Mr. Fisher built the residence for his own occupancy. The property is said to have been held at \$125,000.

LINCOLNDALE, N. Y.—The Mount Kisco Estates, with George Doolan, sold the Austin place to a Mrs. Ostrom, of New York.

NORTH TARRYTOWN, N. Y.—Robert E. Farley Organization sold a plot on Hunter av, Philpse Manor, to J. F. Smith.

PELHAM MANOR, N. Y.—Fish & Marvin sold to Mrs. Lillian K. Burnett the estate of William B. Randall on the water at Pelham Manor and adjoining the New York Athletic Club. The property was held at \$40,000.

PELLHAMWOOD, N. Y.—Joseph Lambden & Son sold five lots to Mrs. Nellie L. Vought, who will build two dwellings; two lots to Charles E. Rice, Jr., adjoining his residence on Clifford av; two lots to Louis D. Hudson, adjoining his residence on Clifford av; two lots in the Woods of Larchmont to W. R. Varmilin who will erect a bungalow, and a lot to Mrs. Mary A. Marshall, adjoining her residence.

PORT CHESTER, N. Y.—Herbert A. Sherman sold for Frank Cesario and Giuseppe Passarelli to Mrs. A. S. Gould, property in Grace Church st, containing about 4½ acres, with a large house.

SOUTH YONKERS, N. Y.—Thomas S. Burke has sold to Frank H. Scardfield the house built by Peter J. Duffy at 90 Landscape av.

ST. LAWRENCE COUNTY.—Fish & Marvin sold a large preserve in St. Lawrence County, located on the Adirondack Division of the New York Central Railroad, and comprising nearly 6,000 acres, including Massawepie Lake—a lake approximately three miles long with a shore front of nearly ten miles. There are also numerous ponds and creeks. On the shore of Lake Massawepie and included in the sale is a hotel with accommodations for 200 guests, and with outbuildings, such as bowling alleys, casino, service quarters, etc. There are also sixteen modern cottages, and the portion of the property occupied by these improvements is completely furnished with water system, sewer, etc. The property was owned by Boston interests and was sold to a company known as Massawepie Park (Inc.). The preserve was held at \$250,000.

**LEASES.**

**Lease in Fulton Street.**

Charles F. Noyes Company has leased for August Kreiser to the 134 William Street Company, for eighty-four years, 94 Fulton street, a four-story building on lot 25x80, adjoining the plot measuring 8,000 square feet, at 130 to 134 William street, where the leasing company is now erecting a twelve-story insurance building designed to be completed by January 1, 1918. The aggregate rental to be received by the lessors is \$300,000, and as a result of this lease the brokers announce that the firm of August Kreiser, which is the second oldest wine house in the city, will retire from business. This firm was established in 1857 and has been located in Fulton street since 1865. The property was acquired to protect the light of the new insurance building, and also to secure for its tenants an outlet in Fulton street. The building just leased is within a few feet of the proposed subway station of the William street route which will be located in Fulton street, east of William street. The Noyes Company will have exclusive charge of the new structure. Arthur L. Strasser, attorney, represented the 134 William Street Company, and Alfred Roelker, Jr., and William D. Stiger, attorneys, represented Mr. Kreiser.

**Tenant for Jewelry Center.**

The Broadway-John Street Corporation, Elias A. Cohen, president, leased for sixty-three years from James E. Powers the southwest corner of Maiden lane and Liberty place, a five-story building, fronting 35 feet on Maiden lane, and 30 feet on Liberty place, through Lewis F. Preston, Inc., and Rice & Hill. The same company also leased the adjoining property from the Gardner Estate, being 30 feet on Liberty place, with a depth of 35 feet, through Horace S. Ely & Company. The company now controls a site 35x60 feet in the heart of the jewelry district. James A. Dederichs Sons, ten-

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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.

## FOR SALE OR TO LEASE

### FARMS AND COUNTRY HOMES

E. P. SANFORD, Redding station, Conn.

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

SEAGATE, CYPRESS AVE., new, up-to-date stucco houses, garage, \$8,500 and up; big bargain. E. REINEKING, Owner, Tel. Cypress 2856.

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

FLORIDA EAST COAST ESTATE, Ormond Beach; big river and ocean frontage; 107 acres, buildings, dock.

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

LA HOUSE, Stuyvesant section, for two-family house, Flatbush; also lots for sale or exchange. Address J., Box 414, Record and Guide.

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 acre ground, near station, State road; \$2,600. OSWALD THIEME, Medford, L. I.

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.

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.

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.

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.

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.

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.

### LOOK INTO THIS BARGAIN.

Elegant two-family 12-room house; all improvements; hot water heat; on Park Place, near Albany Ave., Brooklyn; tenant pays expenses of carrying the house. Box 413, Record and Guide.

WANT TO RENT a well equipped machine shop with 8,000 to 10,000 feet of space in one-story building, New York or New Jersey. Should have vacant ground adjoining for possible extensions. Box 415, Record and Guide.

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.

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.

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.

### ALABAMA.

For Sale—Ideal location; high, healthy, naturally drained, bay view, grand oaks, bathing beach, gentleman's year round home, 29 acres; \$5,000 cash. Other choice bargains. J. MATSON, Point Clear, Ala.

### ELEGANT COUNTRY PLACE

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

DETACHED frame house in Flatbush; excellent location and condition; owner leaving city must sell; lot 40x100; room for garage; near school and cars; 10 rooms, all white paint; lower floor parquet; hot air furnace (about 9 tons); good coal and gas ranges; no mortgage; will take one. 756 Elmore Place, near Ave. G.

HOUSE FOR SALE in Flatbush; detached; in desirable neighborhood; convenient to school, car lines; nine rooms, bath, steam heat, electric light, parquet floors; plot 40x100; owner moving from city; will sell at sacrifice. 862 Kenmore Place.

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

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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.

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ants in the corner building, have been there since 1845. No definite plans for the property have been made, except that it will be developed for the uses of the jewelry trade. The Broadway-John Street Corporation controls both corners of Maiden lane and Liberty place.

**Lease Pending.**

Negotiations are reported to be pending for the leasing of the Essex Hotel property at the northwest corner of Madison avenue and 56th street, which was purchased last year by G. Maurice Heckscher, from the Estate of Francis S. Kinney. The property is held at \$35,000 a year and is assessed by the city for taxation purposes at \$550,000. The hotel is a twelve-story structure and fronts 75 feet in 56th street and 75.5 feet on Madison avenue.

**Manhattan.**

HENRY BRADY leased the 5-sty stable at 131-3 West 46th st to the Duffy Construction Co. for the Bernard Campbell estate.

MISS HENRIETTA J. BRUNO rented an apartment in the Le Sota, Broadway and 91st st, for five years, to Miss L. Stadler, and in 2582 Broadway an apartment to Samuel Kohn.

CHARLES BUERMAN & CO. leased the store at 435 East Houston st, for a fish market, at a rental of about \$10,000.

DOUGLAS L. ELLIMAN & CO. leased for Henri Craux a portion of the parlor floor at 20 East 48th st.

DUFF & BROWN CO. leased for Oviedo M. Bostwick to Abraham Landesman the 6-sty apartment house 144 West 141st st for five years; for Millard F. Kuh to Mary Scheibel the 5-sty apartment house 515 West 145th st for five years; and for Mary F. Angell to Mary

Schwartz the ground floor of 411 West 125th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 156 East 79th st for Henry R. Dennis to Archibald E. Stevenson; also an apartment at 30 East 68th st to Mrs. L. G. Meyer, and have renewed leases of apartments at 18 East 48th st to Augustus E. Beckstein and at 48 Central Park South to Miss Marie L. Coffin.

J. ARTHUR FISCHER leased for Robert Currie the 1st loft at 683 6th av to G. Gaston, for billiard parlor; also in the same building the three upper lofts to Ridabock & Co. for a term of years. This completes the renting of the building. J. Arthur Fischer also leased for the Scomodau estate the 3-sty dwelling 255 West 36th st to D. Rust.

E. FLANAGAN & SON rented 144 West 78th st for Josephine Henry to Charles W. Hart; also 117 West 78th st for Mary J. Smith to Mrs. E. A. Anderson.

GAINES, VAN NOSTRAND & MORRISON were associated with E. K. Van Winkle in the lease at 36 Gramercy Park East to Mrs. John K. Rees.

GOODWIN & GOODWIN rented for L. Laurence Weber to N. Brody the 3-sty dwelling at 116 West 120th st.

HOUGHTON COMPANY renewed the lease of the 4-sty dwelling 218 West 72d st for Helen M. Warner, Mabel H. Smith and Ethel S. Hazen to Jeanette R. Dunn.

LIBMAN REALTY SERVICE leased for the Eaves Costume Co. to the Globe Agency, Charles L. Gill, president, the 1st floor of 112 West 46th st. The premises will be used for motion picture productions.

CHARLES F. NOYES CO. leased for Elizabeth McColgan the ground floor of 357 Pearl st to the Hide & Leather Storage Co.

CHARLES F. NOYES CO. leased for the P. & F. Corbin Division of the American Hardware Corporation a floor at 106-110 Lafayette st, corner of Walker, to Roy T. Johanson; and a floor at 103 Water st for James A. Walsh to the General Platers Supply Co.

THOMAS J. O'REILLY rented apartments for Dr. John P. Nolan and Elizabeth M. Nolan at 539 West 112th st to William Rohe, John R. Hill, Louis Moss, Julius Herman, Harry Hopkins, Lenora Garretton; for Edgar B. Newman at 227 Riverside dr to Charles Seymour, John P. and Ocea I. Coyle, M. Louise Meeker, Helen M. Watkins; for John J. Kennedy at 508 West 112th st to Sara Berg, Clarence Backus and M. E. Schoening.

PEASE & ELLIMAN leased for Jane Bartnell to William Stursburg the 3-sty garage at 225 East 64th st; also for the estate of Julia D. Wood, represented as attorney by F. L. Crocker, to James Harvey Williams a duplex apartment in 801 Lexington av; and for I. Randolph Jacobs an apartment in 161 East 79th st to Seymour L. Peyser; and for Samuel A. Herzog in 64 East 86th st to Nelson Hiss.

PEASE & ELLIMAN leased for the 5th Av & 74th St Corporation, controlled by Harry Fischel, an apartment of 14 rooms and 5 baths, occupying an entire floor at 927 5th av, to Mrs. Franklin D. Pelton, who will obtain possession on completion of the building in the fall. Pease & Elliman also leased for Antonio M. Aciego Bassave to Thomas R. White, of Boston, the 3-sty dwelling, at 329 West 85th st, and to Kingdon Gould an apartment at 829 Park av, at the southeast corner of 76th st.

MALCOLM E. SMITH & CO. rented apartments in 50 West 67th st to Mme. de Cisneros, Mme. Christiana Emayel, Miss Mary Carson, Miss B. O. Warfield, Henri Zay, Mrs. Cecil B. Hitchcock and Mrs. Annie M. Marsh.

FREDERICK SOUTHACK & ALWYN BALL, JR. leased a part of a floor in the Cambridge Building, 5th av and 33d st, to Mrs. Rosa L. Fritz, who will conduct a secretarial school.

WILLIAM C. WALKER SONS rented for Bastine & Co., as agents, the 2d floor at 814 Broadway to Frank Cohen.

WM. A. WHITE & SONS leased to Isaac Hurvitz the Canal st store in the Columbia Bank Building at Canal st and Boradway.

WM. A. WHITE & SONS leased an apartment in 44 West 10th st to Sarah B. Lawrence.

WM. A. WHITE & SONS leased, in conjunction with P. Hirshfield, the 3d loft at 245 7th av to Hanauer & Rosenthal. This completes the entire renting of the building at the northeast corner of 24th st and 7th av.

**Brooklyn.**

JOSEPH P. DAY leased to Montgomery, Ward & Co. a 5-sty building, 60x100, at 22 Sackett st for general storage purposes.

CHARLES PARTRIDGE rented the dwellings at 169 Bergen st to Margaret Pyne; 576 St. Marks av to S. McVeigh; 396 Carlton av to H. Branch, and 661 St. Johns pl to V. Shuldohn; also business space at 681 Franklin av to L. Poveroma; at 1405 Bedford av to J. Lennon, and at 661 Franklin av to L. Cohen.

**Queens.**

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for M. J. Arneith in Oak pl to Philip L. Davis; for Z. S. Richmond on Chanler av to Mark Goldstein; for Claire Gilroy at Franklin and Ocean avs to Gustave J. Fleischman; at Lawrence, L. I., for Frank R. Merrill at Central and McNeil avs to William Fischman; at Cedarhurst, L. I., for Mrs. E. J. Sedman on Ocean Point av to Mrs. H. Phillips; for George D. Horton on Ocean Point av to Rafael Dorantis; for Cornelia A. Smith in Prospect st to Benjamin Titman; and at Edgemere, L. I., for M. J. Mulqueen on Ocean av to Morris Bandler; for F. J. Lancaster on Ocean av to Louis Friedman; for Edgemere Crest (Inc.) on Lincoln av to J. Ritter.

**Out of Town.**

M. A. BRODERICK leased the house for Mrs. R. Halsey Jackson at 590 Palisade av, Yonkers, to Arthur E. Hinch.

BAKER CROWELL (INC.) leased to J. J. Ricks, of Chicago, the Cushing Adams' residence at Plandome, L. I.

BAKER CROWELL (INC.) leased the A. Gilmore estate on Cedar drive, Great Neck, L. I., near the links of the Great Neck Golf Club, for the season, to I. G. Hopper.

ROBERT E. FARLEY ORGANIZATION leased for Carl G. Allen his furnished house in the Phillipse Manor section of North Tarrytown, to James McEvoy.

ROBERT E. FARLEY ORGANIZATION rented a house in Battle Hill Park, White Plains, to J. W. Jones.

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**O. D. & H. V. DIKE**  
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Specialists In the Management of IMPROVED REAL ESTATE  
Candler Building  
220 West 42d Street

FEIST & FEIST (INC.) rented for Albert S. Koenig the 2d floor in 83 Lafayette st, Newark, N. J., to the Arlington Brush Co.; also for the estate of Amos H. Van Horn to A. H. Ammerman, the building 27 Canfield st, and for the same owner 29 Canfield st to E. A. Kirch & Co.

FISH & MARVIN rented for Ralph E. Towle his property on Loring av, Pelham Heights, for the summer to Mr. William Lipzrodt.

FISH & MARVIN rented the property of Harold Minott, at Mt. Kisco, N. Y., furnished, to P. E. Singer; also for the Briarcliff Realty Co. the Freemont cottage, at Briarcliff Manor, to Albert Haigh.

GOLDSCHMIDT & MacDONALD leased, furnished, for Dallas Brower, on West Broadway, Woodmere, L. I., to S. Pokress, also for D. H. Cox, in Wood la to Thomas F. Gurry, for A. Katz on Burton av to W. Lowenthal, for R. B. Thall in Franklin pl to P. Meyers, for Joseph O'Keefe in Franklin pl to J. Strassberger, and for C. Fosdick in Allen la to Mrs. W. H. Harrison; also, unfurnished, for Miss M. Baum in Irving pl to A. Stanley Graff for three years.

GRIFFEN, PRINCE & RIPLEY leased for Stanley P. Hunnewell his residence at White Plains to a New York client for the summer; also the residence of Marion Burrows, in Church st, White Plains, to William S. Scofield.

FRANK HUGHES-TAYLOR CO., of Montclair, N. J., rented for Mrs. Romaine Mace her mountainside property to George W. E. Atkins, vice-president of the Western Union Telegraph Co.

HOWELL J. LOMAX leased for Mrs. Henry H. Landon, her country estate, known as Shadow Lawn, at Cove Neck, Oyster Bay, L. I. The property consists of large dwelling, garage, etc., and about seven acres, fronting on Oyster Bay. It is near the places of Howard C. Smith, Edward F. Whitney and W. Emlen Roosevelt.

PAYSON McL. MERRILL CO. leased for the summer for C. C. Adams to John E. Cowdin the former's property at Ocean av and Hollywood Crossing, Lawrence, L. I.

BLAKEMAN QUINTARD MEYER rented the residence of Mrs. W. L. Crow on Pine Island, Rye, for the season to S. DeJonge.

BLAKEMAN QUINTARD MEYER rented the residence of Mrs. James D. Foot in Hilltop pl, Rye, for the season to George V. Haggerty.

BLAKEMAN QUINTARD MEYER rented the residence of Mrs. Paul G. Thebaud on Mamaronck av, White Plains, N. Y., to Frank Altschul.

F. H. REEVE leased to Ernesto C. Perez, Argentine Consul-General at New York, the residence of Robert G. Williams, at Douglas-ton, L. I.

SCARSDALE ESTATES ORGANIZATION leased the house of Wheeler Gambee in Greenacres to Caleb S. Spencer.

LOUIS SCHLESINGER (INC.) leased for Karp Cohen to Perry & Ruckle the store at 232 Central av, Newark; also for W. T. Jancovius to the American Handikit Co. space in 112-116 Arlington st and to the L. M. Simmonds Mfg. Co.; to Staw Bros. the 4th floor at 393 High st; to the United Grocery Co. the entire building at the southeast corner of Jelliff av and Bigelow st; and for the United Security Life Insurance & Trust Co. to Miss Margaret Pool the property at 1180 1/2-1182 Broad st.

JOHN F. SCOTT rented for Harry K. Knapp, Jr., one of the Franklin B. Lord houses at Woodmere, L. I., to Henry C. Swords, president of the Fulton Trust Co.; with Pease & Elliman for George E. W. Burley his country seat known as "The Oaks," at Briarwood Crossing, Cedarhurst, L. I., to Mrs. J. S. Foot.

BURKE STONE (INC.) rented to A. F. Reed, of Cleveland, Ohio, the furnished apartment of Mrs. Thomas Lewis in Pondfield Court, Bronxville; also for Roger S. Sherman, of Sussex av, East Bronxville, to Mrs. Mary Alden Morgan Haupt, of New York City, his residence, furnished, for the season; for H. J. Brown his residence at Webster av for Frank A. Bradley, of Mexico City, Mexico; also for Arthur Stone, of Lawrence Park, his residence, furnished, to W. Burgess Nesbitt; for Miss M. E. Heath, of Cedar st, Bronxville, her residence, furnished, to John Schobbens, one of the directors of Royal Belgian Lloyd Co.; for Professor Ayrnaulty, of Masseur school, his residence, furnished, to Dr. Gaetano Velardi, of Brooklyn; for the Village Investing Co. an apartment in Alger Court to Frank S. Hannah.

S. S. WALSTRUM-GORDON & FORMAN leased for Alonzo De Voe to Jenkins S. Lawton, of Brooklyn, the dwelling 16 Doremus av, Ridgewood, N. J.; for Mrs. R. D. Oakley to H. H. Pike, of Newark, N. J., the residence 25 Sherwood road, Upper Ridgewood, and for the W. L. Scott Lumber Co. to A. C. Rollins, of Brooklyn, 18 West End av, Ridgewood, N. J.

WM. A. WHITE & SONS have been appointed agents for the 6-sty loft building at 481-3 West Broadway, at the southeast corner of Houston st.

WILLIAM PETERS & CO. negotiated the recently recorded sale for the Millbrook Co. to Helen Warnecke of 1293 and 1295 Rodman pl, frame houses, on plot 50x100, near West Farms road.

DR. LEE MORDAUNT HURD, of this city, paid \$25,000 for the country home of the late Charles Klein, at Rowayton, Conn., which was sold at auction by Arthur C. Sheridan on Saturday on the premises.

CHARLES SHORTMEIER is the buyer of the tenement at 434 11th av, reported sold recently by Joseph F. Feist & Co. for Philip Stevenson. The buyer now owns an avenue frontage of 75 ft., with a 25-foot "L" to 36th st, surrounding the southeast corner of those thoroughfares.

ROMAN-CALLMAN CO., of Long Island City, represented the purchaser of the 2-sty factory building on Nott av, near East av, Long Island City, sold at foreclosure recently. The building will be extensively remodeled by the purchaser and used for the manufacture of an industrial truck for inter-factory uses.

GRIFFEN, PRINCE & RIPLEY have obtained the donation of the Hotel Bellevue at Dobbs Ferry, containing more than 100 rooms and 25 acres of ground, from the Ardsley Land Co. to the United States Junior Naval Reserve, of which Dr. William T. Hornaday is president. The property will be used for barracks and training camp for the remainder of the summer.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents by Soeurbee (Inc.), F. E. M. Bullowa, president, for the new 14-sty apartment house at 156 East 79th st, on a lot 100x102.2, which was completed last fall by Julius Tishman & Sons and sold to Soeurbee (Inc.). This building, which was successfully rented by Douglas L. Elliman & Co., contains 40 apartments of seven and eight rooms and three baths, and has a rent roll of nearly \$100,000.

REAL ESTATE STATISTICS

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

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

Table with columns for MANHATTAN Conveyances, Mortgages, and Mortgage Extensions, comparing 1917 and 1916 data for various metrics like Total No., Assessed Value, and Consideration.

Table with columns for QUEENS Building Permits, comparing 1917 and 1916 data for New Buildings, Cost, and Alterations.

Table with columns for BRONX Conveyances, comparing 1917 and 1916 data for Total No., No. with consideration, and Consideration.

Table with columns for BRONX Mortgages, comparing 1917 and 1916 data for Total No., Amount, and To Banks & Ins. Cos.

Table with columns for BRONX Mortgage Extensions, comparing 1917 and 1916 data for Total No., Amount, and To Banks & Ins. Cos.

Table with columns for BRONX Building Permits, comparing 1917 and 1916 data for New Buildings, Cost, and Alterations.

Table with columns for BROOKLYN Conveyances, comparing 1917 and 1916 data for Total No., No. with consideration, and Consideration.

Table with columns for BROOKLYN Mortgages, comparing 1917 and 1916 data for Total No., Amount, and To Banks & Ins. Cos.

Table with columns for BROOKLYN Building Permits, comparing 1917 and 1916 data for New Buildings, Cost, and Alterations.

Table with columns for QUEENS Building Permits, comparing 1917 and 1916 data for New Buildings, Cost, and Alterations.

Table with columns for RICHMOND Building Permits, comparing 1917 and 1916 data for New Buildings, Cost, and Alterations.

REAL ESTATE NOTES.

G. W. CAHEN has removed his office from 489 5th av to 106 East 19th st. J. ARTHUR FISCHER has been appointed agent for the 4-sty store building at 111 West 48th st. LOUIS SCHLOSS, real estate and insurance, has moved his office to 1679 Southern blvd, Bronx. A. A. HAGEMAN has been appointed agent for 23-25 East 134th st, 156-158 East 105th st and 1801 Park av. McDOWELL & McMAHON have been appointed agents for the 6-sty elevator building known as "The Jaspas," 728 West 181st st. DUROSS CO. has been appointed agent for the property at the northwest corner of Centre and Duane sts and at No. 279 Water st. BERLIN RENTING AGENCY has been appointed agent for Rosbert Hall, an elevator apartment house at 560 West 163d st.

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**A**LTHOUGH there are many factors entering into the building situation that have a tendency to increase the pessimistic attitude of those interested in this industry, the fact remains that the condition generally is greatly improved and prospects are brightening with each successive week. The architects, contractors and building material producers and dealers are considerably more hopeful than they have been for some time and their changed mental condition is assisting in a large way in creating a better feeling throughout the trade. The country at large is experiencing a renewal of commercial activity following the short period of depression caused by the entrance of the United States into the World War, and this is being reflected in the increased amount of construction work recently noted. There are still numerous economic problems to be met before the business affairs of the nation become stabilized. This may require days or months to accomplish but nevertheless the final result is certain. Business and finance are basically firm with confidence remaining as a predominating feature.

The enormous war buying sustains manufacturing at a high pitch and with every prospect of a lengthy period of warfare ahead of us this manufacturing activity will undoubtedly continue for a long time. This is one of the prime factors responsible for the increased activity in the erection of manufacturing and commercial structures. The many concerns that have obtained orders from Federal sources for war munitions and supplies, and other lines of industrial activity that are largely dependent upon the former, have found it expedient to branch out and increase their production facilities. This has necessitated the erection of numerous factory buildings and manufacturing plants, store and warehouses and other types of building construction. The cost element was not paramount in the majority of these instances, and the structures are proceeding in spite of the high prices of materials, labor and consequently greatly advanced construction costs, because they were economic necessities.

During the past week there has been a significant movement in the prices of many building materials and supplies. With very few exceptions this movement has had an upward trend. Fabricated steel, lumber, lime, wire products and others have sustained marked ad-

**Common Brick**—The business in the common brick market was seriously interrupted this week by the Independence Day holiday, and while the demand is holding in a satisfactory manner the sales reflected the disposition to relax for a few days. For some time there has been a feeling that the price of common brick was about to be cut. This was due to the fact that there were some scattered sales at a figure below the quoted nominal of \$10. This week the price of common brick was reduced to \$9.50 a thousand. Although it was thought that the reduction would assist in stimulating the market to some extent, there has been no evidence to this effect during the past week. The manufacturing situation has been complicated by the great difficulties experienced in securing adequate forces of labor to operate the plants. This factor will to a marked degree curtail the production for this year. According to leading manufacturers, the present outlook for the brick industry is excellent. There is every likelihood that building operations will flourish just as soon as this country settles down to the new conditions caused by the entry into the war. This situation is steadily improving and it

vances. Brick was one of the exceptions and dropped from a nominal price of \$10 a thousand to \$9.50. The markets for structural materials has been fairly active with numerous orders registered and inquiries for future deliveries denoting considerable life and excellent prospects for summer and autumn construction. The high price of structural steel is without doubt the principal reason for the hesitancy noticeable in starting work on much needed building operations. At the present price level structural steel represents a cost of approximately \$140 a ton erected, in this territory. This cost is almost prohibitive for any type of building except those urgently required for commercial and industrial expansion. One of the interesting consequences traceable to the high steel costs is the growing tendency to eliminate this material where possible in favor of brick, timber and reinforced concrete construction.

Undoubtedly the freight car shortage is gradually lessening and as a natural consequence the transportation situation is becoming more satisfactory. There is practically unlimited room for improvement along these lines, however, before the traffic conditions again become normal. From the present outlook it seems as though it might be a long time still before the circumstances that were responsible for the railroad congestion will be relieved on account of the fact that the Federal Government is making such drastic demands for service from the railroad companies for the movement of supplies and soon for the transportation of troops. The improvement that has already been noted can be attributed beyond a doubt to the prompt response on the part of both shippers and railroads to the specific suggestions that have been made by the Railroads' War Board as to how to secure more effective uses of the existing freight equipment.

The labor situation is still in rather a chaotic condition. There is a decided scarcity in the supply of skilled labor and the conditions relative to securing adequate supplies of unskilled labor are even worse. This does not apply so much to the branches of building activity that involve the actual construction of the building as it does to the producers of materials and supplies necessary to construction work. These manufacturers have been the chief sufferers and for them there is unfortunately little prospect of relief in sight.

should not be long before the conditions return to a normal basis. The fact that steel prices are steadily advancing and deliveries are next to impossible has been responsible for a strong movement toward the elimination of this material wherever possible in favor of brick, timber and reinforced concrete construction. On account of the immense requirements by the Federal Government for steel for war purposes this movement has been advocated from official sources.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, July 6, 1917. Condition of market: Demand fair; prices slightly lower. Quotations: Hudson Rivers, \$9.50 to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 18. Distribution: Manhattan, 7; Brooklyn, 5; New Jersey points, 5; Astoria, 1.

**Structural Steel**—Eliminating the orders for Government work, the market for structural steel is almost dormant. There have been practically no orders or inquiries for private construction, the excessively high prices maintaining, coupled with the impossibility of early deliveries being the prime responsible factors. The Public Service Commission will receive bids for 3,800 tons for the Culver Rapid Transit line in Brooklyn

and also for 600 tons for a subway station in Lawrence street. The railroads have come into the market for small tonnages for necessary bridge and track work, but even from these sources there is evident hesitancy to place orders at the present levels and conditions. General building construction, or that part of it mainly dependent upon fabricated steel, is anxiously awaiting the expected Governmental action on prices. The present outlook is that it will have a decided effect in easing the market and will greatly stimulate the building industry in all parts of the country. The price of fabricated steel has been advanced to a still higher level. Mill shipments of steel shapes are now quoted at 4.669c. to 5.169c. New York, for delivery in one to four months.

**Lumber**—The lumber market is steadily gaining in activity and the industry is unquestionably feeling the effects of the general renewal of building construction throughout the eastern section of this country. There is a decided tendency toward further advances in price for certain kinds and grades of lumber and the others are holding securely at the levels and grades that have now maintained for quite some time. In no respect has there been any sort of indication that the prices of this commodity are likely to recede from their present altitudes and from all accounts the market will hold firmly for some months. There are continued difficulties in obtaining the deliveries of new stocks and there is no present outlook for a material improvement in this situation. The local demand for lumber is strong and growing daily. Some dealers are experiencing increasing difficulties in filling orders on account of the shortage in stocks. The question of prices does not enter so much into the present-day negotiations for lumber as do the terms of delivery. In some instances there has been a marked tendency toward the withdrawal of prices for certain lines on account of the existing scarcity.

**Wire Products**—With the exception of the American Steel & Wire Co., all of the leading manufacturers have advanced the prices of wire nails to the basis of \$4 per keg, and to \$4.05 a 100 pounds for bright basic wire. The Federal Government recently placed an order for 42,000 kegs of wire nails, at \$3.20 a keg, mill base. One-half of this order will be filled by the American Steel & Wire Co. and the other half by the independent manufacturers. This immense order will take precedence over all other orders on the books of the wire nail mills, and as a consequence domestic consumers are bound to suffer further delays in obtaining deliveries of their orders. The market is crowded with business and prices are strong and there is every likelihood that the independent mills will shortly announce a further increase in prices.

**Lime**—The price of lime has been advanced and the new schedules went into effect this week. Eastern finishing is now selling at \$2.10 a barrel of 280 pounds net and masons' common at \$1.90 a barrel. While the demand for lime is not particularly heavy the prices are firm and there is no possibility of a cut for some time. The outlook in the building situation has improved to a certain extent and this will naturally reflect in better conditions in the lime market.

**Portland Cement**—There is nothing unusual in the cement situation. The business is normal with the outlook for future prospects considerably brighter than they have been. The price for Portland cement is holding firmly at the \$2.12 level, which is equal to \$1.60 mill base, to consumers.

**CURRENT WHOLESALE PRICES.**

**C**URRENT 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.....\$9.50@
- Raritan common.....10.50@
- Second hand common, per load of 1,500.....10.00@
- Red face brick, rough or smooth, car lots.....\$21.00@ \$27.00
- Buff brick for light courts.. 21.00@ 27.00
- Light colored for fronts.... 25.00@ 36.00
- Special types..... 35.00@ 50.00

**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.....\$1.90@
- Eastern finishing..... 2.10@
- Hydrated common (per ton)..10.25@
- Hydrated finishing (per ton)..13.18@

**LINSEED OIL**—

- City Brands, boiled, 5 bbl. lots.\$1.25@
- Less than 5 bbls..... 1.26@

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

- 1½ in. (nominal).....\$1.10@
- ¾ in. ....No quotation
- Paving gravel (nominal)..... 1.25@
- P. S. C. gravel.....@ 1.25
- Paving stone..... 2.20@ 2.40

**LUMBER** (Wholesale prices, N. Y.):

- Yellow pine (merchantable 1905, f.o.b. N.Y.).
- 8 to 12 ins., 16 to 20 ft....\$40.00@ \$50.00
- 14 to 16 ft..... 55.00@ 70.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00

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

- base price, per M..... 29.00@
- Hemlock, W. Va., base price per M..... 27.00@
- Hemlock, Eastern mixed cargoes..... 23.00@

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

- Spruce, Eastern, random cargoes, narrow (delivered)..\$32.00@ \$37.00
- 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.....\$5.50@ \$5.75
- Cypress lumber (by car, f. o. b. N. Y.):
- Firsts and seconds, 1-in..\$56.00@

**Cypress shingles, 6x18, No. 1**

- Hearts..... 9.00@
- Cypress shingles, 6x18, No. 1 Prime..... 8.50@

**Quartered oak.....\$90.00@ \$95.00**

**Plain oak..... 68.00@ 78.00**

**Flooring:**

- White oak, quartered, select.\$55.00@ \$59.00
- Red oak, quartered, select... 55.00@ 59.00
- Maple, No. 1..... 49.00@
- Yellow pine, No. 1, common flat.....@

**N. C. Pine, flooring, Norfolk. 40.00@**

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

- Masons' finishing in 100 lb. bags, per ton.....@ \$15.00
- Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25

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

**Block, 3 in. (hollow)..... 0.6 ¾**

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

**Boards, ¼ in. x 8 ft......12 ½**

**Boards, ¾ in. x 8 ft......15 ½**

**SAND**—

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

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

- Beams & channels up to 14 in..4.669@ 5.169
- Beams & channels over 14 in..4.669@ 5.169
- Angles 3x2 up to 6x8.....4.669@ 5.169
- Zees and tees.....4.669@ 5.169
- Steel bars, half extras.....4.669@ 5.169

**TURPENTINE:**

- Spot, in yard, N. Y., per gal..\$0.42 ½@ \$0.43

**WINDOW GLASS.** Official discounts from jobbers' lists:

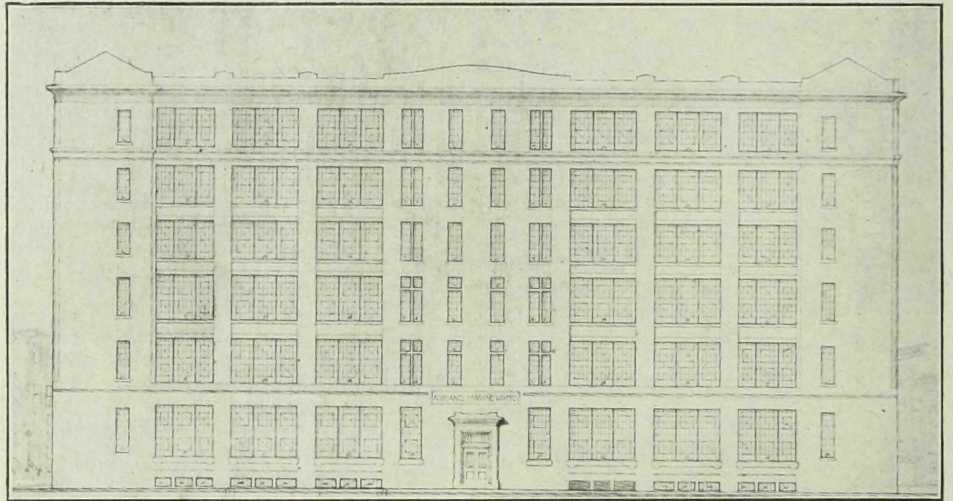
- Single strength, A quality, first three brackets.....84% + 3%
- B grade, single strength, first three brackets.....86% + 5%
- Grades A and B, larger than the first three brackets, single thick.....83% + 3%
- Double strength, A quality.....84% + 3%
- B quality.....86% + 3%

**TWO NEW BROOKLYN FACTORIES COST HALF MILLION DOLLARS**

Both Built of Reinforced Concrete and Embody Interesting Features

**C**ONSTRUCTION work is well under way for the erection of a new factory building in Brooklyn for the Adriance Machine Works, Benjamin Adriance, 254 Van Brunt street. This structure was designed and planned by R. I. Dodge, architect, 11 Broadway, Manhattan, and the work is proceeding under the direction of the John W. Ferguson Company, United Bank Building, Paterson, N. J., which obtained a general con-

ing building ordinances. Every provision has been made for the best of natural light and ventilation. The wall area has been broken up by many large windows which will permit of the maximum amount of both light and ventilation. Every precaution has also been taken in planning to safeguard the operatives in this factory from the fire and panic hazard. The building, in addition to its elevators, has five fully enclosed, smokeproof fire towers as auxiliary exits



John W. Ferguson Co., Builder.

R. I. Dodge, Architect.

NEW FACTORY FOR THE ADRIANCE MACHINE WORKS.

tract for the construction. The cost is placed at approximately \$200,000. This building is located in the west side of Richards street and occupies the block front between Verona and Delaware streets. The ground dimensions are 200x100 feet, with wing 50x100 feet. The main structure is six stories in height and the wing, which will be used as an erecting shop, is two stories in height. The construction throughout is of reinforced concrete, fireproof in every particular, and strictly in accordance with the best modern methods of factory planning. The structure rests upon a foundation of reinforced concrete piles.

In the planning of this project one of the principal factors was to provide a structure that fulfilled all provisions of the Labor Law as well as those of exist-

ing building ordinances. The toilet and sanitary facilities are especially complete and throughout the building many devices and appliances will be installed for the welfare of the employees.

The contract was recently awarded for another important factory project in Brooklyn, which will house the firm of Julius Kayser & Company, glove manufacturers. The contract was obtained by the Faribault Engineering Company, 52 Vanderbilt avenue, Manhattan. The architect is William Higginson, 21 Park Row. The structure will be located at the corner of DeKalb avenue and Taaffe place and will cost in the neighborhood of \$240,000. The plans call for a structure seven stories in height, with basement, covering a plot 239x62 feet, and built entirely of reinforced concrete.

**NEED FOR COMPETENT ESTIMATING**

The Man Who Can Give Real Service Frequently Has Advantage Over Lower Bidder

By JOHN W. HOOLEY

**T**HE real definition of estimating is "determining the true value of." How many contractors give the subject of estimating proper thought?

The fundamental principle of all business is estimating. Estimates must be made whether one obtains the contract in competition, or on a cost-plus basis, or whether a chance is secured to take the work on the other fellow's figures. The customer generally wants to know the approximate figure of the cost of the job. Perhaps a lack of determination on the part of the electrical contractor is more responsible for cutting prices than any other one thing. The fact that estimates have been made on a job, and simply because a general contractor, architect, or supposed business friend states that a competitor has underbid you 20 per cent. that he does not want to deprive you of the contract, but is willing to give it to you at the low bid," is no real reason for taking the work at the lower price. There must enter into this man's mind the fact that you will render superior service or cause

him less trouble and for this reason you will probably get the work at your price.

There is a much abused practice in holding lower bids over the heads of responsible firms who have estimated on a given job. Bear in mind this story is handed out by a certain lot of general contractors and others to every one who figures, but only after they have obtained the contract and desire to buy a job 20 to 30 per cent. cheaper than the figures they used to secure it. A majority of contractors put their figures in at cost, and take a chance of playing one sub-contractor against another, so as to make their profit.

Would it not be a good idea to call on one or two of your competitors and compare notes, not for any reason to hold the men up, but simply in self-protection. If this is done, it will be found frequently that what the buyer states to you is the same as what he has told every one else.

Following along these lines if the bidder will absolutely refuse to cut his price great benefit would result not only to himself, but business at large.

A large number of electrical contractors have not adopted any standard form of estimating sheet. In my own experience in trying to check a job for quantities, etc., with a competitor, the fact that all estimates are prepared in a different way makes it difficult. For example, one contractor will simply list all lighting outlets as outlets, and put down the total number of outlets, using an ordinary pad. Then he will put down the total amount of conduit wire, etc. This is really not estimating, but guessing. Ceiling outlets and side outlets should be kept separate and apart, and each floor should be checked and measured. The number of outlets, both ceiling and side, switches, receptacles, etc., should be set down under the different headings. The amount and sizes of conduit together with the number of circuits, panels, etc., should be placed for each floor. This is a true estimate.

One advantage in following out this system is that in case the owner decides to add another floor, or ask for certain changes on a given floor, it is only a matter of consulting the estimate sheet to determine the value and cost.

The following caution should be observed in estimating: Do not overlook overhead expenses. Every contractor has certain fixed charges such as rent, telephone, stationery, office payroll, bad debts, etc., that must be paid whether business is good or bad. Another point is that every man is entitled to interest invested in his business, just the same as if the money was deposited in a bank or used for the purchase of a "Liberty Bond." What the amount of this interest should be is for him to determine. It is also necessary that a surplus, for working capital, should be accumulated. It is only thus that a healthy business condition can exist.

Finally, it is most important that contractors cooperate, show a little more courtesy toward each other, and realize that the other fellow's success is also your success.

#### Bayonne Factory Project.

Work is well under way for the reconstruction and modernization of a large factory building in Bayonne, N. J., which will be occupied by the Newman-Cavallon Company, Inc., 8 West 40th street, Manhattan, for the manufacture of a metallic concrete hardener. The plans were prepared by Walter Kidde & Company, 140 Cedar street, and the construction is proceeding under the direction and supervision of the engineers. The building will be equipped with thoroughly modern machinery especially designed for the production of this preparation for making concrete floors dust-proof and wearproof. The building will have a floor area of between 7,500 and 10,000 square feet and will have a production capacity of between eight and ten million pounds of concrete hardener annually, making it one of the leading plants of the country in volume of output. S. B. Newman was for eight years the manager of the New York office of the Master Builders' Company, which had considerable experience in the manufacture of materials of this character. According to the present plans the building will be completed and manufacturing will be started about August 1, and the product will be ready to market about August 15. The growing popularity of concrete as a medium of construction has created a demand for this type of product.

#### Complete Hospital Plans.

Ludlow & Peabody, 101 Park avenue, Manhattan, have completed plans for the five-story brick and stone hospital building and power house to occupy the block bounded by Troy and Albany avenues and Crown and Montgomery streets, Brooklyn, for the Carson C. Peck Memorial Hospital, represented by C. S. Meerbard, 350 Fulton street, Brooklyn. J. Byers Holbrook, 52 Vanderbilt avenue, Manhattan, is the steam and electrical engineer. John G. Hegeman (Inc.), 29 West 42d street, Manhattan, has the general contract.

### PERSONAL AND TRADE NOTES.

**Herman A. Holz**, dealer in metal testing instruments, has removed from 50 Church street to 1 Madison avenue, New York.

**Arthur H. Blanchard**, professor of highway engineering at Columbia University, New York, has been retained as consulting engineer on the highway work of the New York City Board of Water Supply.

**J. M. Trevor**, manager of the mixer department of the Chain Belt Co., Milwaukee, has been appointed New York manager of the company, representing the Rex line of concrete mixers. His office is at 30 Church street.

**M. M. Moore**, formerly with the Machine Tool Department of Gaston, Williams & Wigmore, New York, has severed his connection with that firm, and is now associated with the sales depart-

ment of John W. Torne & Co., 165 Broadway.

**New York Electrical Society**, at its recent meeting, elected the following officers: President, Dr. A. S. McAllister; vice-presidents, J. F. Carey, Walter Neumuller and George H. Barbour; secretary, George H. Guy; treasurer, Thomas F. Honahan.

**Engineering Council**, a new department of the United Engineering Society, held its first meeting on June 27. The purpose of the organization is to "Speak authoritatively for all member societies on all public questions of a common interest or concern to engineers." The council is composed of twenty-four members, five being appointed by each of the four founder societies and four by the United Engineering Society. The founder societies are American Society of Civil Engineers, American Society of Mechanical Engineers, American Institute of Mining Engineers and American Institute of Electrical Engineers. The officers elected for the council are I.

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N. Hollis, president; H. W. Buck and George F. Swain, vice presidents; Calvert Townley, secretary, and the executive committee will be composed of the four officers and P. N. Moore and D. S. Jacobus.

University of Chicago is conducting a summer course in concrete for manual training and vocational teachers. Sessions began on June 25 and will continue until July 23. Lectures are scheduled by engineers and teachers familiar with the cement industry, and the subject of concrete as taught in manual training and vocational courses. There is no charge for the lectures which are being held by the Department of Industrial Education of the University of Chicago and the Extension Division of the Portland Cement Association, cooperating.

The Hudson Electric Club held its final season business meeting recently in Arion Hall. The organization is one of electrical contractors in the county and has forty-five members. Almost the full number were present at the meeting. Subjects of interest to electricians were discussed and four talks given—"Membership," by Mr. Rietz; "A Comparison of the New York Underwriters' Price for Inspection With That of the Newark Fire Insurance Company," by Mr. De Witt; "Suggestions for the Systematic Collection of Debts," by A. B. Spaulding, and "Inspection of Additional Wiring," by Mr. Moser.

American Society for Testing Materials held its twentieth annual meeting last week at Atlantic City. Among the subjects discussed which were of interest to engineers are the following: "Electrical Insulation," C. E. Skinner; "Corrosion of Iron and Steel," S. S. Voorhees; "Some Applications of Magnetic Analysis to the Study of Steel Products," C. W. Burrows; "Interior Surface Defects in Brass Condenser Tubes as a Cause for Corrosion," W. Reuben Webster; "The Hardness of Hard-Drawn Copper," D. H. Pierce; "The Electrolytic Determination of Tin on Tinned Copper Wire," George G. Grower; "Preservative Coatings for Structural Materials," E. H. Walker; "Lubricants," C. C. Van Gundy; "Comparison of the Heat-Insulating Properties of Materials Used in Fire-Resistive Construction," W. A. Hull; "Refractories," A. V. Bleininger, and "Suggested Improvements in the Manufacture of Silica Brick," C. E. Nesbitt and M. L. Bell.

Edward R. Koch, chairman of the Military Training Committee of the Bronx Board of Trade, announces that as an outgrowth of military training lectures conducted under the auspices of The Bronx Board of Trade, about 150 men desiring to receive further instruction in military matters have organized themselves known as "The Bronx Military Training Corps." Drills and lectures are held every Tuesday and Friday night from 8 to 10 p. m., in the Old Armory, Bathgate avenue and 176th street. Outdoor drills are held every Saturday afternoon at Fort Schuyler from 3 to 6 p. m., under the supervision of United States Army officers.

National Electric Credit Association held its eighteenth annual meeting at the Boston City Club, Boston, Mass., last week. The hotel headquarters were at the Copley-Plaza. The annual meeting was an innovation this year, as it was the first time that a fixed program had been scheduled. Among the subjects that were discussed at this meeting were the following: "The Scope of the Electrical Credit Association," by Guy V. Williams, New York City; "Trade Acceptances," by J. D. Meek, Indianapolis Electric Supply Company; "What and Why Is the Cash Discount?" by David Kerr, Lewis Electrical Supply Company, Boston; "Should Interest Be Charged on Overdue Accounts?" by D. E. Crane, Macbeth-Evans Glass Company, Pittsburgh; "The Small Risk—Definition, Exploitation and Control," by R. P. Tracy, Joseph E. Greene Company, Boston; "Contractors' Accounting Methods—The Best Credit Barometer," by J. W. Smith, General Electric Company, New

York City, and "Municipal Mumps—Prevention and Cure," by J. F. Thomas, Elliott-Lewis Electrical Company, Philadelphia.

The Westinghouse Electric and Manufacturing Co. held its regular meeting of the board of directors in New York recently. An extra dividend of one-half of 1 per cent. was declared on both the common and the preferred stock for the benefit of the Red Cross fund. The following officers were elected: chairman of the board, G. E. Tripp; president, E. M. Herr; vice-presidents, L. A. Osborne, C. A. Terry and H. P. Davis; acting vice-president, T. P. Gaylord; comptroller and secretary, J. C. Bennett; assistant secretary, W. H. Jones; assistant treasurer and secretary, S. H. Anderson; auditor, F. E. Craig; assistant auditor, W. B. Covil. Three new vice-presidential offices were created, and the following were elected to fill them: H. B. Shute, H. T. Herr and W. Cary. H. F. Baetz was elected to succeed Mr. Shute as treasurer, while L. W. Lyons succeeds Mr. Baetz. W. J. Patterson was elected to the new position of assistant auditor.

### NO ARCHITECTS SELECTED.

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

IRONDEQUOIT, N. Y.—The Town of Irondequoit, Board of Education, Irondequoit, contemplate rebuilding the school which was destroyed by fire recently. Details are undecided and architect has not been selected.

VERONA, N. J.—The Borough of Verona, c/o A. Edgar DeCamp, chairman Bldg Committee, Municipal Bldg, Verona, has purchased property on Bloomfield av and contemplates the erection of a fire house. No architect has been selected.

### PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.  
BROOKLYN, N. Y.—The Haeger Realty Co., c/o George H. Hallock, 401 Grand st, Manhattan, owner, is taking bids on the general contract for alterations to the brick tenement, at 10 Putnam av, from plans by Max Muller, 115 Nassau st, Manhattan. Cost, \$5,000.

#### DWELLINGS.

NORTH CASTLE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids on the general contract to close July 10, for a 2½-sty frame and shingle dwelling, 106x82, on Bedford State road, for E. Halsey Malone, 61 Broadway, Manhattan, owner. Cost, \$50,000.

#### FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Vincent Laberbera, 6405 14th av, Brooklyn, owner, is taking revised bids on the general contract to close about July 11, for a 3-sty brick factory, at 6407-9 14th av, near 64th st, from plans by Cannella & Gallo, 60 Graham av, architects. Cost, \$10,000.

#### HOSPITALS AND ASYLUMS.

WARDS ISLAND, N. Y.—The Manhattan State Hospital, Wards Island, N. Y., owner, is taking bids on the general contract to close 3 p. m., July 12, for a disturbed patients' bldg., from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$46,500.

#### HALLS AND CLUBS.

BRONX.—Louis Allen Abramson, 220 5th av, architect, is taking bids on the general contract for alterations and addition to the brick and stone Y. M. H. A. bldg., 50x75, at 1261 Franklin av, for the Y. M. H. Assn., M. M. Fertig, pres., 1004 Boston rd, owner. Cost, \$35,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—The City of New York, Board of Education, William G. Wilcox, pres., Park av and 59th st, owner, is taking bids on the general contract to close 11 a. m., July 9, for alterations and repairs to Public Schools Nos. 1, 28, 51, 53 and 159, and Washington Irving High School, from privately prepared plans.

VIENNA, N. J.—The Board of Education of Vienna, Enos L. Harris, pres., Vienna, and George E. Dorcas, clerk, Great Meadows, N. J., owner, is taking bids on the general contract to close July 28, for a 2-sty brick and stone grade school, 25x82, to contain 4 classrooms, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan.

ELMIRA, N. Y.—Otis Dockstader & Son, 103 East Church st, Elmira, N. Y., archi-

fect, is taking new bids on the general contract, to close 8 p. m., July 9, for addition to the school at Southport Corners, for the Board of Trustees of Southport Corners, Clarence Mason, pres., 80 Cedar st, Elmira, owner. Cost, \$12,000.

**ELIZABETH, N. J.**—The City of Elizabeth, Board of Education, High School Building, South and South Broad sts, Elizabeth, owner, is taking bids on the general contract, to close 8 p. m., July 12, for repairs to the school buildings, from privately prepared plans.

**STABLES AND GARAGES.**

**BROOKLYN, N. Y.**—John Lohse, on the premises, owner, is taking bids on the general contract for the extension to the 2-sty stable in the south side of Kosciusko st, 90 ft west of Bushwick av, from plans by Louis Allmendinger, 20 Palmetto st. Cost, \$3,500.

**MISCELLANEOUS.**

**MONMOUTH BEACH, L. I.**—The Borough of Monmouth Beach, Borough Council, A. O. Johnson, mayor, Borough Hall, Monmouth Beach, L. I., owner, is taking bids on the general contract to close 8 p. m., July 9, for remodeling the Borough Hall, from plans by Clarence Wilson, Broadway, Long Branch, N. J., architect.

**MANHATTAN.**—The City of New York, Board of Water Supply, Charles Strauss, pres., Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 11 a. m., July 10, for a 5-sty brick and steel shaft house, 42x48, at the City tunnel of the Catskill Aqueduct, at the corner of South and Clinton sts, from privately prepared plans.

**BLACKWELLS ISLAND.**—The City of New York, Dept. of Public Charities, John A. Kingsbury, Comr., Municipal Bldg., Manhattan, owner, is taking bids on the general contract to close 10.30 a. m., July 10, for an automatic coal railway and trestle, and reconstruction of present trestle and railway, for the Metropolitan Hospital Power House, from privately prepared plans.

**ROCHESTER, UTICA AND SCHENECTADY, N. Y.**—The State of New York, W. W. Wotherspoon, State Dept. of Public Works, Albany, N. Y., owner, is taking bids on the general contract, to close 12 M., July 13, for furnishing, installing and testing portable package freight conveyors for barge canal terminals, from plans by Frank H. Williams, Telephone Bldg., Albany, N. Y., State Engineer and Surveyor.

**JERSEY CITY, N. J.**—The Jersey City Free Public Library, Nelson J. Edge, pres., 472 Jersey av, Jersey City, owner, is taking bids on the general contract to close 2 p. m., July 9, for a 1-sty brick and stone library, 50x100 (Hudson City Branch), from plans by John T. Rowland, Jr., 100 Sip av, Jersey City. Cost, \$25,000.

**RAVENSWOOD, L. I.**—The City of New York, Maurice E. Connolly, pres., Borough of Queens, Queens Subway Bldg., Hunterspoint av, L. I. City, owner, is taking bids on the general contract to close 11 a. m., July 10, for a destructor bldg, runway furnaces, appurtenances and chimney in the First Ward.

**MISCELLANEOUS.**

**MANHATTAN.**—The City of New York, Public Service Commission for the First District, Oscar S. Strauss, chairman, 120 Broadway, owner, is taking bids on the general contract, to close 11:30 a. m., July 18, for the construction of station finish for two stations on the Broadway, 4th av Rapid Transit Railroad, from privately prepared plans.

**ROSELLE, N. J.**—The Board of Chosen Freeholders of Union County, Court House, Elizabeth, owner, is taking bids on the

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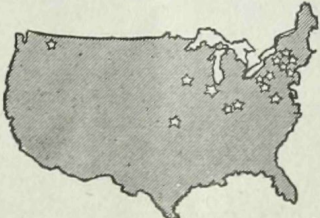
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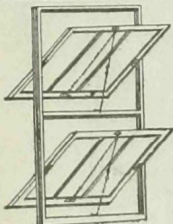
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general contract, to close 2:30 p. m., July 12, for a new concrete culvert in Walnut st, near 7th av, from plans by Jacob L. Bauer, 120 Broad st, Elizabeth, county engineer.

**SOUTH RIVER, N. J.**—The Board of Chosen Freeholders of Middlesex County, Asher W. Bissett, clerk, County Record Building, New Brunswick, is taking bids, to close 2:30 p. m., July 16, for repairing and reconstructing Main st, from plans by Alvin B. Fox, 137 Smith st, Perth Amboy, county engineer.

**FLEMINGTON, N. J.**—The Board of Chosen Freeholders of Hunterdon County, John J. Johnson, Flemington, director, is taking bids for the improvement of the road from Bristol's Corner to West Portal, from plans by Grant Davis, Whitehouse Station, N. J., county engineer. Bids close 11 a. m., July 19. Concerns a road with a length of 2.35 miles, graded, with 20 ft excavation.

**ORANGE, N. J.**—The City of Orange, F. J. Murray, Commissioner of Public Buildings, Municipal Building, Orange, is taking bids on the general contract, to close July 11, for a 1-sty reinforced concrete and brick fire-house, 99x105, at Lincoln and Central avs, from plans by John J. Lamb, 222 Main st, Orange. Cost, \$70,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS FLATS AND TENEMENTS.

**51ST ST.**—Andrew J. Thomas, 137 East 45th st, completed plans for the alteration of the 4-sty brick and stone dwelling, 22x55, at 14 West 51st st, into bachelor apartments and store, for Richard Ridgely, 450 Riverside dr, owner. Cost, \$8,000.

**LENOX AV.**—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations to the 6-sty brick tenement and store, 50x110, at 502-4 Lenox av, for the McKinley Realty & Const. Co., Joshua Silverstein, pres., 15 Madison sq, owner. Cost, \$10,000.

#### BANKS.

**MADISON AV.**—York & Sawyer, 50 East 41st st, are preparing sketches for banking quarters at the southeast cor of Madison av and 45th st, for James M. Todd and Hugh S. Robertson, 52 Vanderbilt av, owner of bldg and lessee of land, and the Equitable Trust Co., 37 Wall st, lessee of 1st floor, basement and part of 2d floor.

#### DWELLINGS.

**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.

**79TH ST.**—J. B. Snook Sons, 261 Broadway, completed plans for alterations and addition to the 5-sty brick dwelling, 40x102, at 67-71 East 79th st, for George L. Rives, 69 East 79th st, owner. Cost, \$5,000.

**62D ST.**—Harry Allen Jacobs, 320 5th av, has plans in progress for remodeling the 4-sty brick dwelling, 25x60, at 9 East 62d st, for Edmund L. Baylies, 54 Wall st, owner.

#### FACTORIES AND WAREHOUSES.

**26TH ST.**—S. F. Oppenheim, c/o Grand Hotel, Broadway and 31st st, has plans in progress for alterations to the factory at 328 East 26th st. Owner's name withheld. Cost, \$3,000.

**CLARK ST.**—Joseph L. Hernon, 540 5th av, completed plans for a 1 and 2-sty brick office and warehouse bldg, 25x90, at 22 Clark st, for the Aborn Steel Co., Joseph T. Slingby, pres., 105 Leroy st, owner. Cost, \$10,000.

**22D ST.**—W. Cullen Morris, engineer, completed plans for alterations to the 1-sty brick storage bldg, 50x212, at 400-416 East 22d st, for the Consolidated Gas Co., 130 East 15th st, owner. Cost, \$8,000.

#### HOTELS.

**44TH ST.**—John H. Scheier, 25 West 42d st, is revising plans for alterations and addition to the 4 and 5-sty Hotel Cosmos, 25 x100, and 25x125, at 100-102 West 44th st, for the Corsican Realty Co., 15 West 42d st, owner.

#### MUNICIPAL.

**10TH ST.**—Charles B. Meyers, 1 Union sq, has plans in progress for addition to the Court House in West 10th st, 6th av and Greenwich st (Jefferson Market Court) for the City of New York, Dept of Correction, Burdette G. Lewis, Comr., Municipal Bldg, owner. Cost, \$40,000.

#### SCHOOLS AND COLLEGES.

**11TH ST.**—Rouse & Goldstone, 40 West 32d st, completed plans for alterations to the 4-sty brick school, 107x93, at 132-143 East 11th st, for the Uptown Talmud Torah Assn, Samuel Bayer, pres., on premises, owner. Cost, \$5,000.

#### STABLES AND GARAGES.

**70TH ST.**—Walker & Gillette, 128 East 37th st, completed plans for alterations to the garage and chauffeur's quarters, 32x100, at 165-7 East 70th st, for Otto H. Kahn, 52 William st, and 8 East 68th st, owner. Cost, \$4,000.

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

**7TH ST.**—Walker & Gillette, 128 East 37th st, completed plans for alterations to the 4-sty brick garage and chauffeur's quarters, 32x100, at 165-7 East 70th st, for Otto H. Kahn, 52 William st, and 8 East 68th st, owner. Cost, \$4,000.

**76TH ST.**—Otto L. Spannake, 13 Park Row, completed plans for a 1-sty brick garage, 93x102, at 354-362 West 76th st, for Mary F. McGuinness, owner, and Harry Weprin, lessee. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

**GRAND ST.**—Harry N. Paradies, 231 West 18th st, completed plans for alterations to the 5-sty brick loft bldg., 50x80, at 129-131 Grand st, for the Bank for Savings, Walter Trimble, pres., 280 4th av, owner. Cost, \$4,000.

**PARK ROW.**—John B. Snook Sons, 261 Broadway, have plans in progress for alterations to the 5-sty brick store and lodging house, 25x100, at 120 Park Row, for Charles M. Church, 710 Front st, Plainfield, N. J., owner. Cost, \$10,000.

**29TH ST.**—Katz & Feiner, 505 5th av., completed plans for the alteration of the 3-sty brick theatre, 140x98, at 29-37 West 29th st, into a store and loft bldg, for the White Estate, Alain B. White, trustee, 41 Park Row, owner, and the Altman Estates, 47 West 34th st, lessee. Cost, \$12,000.

**VAN DAM ST.**—Robert Teichman, 22 William st, completed plans for 1-sty brick stores, 67x74, at the northwest cor of Van Dam and MacDougal sts, for C. H. Van Aken Co., 148 West 4th st, owner. Cost, \$5,000.

**PARK ROW.**—John B. Snook Sons, 261 Broadway, have plans in progress for the alteration of the 5-sty brick store and lodging house, 25x100, at 120 Park Row, for Charles M. Church, 710 Front st, Plainfield, N. J., owner. Cost, \$10,000.

**86TH ST.**—Alexander Baylies, 33 Bible House, completed plans for the alteration of the 5-sty brick stores and ball room, 178x125, at 203 East 86th st, for Jacob Lauchheimer, National Bank of Far Rockaway, North and Central avs, Far Rockaway, L. I., owner. Cost, \$15,000.

**13TH ST.**—Jean Jeauime, 37 Sullivan st, completed plans for the alteration of the 4-sty brick loft bldg, 25x85, at 58 East 13th st, for Samuel H. Valentine, Estate, 145 Nassau st, owner. Cost, \$5,000.

**FRONT ST.**—Frederick P. Platt, 1123 Broadway, has plans in progress for the alteration and addition to the 6-sty brick office and storage bldg at 181 Front st, for Frederick H. Cone, 176 Front st, owner. Cost, \$20,000.

#### THEATRES.

**BROADWAY.**—Henry I. Cobb, 527 5th av, completed plans for alterations to the 2 and 3-sty brick theatre and office bldg, 104x71, at 1482-90 Broadway, for the 1482 Broadway Corp., Edmund K. Stallo, pres., 60 Broadway, owner. Cost, \$6,000.

**RUTGERS ST.**—Shampan & Shampan, 772 Broadway, Brooklyn, complete plans for alterations to the 3-sty brick moving picture theater and dwelling, at 39 Rutgers st, for the Rutgers Amusement Co., on premises, owner. Cost, \$8,500.

#### MISCELLANEOUS.

**PARK AV.**—Pilcher & Tachau, 109 Lexington av, completed plans for alteration and extension to the brick and granite armory at Park av and 94th st, for the City of New York, Armory Board, John Purroy Mitchel, Mayor, Hall of Records, Manhattan, owner. Gunvald Aus Co., 244 Madison av, is the steel engineer. Cost, \$280,000.

#### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
**149TH ST.**—Moore & Landsiedel, 3d av and 148th st, completed plans for alterations to the 6-sty tenement and stores, in the north side of 149th st, 270 ft east of Morris av, for the Biondi Holding Co., 292 East 149th st, owner. Cost, \$17,500.

#### SCHOOLS AND COLLEGES.

**149TH ST.**—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 4-sty brick school in the north side of 149th st, from Union to Tinton avs, for the City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner. Cost, \$7,500.

**216TH ST.**—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 2-sty brick school at the southeast cor of 216th st and Willetts av for the



City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, owner. Cost, \$2,500.

141ST ST.—C. M. Morgan, 529 Courtlandt av, completed plans for a 4-sty brick school at the southeast cor of 141st st and Brook av, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$2,000.

**STABLES AND GARAGES.**

PARK AV.—John H. Knubel, 305 West 43d st, completed plans for a 3-sty brick garage, at 4132-4 Park av, for Frederick Wilkening, 224 East 24th st, owner. Cost, \$12,000.

VYSE AV.—Lucian Piscotta, 391 East 149th st, completed plans for a 1-sty stone garage, 50x100, on the west side of Vyse av, 100 ft. south of Jennings st, for George Baldo, 2472 Arthur av, owner. Cost, \$10,000.

JEROME AV.—De Rose & Cavalieri, 148th st and 3d av, completed plans for a 1-sty stone garage, 75x100, at the northwest cor of Jerome av and 169th st, for the Nesti Construction Co., 658 East 189th st, owner. Cost, \$15,000.

BAINBRIDGE AV.—Katz & Feiner, 505 5th av, have plans in progress for four portable galvanized iron garages, 10x20 ft each, on Bainbridge av, Briggs av and 197th st.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, will draw plans for 1-sty brick and stone garages, 20x30 ft each, on Harlem River Terrace, south of Fordham road, for John H. Beckmann, 2295 University av, owner and builder.

**STORES, OFFICES AND LOFTS.**

184TH ST.—Kreymborg Architectural Co., 1029 East 163d st, completed plans for 1-sty brick stores, 95x95, in 184th st, sec Jerome av, for the Arklein Realty Co., Aaron Klein, 1029 East 163d st, owner. Cost, \$35,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

PRESIDENT ST.—Harold L. Young, 22 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.

PIERREPONT ST.—George P. Chappell, 258 Broadway, completed plans for extension and interior alterations to the 4-sty bachelor apartments and offices in the north side of Pierrepont st, 77 ft west of Clinton st, for Thomas M. Lloyd, on premises, owner. Cost, \$8,000.

SMITH ST.—A. Brook, 350 Fulton st, completed plans for alterations of the 4-sty brick business building, 20x89, at 123 Smith st, into a tenement with stores, for J. Rose, 86 Flatbush av, owner and builder. Cost, \$9,000.

STERLING PL.—Shampan & Shampan, 772 Broadway, have plans in progress for a 4-sty brick and stone apartment, 50x80, in Sterling pl, near Kingston av. Owner's name will be announced later. Cost, \$45,000.

MYRTLE AV.—H. B. Polak, 1010 Eastern Parkway, completed plans for extension to the 3-sty tenement with store on the south side of Myrtle av, 184 ft west of St. Edward st, for James Green, 516 Canal st, owner. Cost, \$4,500.

GRAND AV.—Max Muller, 115 Nassau st, Manhattan, completed plans for interior alterations to the 4-sty tenement at the southeast cor of Grand and Putnam avs, for the Hagar Realty Co., 60 Wall st, Manhattan, owner. Cost, \$2,500.

**DWELLINGS.**

SUNNYSIDE AV.—William C. Winters, 106 Van Sicten av, is revising plans 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.

CHURCH AV.—Cantor & Dorfman, 373 Fulton st, Bklyn, completed plans for five 2-sty brick dwellings, 19x51, on the south side of Church av, 163 ft west of Ocean av, for Kraslow Construction Co., 188 Montague st, owner. Cost, \$22,500.

EAST 15TH ST.—The New Era Homes Corp., 189 Montague st, owner, has had plans completed privately for a 2-sty frame dwelling, 22x38, in the west side of East 15th st, 180 ft south of Av O. Cost, \$6,000.

AV N.—Benjamin Hudson, 319 9th st, will draw plans for a 2½-sty frame and shingle dwelling, 20x42, at the cor of AV N and East 26th st, for M. Lucas, 2121 Bay av, Bklyn, owner and builder.

CROPSEY AV.—V. S. Todaro, 1804 West 8th st, completed plans for a 2-sty brick dwelling, 20x45, on the east side of Cropsey av, 58 ft north of 28th av, for Matteo Radamo, 22 Delancey st, Manhattan, owner. Cost, \$3,500.

77TH ST.—Henry Rocker, 9004 5th av, Bklyn, completed plans for extension to the 3-sty dwelling in the north side of 77th st, 80 ft east of 5th av, for John M. Bowman, 359 Ovington av, owner. Cost, \$2,000.

82D ST.—Kallich & Lubroth, 215 Montague st, completed plans for four 2-sty frame dwellings, 20x42, in the north side of 82d st, 30 ft east of 19th av, for the Kattiel Building Corp., 215 Montague st, owner. Cost, \$24,000.

EAST 13TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 2½-sty frame dwelling, 25x42, in the west side of East 13th st, 321 ft south of Kings Highway, for Dr. H. Lipp, owner. Cost, \$25,000.

BROOKLYN, N. Y.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have plans in progress for two 2-sty brick and stone dwellings, 20x52. Owner's name and exact location will be announced later. Cost, \$5,000 each.

78TH ST.—A. G. Carlson, 226 Henry st, completed plans for nine 2-sty brick dwellings, 19x62, in the south side of 78th st,

99 ft west of 5th av, for the John Construction Co., 71st st and 10th av, owner. Cost, \$45,000.

MYRTLE AV.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., are revising plans for alterations 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. Cost, \$12,000.

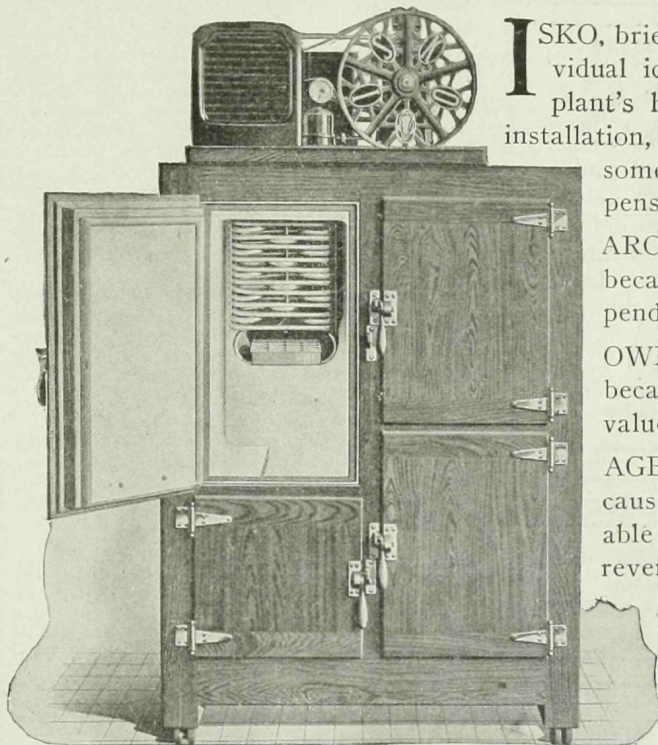
ORIENTAL BLVD.—Paul J. Gallagher, 83 West End av, Bklyn, completed plans for a 1-sty brick dwelling, 51x52, on Oriental Blvd, nwc Dover st, for William Widderman, 83 West End av, owner. Cost, \$9,000.

EDISTO ST.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for ten 2-sty brick and stone dwellings, 16x36, in the east side of Edisto st, 344 ft south of Liberty av, for Harry Fleit, 1219 Herald av, Richmond Hill, L. I., owner. Cost, \$3,500 each.

**FACTORIES AND WAREHOUSES.**

REED ST.—M. J. Wiegand, foot Montague st, completed plans for alterations to the 1-sty storage bldg in the west side

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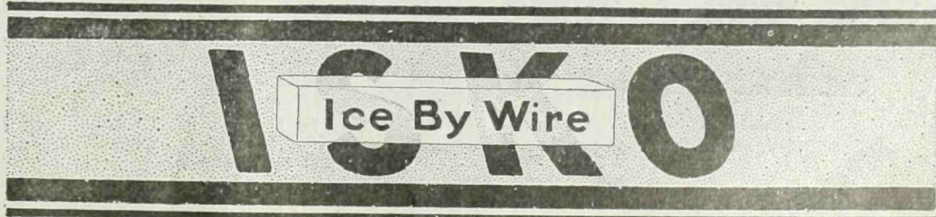
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of Reed st, 152 ft north of Van Brunt st, for the New York Dock Co., William E. Holm, pres., 44 Whitehall st, Manhattan, owner. Cost, \$2,000.

KENT AV.—John C. Percy, 1014 Park av, Bklyn., completed plans for extension to the 1-sty storage bldg., on the west side of Kent av, 409 ft north of DeKalb av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner. Cost, \$8,000.

### STABLES AND GARAGES.

SIEGEL ST.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick stable, 50x25, in the south side of Siegel st, 125 ft west of Manhattan av, for Jacob Blum, Cooper and Metropolitan avs, Middle Village, L. I., owner. Cost, \$2,500.

ATLANTIC AV.—C. H. Richter, 39 Cortlandt st, Manhattan, completed plans for a 1-sty brick garage, 100x100, on the south side of Atlantic av, 100 ft east of Troy av, for Joseph H. Urchert, 29 Cortlandt st, Manhattan, owner. Cost, \$22,000.

SOUTH 2D ST.—H. F. Hansler, 1404 Hancock st, completed plans for interior alterations to the 2-sty garage at the northeast cor of South 2d st and Kent av for the American Sugar Refining Co., on premises, owner. Cost, \$2,500.

BROOKLYN, N. Y.—Louis Schillinger, 167 Van Siclen av, Bklyn, has plans in progress for ten 1-sty brick and stone garage. Owner's name and exact location will be announced later. Cost, \$8,000.

15TH ST.—Max Hirsch, 350 Fulton st, Bklyn, is preparing plans for a 1-sty garage, 100x100, in the north side of 15th st, bet. 2d and 3d avs, for Fred Neugass, 219 West 136th st, Manhattan, owner. Cost, \$18,000.

ATLANTIC AV.—C. H. Richter, 39 Cortlandt st, Manhattan, completed plans for a 1-sty brick garage, 100x100, on the south side of Atlantic av, 100 ft east of Troy av, for Joseph H. Urchert, 29 Cortlandt st, Manhattan, owner. Cost, \$22,000.

BROOKLYN, N. Y.—H. W. Castor, 21 South 12th st, Philadelphia, Pa., has preliminary plans in progress for a 2-sty brick service station, for the Autocar Co., 553 West 23d st, Manhattan, owner. Exact location will be announced later.

ROBINSON ST.—F. W. Eisenla, 571 77th st, completed plans for a 1-sty brick garage, 75x120, in the south side of Robinson st, 213 ft east of Rogers av, for John Farma, 293 21st st, owner. Cost, \$10,000.

### THEATRES.

FULTON ST.—Charles Infanger & Son, 2634 Atlantic av, completed plans for extension to the 1-sty moving picture theatre in Fulton st, 70 ft east of Crescent st, for Adolph A. Kloster, 2111 Caton av, owner. Cost, \$5,000.

### MISCELLANEOUS.

LORRAINE ST.—Louis A. Hornum, 405 Lexington av, Manhattan, completed plans for extension to the 2-sty shop at the southeast cor of Lorraine st for the P. H. Gill Forge & Machinery Works, 1 Lorraine st, owner. Cost, \$4,000.

### Queens.

#### DWELLINGS.

MEADOWMERE, L. I.—Charles Meyer, Meadowmere Park, L. I., owner, has had plans completed privately for a 2-sty frame dwelling and store, 32x77, at the southwest cor of Meyer and Rockaway avs. Cost, \$3,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, completed plans for a 1-sty brick dwelling and store, 21x75, on the north side of Flushing av, 100 ft west of Lawrence st, for W. J. Allen, Franklin and Munson sts, L. I. City, owner. Cost, \$4,500.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has plans in progress for two 2½-sty frame and shingle dwellings, 25x36, for F. Hoyt, owner and builder. Cost, \$4,500 each.

WOODHAVEN, L. I.—J. Nadig, 302 Hoyt st, L. I. City, completed plans for a 2-sty frame dwelling and store, 16x42, at the northeast cor of Ferry st and Rockaway rd, for G. Alloco, Ferry st, Woodhaven, owner. Cost, \$3,000.

QUEENS, L. I.—Newman H. Raymond, Queens, L. I., completed plans for eight 2½-sty frame dwellings, 29x29 and 35x29, at the southwest cor of Poplar st and Jefferson av, and in the north side of Poplar st, 150 ft west of Jefferson av, for Graydow Co., Queens, L. I., owner. Total cost, \$26,500.

JAMAICA, L. I.—The Degnon Contracting Co., Mr. McNulty, in charge, Queens Borough Bldg, L. I. City, owner, has had plans completed privately for six 2½-sty frame, shingle and stucco dwellings in Hillcrest Park, Cost, \$10,000 each.

EAST ELMHURST, L. I.—L. Marinelli, Corona, L. I., completed plans for a 2½-sty dwelling, 18x40, in the west side of Bay and 1st sts, for Peter Lynch, East Elmhurst, owner and builder. Cost, \$4,000.

EAST ELMHURST, L. I.—Frederick Korfman, 406 9th av, L. I. City, completed plans for a 2½-sty frame and stucco dwelling, 26x60, at Bay 5th st and Columbus blvd, for Joseph Kneer, 388 Broadway, L. I. City, owner and builder.

ELMHURST, L. I.—M. W. Del Gaudio, 401 East Tremont av, 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.

WOODHAVEN, L. I.—Frank W. Seeley, 4068 Dalrymple av, Woodhaven, completed plans for eight 2-sty frame dwellings, 16x32, on the west side of Dalrymple av, 40 ft east of Boyd av, for J. B. Millard, Lebanon, Pa., owner. Cost, \$28,000.

WOODHAVEN, L. I.—George Crane, 4568 Jamaica av, Richmond Hill, completed plans for two 2-sty frame and shingle dwellings, 16x39, in the west side of Diamond st, 492 and 516 ft north of Jamaica av, for Gatehouse Bros., 58 Chestnut st, owner and builder. Cost, \$3,000 each.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., completed plans for two 2½-sty frame and shingle dwellings, 16x36, on the north side of Broadway, 200 and 225 ft west of Pearl pl, for Emma Killane, Stigbie av, Springfield, owner and builder. Cost, \$3,500 each.

WOODHAVEN, L. I.—F. W. Seeley, 4068 Dalrymple av, Woodhaven, completed plans for a 2½-sty frame dwelling, 16x36, on Dalrymple av, at Boyd av, for H. D. Millard, Lebanon, Pa., owner. Cost, \$3,500.

RICHMOND HILL, L. I.—Frank Sabetti, 1455 Bushwick av, Bklyn, has plans in progress for six 2½-sty frame and stucco dwellings, 18x34, at the southeast cor of Tuckahoe st and Lefferts av, for the Gee Construction Co., 1455 Bushwick av, Bklyn, owner and builder. Cost, \$4,000 each.

HOLLIS, L. I.—William A. Finn, 229 New York av, Jamaica, L. I., completed plans for a 2-sty frame dwelling, 16x36, on the north side of Bellview av, 75 ft west of Flushing av, for Harry Nicholas, 635 53d st, Bklyn, owner. Cost, \$3,000.

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.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for two 2-sty frame dwellings, 16x35, in the north side of 137th st, 225 ft west of 201st st, for Emma Killane, Springfield, L. I., owner. Cost, \$6,000.

RICHMOND HILL SOUTH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for ten 2-sty frame dwellings, 16x36, in the east side of Edisto st, 344 ft south of Liberty av, for Harry Fleit, 1219 Herald av, Richmond Hill, owner. Cost, \$35,000.

WOODHAVEN, L. I.—F. W. Seeley, 4068 Dalrymple av, Woodhaven, completed plans for a 2½-sty frame dwelling, 16x36, at the southeast cor of Potomac st and Dalrymple av, for J. B. Millard, Lebanon, Pa., owner. Cost, \$3,500.

LONG ISLAND CITY.—J. F. Nilan, owner, 436 East 57th st, Manhattan, has had plans completed privately for a 2-sty brick dwelling, 25x38, on the west side of 3d av, 190 ft north of Graham av. Cost, \$4,500.

### SCHOOLS AND COLLEGES.

NEWTOWN, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, has plans nearing completion for addition to the 4-sty brick high school on Chicago av for the City of New York, Board of Education, Bernard Suydam, School Comr., Elmhurst, L. I., owner. Cost, \$350,000.

FLUSHING, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, has plans in progress for fire repairs to the brick public school at Queens and Robinson avs, P. S. No. 24, for the Board of Education of the City of New York, William G. Wilcox, pres., Park av and 59th st, Manhattan, owner. Cost, \$10,000.

### STABLES AND GARAGES.

JAMAICA, L. I.—George Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for alterations and addition to the garage in the west side of North Washington st, 217 ft north of Fulton st, for the Queensboro Stables, 19-23 North Washington st, Jamaica, owner. Cost, \$5,000.

RICHMOND HILL, L. I.—Erdman & Hahn, 101 Park av, Manhattan, completed plans for a 1-sty brick stable and store shop, 31x175, on Martin av, 610 ft south of Myrtle av, for the City of New York,

Dept. of Parks, John E. Weier, com'r, Forest Park, Richmond Hill, owner. Cost, \$29,500.

## MISCELLANEOUS.

GLENDALE, L. I.—H. C. Bruckner, 720 Prospect av, Ridgewood, L. I., completed plans for rear extension to the coal pocket, at the southwest cor of Kossuth pl and Van Cortlandt av, for Phillip Dietz Coal Co., on premises, owner. Cost, \$2,500.

## Richmond.

## MISCELLANEOUS.

STATEN ISLAND SOUND, N. Y.—The U. S. Government, Col. Rossell, U. S. Engineer, Army Bldg, 39 Whitehall st, Manhattan, owner, has had plans completed privately for dredging and rock removal. Cost, \$60,000.

## Nassau.

## DWELLINGS.

LITTLE NECK, L. I.—F. Johnson, 43 Prospect st, Flushing, L. I., completed plans for a 2½-sty frame and siding dwelling, 24x32, for Charles E. Butler, owner. Cost, \$6,000.

## Westchester.

## DWELLINGS.

PELHAM, N. Y.—Gustave Kilthau, 6 Neptune pl, Mt. Vernon, completed plans for alterations and repairs to the 2½-sty frame and shingle dwelling, 30x42, for John S. Fairchild, 3d av, Mt. Vernon, owner and builder.

LARCHMONT, N. Y.—Patterson & Dula, 527 5th av, Manhattan, have plans in progress for a 2½-sty dwelling and garage, 25x150, at Pryor Point, for E. D. White, owner. Cost, \$30,000.

ARDSLEY-ON-HUDSON, N. Y.—Patterson & Dula, 527 5th av, Manhattan, have plans in progress for a 2½-sty dwelling and garage, 30x100, for G. Ward Remington, Irvington, N. Y., owner.

## STABLES AND GARAGES.

WHITE PLAINS, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, completed plans for a 2-sty brick and stone public school, 146x67, to contain ten classrooms, for the Board of Education of White Plains, Mr. Shaw, clerk, High School Bldg, White Plains, owner. Cost, \$45,000.

MT. VERNON, N. Y.—James H. Perry, 349 South 4th av, Mt. Vernon, completed plans for a 1-sty brick garage, 60x64, at 32 South 6th av, for Clarence Ware, South 6th av, Mt. Vernon, owner and builder. Cost, \$3,000.

## New Jersey.

## APARTMENTS, FLATS &amp; TENEMENTS.

ATHENIA, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2-sty brick flat, 25x67, at 269 Sarpeant av, for Gregoria Nakonechnia, 32 Orange st, Athenia, owner. Cost, \$5,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, will prepare sketches for a 3-sty brick flat and store, 25x65, in Christine st, for F. Jeanatano, owner. Cost, \$6,500.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., completed plans for two 4-sty brick apartments, 65x100, at 12 to 18 21st st, for Michael Piedke, 774 Park av, West New York, owner and builder. Cost, \$50,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 4-sty brick tenement, 50x71, for Dennis Mullins, 263 Beacon av, Jersey City, owner. Cost, \$30,000.

EAST ORANGE, N. J.—J. B. Acocella, Union Bldg, Newark, completed plans for a 3-sty brick and stone apartment, 52x84, at 55-57 Sussex av, cor Steuben st, for Charles H. Walker, Union Bldg, Newark, owner. Cost, \$25,000.

## DWELLINGS.

DUNELLEN, N. J.—Nathan Myers, Court Theatre Bldg, Newark, N. J., has plans nearing completion for a 2-sty frame and stucco dwelling, 35x40, on Washington av, adjoining the Brook, for Gustav Lietz, owner. Cost, \$5,000.

SOMERVILLE, N. J.—P. C. Van Nuys, 1 West Main st, Somerville, has plans in progress for two 2½-sty frame and stucco dwellings, 24x43, on West End av, for Cornell Estates, A. C. Swinton, Somerville, owner and builder. Cost, \$5,000 each.

ENGLISHTOWN, N. J.—W. C. & A. F. Cottrell, Kinmouth Bldg, Asbury Park, N. J., have plans in progress for a 2½-sty hollow tile and stucco dwelling, 32x38, in Main st, for Margaret Connors, owner. Cost, \$7,500.

MAPLEWOOD, N. J.—Kenneth Dalzell, Maplewood, will draw plans for two 2½-sty frame and shingle dwellings, 30x36, in Beach pl, near Woodland av, for the Build-

ers' Realty Co., 111 Washington av, Newark, N. J., owner. Cost, \$6,500.

ROSELLE, N. J.—Taylor & Moseley, 40 Wall st, Manhattan, have plans in progress for alterations to the 2½-sty frame dwelling for Henry Huntington, 156 5th av, Manhattan, owner. Cost, \$2,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, completed plans for a 1-sty brick dwelling, 29x50, with two stores, at 295 Belleville av, for Frank Stone, 405 Central av, Newark, owner. Cost, \$3,500.

NUTLEY, N. J.—A. J. C. Van Leuven, 101 Brookfield av, Nutley, N. J., complet-

ed plans for a 2-sty frame dwelling, 28x20, in Chestnut st, for Thompson & Cranford, Nutley, owner. Cost, \$4,000.

MAPLEWOOD, N. J.—Kenneth Dalzell, Maplewood, will draw plans for two 2½-sty frame and shingle dwellings, 28x56, for the Dudal Realty Co., Kenneth Dalzell, pres., Durand pl. and Maplewood av, Maplewood, owner and builder. Cost, \$7,000 each.

SOUTH ORANGE, N. J.—William Garbrant, 584 Main st, East Orange, N. J., has plans in progress for two 2½-sty dwellings, 24x36, for Ernest Handy, 343 Main st, East Orange, N. J., owner and builder. Cost, \$6,500 each.

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REPAIRS

212 E. 52nd St., N. Y.

EAST PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2-sty brick dwelling, 22x38, on Falmouth av, for Luciano Laurina, 54-6 East 3d st, Manhattan, owner. Cost, \$4,000.

GRANTWOOD, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for four 2½-sty frame and stucco dwellings, 24x26, for Birne & Bohm, Grantwood, owners. Cost, \$4,000 each.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., completed plans for a 2-sty brick dwelling, 25x46, at 29 22d st, for Carmelo Fornica, 607 15th st, West New York, owner. Cost, \$5,000.

SOMERVILLE, N. J.—Frank Watson, 1211 Walnut st, Philadelphia, Pa., has plans in progress for remodeling the 3-sty frame dwelling, near Somerville, N. J., for William Galloway, Somerville, owner. Cost, \$5,000.

NEWARK, N. J.—Convery & Conklin, 665 Broad st, Newark, have plans in progress for a 2-sty frame dwelling, 25x30, at 82 Montrose st, for William Delaney, owner. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The Nuca Butter Co., on premises, owner, is having plans revised privately for a 2-sty reinforced concrete hollow tile and finished stucco warehouse, 35x110, in 5th st. Cost, \$25,000.

#### HALLS AND CLUBS.

NEWARK, N. J.—George A. Polcanis, Fanwood, N. J., completed plans for the alteration of the 1-sty brick dance hall, 133x146, at the southeast cor of Washington and Bleecker sts, into an ice skating palace, for the Granite Realty Co., and Phillip J. Bowers, 786 Broad st, Newark, owners, and the Newark Ice Palace, Inc., G. H. Callis, pres., lessee. Cost, \$40,000.

#### HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—Palmer & Hornbostle, 63 William st, Manhattan, have preliminary plans nearing completion for the addition to the brick and stone memorial hospital, for the Morristown Memorial Hospital, 66 Morris st, Morristown, owner, and Mrs. Peter H. B. Frelinghuysen, Morristown, N. J., donor. Cost, \$60,000.

#### HOTELS.

ELIZABETH, N. J.—J. E. Beatty, 15 North Reid st, Elizabeth, is revising plans for interior alterations and addition to the 3-sty frame hotel at the cor of Front and Fulton sts, for Mark Tarbay, 57 Fulton st, Elizabeth, owner. Cost, \$5,000.

#### MUNICIPAL.

UNION HILL, N. J.—Alexander C. Schoen, 711 Bergenline av, West New York, has plans nearing completion for a 2-sty brick fire house, 25x60, at 419 Main st (Columbia Hose Co. No. 2), for the Town of Union, Board of Common Council, William A. Brady, Mayor, owner. Cost, \$18,000.

#### SCHOOLS AND COLLEGES.

MOONACHIE, N. J.—A. B. Morrison, 195 Boulevard, Hasbrouck Heights, N. J., has

completed plans for the alteration and addition to the brick school for the Board of Education of Moonachie.

#### STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, completed new plans for alterations and addition to the 3-sty brick department store, 50x200, at 140 East Front st, for C. W. McCutcheon, 95 Broad st, Manhattan, and 21 Rockiew av, Plainfield, owner, and A. E. Force & Co., on premises, lessee. Cost, \$12,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, completed plans for three 1-sty brick stores and a private garage, 40x48, at Warren and Hartford sts, for Charles Metzger, 371 Warren st, Newark, owner. Cost, \$5,000.

#### Other Cities.

##### DWELLINGS.

EAST VIEW, N. Y.—Alfred Hopkins and Charles S. Keefe, 101 Park av, Manhattan, has completed plans for a 2½-sty frame and brick veneer superintendent's cottage, 84x16, for the Westchester County Building Commission, Court House, White Plains, N. Y., owner. Cost \$12,000.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, Poughkeepsie, has plans in progress for a 2½-sty frame dwelling, 24x26, on Fulton av, for E. J. Hatfield, Poughkeepsie, N. Y., owner. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—U. S. Hoffman Co., 329 Temple st, Syracuse, N. Y., owner, is having plans prepared privately for a 1-sty factory bldg, 70x174, in Taylor st, in rear of present plant.

#### SCHOOLS AND COLLEGES.

OSWEGO, N. Y.—Wilson Potter, 1 Union sq, Manhattan, is preparing sketches for a brick high school bldg, for the Board of Education of Oswego, Michael F. Crimmins, pres., City Hall, Oswego, owner. Site not yet selected. Cost, \$300,000.

#### MISCELLANEOUS.

PIERCEFIELD, N. Y.—Linn Kinney, Mayro Bldg, Utica, N. Y., completed plans for a 2-sty brick industrial community bldg, 50x100, for the International Paper Co., M. O. Wood, local supt., Piercefield, owner. Cost, \$25,000.

OLD FORGE, N. Y.—Parish & Schroeder, 280 Madison av, Manhattan, have plans in progress for a wooden camp for Mrs. Edward W. Sparrow, 41 East 63th st, Manhattan, owner.

SYRACUSE, N. Y.—E. E. Battey, 161 West Brighton av, Syracuse, will draw plans for a 3-sty brick labor temple at 507-509 East Fayette st, for the Labor Temple Assn., Norman G. Sprague, Syracuse, owner. Cost, \$50,000.

### CONTRACTS AWARDED.

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

#### CHURCHES.

MANHATTAN.—Magoba Construction Co., 1178 Broadway, has the general contract for the alteration of the 3-sty brick and stone dwelling, 20x71, at 2 Van Ness pl into a synagogue, for the Congregation Darch Amuno, M. B. Goldberger, Rabbi, 218 West 4th st, owner, from plans by Sommerfeld & Steckler, 31 Union sq. Cost, \$10,000.

MANHATTAN.—J. R. Bremner & Co., 680 Madison av, have the general contract for interior alterations to the brick and stone church, at 10 West 68th st, for the Second Church of Christ Scientist, from plans by Grosvenor Atterbury, 20 West 43d st. Consists of redecorating the interior of the church and making partition changes to increase seating capacity.

HARTSDALE, N. Y.—Emerson W. Adams, 4 Depot sq, White Plains, N. Y., has the general contract for a 1-sty stone and wood church, 32x85, at the cor of Walworth and Greenacres avs, for the Hitchcock Memorial Presbyterian Church, F. Rutledge Davis in charge, Hartsdale, N. Y., owner, from plans by Renwick, Aspinwall & Tucker, and Shirley Guard, associate architects, 8 West 40th st, Manhattan.

RED BANK, N. J.—Quackenbush & Leonard, 36 Hudson av, Red Bank, have the general contract for a 1-sty hollow tile and stucco parish house, 30x72, in West Front st, for Trinity Church, Rev. Robert A. MacKellar, pastor, Maple av, Red Bank, owner, from plans by J. C. & G. A. Delatush, cor Broad and Monmouth sts, Red Bank. Cost, \$10,000.

#### DWELLINGS.

MANHATTAN.—The Charles Loesch Contracting Co., 415 West 50th st, has the general contract for a 2-sty brick dwell-

ing and stable, 29x75, at 507 East 63d st, for George Ehret, 217 East 92d st, owner, from plans by Louis E. Dell, 1133 Broadway, architect. Cost, \$10,000.

BROOKLYN, N. Y.—The Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for interior alterations to the four 4 and 5-sty brick dwellings, 22x60, on the west side of Washington av, 55 ft north of Lafayette av, on the west side of Washington av, 35 ft north of Lafayette av, and at the northwest cor of Lafayette and Washington av, for John T. Underwood, 336 Washington av, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, Cost, \$25,000.

BROOKLYN, N. Y.—Joseph Fetner, 853 Myrtle av, has the general contract for the alterations and extension to the 3-sty brick dwelling and bakery, on the west side of Coney Island av, 120 ft north of Av V, for Mrs. M. Meinstein, on premises, owner, from plans by Robert T. Schaefer, 1526 Flatbush av, Bklyn, architect. Cost, \$2,500.

NUTLEY, N. J.—Adrian J. C. Van Leeuwen, 101 Brookfield av, Nutley, has the general contract for a 2½-sty frame and shingle dwelling at 369 Chestnut st, for Austin W. Thompson and Katherine M. Crawford, 111 Montclair av, Newark, owners, from privately prepared plans. Cost, \$4,000.

NEWARK, N. J.—Nicola P. Maria, 26 Nassau st, Newark, has the general contract for a 2½-sty frame and shingle dwelling, 24x48, at 24 Grumman av, for Alvin Ambrosius, 139 Oraton st, Newark, owner, from plans by J. B. Acocella, Union Bldg, Newark. Cost, \$6,500.

YONKERS, N. Y.—James Cosgrove, 80 Palmer av, Yonkers, has the general contract for a 2½-sty frame and shingle dwelling, 26x38, at 427 Myrtle av, for Mrs. Sarah A. Cranston, Erie st, Jersey City, owner, from plans by Philip Resnyk, 40 West 32d st, Manhattan. Cost, \$4,000.

HAMMONDSPORT, N. Y.—The Lowman Construction Corp., Railroad st, Elmira, N. Y., has the general contract for fifty 2-sty dwellings for the Hammondsport Board of Trade, M. A. Hoyt, Hammondsport, N. Y., owner, from plans by Hughes & Backoff, 31 Clinton st, Newark, architects. Cost, \$2,000 each.

HARRISON, N. Y.—James Castella, Portchester, N. Y., has the general contract for a 2½-sty frame and stucco dwelling, 26x28, for J. H. Huber, Harrison, owner, from plans by W. S. Wetmore, Liberty sq, Portchester, N. Y. Cost, \$6,000.

GUTTENBERG, N. J.—Frank H. Kukuk, 309 Harrison pl, Union Hill, has the general contract for a 1-sty brick dwelling and embroidery shop, 45x54, in the south side of 26th st, for Joseph Prager, 1 Polk st, Guttenberg, owner, from plans by Joseph Weber, 132 36th st, Guttenberg, architect. Cost, \$7,500.

NORTH STAMFORD, CONN.—The Steen Symnes Co., 30 Church st, Manhattan, has the general contract for the alteration and addition to the 2½-sty frame residence, for Mrs. Joseph F. Gilder, from plans by Eleuctus D. Litchfield, 477 5th av, Manhattan, architect. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

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

PASSAIC, N. J.—Gunn Van Dale Co., 31 Clinton st, Newark, N. J., has the general contract for a 3-sty store house, 63x77, also a 1-sty garage and machine shop, 30 x50, on Lexington av, cor Center st, for Jacques Wolf & Co., on premises, and 100 William st, Manhattan, owner, from plans by John F. Kelly, P. O. Bldg, Passaic, Cost, \$25,000.

PATERSON, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract for addition to the 2-sty brick factory, 48x144, at 5th av, Riverside, for the Weidman Silk Dyeing Co., on premises, owner, from privately prepared plans.

STAMFORD, CONN.—H. A. Parsons, 49 Bank st, Stamford, Conn., has the general contract for a 2-sty brick manufacturing plant, 50x100, on Fairfield av, for Edward Steitman, owner, from privately prepared plans. Cost, \$20,000.

BRONX.—The Louis Weber Bldg. Co., 171 Madison av, Manhattan, has the general contract for alterations to the 5 and 6-sty brick factory, at 454 East 148th st, for Otilie Hertlein, 334 4th av, owner, from plans by Max Muller, 115 Nassau st, architect. Cost, \$5,000.

STEINWAY, L. I.—The Turner Construction Co., 244 Madison av, Manhattan, has

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the general contract for two reinforced concrete factories for the Oakes Mfg. Co., from plans by L. C. L. Smith, Bridge Plaza, L. I. City, architect and engineer. One building will be 2 stys in height, measuring 60x80, and the other 3 stys in height, measuring 32x100 ft.

**HALLS AND CLUBS.**

**MANHATTAN.**—Marc Eidlitz & Son, 30 East 42d st, has the general contract for the alteration to the 7-sty club house at 27 to 31 West 44th st for the Harvard Club, on premises, from plans by McKim, Mead & White, 101 Park av. Consists of removing projections, iron gratings, encroachments, and resetting the curb. Cost, \$5,000.

**HOTELS.**

**MANHATTAN.**—The Hedley Construction Co., 121 West 42d st, has the general contract for the alteration and addition to the 4 and 5-sty Hotel Cosmos, at 100-102 West 44th st, for the Corsican Realty Co., 15 West 42d st, from plans by John H. Scheier, 25 West 42d st.

**STABLES AND GARGAGES.**

**MANHATTAN.**—The Milton Zeisler Co., 433 East 74th st, has the general contract for alterations to the 3-sty brick and stone stable, 25x100, at 35 Forsyth st, for the Mary L. Mercein Estate, c/o C. H. Fuller, 309 Broadway, owner, and George Morrison, 26 Forsyth st, lessee, from privately prepared plans.

**BROOKLYN, N. Y.**—F. G. Fearon Co., 280 Madison av, has the general contract for the addition to the 1sty brick garage, in the west side of Clinton st, 34 ft south of Fulton st, for the Clinton Bldg. Co., 177 Montague st, Bklyn, owner, from privately prepared plans. Cost, \$20,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—I. Book, 220 West 42d st, has the general contract for alterations and addition to the 2-sty brick and stone store and office bldg at the northeast cor of Broadway and 37th st, for Mary A. Fitzgerald, c/o Winthrop E. Dwight, 62 Cedar st, Manhattan, owner, and Hilton & Co., F. J. Murray, general mgr, 793 Broad st, Newark, lessee, from plans by John T. Riggs, and H. P. Alan Montgomery, 105 West 40th st, architects. Cost, \$6,000.

**MANHATTAN.**—Jennings & Welstead Corp., 237 East 41st st, has the general contract for alterations to the 2-sty brick and stone store building at 962 Madison av, for Park & Tilford, on premises, owner, from plans by Herbert M. Baer, 665 5th av, architect. Cost, \$4,500.

**MANHATTAN.**—Charles T. Wills, Inc., 286 5th av, has the general contract for alterations to the office building at 16-24 West 44th st, for the General Society of Mechanics & Tradesmen, 16-24 West 44th st, owner, from privately prepared plans.

**MANHATTAN.**—Jennings & Welstead Corp., 237 East 41st st, has the general contract for alterations to the 4-sty brick store and loft building, 21x78, at 462 4th av, nwc 31st st, for John J. Welstead and U. Kavanaugh, 141 East 27th st, owner, from plans by Lansing C. Holden, 103 Park av, architect. Cost, \$5,000.

**MANHATTAN.**—Hoggson Brothers, 485 5th av, Manhattan, have the general contract for alterations to the 5-sty brick store and showrooms at 12 East 45th st, for A. S. Vernay, 12 East 45th st, owner, from privately prepared plans.

**YONKERS, N. Y.**—Achillo Sarnon, 5 Murray av, Yonkers, has the general contract for a 2-sty brick and stone trim store and loft bldg, 25x60, at 23 Palisade av, for Jacob Fox, 8 Palisade av, Yonkers, owner, from plans by William P. Katz, 12 North Broadway, Yonkers. Cost, \$9,000.

**PATERSON, N. J.**—A. B. Van Houten, 76 Paterson st, Paterson, has the general contract for a 2½-sty stone and frame office bldg and shelter at Cedar Lawn Cemetery, for the Cedar Lawn Cemetery Corp., on premises, owner, from plans by Floyd Y. Parsons, 1133 Broadway, Manhattan.

**YONKERS, N. Y.**—Ninian Jamieson, 243 South Broadway, Yonkers, N. Y., has the general contract for alterations to the 4-sty brick office bldg, 63x46 irreg, at 2 North Broadway, for Samuel B. Hawley, 377 North Broadway, Yonkers, owner, from plans by Harold C. Lincoln, 162 West 34th st, Manhattan. Cost, \$8,000.

**GREENWICH, CONN.**—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 3 or 4-sty terra cotta and granite office bldg, 26x120, on Greenwich av, for Judge A. J. Walsh, c/o Greenwich Trust Co., 96 Greenwich av, Greenwich, Conn., owner, from plans by Alfred C. Bossom, 366 5th av, Manhattan. Cost \$25,000.

**OYSTER BAY, L. I.**—S. H. Booth & Son, 30 Centre st, City Island, have the general contract for a 2½-sty brick and stone telephone exchange bldg, 40x60, on Tooker av, cor South st, for the N. Y. Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner, from plans by E. A.

Munger, architect, and H. C. Carpenter, engineer. Cost, \$40,000.

**THEATRES.**

**NEWARK, N. J.**—Israel Feinsod, 402 Hunterdon st, Newark, has the general contract for a 1 and 2-sty brick and stone moving picture theatre, three stores and one apartment, 125x150, at the southeast cor of Mt. Prospect av and Heller Parkway, for Arthur W. Moore, 22 Green st, Newark, and East Orange, N. J., owner, from plans by Henry Baechlin, 665 Broad st, Newark. Cost, \$70,000.

**MISCELLANEOUS.**

**STAMFORD, CONN.**—O'Connor Construction Co., Bank st, Stamford, Conn., has the general contract for a 1-sty brick and stone cold storage bldg in Canal st for Baer Bros., 682 Canal st, Stamford, Conn., owner, from privately prepared plans.

**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 Construction Work and Refrigeration Equipment for Storehouse and Cold Storage Building, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Wednesday, July 25, 1917, when they will be publicly opened and read. Proposals shall be inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company 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. 2619 and 2754. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

**E. S. ELLWOOD,**  
Secretary, State Hospital Commission.  
Dated: June 28, 1917.

**TREASURY DEPARTMENT,** Supervising Architect's Office, Washington, D. C., June 25, 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.

**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.

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

**NATIONAL MUNICIPAL LEAGUE** will hold its twenty-third annual meeting in Detroit, Mich., Nov. 21-24, with headquarters at Hotel Statler. For information address the secretary, Clinton Rogers Woodruff, 703 North American Bldg., Philadelphia, Pa.

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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.

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

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

Week ending June 30.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 280-4—Otto Kuhneman...FA.
Barrow st, 131—Max Hirschorn...DC
Bleecker st, 108—Benj Rosenstein, WSS-GE-FE(R)
Bowery, 146-8—Saml Robert...TD(R)
Bowery, 256—Isaac Marks...Rub-DC-Rec
Broad st, 43-5—David Kramer, O-DC-FP-D&R-Rec-GE
Broad st, 43-5—John G McCullough, 15 Broad, GE-FE(R)-WSS(R)-FP(R)
Broad st, 84—Samuel Untermeyer, 37 Wall...El
Broadway, 584-6—U S Hat Co, 588 Bway, El-FP(R)
Broadway, 682—John M Beers, c Wm H Bird-sall, 320 Bway...Stp(R)
Broadway, 821-3—United Merchants Realty & Imp Co, 44 W 18...FD-A
Broadway, 1902—David H Pruyn, 1876 Bway, Rub
Broome st, 97—Max Sherman...O
Canal st, 350—Louis Surut, 19 Green...FE(R)-O
Canal st, 396-8—Heppe Paper Box Co, El-Rec-GE-FD
Chambers st, 99—Consol Gas Co, 130 E 15...GE
Cherry st, 265-7—M Berman & Bros...D&R
Cliff st, 25—Miron Bros...Rub-O-Rec
Cliff st, 25—Chas W Gaudineer...FA-O
Cooper sq, 32-6—Jeanette M Hyman...A-FD
Duane st, 122-4—Consol Gas Co, 130 E 15...GE
Duane st, 122-4—Beeckman Lorillard Trust, WSS
8 av, 850—John F Baber...TD
11 av, 591-5—Chas R Bauerdorf, 111 Bway, WSS
14 st, 149-55 E—Patrick J O'Keefe, 223 3 av, TD
10 st, 4 E—Mrs Fannie Winslow...D&R-DC
24 st, 205-11 E—J M Horton Ice Cream Co, FE(R)
26 st, 210 E—Philip Sherie...Rec
26 st, 339 E—Bowery Savings Bank, 128 Bow-ery...WSS-WSS(R)
26 st, 331-3 E—S Arons...FP(R)
29 st, 11 1/2 E—Est Walden Pell, 122 E 25...GE
29 st, 105-7 E—29th St Const Co, c Samuel Gordon, 118 E 28...FP(R)-FE(R)
29 st, 114 E—Page & Shaw, Inc, 362 5 av...FD
23 st, 14-8 E—John J Geraty...Stp(R)
52 st, 244-6 E—Ella M Whiffen...St(R)
52 st, 244-6 E—Consol Gas Co, 130 E 15...GE
120 st, 447-53 E—Austin Est, 469 N Bway, Yonkers, N Y...WSS
5 av, 74-6—B C A Cigar Co, 66 E 125...FA
5 av, 74-6—Consol Gas Co, 130 E 15...GE
5 av, 74-6—Leo M Klein, 149 Bway...Stp(R)
4 av, 80-2—M B Tailoring Co...Rec
Front st, 284-6—Paul Grimm, 309 Water, Ex(R)-St(R)
Fulton st, 118—Michael O'Connor...Rec
Fulton st, 258—Chas H Matilage...A
Grand st, 165-71—Star Crayon Co, 224 Centre, Rec-GE
Grand st, 314-20—Spector & Son...Rec
Greene st, 159-61—Progress Knitting Mills...O
Greenwich st, 366—Samuel Weil, 194 Frank-lin...FP(R)-D&R
Hudson st, 176—Jos Libman & Co...D&R
Lispenard st, 14-6—Metropolitan Trust Co, 60 Wall...FP(R)-WSS(R)-FP-ExS-St(R)-FE(R)
Lexington av, 1841—Mrs Emily Penders, Gb-FA
37 st, 35-7 W—Aronson & Co...Rec
Monroe st, 94—Levit & Weller...FP-Rec
Nassau st, 83—Florence W B Platt Est, c N Y Life Ins & Tr Co, 52 Wall...WSS(R)
Old slip, 23—Ella C Cammann, c Herman H, 84 William...WSS(R)-FP(R)
Pitt st, 15 (rear)—Joseph Sperber, ExS-FE(R)-FP-St(R)-ExS-Ex(R)
Prince st, 64—Roman Catholic Orphan Asy-lum, 470 Madison av...GE
2 av, 2297—Trinity Methodist Episcopal Ch, 323 E 118...FP(R)-WSS(R)-FD
2 av, 178—Hungarian Daily News...GE-Rec
7 av, 552—Speagle & Son...FA
3 av, 2401-3—Est J L Mott, Ex-Ex(R)-ExS-FD-FP
Warren st, 2—Helen H Steele, 59 E 73, Stp(R)-FP(R)-DC-FP
Washington st, 233-7—Consol Gas Co, 130 E 15...

- Washington st, 233-7—Gillies Coffee Co, ExS-Ex(R)
Washington pl, 26-8—Universal Tailoring Co, Rec
Waverly pl, 24-6—Charles Remsen, 55 William, Stp(R)-WSS(R)-FP(R)
West Broadway, 26—West Bway Realty Co, WSS(R)-FP-FE(R)-St(R)-ExS-Ex(R)
West Broadway, 248-50—C Charles Welsh, 217 Bway...Stp(R)
William st, 175—Louis H Drummer...DC-GE
William st, 171-3—Charles Klauberg...DC-GE
William st, 171-3—Jacob F Oberle...Rec-FA
Worth st, 112—Judge Edw L Finch, c Finch & Coleman, 32 Nassau...ExS-Ex(R)-FE(R)
3 av, 1367-9—Est John M Dodd, 52 Bway, GE-WSS(R)-FE(R)-St(R)
Houston st, W, 204-6—John A Bristed, c Chas A, Stockbridge, Mass...FP(R)-WSS(R)
West st, 437-41—Enoch Morgan's Sons Co, WSS(R)-FP(R)-GE-FD
13 st, 51-3 W—B Ogden Chisholm, 66 Beaver, FD-WSS(R)
14 st, 133 W—Wm F Moore, 111 W 11, ExS-Ex(R)-FD-FE(R)-FP
19 st, 507-9 W—N Y State Realty & Term Co, WSS(R)
22 st, 327-9 W—James S Barron, 221 W Bway, A
30 st, 127 W—Morris Zonie...El-D&R
31 st, 9 W—N Y Telephone Co, 195 Bway...D&R
32 st, 11-3 W—Alexander Deutsch, 13 W 28, WSS(R)-Stp(R)-FP(R)
32 st, 37 W—Harry J Luce, 4 E 52...WSS(R)
32 st, 37 W—Consol Gas Co, 130 E 15...GE
33 st, 18 W—Astor Est, 23 W 26...FE(R)-FP(R)
37 st, 35-7 W—Hahn & Benjamin...Rec
40 st, 310 W—Zimmerman & Eislinger, Rec-FA-O
41 st, 536-8 W—Loewer Realty Co, 528 W 42, FA
44 st, 15-17 W—George A Bodee & Bros...D&R
44 st, 15-17 W—Fernando Wood, 170 Bway, Stp(R)-WSS(R)-FD
44 st, 15-17 W—Vogue Hat Co...D&R
45 st, 57-63 W—James G Blake...ExS
45 st, 41 1/2 W—Alice McVoy...GE
46 st, 70-2 W—Egbert Seaman...TD
58 st, 534-8 W—Marra & Rakover...GE
58 st, 534-8 W—Selwyn & Co, 1451 Bway...Rub
58 st, 534-6 W—Nicholas Saner...GE
47 st, 563 W—Mrs Geo Meimean...GE
123 st, 344 W—Peter J Devine, El Paso, Texas...DC-FP(R)
135 st, 103 W—N Y Public Library...FP(R)
Ann st, 47—J Searles Barclay, 19 Liberty, A-FD-GE-ExS-Ex(R)-O-FP-FE(R)
Barclay st, 10—John J Astor, 23 W 26, FE(R)-St(R)-WSS(R)
Beach st, 14—F H Leggett & Co, 13 av & 27...O
Beekman st, 22—Perfect Binding Co, FA-DC-El-Rec-O
Bowery, 77-9—Consol Gas Co, 130 E 15...GE
Bowery, 77-9—Est Charles Bouton, c Farm-ers L & Tr Co, 22 William...DC
Bowery, 77-9—Jewish Press Publishing Co...FD
Bowery, 137—Isaac Finkelstein...FA-FP(R)-Rec
Bowery, 137—Cohen & Lerman...Rec-FA
Bowery, 149—Albert C Veros...FA-Rub
Bowery, 254—Rallala Glovea...Rec-El-DC
Bowery, 256—Emma Marka, c I, 254 Bowery, FP(R)-FD-FE(R)-St(R)-O-Ex(R)-ExS
Bowery, 256—Morris Newman...Rec-GE
Bowery, 256—Stephen Vansco...FA-DC
Bowery, 284—Astor Est, 23 W 26...FE(R)
Broadway, 211—Wm W Astor, 23 W 26...WSS(R)
Broadway, 337—George D Lamb...Rec-GE-El
Broadway, 337—Traun Rubber Co...Rec
Broadway, 510—Chas A Baudouine Est, c John F, 1181 Bway...St(R)-FE(R)-O-Ex(R)-FP
Broadway, 599-601—Frederick Ayer, 1004 Oli-ver Bldg, Boston, Mass...Stp(R)
Broome st, 126—Bessie R N Lee, ExS-Ex(R)-FE(R)-FP-St(R)
Canal st, 334—William Mitchell, 60 W 9, FD-FP-ExS
Canal st, 336-40—LeRose Co...GE
Canal st, 336-40—Shapiro Bros...GE-Rec
Canal st, 336-40—Peerless Novelty Co...GE
Canal st, 336-40—Franklin Carter Co...GE-Rec
Canal st, 348—Sandergursky Bros...GE-El
Canal st, 348—M Silberg & Son...El
Canal st, 348—Chas M Martin...El
Canal st, 351-3—Triangle Trunk Co, Rec-O-FA-DC
Canal st, 394—Grand Art Glass Wks...GE-El-Rec
Canal st, 394-L Benjamin & Son...GE
Canal st, 394-R W Pittman & Co...D&R-El

BRONX ORDERS SERVED.

- Earry st—Pease Piano Co...FP(R)
Crescent av, 670—Vanni & Devoto, 128 W 42, Rec-GE
135 st, 781-3 E—Mrs Frederica Schmeer...FD-A
150 st, 227 E—Wm Nelson Est, 150 Nassau, Ex(R)-DC-FE(R)
150 st, 227 E—Kimmelblat & Korowitz...O
150 st, 227 E—Central Union Gas Co, 529 Courtlandt av...GE
151 st, 243 E—Jos Horowitz & Son, 55 White, Rec
3 av, 3919—Thos J Healey, FE(R)-O-WSS(R)-WSS
Boston road, 2119—Ver Planck Est, 331 Mad-ison av...WSS(R)
163 st, 625 E—Edward Ronon, FP(R)-WSS(R)-FE(R)-ExS-Ex(R)
Tiffany st, 1007—Gloria Amusement Co...FA
Barry st, 561-7—Bronx Bakery...WSS(R)
Cottage pl, 4—Owner...Rub
Bronx blvd, ws, bet 237-238 sts—Otto Higel Co, ExS

BROOKLYN ORDERS SERVED.

- Atlantic av, 151-5—Madeline O'Brien, WSS(R)
Atlantic av, 518-22—Consumers Pie Baking Co...WSS(R)
Atlantic av, 1193—John J Regan...FE(R)-FP(R)
Beadel st, 11—Seigel & Epstein...DC
Bedford av, 403-5—Berlin Waist Co, FP(R)-Rec-Rub
Bedford av, 403-5—Samuel Hertzberg, FP(R)-Rec-Rub
Bedford av, 403-5—N Y Hemstitching Co...FP(R)
Bedford av, 403-5—Italian Tailoring Co, FP(R)-Rec
Bedford av, 403-5—Est Edward Smith, St(R)-ExS-Ex(R)-FP(R)-DC-Rub

- Broadway, 716-20—Michael Eizenbach, DC-FP(R)-WSS(R)-GE-Rec-FE(R)-St(R)-ExS
Broadway, 738—Est Carl Bauer, FA-DC-Rec-FE-ExS-FP(R)-ExS-FP(R)-O
Broadway, 1517—Epstein & Mander, FP-FE(R)-Ex(R)-DC
Clymer st, 49-61—Bklyn Factory & Power Co, St(R)-FE(R)-ExS
Commercial st, 85—G W Sheldon & Co...O
Coney Island av, 616—Henry C Wells, FP(R)-WSS(R)
Cook st, 178-80—Gluckman & Seilig, FA-FP(R) Rec
Cook st, 178-80—Lion & Link Mills...Rec
Cooper st, 20-4—John Morrison...FP(R)
Creamer st, bet Court and Smith sts—Wm G & Harry Creamer...GE
Driggs av, 626-30—Bernard Muench, 176 N 4, WSS(R)
Duffield st, 137—M & S Arensburg, 1147 Ful-ton...DC-WSS(R)-O
Dunham pl, 17-21—Haas Wool Stock Co, 38 S 6...FP(R)
Dwight st, 133-5—Bklyn Union Gas Co, 176 Remsen...GE
Eldert st, 345—Leyser Green Co, FP(R)-ExS-WSS(R)
Ferry st, 18—Wm E Stehl...DC
5 av, 6822—Geo Kronenberger, 6118 5 av...GE
5 av, 6824—Hasbagen & Hauser...GE-DC
Flushing av, 513—Samuel Levine...FP(R)
44 st, 238-60—Percy Kent...St(R)-FP(R)
Fulton st, 92—Nellie E Reed, FE(R)-St(R)-ExS-O-FP(R)
Furman st, 51-3—Dehaven Mfg Co, 63 Fur-man...FA
Gerry st, 123—Benj Goldenberg...DC-GE
Gerry st, 123—Emil Ronis...Rec
Gerry st, 123—Louis Trilich...GE-Rec-Rub
Gerry st, 123—William Andrews, 367 Grand av...St(R)-FE(R)-Ex(R)-ExS
Greene av, 234—Klobes Simon...DC
Greene st, 142 (rear)—Empire China Wks, 156 Greene...FE(R)-St(R)-Ex(R)-ExS-FP(R)
Hewes st, 31-5—Fred H Evans...FP-FP(R)
Hope st, 61-9—Goodwear Raincoat Mfg Co, 57 Hope...O-Rec
Hoyt st, 139—James W Keogh...DC
Java st, 34-8—Henry Steirs...WSS(R)
Jay st, 20-30—Arbuckle Bros...A-FD
Jay st, 351—Reproduction Co...FP(R)
Kent av, 515-21—Martella Realty Co...A
Kent av, 515-21—Consol Wafer Co...FD
Kent av, 635-7—Kent Av Factory Corp, ExS-Ex-FP(R)
Locust av and East 15 st—Vitagraph Co of America...ExS
Manhattan av, 63—Louis Beckelman...GE
Marion st, 158—Bertha Urbahn...WSS(R)
McKibben st, 255-61—Wmsburg Flint Glass Co, GE-Rec
Milton st, 47-53—Fireproof Door Co...FA
Montrose av, 89—Est J H Werbelovsky...A-FD
Myrtle av, 394-8—Wm G Jughardt...A-FD
Myrtle av, 1013-5—Samuel Sukloff...WSS(R)
North 7 st, 320-2—A B Ausbacher & Co, DC-FP(R)
North 8 st, 199-201—James A McCafferty & Sons Mfg Co, 505 Driggs av...ExS-FP(R)-Rec
North 9 st, 212-6—James A McCafferty & Sons, FE(R)-St(R)-ExS-FP(R)-DC-Rec
North 10 st, 254-6—Aetna Cabinet Co...FP(R)
Oakland st, 296-300—David Gresch...FP(R)
Oakland st, 296-300—Star Fur Dressing Co, Rec-FP(R)
Park av, 359-65—Michael F McDermott, Rub-WSS(R)-FP(R)-Ex(R)-ExS
Pearl st, 187—Jay V Bendus...FP(R)
Pearl st, 193—Wm R Noe...FP(R)
Pearl st, 302—Katherine A Foore...FP(R)
Pennsylvania av, 61—Glickmann & Bloom...Rec
Pitkin av, 1883—Jacob P Slater...DC
Pitkin av, 2103-7—Aaron Meislin, WSS(R)-FD-Rec-Ex
Prospect Park West, 284-6—Andrew B Smith, WSS(R)
Raymond st, 108-18—Wm Rabbal & Sons...A-FD
Rodney st, 303—Edw Johnson, FE-FP(R)-ExS-WSS(R)
Rodney st, 305-9—Continental Candy Co...O
Ross st, 38-46—Nat'l Aniline & Chem Co, FE(R)-St(R)-ExS
St Marks av, 1610-2—Moses Druker...A-FD
Siegel st, 151-3 (rear)—Saml Cassin, FE(R)-St(R)-ExS
Siegel st, 151-3—Jacob Mindel...Rec
Siegel st, 151-3—J Isaacson & Son...FA-DC-Rec
6 av, 24-34—A G Spalding & Bros, 660 Pacific, St(R)
South 11 st, 29-31—Merrill Bros...A-FD
Starr st, 205-15—Herman Gabbe, Ex-ExS-FP(R)-O-WSS(R)-DC

QUEENS ORDERS SERVED.

- Anable av and Ashland pl—Rome Metallic Eed Co...Ex-FP(R)
Atlantic av, 138—Jamaica Gas Light Co, 14 Union av...GE
Bradford st, ns, 350 ft west of Lawrence st—Charles W Copp...FA
Fulton st, 21—Frank Schupp...DC
Grandview av, bet Grove and Linden pl—Newtown Gas Co...GE
Grandview av, bet Grove and Linden pl—Herman Basch & Co...FP(R)-DC
Union av, 451—Samuel Cohn...Rec
Jamaica av, 556—Goodyear Rubber Co, WSS(R)-FE(R)-FP(R)
Knickerbocker av, 177—Lena Sansoni...DC
Ocean av and South st—Louis Lowenstein, St(R)-FP(R)-WSS(R)
Potter and 9 avs—Astoria Silk Wks, WSS(R)-St(R)
Rector st, 125—Richard Hammerly...DC
Shaw av, 138—Jamaica Gas Light Co, 14 Union av...GE
Snediker av, 631—Arnold & Stahle...Rec
Snediker av, 631—John Praetz...GE
Steinway av, 266—William Shaw...FP(R)
Vernon av, 321-70—Young & Metzner Co...FP(R)
Webster and 4 avs—N Y Consol Card Co, WSS(R)
Parsons av, ws, bet Forest av and Elm pl—Flushing Hosp Assn...WSS(R)-FP-FA-DC-ExS

RICHMOND ORDERS SERVED.

- Hyatt st, 51—Owner...DC-D&R-FP(R)-DC

# CLASSIFIED BUYERS' GUIDE

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

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

## Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.  
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

## Awnings and Canopies.

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

## Blue and Black Prints.

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

## Boilers.

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

## Brick.

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

## Builders

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

## Building 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., 136 E. 15th St., N. Y. Tel. Stuyvesant 4980.

## Elevator Fire Doors—Safety Appliances.

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

## Elevators—Hand Power.

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

## Elevators (Passenger and Freight).

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

## Fire Escapes.

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

## Fireproofing.

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

## Flooring.

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

## Folding Gates.

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

## Fumigation and Extermination.

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

## Garbage and Refuse Incinerator.

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

## Gas.

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

## Gates—Folding.

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

## House Mover and Shorer.

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

## House Wreckers.

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

## Insurance.

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

## Iron Grille Work.

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

## Iron Work (Arch. and Struc.).

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

## Iron Work—Ornamental.

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

## Lumber.

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

## Lumber—Second Hand.

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

## Lytho-Zinc Reproductions.

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

## Marble and Tile

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

## Masons and Plasterers.

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

## Classified Buyers' Guide — Continued

### Metal Ceilings.

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

### Metal and Metal Covered Work.

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

### Mortgages.

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

### Newspapers.

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

### Parquet Floors

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

### Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

### Pumps with Gasoline Engines to Rent.

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

### Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

### Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.  
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.  
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.  
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.  
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.  
BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.  
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.  
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.  
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.  
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.  
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.  
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.  
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.  
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.  
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.  
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.  
DOYLE & SONS, J. F., 45 William St. Tel. John 2368.  
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.  
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.  
ELY & CO., H. S., 21 Liberty St. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 Sixth Ave. Tel. Bryant 1423.  
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.  
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.  
KOHLE, C. S., 901 Columbus Ave. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.  
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.  
MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.  
McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.  
MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.  
MORRISSEY, WM. G., 139 Montague St., Brooklyn. Tel. Main 5856.

NOYES CO., C. F., 92 William St. Tel. John 2000.

OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.

O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.

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 Beckman 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 (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.

### 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.  
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.  
MORRISEY, 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.