

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## NEGRO PROBLEM IN HARLEM BEING ADJUSTED

Zone Being Expanded and Better Housing Provided—  
North Section Will Probably Be Given Over to Race

FOR many years the negro problem has been one which has been a troublesome matter not only to property owners, but also to loaning institutions and tenants. Harlem has been the storm center, and almost monthly the colony has expanded and reached out into streets where formerly there were only white people. This expansion has been the result of natural causes, due to increased population and also the desire on their part to obtain better living quarters.

Uncertainty as to just how far the

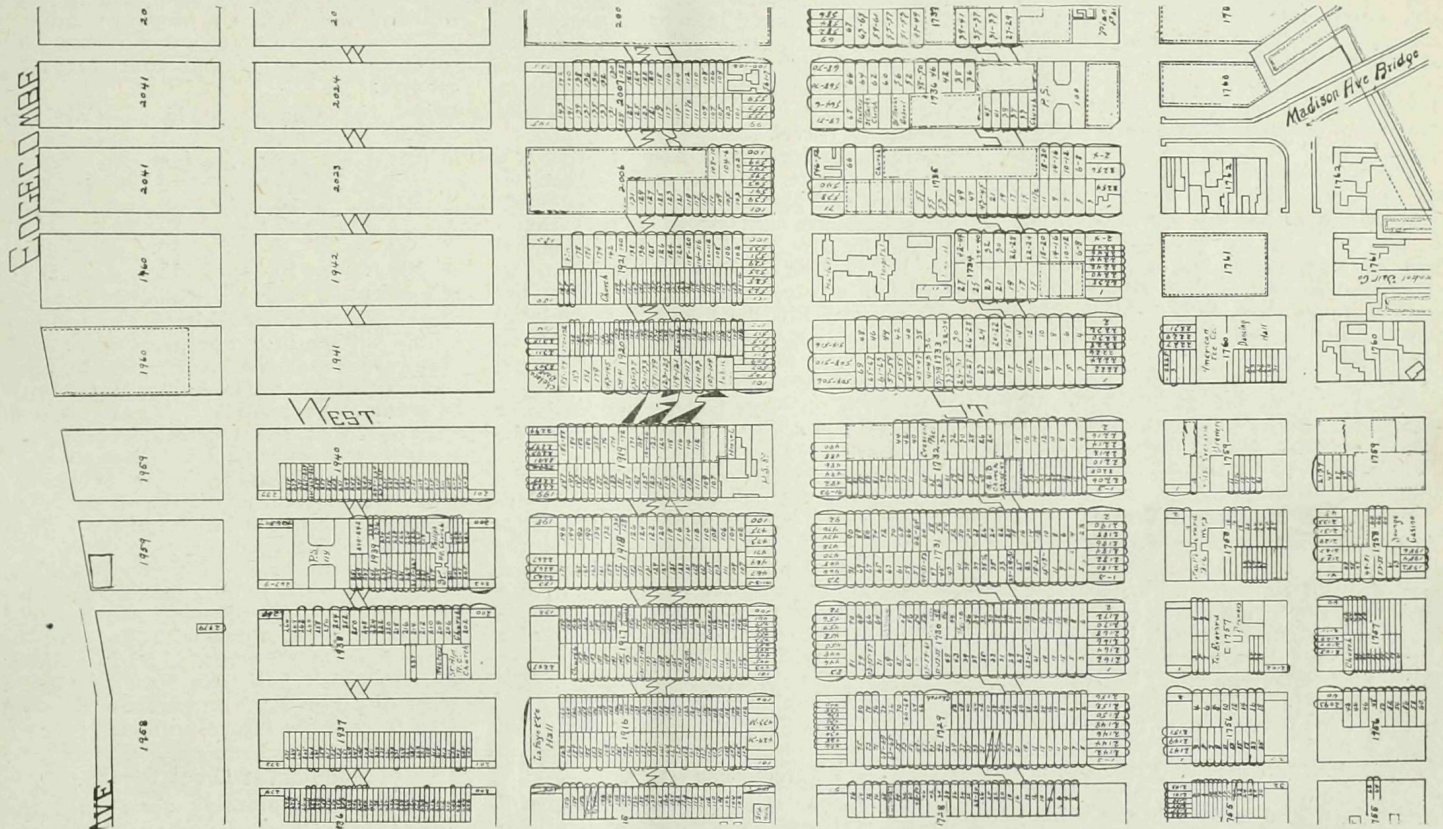
tures now occupied by this race, though the southwest corner of Seventh avenue and 140th street is to be occupied by negroes.

Frank A. Shaw, of Shaw & Company, who has been identified with the Harlem section for many years, said this week: "I consider it foolhardy to attempt to save the district north of 131st street, from the Harlem River to the chain of parks on the west, from negroes. I believe that within a comparatively short time this race will occupy the territory as far west as St. Nicholas avenue, and north to its junction with Bradhurst

favorable conditions would have been warranted.

"In former times the rentals obtained for new-law 'walk-ups' ran as high as \$7 a room. Subsequently the depreciation brought the rent roll down as low as \$4 a room. Since the negroes have taken over these houses, rentals have recovered, and in many instances as high as \$7.50 a room is obtained.

"The better grade of negroes make good tenants. They pay by the week because they are wage earners. This is desirable, from the owner's standpoint. On the other hand, the cold water houses



MAP OF HARLEM, SHOWING SECTION WHERE NEGRO CONGESTION IS GREATEST. BUILDINGS MARKED WITH LOOP INDICATE TENEMENTS AND DWELLINGS OCCUPIED BY COLORED PEOPLE.

movement would extend has been a serious deterrent factor, but, happily, this doubt has been removed to a large degree. Property owners have come to the realization that the north end of Harlem, extending from about 131st street, will be given over in time to this class of occupancy.

At present negroes are firmly established in the north side of 140th street, between Lenox and Seventh avenues; also in the following blocks between these thoroughfares: 141st, 142d, north side, 143d street, both sides, and 143d street, both sides, between Seventh and Eighth avenues. In addition to these streets there is a scattering of negro population almost as far east as the Harlem River, and also in a few blocks to the south. The reported sale of six modern six-story fireproof elevator apartment houses in West 141st and 142d streets has really opened a new era in the housing of negroes. These buildings, with the exception of the Argyle, in 131st street, and another building in 140th street, are the only elevator struc-

avenue and along this latter thoroughfare as far north as 155th street.

"There are sufficient number of buildings in this district to house the colored people now located in the city, and also anticipate future growth and extension for many years to come. Houses of all descriptions can be found in the section. There are private dwellings which can be used as such, or converted into two and three-family houses; also cold water tenements, old-fashioned double flats with steam heat and hot water, new-law five and six-story 'walk-ups,' having all conveniences, and, finally, elevator apartments which in their day were considered high grade. I believe Seventh avenue will ultimately be absorbed by colored people.

"Some years ago, when the negroes first started to live in Harlem, property values depreciated in the section north of 131st street. Properties that had been maintained for white tenancy suffered loss of rent in addition. Under ban of being in a colored neighborhood, rentals could not be obtained which under more

have as tenants the lower grade of negro who does not understand his responsibilities.

"The success or failure of negro tenements is predicated upon management. Up to a short time since, the situation was in a deplorable condition, because all colored tenants were treated as a class. Until a line of demarcation was established no improvement was noticeable. However, once the better class was suitably provided for, the properties as a whole improved.

"Colored people desire, for their own good, to locate in a section where their organizations can look after their welfare, and there is no place in the city where these conditions are to be found as readily as in North Harlem. Negroes are a working class and require good transportation facilities in order to reach their places of employment, and Harlem supplies this need.

"I don't think the Lawson Three-family House Bill, recently passed by the Legislature, will have any noticeable effect.

(Continued on page 78.)

# HUNDRED YEARS OF CITY PLANNING IN NEW YORK

## The Town Survey of Brooklyn Which Covered the Period From 1869 to 1874

By HERBERT S. SWAN

### PART SEVEN.

THE activity of the Brooklyn Park Commission in laying out Prospect Park, Eastern Parkway, and Ocean Parkway, had the effect of stimulating interest in the proper planning of the five towns in Kings County, then outside the city limits of Brooklyn—Flatbush, Flatlands, Gravesend, New Lots and New Utrecht. By 1869 this interest had become strong enough to secure the passage of an act providing for the appointment of what was known as the Town Survey Commission. This Commission was charged with the duty of laying out streets, roads and avenues, establishing the width of carriage-ways, sidewalks and courtyards, determining bulkhead and pier lines, and providing interior ship basins.

#### Personnel of Commission.

The personnel of the Commission consisted of W. J. Osborne, chairman, J. T. Ryder, secretary, P. S. Crooke, W. J. Cropsey, J. J. Stillwell, and G. Schenck. Samuel McElroy who was appointed superintendent of the survey, submitted his report to the Commissioners October 31, 1874. Mr. McElroy had charge of surveying the four towns of Flatbush, Flatlands, Gravesend and New Utrecht. Martin G. Johnson surveyed the town of New Lots.

The town planning scheme formulated by the Commissioners was the most ambitious undertaken by either New York or Brooklyn up to that time. The area laid out embraced 26,737 acres. This tract, it was expected, would accommodate a population of 2,245,000. Kings County, at the time the Commission was appointed, had a population of but 420,000.

For fear that his estimate of future population might appear extravagant Mr. McElroy took occasion to remind the Commissioners that stranger things had happened in the past.

#### Mr. McElroy's Views.

"Engineers know by experience," he said in his report, "that estimates of this kind are not chimerical. When we were busy on the preliminary work of the Brooklyn Water Supply in 1854, our estimates for a future population of 400,000 were sometimes ridiculed, but the population came for all that, and this district has been for twenty years lying dormant, while 200,000 people have gone into New Jersey, although they had to cross a belt of salt marshes, eight miles wide in great part, and although the soil, climate, productiveness, water supply, healthfulness and other advantages of Kings County are unexceptionable, simply because the lauded wealth of these towns has practically declined to give the surplus of New York any adequate access by steam to the district."

Since Kings County as a whole was nearly in the form of a parallelogram, with the shore lines of Bay Ridge and the East River on the west, with the Narrows and the Ocean on the south, Jamaica Bay on the south and east, and Queens County on the east and north, it seemed to Mr. McElroy that the natural street arrangement of the city should run east and west from Jamaica Bay towards the Harbor and the East River, and the natural avenue arrangement north and south or at right angles to the street system. But due to various local and temporary incidents of settlement and movement, the actual lines of delivery from the greater part of the district crossed the parallelogram diagonally. The diversity of the street system in Brooklyn as well as the existing development in the villages of Fort Hamilton, New Utrecht, Gravesend, Flatbush, Flatlands, Canarsie and East New York, did not permit the adoption

of any uniform system of streets and avenues, which would be strictly adapted to the form of Kings County.

The most careful consideration was given to securing the proper orientation of blocks with reference to the needs of future traffic. On this subject, Mr. McElroy made the following observations:

"A study of the experience of any old and populous city shows the great importance of placing the streets and avenues so that the blocks will range in lines parallel with those of greatest travel, and proper care in this respect is of great consequence to this portion of Kings County, which is destined in time to contain a vast population.

"The City of New York was treated by John Randall, Jr., C.E., in the general plans made by him, as a commercial city, with its chief movements from river to river; but experience has not confirmed this theory, and the system of blocks is reversed from what it should be, for up and down town travel. As the streets lie across the lines of movement, there is great inconvenience from the limited number of channels, and from the continued interruption of those which do exist, at short intervals, by the street crossings, and New York now has crowded avenues and expensive projects for increased facilities in northerly and southerly travel.

"Want of foresight in this matter is a fruitful source of expense in street widenings and openings, and the tendency of prominent centers to connect themselves by straight lines, often diagonal to intervening streets, is well understood in city experience. In the earlier days of city life, lines may be considered radical in size or direction, which prove, in time, wise preventatives to legislation and costly rearrangement."

The Commission laid out no parks or squares. These were left for future determination.

Some property owners desired the ground treated as villa sites. Mr. McElroy however, felt that both the letter and the spirit of the law under which the Commissioners were appointed as well as the interests of the public required a regular city system of blocks and streets which would obviate any necessity of a future subdivision.

After a careful study of block widths in both Brooklyn and New York, Mr. McElroy fixed upon a block width of

200 feet as being most desirable. Exceptions from this general rule were made only to accommodate future railway lines or local cases. The streets were ordinarily given a width of 60 feet and the avenues a width of 80 feet. This rule was departed from only in those cases where an exceptional width was required for a special line of delivery.

The length of block varied. In New Utrecht it was generally made 700 feet; in Flatbush and Gravesend 800 feet; in Flatlands in various cases less than 700 feet; and in New Lots as short as 400 feet.

It was assumed that where the direction of the streets coincided with the general movement of traffic, there was no inconvenience and considerable economy in property and cost of avenue construction in blocks of a length of 700 or 800 feet. A width of 60 feet was thought ample for ordinary residence streets. This width would admit a carriage-way of 32 feet. The cost of construction and maintenance made wider residence streets undesirable. Streets designed for traffic thoroughfares or for surface railways were given a greater width.

The street width was subdivided into roadway, sidewalks and court-yards as follows:

Width of street, feet	Court-yard, feet	Sidewalk, feet	Carriage-way, feet
50	5	6	28
60	6	8	32
70	7.5	10	35
80	8	10	44
100	10	15	50

The town survey rounded out the street system of Brooklyn. The trustees of the Village in the preparation of their map, which was filed in 1819, had planned for a small hamlet with an ultimate area of some 580 acres. A study of this map suggests that the trustees were struck with their own audacity in having even so much faith in the future of Brooklyn. The vicinity of the ferry they planned with great detail, but the hinterland they surveyed only in a general way. Yet in one generation Brooklyn, through accretion and annexation, rapidly grew to a city of some two hundred thousand population, with an area of more than 13,000 acres. And in another decade and a half, she was mapping a tract of virgin land larger than her own area to care for future millions.

#### Foreclosure Sales.

Foreclosure sales are no criterions of value, states the diary of the Real Estate Board of New York, for the following reasons:

First—Prospective bidders are well aware of the fact that the auction is not really an open one to the highest bona fide bidder, as the mortgagees and other lienors will, in all probability, bid up to the amount of their respective claims, which are only publicly advertised in the case of liens prior to that under which the sale is authorized, subsequent liens not being disclosed, whereas other judicial sales are almost invariably absolute, positive, peremptory and without reserve or upset price, thus encouraging buyers to bid against each other.

Second—In foreclosure sales, the referee has to require payment in cash, while in partition, executors and trustees sales, it is very common to state in the advertisement that a large percentage can remain on bond and mortgage at a low rate of interest, if desired, and also to furnish title insurance policies free of cost.

Third—It is the general impression of the real estate fraternity that it is much easier to deal with a mortgagee after he had bid in the property, as time is allowed for negotiations, and easy terms can probably be arranged.

#### Building at Great River.

With the commuting zone on Long Island extending as far east as Patchogue as a result of frequent express train service along the south shore, a steady building movement is under way at Great River in the vicinity of the station.

Four new streets have been made and curbed and sidewalked with concrete; five dwellings are nearing completion and preliminary work on as many more has been begun. This development and improvement adjoins the extensive estate of the South Side Sportsmen's Club that extends from Great River to Oakdale. It marks the extensive improvement of virgin and picturesque territory and tends to fulfill the prophecy of the late William H. Baldwin, one-time president of the Long Island Railroad, that the entire west half of Long Island would become a residential area for commuters.

The railroad station at Great River has been renovated and the grounds about it have been improved. The building and real estate movement at Great River is the most important anywhere between Bayshore and Patchogue; and Great River gives promise of being a keen rival of the other communities.

With the creation of the deep waterway, now planned, through Great South Bay, Great River will derive benefit.

## SEVERAL CHANGES IN SCALE OF WAGES

## Building Trades Employers' Association Announces Several Advances Effective July 1

SEVERAL important changes in the wage scale went into effect July 1, and a few since the schedule was printed last February. The following are the most important changes:

Electrical Workers last April obtained an increase from \$5.00 to \$5.20 a day. Last January the Housesmiths (Structural) obtained an increase to \$5.50, and this was further augmented on July 1 to \$5.80. The Housesmiths' Helpers will receive an increase on September 1 from \$3.80 to \$4.00. Engineers (Hoisting Ass'n, Cement League, and Stone Setters), raised the rate on July 1 from \$6.00 to \$6.50. The Pump Runners obtained a 50-cent advance to \$5.50. At the same time Plumbers increased the scale from \$5.50 to \$6.00, as did Steam Fitters. Last April Steam Fitters' Helpers got an advance from \$3.00 to \$3.20, and on July 1 this was further increased to \$3.40.

The following are various price changes in wages as listed by the Building Trades Employers' Association:

Asbestos Workers—1903, \$4.00; 1907, \$4.50; 1912, \$4.65; 1917, \$5.00.

Asbestos Workers' Helpers—1903, \$1.60-\$2.40; 1907, \$2.80; 1912, \$2.90; 1917, \$3.00.

Blue Stone Cutters, Flaggers, Bridge and Curb Setters—1903, \$4.40; 1906, \$4.50; 1917, \$5.00.

Bricklayers—1903, \$5.20; 1905, \$5.60; 1914, \$6.00. This scale applies until Dec. 31, 1917.

Bricklayers' Laborers—1903, \$2.80; 1907, \$3.00; 1916, \$3.40.

Carpenters (Manhattan), Shop Work—1903, \$3.75; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.80; 1907, \$5.00; 1916, \$5.50. The above scales expire Dec. 31, 1918.

Carpenters (Bronx), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.50; 1916, \$5.00. Scales expire Dec. 31, 1918.

Carpenters (Brooklyn), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.30; 1906, \$4.50; 1916, \$5.00. Scales expire Dec. 31, 1918.

Carpenters (Richmond), Shop Work—1906, \$3.78; 1907, \$3.78; 1916, \$4.50. Outside—1903, \$3.80; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Scales expire Dec. 31, 1918.

Carpenters—Dock Builders and Pile Drivers, 1916, \$4.50 a day; foreman, \$36.00 a week.

Cement Masons—1905, \$4.80; 1906, \$5.00; 1916, \$5.30; 1917, \$5.60. Scale expires December 31, 1919.

Cement and Asphalt Workers—"Class A," 1906, \$2.80; 1910, \$3.00; 1916, \$3.00. Scale expires Dec. 31, 1918.

Composition Roofers—1903, \$2.75; 1906, \$3.00; 1910, \$3.25; 1914, \$3.50; 1917, \$3.75. Foreman, \$4.50 a day. Scale expires Dec. 31, 1917.

Elevator Constructors—1904, \$4.50; 1910, \$5.00; 1913, \$5.28; 1917, \$5.52. Scale expires Dec. 31, 1918.

Elevator Constructors' Helpers—1904, \$3.00; 1910, \$3.20; 1913, \$3.40; 1917, \$3.52.

Electrical Workers—1903, \$4.00; 1908, \$4.50; 1914, \$4.80; 1916, \$5.00; 1917 (April), \$5.20. Scale expires Dec. 31, 1918.

Electrical Workers' Helpers—1903, \$1.50-\$2.20; 1916, \$2.50; 1917 (April), \$2.50. Scale expires Dec. 31, 1918.

House Shorers—1903, \$2.75; 1906, \$3.36; 1907, \$3.47; 1912, \$3.68; 1917, \$4.00. Scale expires Dec. 31, 1918.

House Shorers' Helpers—1903, \$2.25; 1906, \$2.65; 1907, \$2.65; 1915, \$3.00.

Housesmiths (Structural)—1900, \$3.80; 1902, \$4.50; 1910, \$5.00; 1916, \$5.30; 1917 (Jan.), \$5.50, (July), \$5.80.

Housesmiths (Structural) Finishers—1916, \$5.30; 1917 (from Sept. 1), \$5.50.

Housesmiths (Structural) Helpers—1916, \$3.80 (from Sept. 1), \$4.00.

Engineers (Hoisting Assn., Cement League and Stone Setters)—1903, \$5.00; 1906, \$5.50; 1912, \$5.75; 1913, \$6.00; 1917 (July), \$6.50. Running pump, 1903, \$4.00; 1906, \$4.50; 1912, \$4.75; 1913, \$5.00; 1917 (July), \$5.50.

Marble Cutters and Setters 1903, \$5.00; 1913, \$5.50.

Marble Carvers—1903, \$5.50; 1913, \$6.00.

Marble Polishers—1903, \$4.00; 1913, \$4.40; 1917, \$4.70. Scale expires July 1, 1920.

Marble Workers' Helpers—1903, \$3.00; 1913, \$3.25; 1917, \$3.50. Riggers, 1903, \$3.50; 1913, \$3.75; 1917, \$4.00. Derrickmen, \$4.00. Cranemen, \$3.75. Scale expires July 1, 1920.

Marble Bed Rubbers—1903, \$4.50; 1913, \$4.95; 1917, \$5.00. Sawyers, 1903, \$4.25; 1913, \$4.68; 1917, \$4.68. Scale expires July 1, 1920.

Marble Machine Workers—1903, \$5.00; 1913, \$5.50. Scale expires July 1, 1920.

Metallic Lathers—1903, \$4.00; 1904, \$4.00. 1905, \$4.50; 1910, \$4.80; 1911, \$5.00; 1915, \$5.30; 1916, \$5.50. Scale expires Dec. 31, 1917.

Mosaic Workers (First Class)—1902, \$3.75; 1906, \$4.00; 1907, \$4.25; 1913, \$4.50; 1916, \$4.75. Second Class, 1902, \$3.50; 1906, \$3.75; 1907, \$4.00; 1913, \$4.25; 1916, \$4.50.

Painters—1903, \$3.50; 1906, \$3.50; 1916, \$5.00. Decorators, 1903, \$4.00; 1906, \$4.00; 1916, \$5.00. Varnishers, 1903, \$3.25; 1906, \$3.50; 1916, \$5.00. Scale has expired, but these prices are being maintained.

Plasterers—1903, \$5.50; 1916, \$6.00. Scale expires Jan. 1, 1919.

Plasterers' Laborers—1903, \$3.25; 1916, \$3.50.

Modelers and Sculptors—1903, \$30 a week and over. Artificial Marble Workers, 1903, \$5.50; 1916, \$6.00. Rubbers and Polishers, 1903, \$3.50; 1916, \$3.75.

Plumbers—1903, \$4.25; 1904, \$4.50; 1906 (Feb'y), \$4.75; 1906 (Oct.), \$5.00; 1910, \$5.50; 1917 (July), \$6.00. Scale expires July 1, 1920.

Slate and Tile Roofers—1904, \$4.25; 1906, \$4.75; 1913, \$5.25; 1914, \$5.50.

Steam Fitters—1903, \$4.50; 1906, \$5.00; 1911, \$5.50; 1917 (July), \$6.00. Scale expires Jan. 1, 1920.

Steam Fitters' Helpers—1903, \$2.65; 1906, \$3.00; 1917 (Apr.), \$3.20; 1917 (July), \$3.40. Scale expires Jan. 1, 1920.

Stone Cutters (First Class)—1903, \$5.00; 1913, \$5.50; 1916, \$5.50; (Second Class), 1903, \$4.50; 1913, \$5.00; 1916, \$5.00. This class will be abolished Jan. 1, 1918. Scale expires December 31, 1918.

Roofers and Sheet Metal Workers—1903, \$4.00; 1905, \$4.50; 1910, \$4.75; 1913, \$5.00. Scale expires Jan. 1, 1918.

Stone Masons—1903, \$4.20; 1906, \$4.40; 1908, \$4.60; 1913, \$4.80; 1916, \$5.00.

Stone Setters—1903, \$5.00; 1904, \$5.50; 1911, \$5.60; 1914, \$6.00. Scale expires Dec. 31, 1917.

Stone Masons' Laborers—1903, \$2.00; 1906, \$2.25; 1908, \$2.40; 1912, \$2.64; 1913, \$2.80; 1916, \$3.00.

Tile Layers—1903, \$5.00; 1913, \$5.50; 1917, \$6.00. Scale expires Jan. 1, 1920.

Tile Layers' Helpers—1903, \$3.00; 1916, \$3.25. Scale expires Jan. 1, 1920.

Wood Carvers—1906, \$3.75-\$5.00. The rate at the present time is \$5.50.

Wood Workers—1903, \$15.00-\$18.00 a week, 50 hrs.; 1906, \$15.00-\$19.00 a week, 50 hrs.; 1915, \$18.00 a week, 48 hrs.; 1916, \$18.00 a week, 44 hrs.

## NEW YORK BUILDING MANAGERS MEET

## Ordinances Passed By Board of Aldermen Discussed—Other Matters Considered

THE regular monthly meeting of the New York Building Managers' Association was held in the Reference Room of the St. Paul Building.

The Legislative Committee during the past month has approved of one ordinance introduced into the Board of Aldermen which will compel public cartmen to keep a record of removal of goods, giving the place from which they are removed to their destination. It is thought that this will be a benefit to owners and agents in enabling them to trace tenants, who move and are delinquent in rent. Two ordinances have been passed by the Board of Aldermen during the month; the first requires that in every building more than 150 feet in height, that at least one elevator shall be kept in readiness for immediate use for the Fire Department during all hours of the day and night, Sundays and holidays included, and there is to be in attendance at all times a competent operator; second requires that all persons operating refrigerator plants of more than three tons capacity shall obtain a certificate of qualification which will be issued by the Police Department.

The National Association of Building Owners and Managers has been taking steps throughout the country to obtain a sufficient amount of data regarding premiums paid and losses sustained on office buildings to enable them to bring pressure to bear upon insurance companies to obtain a general reduction in rate. A committee from the association, during the month, asked for cooperation from the New York Association. After consideration the Executive Committee decided that it would be better for the local organization to handle the New York situation and with this end in view the Insurance Committee is endeavoring to obtain information regarding the amount of premiums paid and losses incurred for a period of ten years on fireproof or slow burning office buildings.

The Department Orders Committee has had a conference with the Superintendent of Buildings regarding the violations issued against sliding, swinging elevator doors in factory buildings. Mr. Ludwig has stated that he has no discretion in this matter but that will

not prosecute any of these violations until the question has been passed upon by the Board of Standards and Appeals. He also stated that where certificates had been removed from cars, that they would be replaced upon application to the Department, providing no hazardous conditions exist. Mr. Ludwig has also stated that he believes that it will be necessary to have some kind of safety device on all elevators and he appears to be in favor of an ordinance requiring an electrical or mechanical device on the inside gates only, which will prevent the car from being moved while the inside gate is open.

The association has instructed the Department Orders Committee to confer again with Mr. Ludwig, the Hotel Men's Association and other organizations to see if we can get them to agree to back an ordinance of this kind. Such a device would be simple of operation and rather inexpensive of installation.

John Murphy, Commissioner, Tenement House Department, has written to the association asking its advice on the proposal to place signs in all tenement houses calling attention of tenants to the dangers of throwing cigars and cigarettes around halls and out of windows. This matter has been referred to the Department Orders Committee with power to act.

A committee had another interview with a committee of the Board of Standards and Appeals regarding the use of revolving doors as exits. It appears that there is considerable opposition in the Board to permitting the use of revolving doors, but after presenting arguments the committee was requested to put them in writing and forward them to the Board.

A decision was recently handed down by the Appellate Term of the Supreme Court holding the owner of an apartment house on the West Side liable for damages by reason of a theft committed in an apartment of an employee of the owner. This decision appears to be establishing a precedent which may be dangerous to owners of buildings and the secretary has been instructed by the association to gather all information possible about this case, and about the decision, and report back to the association at the next meeting.

## USE CANALS TO CHEAPEN COST OF COAL

### Movement Organized to Reopen State Waterways—Brooklyn Civic Club Active

THE Brooklyn Civic Club has been represented at recent meetings called for the purpose of organizing a movement looking to the restoration and utilization of the State canals already built from the anthracite region to tidewater, or extending in the direction of the seaboard. Efforts are being made toward bringing about the reopening of the following inland waterways so that the present traffic difficulties in respect to coal shipment from Pennsylvania to tidewater might be relieved.

The Delaware and Hudson canal, 108 miles in length from Honesdale, Pa., to Kingston, or Rondout, on the Hudson; the Lehigh canal, from the anthracite region of Pennsylvania to Easton, Pa., on the Delaware; its connecting link, the Morris and Essex canal, which extends from Phillipsburg, N. J., to Jersey City; and the Delaware and Raritan Canal, from Bordentown, N. J., on the Delaware River, north of Camden and Philadelphia, to New Brunswick, on the Raritan River, which has an outlet immediately on New York Bay.

#### Bringing Coal to Tidewater.

According to a statement issued by H. C. Plummer, of the Delaware and Hudson Canal Re-Opening League, the movement is one "to realize every possible and available means for bringing coal from the anthracite region of Pennsylvania to tidewater; to meet the immediate necessities of war; to relieve the present economic and traffic difficulties in respect to coal that have developed from the war situation; and to provide new and permanent distributing facilities and economies for the industries and home consumers of New York and New England."

In a memorandum submitted to the Secretary of War, under date of June 5, Mr. Plummer calls attention to the need for waterway restoration in New York and Pennsylvania.

"By act of the New York Legislature, passed in April, 1899," he states, "the Delaware and Hudson Canal, extending 108 miles from Honesdale, in the anthracite coal mining region of Pennsylvania, to Kingston, on the west bank of the Hudson River, New York, was formally abandoned.

#### Re-Open Delaware and Hudson Canal.

"The bed of this splendid waterway remains virtually intact, in so far as physical outline is concerned. True, to bring it into condition for modern uses, considerable excavating would have to be done, but the material to be dealt with would be largely silt, soft earth brush and refuse, instead of hard rock and the original geological formation cut through in the building of the canal, early in the last century. A single track of the New York, Ontario & Western Railway, a subsidiary of the New York, New Haven & Hartford Railroad, is laid over small stretches of the bed. The original canal for eight miles from its mouth at Kingston or Rondout, on the Hudson River, is open.

"Knowing that the Government at present desires to avail itself of every possible avenue of transportation and realizing that the movement of anthracite coal is one of the greatest of military, as well as civil, requirements of the moment, I respectfully urge upon you that steps be taken to have this once very successfully operated waterway surveyed, with a view to its early reopening. Its opening would automatically operate to relieve the strain upon the coal-carrying roads, would release a great volume of car and engine equipment for other war uses and would insure the regular and economical movement of anthracite coal from the Pennsylvania mines to tidewater.

"The great industries of Manhattan, Brooklyn, The Bronx and Queens, in New York City; of Jersey City, Newark, Hoboken, Elizabeth, Edgewater and Paterson, in New Jersey; of Albany, Troy,

Hudson, Poughkeepsie, Kingston, Newburgh and Yonkers, in New York, and of Bridgeport, New Haven, Hartford, Providence, Lynn and Boston, in New England, were never in a more desperate plight as to the maintenance of their supply of coal and power fuel. The reopening of the D. & H. canal would promptly end that plight.

"Vitality necessary as the restoration of the canal is from a standpoint of military exigency, I believe its benefits to the industrial centers north of Sandy Hook must survive the largest possible duration of the present war.

"Aside from the primary and broader requirements of the anthracite coal movement, the canal's re-opening would have the effect of aiding the growth, or, rather the recovery of the rich agricultural region of Pike and Wayne counties, in Pennsylvania, and Orange, Sullivan and Ulster counties, in New York, through which the canal passes, and which have suffered a marked economic decline since the actual closing of the waterway, that preceded the formal

abandonment by some fifteen years or more. That part of the City of Kingston, fronting on the Hudson River, and known as Rondout, which once enjoyed a lively trade from the canal traffic, has become industrially and commercially stagnant since that traffic ceased to operate.

"A sixteen-mile railway (the property of the Delaware & Hudson Co., which obtained its original charter from the State of New York by pledging its maintenance of the canal in perpetuity), links the upper (Pennsylvania) terminus of the canal with the anthracite mines centering about Carbondale.

"It is no exaggeration to state that every unit of the vast population and the tremendous industrial energy of the region lying eastward of the Delaware River and northward of New York Bay must derive a quick and potential economic benefit from the restoration of the Delaware & Hudson Canal to the people of the State of New York and the State of Pennsylvania and its employment for the transportation of anthracite coal and other products of the section which it taps, and for the movement, also, of heavy bulk freight from New York and New England, Hudson river and New Jersey milling centers into that section."

## LEGAL NOTES AFFECTING REALTY

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

#### Profits on Land Speculation.

**A**HAVING rendered services to B in the purchase of certain land, C signed a writing stating that it was his understanding and agreement that A was to have one-third of the net profits arising from the operation or final sale of the property. The property was sold at an advance in price, but if B were allowed interest on his investment there would be no profits. The California District Court of Appeals holds, *Young v. Canfield's Estate*, 164 Pac. 1134, that the contract did not authorize B to charge any interest notwithstanding the use of the term "net profits." The court differed from the Pennsylvania court's opinion in *Hentz v. Pennsylvania Co.*, 134 Pa. 343, where it was held that "there are no profits in a land speculation which does not return to the investor his purchase money with interest upon it."

#### Effect of Fraud of Broker.

A broker contracted with an owner for \$100 to procure for her an exchange of her property for that of another and \$1,500 to boot. He arranged with the other party to pay him (the broker) \$500, and the broker's principal \$1,000, but reported to the latter that \$1,000 was the most boot he could get the other party to pay, assuring her that he was working for her interest, she contracted to exchange for \$1,000. Before final delivery of the papers she learned the other party was to pay her broker the \$500, but she went ahead with the trade. The broker sued for his commission of \$100. The defendant set up the fraud and counterclaimed for \$500 damages. The Kansas Supreme Court held, *Ratliffe v. Cease*, 164 Pac. 1091, that by his conduct the plaintiff lost all right to his commission, and became liable to the defendant for the \$500. West, J., dissented, being of opinion that the plaintiff should not be held liable beyond the loss of his commission.

#### Offer to Sell and Acceptance.

To establish a contract for the sale of real property by correspondence, there must be a definite offer in writing and an unconditional and unqualified written acceptance of the offer. No contract of this kind is complete without the mutual assent of the parties thereto, and an offer to sell property imposes no obligation until it is accepted according to the terms of the offer. A proposal to accept, or an acceptance upon terms varying from those offered, is a rejection of the offer, and puts an end to the negotiations, unless the party who made the

original offer renews it, or properly assents to the modification suggested.—*Kull v. Wilson*, Minnesota Supreme Court, 162 N. W. 1072.

#### Option to Purchase.

An agreement contemplating the purchase of land recited part payment, but provided that the agreement was an option exclusively, and that the prospective purchaser had no rights in the property until a second payment, and that on default of such payment both parties were released and the prospective vendor should retain the initial payment as liquidated damages. On the agreement were indorsements extending the date of the second payment upon consideration of smaller payments. These indorsements confirmed the terms of the original agreement as an option merely, the payments made being the consideration upon which the option to purchase rested. It was held, *Compton Land Co. v. Vaughan (Cal.)*, 164 Pac. 610, that upon the lapse of the time fixed by the contract, and extension indorsements, and default in second payment, neither the purchaser nor his assignee could recover any of the payments made.

#### Representations as to Value.

A purchaser of property must use reasonable care for his own protection and should not rely blindly upon statements made by a seller, and between parties dealing at arm's length, where no fiduciary relation exists and no device or artifice is used to prevent an investigation, it is the general rule that a purchaser must make use of his means of knowledge, and failing to do so he cannot recover on the ground that he was misled by the seller. Where there has been an inspection by a person making a purchase or an exchange of property, false representations as to the value cannot as a rule be the basis of an action for damages.—*Reimers v. Brennan*, Oregon Supreme Court, 164 Pac. 552.

#### Condition of Premises Leased.

In an action by a tenant against a landlord for injury to the plaintiff's foot alleged to have been caused by a concealed nail in a threshold, the Nebraska Supreme Court holds, *Ranklin v. E. Kountze Real Estate Co.*, 162 N. W. 531, that the rule of caveat emptor applies to leases of real estate, and, in the absence of warranty, deceit or fraud on the part of the lessor, the lessee cannot recover for personal injuries received through latent defects therein, of which the lessor had no knowledge at the time of making the lease, and which were as patent to the lessee as to the lessor.

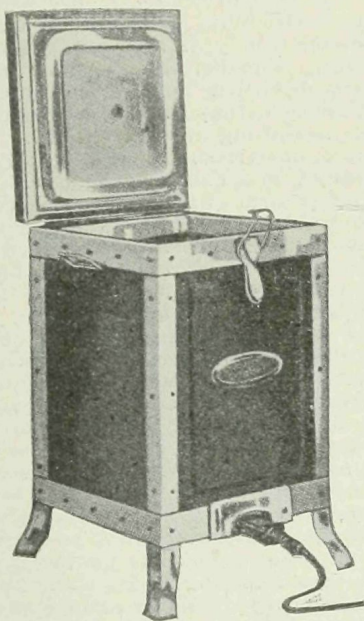
## NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

### Electric Cooker.

**A**N electric cooking outfit that is said to combine the principle of the fireless cooker with electrically generated heat has recently been perfected and placed on the market. Food is placed in aluminum containers which in turn are inserted in the range. The time clock is then set for a period of full heat in order to bring the "calorator" or heat distributor to cooking tempera-



ture. At the expiration of the time limit the switch automatically turns off the full heat produced by a 620-watt element and continues the heating with a 40-watt element, which remains in service until discontinued by the operator. The manufacturer claims that the smaller element is sufficient to keep the stove at an effective cooking temperature for an indefinite period, thus making the operating cost moderate.

### Concrete Surfacer.

**T**HE growing popularity of the use of concrete for building purposes has been responsible for bringing out a number of interesting appliances and devices designed for increasing the efficiency of this type of construction and furthermore to economize in initial cost. A device of this type is the rotary concrete surfacer that recently has been introduced which comprises a cutting tool driven through a flexible shaft by means of an electric motor carried by the operator. The driving motor is of the universal type. The cutting tool consists essentially of a disc, on which are mounted sixteen hardened steel cutter wheels. The cutter wheels roll on the surface to be dressed in such a manner that their teeth remove the material by a chipping action. This machine is equipped with ball bearings throughout and is lubricated by one grease cup, which feeds the lubricant for the entire tool through the flexible shaft casing. A special stone and grinding attachment is included with the standard equipment. This attachment is interchangeable with the cutting tool and is used for grinding in a mixture of cement and sand which is swabbed on the surface after the board marks and imperfections have been entirely removed by the cutting tool.

### Welded Sheathing.

**A**N inexpensive lathing material for stucco and interior plastering, which can also be used as a reinforcing material for short span reinforced concrete slabs in roofs, or floors designed to carry a comparatively light load, has been recently placed on the building material market. The sheathing consists of a light grade of electrically welded fabric provided with a tarred felt backing. The material is manufactured by arranging longitudinal and transverse wires on opposite sides of a sheet of tarred felt and electrically welding them together through very small holes previously punched in the felt where the wires cross. Trough this operation the tarred felt becomes an integral part of the wire mesh, being securely locked and held between two groups of wires, but at the same time having no physical connection to any of the wires. The longitudinal or carrying wires are all arranged on the side of the felt to which the plaster or cement mortar is applied, and, thus being entirely unobstructed, become thoroughly imbedded in the body of the plaster as the felt bulges slightly away from the wires under the pressure of the plasterer's trowel. For use in exterior construction this sheathing can be stapled directly to the studs. The material is practical for use in stucco work as it combines galvanized wire lathing and moisture-proof felt at a moderate cost. When used in cement roof and floor construction, this material eliminates the use of forms, as the sheathing may be stapled directly to the joists and screened over with one to one and one-half inches of cement or concrete mortar. Among the advantages claimed for this product are lightness and ease in handling; it can be stapled directly to the studs and used without wood sheathing; it is rigid and sheets will not skew or warp. The wires are thoroughly galvanized and consequently there is no danger of rust or corrosion.

### Waste Heat Gage.

**A**MONG recent specialties there has been developed a combination of two gages in one case that can be used with natural draft boilers, boilers utilizing the gases from a heating furnace, economizers, or in connection with any waste heat service. The gages are inclosed in a substantial dust-proof enameled case. A door makes the interior of the case accessible. The dials have a dull aluminum finish, with distinct black numbers. Provisions are made to permit checking the U-gage and adjusting the setting to zero. Recording gages in the same type of case and having the same range can also be supplied.

### Switch and Cut-Out.

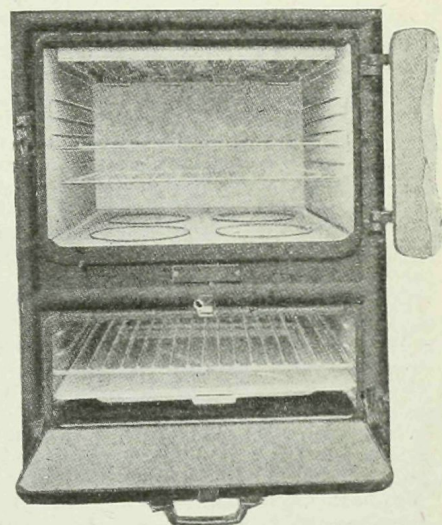
**Q**UICK-BREAK safety switches and cut-outs, constructed so as to prevent accidental contact with current-carrying parts, are among the recent improved appliances in the electrical specialty line. This apparatus is designed so that no live parts are exposed when the switch is being operated or when the cut-out is being re-fused. This feature is assured by a sliding shutter which is mounted on the main box cover and interlocked with the switch handle. When the fuse chamber is open the switch is locked open and when the switch is closed the fuse chamber is closed and locked.

### Boiler Compound.

**A** NEW boiler compound that the manufacturer claims cannot clog steam pipes or cause other troubles traceable to the use of acids has recently been perfected and placed on the market. No vegetable products have been used in the composition of this material, therefore the formation of boiler crusts, which consist essentially of carbonate of lime, is not promoted, according to the statement of the maker. The product is a concentrated mineral solution that when introduced into a boiler spreads itself evenly over the sheets, flues and tubes, coating them with a very thin glaze. To this glaze or film the scale cannot adhere. If a crust has formed, the solution passes through cracks in the deposit and, being raised to a high temperature on meeting the metal, forms an expanding deposit that forces the scale away and leaves instead a coating that will prevent the further formation of scale. That portion of the compound that does not attach itself to the metal passes off in the form of a harmless and odorless gas.

### Electric Ranges.

**T**HE use of electric ranges is growing rapidly and the improvements in these devices are keeping pace with their increased popularity. A prominent manufacturer of these appliances has lately brought out a number of improvements that are being installed on all ranges. Among the recent improvements is noted a triple fuse block, mounted in a heavy sheet iron box with hinged drop doors, installed under the end shelf. To catch the condensed water a gutter has been provided immediately under the oven door opening, thus preventing water from running



down the front. This arrangement is necessary, as considerable moisture is condensed for a short time after the energy has first been turned on for heating the oven. All terminals exposed to high temperature are made of monel metal. An improved type of oven door latch is used, which compensates for any wear on the latch and enables the door to be held firmly closed to prevent the loss of heat.

### New Type of Fire Escape.

**C**ALIFORNIA schools have recently installed a unique type of fire escape in the form of playground equipment. These fire escapes consist of long sheet metal chutes, reinforced with angle iron, which are attached securely to the sides of the building, thus affording an excellent exit in case of emergency as well as a means of amusement for the children. The entrance to the chute is from a wide platform on the second floor, from which the chute extends at an angle to the ground, ending in an upward curve that checks the violence of the descent. A sand pile is located at the bottom of each chute to lessen the danger of a possible fall. The children are encouraged to use the chutes for play at recess so that they will become accustomed to them.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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Reports from the Federal Farm Loan Board indicate that the first issue of loans for the farmer, has resulted successfully. The twelve land banks have loaned a total of \$9,465,739, and applications are on file for additional loans of \$100,000,000.

Hearings on the State Food Control Bill began this week. Hearings in New York will begin on Monday. With the efforts of the Legislature centered solely on this problem, it is to be hoped that effective legislation will be framed quickly, and without quibbling over trifles.

New automobile centers are being created similar to the one developed in the neighborhood of Columbus Circle, Manhattan. Recent activity along Bedford avenue in Brooklyn, in the section between Lafayette avenue and Eastern Parkway, indicates the steady expansion of this class of occupancy. In the Bronx a similar tendency is noticeable in the development of the Grand Boulevard and Concourse, in the vicinity of Fordham road.

According to Collector Edwards, revenue tax collections for the fiscal year ending June 30, 1917, for the Second Internal Collection District of New York, were the largest in the history of the Department, aggregating nearly \$90,000,000. This district, comprising about five hundred city blocks, is said to be the smallest district in area, and the largest in collections, the income return comprising about one-ninth of the total collections of the United States.

With the postponement of hearings on the proposed extra charge for transfers by the Third Avenue Railroad Company until September 10, it would seem as though passengers on the local surface lines will have little to fear from this source until autumn. The postponement means that further hearings will not be held for almost two months, and that the cases involving the New York Railways Company, the Brooklyn Rapid Transit Company and other systems, will probably not be reached before October.

### The Mortgage Situation.

To those who have been interested in real estate mortgages as media for investment, and to those who have been advocating the release of capital into this field, the views expressed by the president of one of the leading lending institutions on real estate, are particularly pertinent, as justifying this confidence. His views support the contentions made from time to time by the Record and Guide, and other believers in the future of New York real estate.

Analyzing the position of the savings banks, he is quoted as saying: "We are putting money out on mortgages, and we regard this as being favorable to the money that we have already invested in real estate. The stoppage of new construction means that renting conditions in the buildings already in use will improve. It has been the rule that every new office building or apartment house drew tenants from the older structures. Now with the construction abated, the older structures are holding their tenants. Therefore, from a standpoint of mortgage holding, the fact that the demand for new money has fallen off, cannot be construed as being unfavorable to the banks."

The attitude of the savings banks and other prominent lenders on real estate is best exemplified by the records in the Register's Office, cited in the Record and Guide last week, which indicate a substantial increase in the amount of new money placed in real estate mortgages, and in mortgage extensions. In normal times the acceptance by the savings banks of real estate mortgages as a standard form of investment has been taken as a matter of course, and there has been little or no significance attached to transactions of this character. Today, however, on account of the unusual demands made upon savings banks' reserves in connection with the Liberty Loan, and withdrawals to meet other demands which become more or less insistent during war times, the position of the savings banks with regard to mortgages may be regarded as especially favorable.

### Outlook for Fort George.

Considerable interest is being manifested in the future of the Fort George section of Washington Heights, and there is every indication that so soon as building costs recede an extensive building movement of high class apartment houses will commence, similar to that which has transformed within recent years the tracts to the north and south, into thriving residential communities. The removal of the old frame structures constituting the former pleasure resort are disappearing as a result of the vigorous campaign instituted for their removal, and the initial apartment operations have met with such success that other building projects are now in contemplation and may be undertaken shortly.

The Fort George section is adapted for this type of construction, on account of its topographical layout, and the picturesque territory which surrounds it. In the immediate vicinity is the splendid tract of park land which has been offered by John D. Rockefeller, Jr., to the City of New York, as the site for one of the finest public recreation places in the city. Transit facilities are also available through the Broadway subway system, and the surface lines connecting with other parts of Manhattan and the Bronx. The installation of the new omnibus service from Washington Square to 193d street until October has created the hope that the operating company will eventually be granted a permanent franchise, and additional means of communication afforded to the residents of Washington Heights.

In addition to the adaptability of the Fort George section for apartment house construction, and the transit facilities which it affords, there are other factors present, which encourage the belief that the building movement of the future will concern itself with multi-

family houses. The steady growth of New York City to the north will create a demand for residential space in this section, which lies directly between districts which have already been improved with successfully rented apartment houses. Present prices of land and the decline in the popularity of the one-family dwelling also tend toward encouraging the belief that future building will concern itself with the multi-family house, rather than with the one-family house.

All these elements being considered and adding to them the fact that there has been a marked decrease in the number of apartment houses constructed during the last year, stimulating to an unusual degree the demand for living accommodations, the outlook for the Fort George district must be regarded as a most optimistic one.

### Declining Brick Prices.

The local building situation furnishes an interesting paradox that has been brought about by the descending price of common brick, while substantially all other structural commodities are either holding firmly at their established high levels, or exhibiting a decided tendency toward further advances. There is no evidence of important price concessions or weakening in other lines; in fact, these materials, especially the metal groups, are daily becoming stronger. The present brick situation certainly does not reflect the general building material market conditions, but does indicate the great extent that the local building activity has suffered through high construction costs.

Prominent among the reasons presented for the recession in brick prices is the dearth of speculative building construction. The erection of one and two-family dwellings, tenements and high class apartment houses is now almost a negligible quantity, and it was from these sources that the brick manufacturers and dealers anticipated a considerable amount of new business. Recent construction has consisted largely of manufacturing and commercial projects, costly residences and institutional work and reinforced concrete, stone, terra cotta blocks and timber were the materials most generally used.

Speculative builders undoubtedly have been hampered in their operations by virtue of the high cost of structural materials, scarcity of skilled and unskilled labor, and other factors that have influenced structural operations. Inasmuch as the major portion of speculative work consists of non-steel frame buildings, and furthermore, because brick is such an important element in work of this character, it would seem as though the present time was most propitious for renewal of activities along these lines.

There is a recognized demand for renting accommodations throughout all the boroughs of Greater New York. In suburban communities, the supply of available accommodations does not compare with the inquiries for housing that are being received. In view of this fact, the present market conditions may be assumed to be an excellent opportunity for builders to proceed with contemplated, but long delayed, operations.

Common brick is now available at a price that has not been approached for many months. There is every reason to anticipate therefore, that the low cost of brick will stimulate activity to a remarkable degree. For the builder who will mature his plans for starting work immediately, a possibility of increased profits looms large. The opportunity is one, however, that should be availed of quickly, as there is but little prospect that the present levels will remain any great length of time, while there is a decided probability that prices will advance.

The present situation is a temporary matter, brought about in order to allow the manufacturers to reduce the surplus stock of brick that has gradually piled up by virtue of the reduced building activity, and the assumption is that as soon as the market is cleared, the price

of brick will return to approximately the \$11 level.

The brick production this year will undoubtedly be much less than that of former years. Brick manufacturers have had numerous difficulties to contend with through which the production capacity of the plants has been greatly reduced. This will in itself have a tendency to return the commodity to high price levels, and if the demand for the brick improves through the anticipated renewal of general building activity, prices must remain at high levels for many months.

#### The "Torrens" Campaign.

Editor of the RECORD AND GUIDE:

It is certainly gratifying that the Real Estate Board has started its campaign to promote the "Torrens System." It would seem as though the organization had made considerable headway, without making a lot of fuss and also without the aid of hippodroming.

The list of loaning institutions, as printed in the Record and Guide, July 14, is representative, though I notice some of the prominent companies are missing. It is to be hoped that they will see the "great light" and fall into line. They must realize that real estate needs support from every quarter and it is to their advantage to help that class of investment which has supported them for so many years.

It is too much to expect that, at the beginning, one hundred per cent. of the institutions will be in accord with the movement, but the start is good enough to be encouraging.

The "Torrens System" has merit. The board is proper in supporting a true system, and I hope that it will be most successful in its undertaking.

The average purchaser of property is not familiar with the "Torrens System." He desires to have an assured title, so that he may be protected in case of some unforeseen contingency. He knows what the title companies can and will do. This knowledge has been obtained through years of personal experience and that of his acquaintances.

A period of education must be passed through before the "Torrens" will become generally used. Once he realizes that his title is protected and that his property is easily marketable, hesitancy will be a thing of the past.

But the loaning institutions must cooperate and be willing to invest their moneys in properties registered under the "Torrens." This difficulty seems, at least in part measure, to have been surmounted.

Now let the campaign be pushed with full vigor. A start, but only a start, has been made. The Board is the logical organization to be the real sponsor of the movement. That it is availing itself of the opportunity speaks well for the future success of the Board, for it will have conferred a real benefit on real estate.

INVESTOR.

#### Evils of Centralized Government.

Editor of the RECORD AND GUIDE:

Thousands of Staten Islanders are under the impression that the Borough Government of Richmond has jurisdiction and exercises control over the Departments of Health, Parks, Water Supply, Gas and Electricity, Police, Charity, City Plan, Licenses, Docks and Ferries, Bridges and Taxes.

The facts are otherwise.

They are under the jurisdiction of Commissioners residing in other Boroughs.

They may be able men and administrators, but they are non-residents, and it does not matter how zealous they are in trying to give efficient service, they can not do so, because of being handicapped in having by wrong methods to get information regarding conditions on Staten Island, its needs, the sentiments and desires of its people.

It explains why officials in Manhattan attempt to apply and enforce ordinances, rules and regulations here, that are in-

ferred for the congested sections of Manhattan and other thickly populated Boroughs of the city.

Another serious drawback is the time lost, and the uncalled for delays in having nuisances abated, and injustices which our people suffer from—explained and remedied by the various heads and Commissioners in Manhattan.

If we had Borough autonomy, we would not have suffered from the imposition of the Tuberculosis Hospital, and the garbage plant, that officials in Manhattan are trying to fasten upon Staten Island, but I believe they will never be permitted to remain.

These injustices are the result of government by autocratic and non-resident officials.

I have faith in our citizenship and feel it will not rest or be satisfied until justice is done to Staten Island.

Staten Island is today the most valuable asset to New York City. An injury to it, is an injury to the whole city. Our undeveloped water front is important for shipping in New York Harbor. Properly utilized and developed, it would add millions to the taxable values of the city.

The wide sweep of beautiful hills and its picturesque valleys, with the level lands on the north, south, east and west shores, offer unrivaled home sites, locations for business and manufacturing, the finest on the Atlantic seaboard.

Eight hundred thousand people can build homes on Staten Island, and have room to live in comfort, health and happiness. A wise business man takes every precaution to conserve and protect his valuable assets.

The officials of New York City should be as zealous in conserving Staten Island for the citizens and taxpayers of New York, and not putting obstacles in the way of its development and expansion.

CALVIN D. VAN NAME.

#### Traffic Congestion.

Editor of the RECORD AND GUIDE:

The suggestion of Police Commissioner Woods that merchants carry on the transfer of cases and goods between the hours of 4 and 8 A. M., when pedestrian and vehicular traffic is lightest, is worthy of consideration, in view of the present highway and sidewalk congestion with which the city has been contending for a long time. The supplement to the Commissioner's report made this week shows a decided increase in the street accidents, the greatest number of which occur between noon and 8 o'clock at night. The police statistics indicate that 63 per cent. take place during that period and only 24 per cent. within the safety hours recommended by Commissioner Woods.

There is little doubt but that in addition to providing additional safety for pedestrians, the present congested traffic condition of New York City's streets may be advanced as another strong argument for the transfer of merchandise during the hours suggested. Pending the final solution of this problem which will probably shortly be undertaken by a well qualified and trained commission of experts, a temporary measure of relief, at least, could be afforded by the adoption of this recommendation. While it would not entirely alleviate the situation which is generally conceded as being serious, there is no doubt but that the withdrawal of such an enormous amount of heavy trucking on the city's streets during the busy hours of the day would be reflected in a decrease in the traffic flow during the day.

Although the truckmen are understood to be opposed to the establishment of these working hours, it is hoped that some satisfactory adjustment will be made. If this plan were carried out, it would result not only in a noticeable decline in the number of street accidents, but it would also materially improve the lamentable congestion now prevalent in the city streets.

MERCHANT.

## QUERY DEPARTMENT

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

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

Question No. 254.—The proposed ordinance now before the Board of Aldermen relative to public carts and cartmen will require registration by law of all transportations or removals made of goods from any private dwelling, tenement house, apartment house, office, boarding house, hotel or restaurant. Does this mean that companies like the American Express Company or the Adams Express Company will be required to register the transfer of every package, or the shipment of baggage or merchandise?  
Would companies of this kind be classified as public cartmen?  
J. L.

Answer No. 254.—No. This ordinance relates only to public carts and cartmen, and is an addition to Chapter 14, Article 11, of the Code of Ordinances. The Board of Aldermen has distinguished between expressmen and public cartmen by adopting different ordinances regulating them. Expressmen are regulated by Chapter 14, Article 6, of the Code of Ordinances.

#### Labor Situation.

Editor of the RECORD AND GUIDE:

There has been so much comment recently regarding the serious shortage of labor, and the effect of this condition upon industry in general, and particularly upon the building business, that it is most encouraging to note the recent report gathered by the Department of Labor Employment Bureau, from Federal agents and State labor commissioners, which states that no general shortage of harvest labor exists in Western States.

A number of localities where in previous years harvesting was badly crippled by the scarcity of men have reported within the last week that farm hands are plentiful. The unusual campaign to call men back to farm work instituted both by private parties and by National and State employment agents, may explain this situation, but there are, of course, other reasons which may also be advanced in explanation.

It is possible that the labor shortage in the East may be traced in some measure to this growing tendency for people to become interested in farm work. Nevertheless so much depends on the harvest this year that we may view the situation, at least in the West, with optimism.

It is to be hoped that the labor situation in the East will also right itself, although it must be conceded that it is one of the most serious problems now confronting industrial plant owners in this section of the United States.

I. M. K.

#### Cartmen's Ordinance.

Editor of the RECORD AND GUIDE:

Few people realize the importance of the so-called Cartmen's Ordinance, or its far-reaching effects. It is wonder to me that such an ordinance was not proposed years ago. The proposed law will not only help business men in general, but who will also serve as a check to those families who find it "cheaper to move than pay rent."

One step more should be taken. Hotels should be required to send daily a list of all who register. In this way much crime might be eliminated and a protection to the public at large would be afforded.

JOHN C. WILSON.

## Thomas J. O'Reilly

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## REAL ESTATE NEWS OF THE WEEK

### Moderate Demand Shown for Diversified Properties—Auction Market Maintains Activity

**I**N SPITE of the season of the year which is rarely conducive to concerted buying, a moderate degree of activity was maintained. The trading was of an unusually diversified character, with many sections of the city contributing. Practically every class of property figured in one or more prominent transactions, the deals forecasting, in some instances, important building projects. In the Grand Central Terminal district, the Athens Hotel Company acquired contiguous property to its present holding, as the site for a tall addition to the hotel. In the Herald Square section, near the Pennsylvania station, a woman investor acquired a desirable business property.

The former Morton F. Plant dwelling, at the southeast corner of Fifth avenue and 52d street, leased several months ago to a well-known jewelry firm of Paris and New York, passed into the ownership of the lessee. The dwelling is being altered for trade purposes, and upon completion will add to the splendid colony of high-class retail establishments on Fifth avenue. Other important transactions concerned a costly residence in East 77th street, and apartment houses on Briggs avenue and East 194th street, in the Bronx, figuring in cash sales. Riverside Drive contributed an important deal involving about twenty lots at 158th street, which may eventually be utilized for the construction of high-class elevator apartment houses.

The leasing branch of the market was quiet, although several important transactions were closed. As the result of a long term lease, a new theatrical project will be undertaken at the southwest corner of Broadway and 47th street, taken over by J. J. & Lee Shubert, who will erect a \$200,000 playhouse, to seat 900 persons. In East 63d street and West 131st street large plots were also leased to be used for the construction of garages. Another interesting lease, concerned the one-time Arion Club property, which finally was taken for a long term from George Ehret, by the Anderson Galleries, which recently disposed of its present holdings at Madison avenue and 40th street. A leading operator, who has been active within recent months in acquiring business properties in John street and Maiden Lane, leased, for a long term, the one-time bank building at the northeast corner of Broadway and John street, for modernization. The excellent demand downtown for retail space has stimulated the installation of additional stores in a number of the structures in the immediate neighborhood.

Midsummer auction sales of unimproved property continued to attract considerable attention, and the next few weeks will witness the offering of a number of desirable city and suburban properties at public sale. Last Saturday, Bryan L. Kennelly sold for the Sturges Estate, sixty lots near the 174th street station of the West Farms subway, for a total of \$162,550, or an average of about \$2,710 a lot. About eight hundred people were present when the first lot was offered, and although the prices were considered low in view of the excellent location of the property, the bidding was slow. Among the buyers were Mrs. Julia Fitzgerald, Brandt Brothers Building Company, Samuel Goldsticker, Peter Sinnott, William Sinnott, Samuel Lyttle, William Janota and the Valhalla Corporation. Complete details regarding the sale of these lots including the name of the purchaser and the description of each lot sold, will be found in the Second Section of the Record and Guide. The remaining 139 lots were offered by Mr. Kennelly at the Vesev Street Exchange Salesroom on Thursday, at 12 o'clock, and at the second sale he disposed of 49 lots for a total of \$120,425. The remaining lots were withdrawn. Among

the buyers were J. J. Goldwater, Joseph Frederick, Charles Horn, and Eva E. Bolton.

This morning at 10 a. m., Joseph P. Day and J. Clarence Davies will offer 394 building sites, and four attractive dwellings, at Riverview Manor, Hastings-on-the-Hudson, a highly developed suburban community, on the east bank of the Hudson River. The property will be sold, in a big tent, on the premises. In Brooklyn and Queens, the Jere Johnson, Jr., Company will conduct two large sales of unimproved property. On Monday evening, July 23, at 7.30 p. m., in Goetz's Hall, 835 Fresh Pond road, the company will liquidate 94 Ridgewood lots. The sale will be held in the evening, so that interested buyers may be afforded an opportunity to attend without inconvenience, to their business affairs.

On Monday evening, July 30, at 7.30 o'clock, at the Brooklyn Real Estate Exchange, 189 Montague street, the Jere Johnson, Jr., Company will sell by order of the Bond and Mortgage Guarantee Company, 178 lots in the South Flatbush section of Brooklyn. The lots are located on Avenues L and M, and in East 57th, 58th, and 59th streets.

### Bellevue Hospital to Enlarge.

William L. De Bost, Charles Griffith Moses and William H. Archibald have been appointed appraisers by the Sinking Fund Commission to appraise city properties in connection with the proposed acquisition by the city from the Sinclair Estate, of the block between 29th and 30th streets, First avenue and the East River, needed to provide additional facilities for Bellevue Hospital, which lies to the south. They will appraise the city property to be offered in exchange.

### NEGRO PROBLEM.

(Continued from page 71.)

fect on Harlem, though there may be a few exceptions. The altering of dwellings into two-family buildings may prove a success, but even this is questionable, from the standpoint of 'good house-keeping,' either the two or three-family house is much more preferable than a boarding or lodging house, but these are questions which cannot be answered today, but must be tried out by practical experience.

"Store properties present a serious problem. At the present time small space is in demand and well rented, though this does not hold good for large stores. It seems to me that the logical outcome will be the subdivision so as to meet the demand.

"Inasmuch as there is such a large colored population in Harlem, and real estate values have been affected by that condition, and rentals are at a lower level than when the properties were maintained for white tenants, the increase of colored population will enable owners to keep their properties rented to better advantage, both because of the permanent tenancy and the higher rentals obtained. In that way the opening of the northern section of Harlem will prove a boon to owners; also to the negro population. It will provide a much needed increase in living quarters, for today the houses occupied by negroes are overcrowded.

After a number of years of experience with the better class of negroes, many owners have come to realize that such property can be run on a paying basis. Therefore, as an investment proposition, these houses may be classed as better than many investments which are occupied by white people. Heretofore, such properties were not sought by investors, because they did not realize that they could be made to pay. That phase of the situation has changed during the past two years, and some investors who have had experience are now seeking such properties for further investment."



**Zoning Resolution Upheld.**

Holding that zoning legislation by the Board of Aldermen cannot be construed as an encumbrance on real property, Justice Hotchkiss in the Supreme Court yesterday rendered a decision against the Williams Building Corporation, defendant in an action to recover \$2,500 alleged to be due the Lincoln Trust Company as the final payment for a piece of property at the southeast corner of 140th street and St. Nicholas avenue.

The plaintiff, as trustee of the estate of Mary G. Pinkney, sold for Julia M. Lawrence, to the building company, the corner parcel, following the enactment of the Zoning Resolution. The measure restricts the section as a residential zone, and the purchaser refused to pay the last installment of \$2,500 on the contract calling for \$50,000. The company alleged it contemplated the erection of an office building and that the project had to be abandoned.

In his opinion Justice Hotchkiss said: "Although the Zoning Law undoubtedly operates to restrict the unqualified use of a premises, I do not think it can be said to constitute an encumbrance within the meaning of the contract. Rather is it the nature of a governmental regulation, subject to which all properties are held and all contracts and conveyances are made." The verdict was awarded to the plaintiff.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 13, against 16 last week and 15 a year ago.

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

The sales north of 59th street aggregated 8, as compared with 10 last week and 10 a year ago.

From the Bronx 7 sales at private contract were reported, as against 8 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 86 of this issue.

**Hotel Project Near Grand Central.**

As the result of the sale by Charles L. Shea, to the Athens Hotel Company, Polymero & Ringa, a twenty-story hotel project is anticipated, which will occupy the property just sold, together with the contiguous property at 30 East 42d street, running through to 43 East 41st street. Theodore A. Kavanagh, of the office of John J. Kavanagh, represented the buyer, and Albert B. Ashforth & Company, the seller. Mr. Shea recently acquired the property just sold from Virgil I. Hixson, of Manistique, Michigan. The proposed hotel will have frontages of 239 feet on Madison avenue, 31.6 feet in 42d street, and 29.9 feet in 41st street. On the east it will be flanked by the large building of the Lincoln National Bank and Safe Deposit Company, and on the north and west it will have the twenty-five-story office building recently completed by August Heckscher at the southeast corner of Madison avenue and 42d street, and will also face the big office building owned by the Johnson-Brady-Billings Syndicate. The Madison avenue wing of the proposed building will be separated on the south from the twelve-story building at the northeast corner of Madison avenue and 41st street, by two old buildings.

**Fifth Avenue Residence Sold.**

After an ownership extending since 1851, the Andrews residence at 162 Fifth avenue has finally been sold for the estate of Martha H. Andrews to Robert P. Zobel, through Goodale, Perry & Dwight, Inc. The property is improved with a five-story dwelling and a two-story stable on a plot 25x120, having a right-of-way to the south side of 22d street. Adjoining is the eleven-story Union Exchange Bank Building, at the northwest corner of Fifth avenue and 21st street. Mr. Zobel will remodel the buildings for business.

**Plant Dwelling Transferred.**

The Morton F. Plant dwelling at the southeast corner of Fifth avenue and 52d street, has been sold to Louis J. Cartier, of Paris, and Pierre C. Cartier, of New York, jewelers, who several months ago leased the property for their business. Ownership was transferred last Saturday for \$100 and other valuable considerations. The option to purchase was given to the tenants in their lease, and they have availed themselves of this opportunity. The dwelling is being altered for trade purposes and will soon be ready for occupancy by the firm, which is now located in upper Fifth avenue. The Plant dwelling is one of the best known on Fifth avenue, and is opposite the Vanderbilt houses, and help to serve as a barrier to the northward movement of trade on Fifth avenue. Mr. Plant was approached many times with offers to sell or lease his house, but would not consider any proposition until several months ago, when he decided

that his stand against trade was useless. In the lease, there was a provision that the exterior appearance of the dwelling was not to be marred by changes. The property has a frontage of 50 feet on Fifth avenue and is 100 feet deep.

**Sale Near Herald Square.**

Miss Tempe Kennedy, an inventor, formerly of Pittsburgh, purchased from the Lawyers' Mortgage Company, the five-story mercantile building on a lot 25x98.9, at 136 West 34th street, located 325 feet east of Seventh avenue. A year ago the property was sold by the present seller to T. W. Stemmler, Inc., from which it was purchased in foreclosure proceedings on July 5, by the Lawyers' Mortgage Company, for \$110,000 on a judgment of about \$120,000. The city assesses the parcel at \$135,000, and it is understood that the buyer paid a sum approximating this figure. Spear & Company were the brokers.



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### Foster Estate Sells Large Tract.

The heirs of Caroline M. Foster sold a tract of approximately twenty lots fronting on the westerly curb of Riverside drive just north of 158th street, and running through to the latter street. The purchase was made by the Leander Realty Company, Henry London, president, and it is understood that the tract will be resold to builders for improvement with high class elevator apartment houses similar to those erected on the Loyal L. Smith Estate located to the northeast of the Foster tract. The property is irregular in shape, and has a Drive frontage of 283.7 feet, the east line measuring 115.9 feet; the north line, 137.8 feet, and the west line, 230 feet. The 158th street frontage measures 317 feet. In the late eighties Mrs. Foster built the residence at 647 West 158th street, and presented it as a wedding gift to her son, Pell W. Foster, who still occupies it. Macomb G. Foster, executor of his mother's estate, acted for the heirs in the present transaction. S. Osgood Pell & Co. were the brokers.

### Twelve-story Loft Sold.

The Victoria Building & Contracting Company, Dominick Lordi, president, sold the new twelve-story store and loft building at 132 and 134 West 22d street, to a client of Harris & Vaughan for investment. The plot, which was covered with two old dwellings, was acquired from Nayer S. Auerbach in April, 1912, with a building loan of \$96,000. The new building is on a plot 39.7x98.9. It was designed by Frederick C. Zobel, who estimated the cost at \$150,000.

### Lenox Hill Residence Sold.

William B. May & Company sold to Bernard E. Pollak, the modern four-story American basement residence, on plot 34.6x102.2, at 53 East 77th street, one-time owned and occupied by Henry L. Wardwell, of the brokerage firm of Wardwell & Adams. The property is located 62 feet east of Madison avenue, and is separated from Don Carlos apartment house by an open court on the west. Side lights on the west of the building, an electric elevator and other features combine to make the dwelling an attractive one. It is reported that the property was held at \$155,000.

### Resale in the Bronx.

Nehring Brothers resold to Joseph H. Arnold, Nos. 2608 to 2616 Briggs avenue, three five-story modern apartment houses, on plot 120 x irregular; also 260 East 194th street, southeast corner of Briggs avenue, a five-story apartment, on a plot 45 x irregular, and 274 East 194th street, southwest corner of Bainbridge avenue, a five-story apartment house, on plot 57 x irregular. The transaction involves more than \$200,000. The brokers will maintain the management of the property.

### New Leasehold Sold.

John Kerrigan sold through Pease & Elliman his lease of the premises, 222 West 47th street, a saloon, on Wendel property. The property adjoins the southwest corner of Broadway and 47th street, which the Shuberts leased a few days ago for a theatrical improvement.

### Manhattan.

#### South—of 59th Street.

MAIDEN LA.—Negotiations are reported to be pending for the purchase by the 83 Maiden Lane Corporation of the 5-sty mercantile building, 25.3x90.9xirreg., at 83 Maiden la. The property is owned by Wolcott C. Lane and others, heirs of Elizabeth D. Lane, who bought it in 1905. The directors of the new corporation, organized with a capital of \$32,500, are E. G. Partridge, J. S. Higham and H. C. Lakin.

#### North—of 59th Street.

HAMILTON TER.—L. J. Phillips & Co. sold for the Bond and Mortgage Co. 62 Hamilton ter, a 3-sty dwelling, 20x100, adjoining the southwest corner of 144th st.

85TH ST.—Slawson & Hobbs sold for Dr. P. F. K. Johnson of Los Angeles, Cal., 119 West 85th st, a 3½-sty dwelling, on lot 18x97.6, near Columbus av.

107TH ST.—David Lion has purchased the 5-sty tenement house at 213 East 107th st, on lot 25x100. The house will be renovated. E.



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H. Ludlow & Co. were the brokers in the transaction.

128TH ST.—Meister Builders (Inc.) re-sold 23 East 128th st, a 4-sty dwelling, on lot 20x100, to the Hull House Cleaning Co.

LENOX AV.—Frank Manier sold, through his attorney, Albert W. Ransom, 245 Lenox av, a 3-sty dwelling, and 43 West 127th st, a 2-sty dwelling to Philip Wattenberg, represented by Jacob Freeman, in part payment for the new garage 100x100 on the west side of Webster av, 100 ft. south of 167th st, recently leased for ten years to Nathan Levitch and Harry Jacob.

8TH AV.—Leon S. Altmayer and Theodore Ortman sold for R. Loewenthal the flat at 2916 8th av, on lot 25.6x100, to James H. Cruikshank. The buyer resold the property to the Sexton Realty Co. through Leon S. Altmayer and Sharp & Co.

**Bronx.**

ELSMERE PL.—Joseph A. Wasserman sold for Albert M. Banker, 773 Elsmere pl, a 4-sty double apartment house, on plot 25x120.

165TH ST.—John A. Steinmetz sold for Saddle Sasso 653 East 165th st, a 3-sty building, occupied as a clubhouse, to Henry G. Koch.

HUGHES AV.—Charles Shapiro bought the plot, 50x87.6, on the east side of Hughes av, 200 ft. north of 188th st, from Nathan B. Jacobson.

PALISADE AV.—Joseph P. Day sold for the estate of Harriet N. Kellogg to a client of John Kay McKelvey a plot of 35 lots on Palisade and Independence avs, with a frontage of 354 ft. on the latter thoroughfare. The property was owned by the selling family for many years. It stands directly in line with the proposed Hudson Memorial Bridge.

PARK AV.—McDowell & McMahon sold for the Mercedes Building Co., John P. Boyland, president, the 5-sty apartment house, 20x75, at 1749 Park av, to John Hahn.

3D AV.—Cahn & Pittman and Philip Wattenberg purchased from the Benenson Realty Co. the northeast corner of 169th st and 3d av, directly at the foot of "L" station, a plot, 100x95, on which are a 3-sty brick building and two 2-family frame dwellings. Schwab & Co. negotiated the sale.

**Brooklyn.**

MAPLE ST.—Realty Associates sold to Thomas McCullough the 2-sty dwelling at 215 Maple st, corner Rogers av.

PACIFIC ST.—Charles Partridge sold 1090 Pacific st, a 2-sty dwelling, between Classon and Franklin avs, for Barbara Biers.

ST JOHNS PL.—Charles Buerman & Co. sold for the Baptist Convention, 1644 St. Johns pl, to A. Max.

STERLING PL.—Charles E. Rickerson sold for Mrs. Matilda H. Christensen 303 Sterling pl, a 3-sty dwelling, with extension, between Vanderbilt and Underhill avs.

61ST ST.—Realty Trust sold the semi-detached house at 1866 61st st in the Mapleton district, Brooklyn, to Joseph Orlando, of the Bronx. Realty Trust also has leased with privilege of purchase five other dwellings in this neighborhood to persons at present residing in Manhattan and the Bronx. They report a brisk demand for houses at increases over last season.

68TH ST.—Walter S. Ross and C. C. Gretzinger sold for Estella Goldberg the 1-family dwelling at 861 68th st.

71ST ST.—B. J. Sforza sold for Frederick L. Whitehouse to Nicholas Palermo the 2½-sty cottage on plot 40x100, at 1361 71st st.

BEDFORD AV.—Frank H. Tyler sold 1271 Bedford av, a 3-sty dwelling, near Herkimer st. This property is opposite the new theatre in course of construction.

FT. HAMILTON AV, ETC.—Martin A. Ansbro sold 7102 Ft. Hamilton pkway, comprising three stores, two apartments and two garages, for the H. J. Wolff Construction Co.; also five lots at the southwest corner of 6th av and 61st st for Mary A. Cush, and the 2-sty house, 418 58th st, for Walter and Catherine Flanagan.

NOSTRAND AV.—John A. Kennedy & Co. sold for A. Lloyd two new store and apartment buildings at Nos. 1996 and 1998 Nostrand av, near Farragut rd.

5TH AV.—Tutino & Cerny sold for William L. Condy, 5522 5th av, a 3-sty brick store and apartment building.

20TH AV.—Meister Builders purchased the 2-sty cottage at 7901 20th av, south corner of 79th st, on plot 25x100.

**Queens.**

EDGEEMERE, L. I.—Meister Builders (Inc.) sold to a client of J. J. Kramer six lots, each 20x100, in Beach 43d st, Edgemere, L. I. The purchaser is to build bungalows.

LONG ISLAND CITY.—Judson A. Harrington and John C. Raven sold to a Mr. Muszynski three buildings on plot 50x151, in the south side of Franklin st, about 100 ft. west of Willow st. Part of the premises will be used for the storage of automobiles.

RIDGEWOOD.—The Madison Co-Operative Building and Loan Association purchased from S. J. Bates a plot 140x200 at the northeast corner of Debevoise av and Spandan st and a plot 160x200 at the opposite southwest corner.

**Out of Town.**

FARMINGDALE, L. I.—Joseph P. Day sold to the Farmingdale Chemical Co. the plant of the E. C. Nelson Manufacturing Co., comprising about three acres and a building covering approximately 25,000 sq. ft., held at \$70,000.

LYNBROOK, L. I.—Bulkeley & Horton Co. sold a new cottage on plot 60x150 for D. A. McCann.

PLANDOME, L. I.—Shields Brothers (Inc.) sold on Manhasset Bay the home of E. H. Warren to a New York client, who has been leasing the property.

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PLANDOME, L. I.—Pell & Tibbits have sold for James W. Jacobus a large water front plot to Mrs. Alice Grace D'Oench to be used in connection with her country estate at Manhasset.

MONTCLAIR, N. J.—F. M. Crawley & Brothers sold the S. Wright, Jr., property, on the west side of Prospect terrace, to Albert J. Armstrong, of New York City. The property has been held at \$22,500.

NEWARK, N. J.—Feist & Feist (Inc.) sold for the Continental Realty Co., the 6-family house, 511 South 17th st to Semel Sodowich; also for the Buckhardt Estate, the 6-family house, 261 Prince st, to Nathan Brams.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Jacques G. Zirkel the bungalow 53 Hope st to William Y. Fosdick.

CHAPPAQUA, N. Y.—George Howe sold 40 acres of the farm of Mrs. Jennie S. Hallock, on the Pines Bridge rd, at Chappaqua, N. Y. The property had been in one ownership for more than sixty years.

NEW ROCHELLE, N. Y.—Samuel M. Burbank of Louisville, Ky., sold his former residence on Winyah av, New Rochelle, to M. C. Rolland of New York. The property consists of a 15-room dwelling, garage, 1¼ acres of land, held at \$20,000. James D. McCann was the broker.

OSSINING, N. Y.—Robert E. Farley Organization, in conjunction with W. H. Oliver of Ossining has sold the Nels Farm of 96 acres on the Kitchawana State rd to a New York man, who will use it for a country estate.

PEEKSKILL, N. Y.—Robert E. Farley Organization sold a plot at the corner of Franklin st and Union av, in the Nelson Estates section, to Haviland Wessels, of Peekskill.

PELHAM HEIGHTS, N. Y.—Fish & Marvin sold the residence of Dominick Smith on Corona av. The plot comprises about two acres on which there is a large stone residence of twenty rooms, a stone garage and outbuildings. The purchaser is Hugh G. Curran. The property was held at \$65,000.

SCARSDALE, N. Y.—The Scarsdale Estates sold a plot on Reimer rd in the Murray Hill section to Diedrich Gristede. This is the third plot Mr. Gristede has bought of the Scarsdale Estates within the last year.

YONKERS, N. Y.—The Robert E. Farley Organization sold a plot on Fairview av to Watson & Bremner.

#### LEASES.

#### Another Playhouse for Times Square.

J. J. & Lee Shubert are going to improve the property at the southwest corner of Broadway and 47th street, with a new playhouse. The site has been acquired under a long-term lease and the work of razing the old buildings will start immediately. The theatre is estimated to cost \$200,000, and will be erected from designs prepared by H. J. Krapp, who has planned several of the Shubert houses. The theatre will accommodate 900 people, and will have stores on the Broadway front. It will also contain offices. The assembling of the site was arranged by E. Margolies, as broker. The property fronts 48.2 feet on Broadway and 141 feet in 47th street. It is known as 1567 and 1569 Broadway, and 214 to 222 West 47th street. On the immediate corner is an old piano factory, and adjoining in the street are two five-story buildings. These three parcels are owned by Ella A. Gray. The three-story saloon at 222, is owned by Mary E. Ray. Mr. Margolies arranged with the owners for a twenty-one-year lease of the premises, with renewal privileges. The annual rental of the site will aggregate \$70,000. The new playhouse will abutt the Globe Theatre.

#### Tenant for Large Garage.

S. Osgood Pell & Company leased for Lipmann Schnurmacher, from the plans, a garage building to be erected at 237 and 247 East 63d street, between Second and Third avenues, for twenty-one years from October 1, 1917. Inasmuch as the property is located within a restricted zone, the consent of the Board of Appeals was necessary before the improvement could proceed. Morris Cooper represented as attorney, the lessor, and George J. Wise, the lessee. The plot is now occupied by several tenements with stores, and has a frontage of 105 feet. It was recently leased for twenty-one years with renewals, by Abraham B. Cox and others, as owners, to Mr. Schnurmacher.

#### Harlem Site Leased for Garage.

Shaw & Company leased for Peter J. Devine the plot, 50x100, in the north side of 131st street, 100 feet west of Broadway, to Klein & Jacobs, Inc., for twenty-one years. The lessees will improve the property with a garage.

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**Important Broadway Lease.**

The Broadway-John Street Corporation, Elias A. Cohen, president, has leased for a long term, through the Charles F. Noyes Company, the former Chatham & Phenix National Bank Building, at the northeast corner of Broadway and John street. The building is eight stories in height, and of unusually heavy construction, having been erected by Austin Corbin, for the occupancy of the old Chatham Bank, which had occupied the building for many years. The Corbin Estate sold the property several years ago to the Chatham Bank, and this institution some time ago leased new quarters in the Singer Building, in order to meet its increased business demands. Mr. Cohen's company has been actively identified with the acquisition of important properties in the immediate neighborhood, among them the former Evening Post building, at Broadway and Fulton street, which is being extensively altered and modernized. It is understood that Mr. Cohen contemplates the modernization of the newly acquired property, and the installation of stores.

**Arion Lease Closed.**

Negotiations have been closed for the leasing of the Arion Club property at the southeast corner of Park avenue and 58th street, 125.6x90, to the Anderson Galleries, Inc. The announcement that the negotiations were pending for the leasing of the property was made in the Record and Guide of June 30.

**Manhattan.**

ALBERT E. ASHFORTH (INC.) leased the 3d floor of 22 East 33d st to N. G. Tracy; space in the Tilden Building, 105 West 40th st, to Anthony V. Seferovitch; in the Frances Building, southwest corner 5th av and 53d st, to Mary L. Steele and Horace Phillips; the 2d floor of 46 West 35th st for the North River Savings Bank to Harry Geffen, and with M. Rosenthal & Co., the 5th floor of 1178 Broadway to Tovim & Meyers.

BASTINE & CO., with Goodale, Perry & Dwight, leased the eighth floor rear at 78 5th av to Louis Mark, manufacturer of ladies' waists.

GEORGE BOCKHAUS CO. leased from Underhill estate the two 4-sty buildings at 159 and 161 West 129th st for a long term. The buildings will be remodeled. The Bockhaus Co. also rented to the Liberty Toy Co. a loft in 100 East 126th st.

FRANK E. CAMPBELL and the Funeral Church, 1970 Broadway, leased from the Land Improvement Co. the first floor of the building at 1966 and 1968 Broadway, which adjoins their present holdings. Mr. Campbell recently leased the basement of the same building, and it is understood will improve the property.

CARSTEIN & LINNEKIN leased 3 floors in 1449 Broadway to E. L. O'Connor Co.; space in 215-17 4th av to Newport Silk & Dress Goods Co., Williams Bros. and Benjamin Kohn; space in 24-6 East 21st st to William Israel, and a loft in 830 Broadway to Jerome Peavy.

EDWARD N. CROSBY & CO. leased for the Rutgers estate the vacant plot 273 and 275 Cherry st, through to 526 and 528 Water st; also the basement, 1st and 2d lofts in 98 East Broadway, and the entire 4-sty building at 201 East Broadway.

CROSS & BROWN CO. has leased the store at 251 West 57th st to Eugene A. H. Watson and E. F. Stoeckle; at 229-239 West 28th st, southeast part of 11th floor to M. S. Wood; at 396 Broadway space to Iglesias & Gomez; at 335 Broadway to Limited Steel Products Co.; at 15-17 West Houston st 1st floor and basement to F. Bertolli.

CROSS & BROWN CO. leased the store at 228 West 58th st to Charles T. Gullette; at 1790 Broadway, space to the Andrews Co.; at 98-100 5th av, space to Clayton Specialty Shop, Inc.; at 120-122 West Broadway, 2d and 3d lofts to Aaron H. Rosenberg.

DOUGLAS L. ELLIMAN & CO. leased to Martha F. Chappell the basement store at 55 East 56th st for William C. and Edward A. Lester.

DOUGLAS L. ELLIMAN & CO. leased large apartments in 270 Park av to the following: Mrs. William Orr Barclay, Charles L. Eidlitz, Herbert M. Cowperthwait and in 875 Park av to Edgar M. Williams; also in 64 East 86th st for Samuel A. Herzog to Oliver W. Bird, Jr.; at 105 West 55th st to Miss Hazel Chadburn and Edward K. Baird, and in 930 Madison av to Miss Josephine V. S. Thorn.

HERBERT HECHT & CO. leased to Beck Shoe Co. stores for Barney Lefkowitz at 31 2d av, near 2d st; and for the Dutch Reformed Church at 2258 3d av, near 122d st.

M. & L. HESS (INC.) leased space at 329-31 4th av to the Green-Joyce Co., of Columbus, Ohio, dry goods; also offices on the 12th floor to Robert F. Shaen, textiles; space at 424-32 4th av to I. & E. Weil, commission merchants; and the 9th floor at 13-15 East 22d st to the Boy Scouts of America.

M. & L. HESS (INC.) rented the 3d floor at 48-50 West 4th st, through to 39-41 West 3d st, and including 236-50 Wooster st, to A. Arnoff &

Son.; also the 4th floor in the same building to Jacob Elishevitz & Co. The lessees were represented by Benjamin & Co.; also at 16 East 17th st, the 5th floor to Phillip Herzog & Sons, the lessees being represented by White-Goodman Co.; leased the 10th floor at 146-150 West 25th st to the Plottel Raincoat Co. and the 2d floor at 145 Madison av to M. L. Bodow; space at 148-56 West 23d st to Dyx Embroideries.

HENRY HOF has leased for Dr. James S. Slavin the 4-sty dwelling at 232 East 30th st, for 5 years, to Mrs. Catherine Healy.

A. KANE CO. leased for Jennie E. Klotz, the 3-sty dwelling, 355 West 123d st to George Graab, and for T. H. Knox the 3-sty dwelling 370 West 120th st to Leo J. Schedra.

LAKIN & DINKENSPIEL leased for Miss Gerda Simonson her apartment at 44 West 37th st to William De Classon.

JOHN A. LYNCH has leased for the estate of Wilson M. Main the two 4-sty buildings at 453-455 West 17th st to the H. C. & A. I. Pieroy Contracting Co., at an aggregate rental of about \$12,000, which, after extensive alterations, will be used as a first-class stable.

PAYSON, McL. MERRILL CO. leased apartments at 18 East 57th st to Paul Rolan Dickson, and at 257 West 86th st to William C. Forster.

CHARLES F. NOYES CO. leased space in 124 Front st for Max Marks to Lane, Crockford & Copeland, and additional space in 3 East 17th st to Arthur Sherman.

OGDEN & CLARKSON CORPORATION rented space in the Frances Building, 665 5th av to Miss M. B. Flynn for Albert B. Ashforth (Inc.).

THOMAS J. O'REILLY leased apartments for M. Bayard Brown at 562 West 164th st to Charles Giden and Ralph Goldberg and Florence Goldberg; for Norman Realty Co. at 503 West 121st st to Rowena Spencer, Anna Bernkopf, Florence Benjamin; for M. Bayard Brown at 561 West 163d st to Albert Camby, Dr. D. Felberbaum, John Bonwit, Meyer Levy, David Cohen, and for John C. Welwood Realty Corporation at 401 West 118th st to Tenny Dickson and Lina E. Gano.

PEASE & ELLIMAN leased for Harry Fischel an apartment of 14 rooms and 5 baths, occupying an entire floor, in the house under construction at 927 5th av, to Mrs. A. Cornell; also for the Douglas Robinson, Charles S. Brown Co., as agents, for Mrs. Levi P. Morton, a loft in 681 5th av, at 54th st to the British War Commission, and to George Nichols for Dr. Virgil P. Gibney the 4-sty dwelling at 44 East 35th st, adjoining the residence of Dr. Gibney at the southwest corner of Park av and 35th st.

PEASE & ELLIMAN leased in 139 East 66th st, now nearing completion on land bought by the Brixton Holding Corporation through the same brokers, apartments to Dawson C. Glover and to Walter P. Fearon and sub-let for Joseph W. Keller his apartment in 574 West End av to Andre Weil.

**T**HE OTHER DAY a man who is constructing a building in which there will be thirty-one apartments, called at our "Commercial Department," No. 130 East 15th Street. He had read about

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# Classified Advertisements

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

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

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

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COLLEGE GRADUATE, 21, not subject to draft, seeks to connect with a real estate firm in a position where he can show his ability; he has had two years' experience with a prominent firm and wants to better his position to one with a chance for a future. Box 422, Record and Guide.

MAN, 40, fifteen years with present employer in Real Estate business, desires position with individual, estate or corporation managing their own realty. Box 420, Record and Guide.

COMPETENT realty man, familiar with business, leasing, wishes to make a change. Box 419, Record and Guide.

ACCOUNTANT (Corp. Officer), Expert, desires spare time occupation. Box 424, Record and Guide.

WE ARE entirely out of the New York Editions of March 24 and April 14, 1917. We will pay 20 cents each for these copies if received in good condition. This offer expires on July 27. Record & Guide, 119 West 40th St.

## FOR SALE OR TO LEASE

SIX-STORY unimproved tenement for sale in the vicinity of 39th St and 9th Ave.; good for storage house. Inquire 3833 Carpenter Ave., 220th St., Bronx.

ELMSFORD—Store, three frame family apartments, on Tarrytown road; new building; will sacrifice to close estate; good investment; make offer. Box 413, Record and Guide.

BARGAIN—OWNER MUST LEAVE CITY. Two-family house, 2 blocks from Ocean Boulevard; garage space; 17 large rooms, 3 baths; \$7,500.  
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FOR SALE—In part or whole, on easy terms, 28 acres of land, partly developed, at Bellaire Station, New York City.

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TWO-FAMILY HOUSE, Williamsbridge, 1 block from new subway; 11 rooms for one family in Yonkers. MITCHELL'S, Market place, Yonkers, N. Y.

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store property, 50x100; paying 10 per cent; always rented; near Steinway Ave. and elevated; reasonable.

LINDO, 2663 Marion Ave., Bronx.

FOR EXCHANGE—Residence, 16 rooms, in aristocratic section of Plainfield, N. J.; about one acre. CORPORATION REALTY COMPANY, 75 Montgomery St., Jersey City, N. J.

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LADY, having for ten years several apartments opposite Columbia for subletting, will sub: all rooms filled, winter and summer. K, 423 W. 118th St.

FOR SALE—The seven story and basement brick, iron and stone Commercial Building, of fireproof construction, including private driveway in rear; building in two connecting sections, with fine public entrance leading to passenger elevator and iron stairway; freight elevators in rear of each section; lot about 153x150 feet; seven floors in each section outside of basement, measuring about 7,000 square feet on each floor, unobstructed light on all sides; situate in the heart of the business district in the city of Rochester, N. Y., and diagonally opposite the new Chamber of Commerce building now being constructed; this property will increase largely in value during the next five years, and afford a rare opportunity for a safe investment. Further particulars may be had by addressing Post Office Drawer 1016, Rochester, N. Y.

TWO LOTS for sale in Flatbush Gardens. A. N. ROSS, Federal Trade Commission, Washington, D. C.

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,  
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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.

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

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

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BAY RIDGE HEIGHTS—Modern 1-family cottage, 7 rooms, bath; beautiful grounds; plot 80x100; hedge, cherry, quince, shade trees, grape vines, vegetable garden, chicken coop, garage; sell below value; write for particulars. Full commission to brokers. J. P. BROEKER, Owner, 1210 73d St., Brooklyn.

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

## BUSINESS OPPORTUNITIES

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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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## 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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 10, 1917.—Sealed proposals will be opened at this office at 3 p. m., August 21, 1917, for the construction of the United States post office at Eldorado, Kans. Drawings and specifications may be obtained from the custodian of the site at Eldorado, Kans., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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JOHN PETERS leased for the Lockwood Construction Co. to the Degnon Contracting Co. the store and parlor floor at 241 East 14th st as offices to be used in connection with construction of the new subway in East 14th st.

RICE & HILL leased for the Flower Basket Shop Corporation to William D. Zellman the store at 147 West 44th st.

WILLIAM J. ROOME CO. (INC.) leased for Madison Grant, as trustee, the corner store at the southeast corner of Madison av and 33d st to the United Cigar Stores Co., who have bought out the lease of Wallach Bros. and obtained an extension from the owner.

SHAW & CO. leased for Dr. Schlessinger, part of 204 Lenox av to D. & A. Pavlis and Voldomatis, furriers.

SHAW & CO. leased for Meurer Bros. Co., 130 East 129th st to Taxin & Shapiro, wholesale grocers, who will use the building for stock rooms.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased through Cross & Brown the entire building at 152 and 154 East 34th st to Arthur J. Rieser for a rental aggregating \$12,000.

STEPHEN H. TYNG, JR., & CO. leased in the Bank of Metropolis Building, 31 Union sq, offices to the Knickerbocker Publishing Co., Floersheim & Braverman, Jones Meissner Co., Leo Cohen Co. and the Council of Y. M. H. & Kindred Associations.

WERTHEIM & CLEAR leased for Miss E. F. Burke to A. Caltabiano the parlor floor and basement in 150 East 53d st.

WHITE-GOODMAN leased for M. & L. Hess the 5th floor at 16 East 17th st to Philip Herzog & Sons, as an annex.

**Bronx.**

HERBERT HECHT & CO. leased to the Beck Shoe Co. for J. Clarence Davies and Lewis Morris the store at 955 Southern Boulevard.

**Brooklyn.**

CROSS & BROWN CO. has leased for the Logan Realty Co. to the Queens Tobacco Manufacturing Co., the buildings formerly occupied by the Logan Iron Works, 54-64 Commercial st and 19-35 Clay st, in the Greenpoint Section.

CHARLES PARTRIDGE leased business space at 619 Prospect pl to J. Friend, and at 72 Rogers av to George Shanley; also dwellings at 608 S. Johns pl to C. W. Edlund, and at 720 Sterling pl to G. Thompson.

CHARLES E. RICKERSON leased to a Mrs. McInerney 52 Berkeley pl, a 3-sty dwelling.

**Queens.**

CROSS & BROWN CO. leased at Long Island City to the Fireproof Contractors Corporation for Minnie Donovan the 2-sty stable on the north side of Harris av, between Hamilton and Hancock sts; also 3,750 sq. ft. on the 3d floor at 825 Vernon av to Chester Dry & Wet Wash Laundry (Inc.).

THE LEWIS H. MAY CO. leased cottages at Arverne, L. I., for Mrs. Mary Standish on S. Vernam av to D. Gitenstein; for Mrs. Jennie S. Simon on Jerome av to D. Rosing; for M. & S. Miller on Storm av to E. Bader; for Margaret Dimon on N. Remington av to Harry Rubin; for Max Gold in Beach 65th st to J. Nelson.

**Out of Town.**

CROSS & BROWN CO., real estate agent for the U. S. Rubber Co., completed negotiations for a long lease of 60,000 sq. ft. with an option of 20,000 sq. ft. of additional space in the building at 4th and Rosabel sts, St. Paul, Minn., to be occupied by the St. Paul Rubber Co., this company having outgrown the building it now occupies at 180-4 East 4th st; Cross & Brown Co. also recently closed negotiations for a long lease to the Denver Quick Tire Service (Inc.), a subsidiary of the U. S. Tire Co., of an entire building at Broadway and 19th st, Denver Colo. Both of these leases were closed by an officer of the company who made special trips to the cities in question for that purpose.

JOSEPH P. DAY leased for five years a large amount of space in the Knickerbocker Metallic Bed Co. plant, on Av E, between 50th and 51st sts, Bayonne, N. J., to the Newman-Cavallon Co., Inc., manufacturers of building products. The property formerly was used for the making of metal beds, and is located on the main line of the Central Railroad of New Jersey, a siding from which runs into the property.

FISH & MARVIN rented for Mrs. Augusta Esser her property on Gramatan av, Bronxville, to Clifford M. Swann of the Johns-Manville Co. The property consists of house, garage and about one-half acre of land; also rented an apartment in Gramatan Court to Jackson Chambers, vice-president of the Gramatan National Bank of Bronxville.

**REAL ESTATE NOTES.**

LEON S. ALTMAYER has negotiated a first mortgage of \$11,500 for 5 years at 5 per cent. on 2916 8th av.

SPEAR & CO. have been appointed agents of the 11-sty loft building 826-828 Broadway by the Herald Square Realty Co.

A. J. ROBERTSON has been appointed agent of the stores and apartments at 20-22 West 57th st, owned by Ralph Ellis.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank for 118-122 East 123d st.

LEON S. ALTMAYER has negotiated a first mortgage of \$11,000 on the 4-sty flat, with store, at 1341 3d av, on lot about 19x75 ft.

JAMES BRANNAN is the purchaser of 726 Lexington av, between 58th and 59th sts, recently reported sold by Wertheim & Clear.

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Management of Estates a Specialty  
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Broadway, cor. 80th St.    141 Broadway

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

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

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

**Henry Brady**  
AUCTIONEER

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

CROSS & BROWN CO. has been appointed managing agents for the 12-sty Mecca Building, northeast corner of Broadway and 48th st, for the Mecca Realty Co.

LEWIS L. ROSENTHAL has opened offices at 1431 Broadway, northwest corner of 40th st, for the transaction of a general real estate and insurance business. It was erroneously reported in the Record and Guide last week that he had established his offices at Broadway, northeast corner of 42d st.

I. TOWNSEND BURDEN, JR., has purchased from Simon Lewald through Theodore A. Kavanagh, of the office of John J. Kavanagh, the 6-sty flat at 69 and 71 East 93d st, 39x100.8, adjoining the 100-ft. plot at the northwest corner of Park av. Recently Mr. Burden sold 109 and 111 East 91st st to E. L. Winthrop, Jr. Title passed this week.

FRANKLIN PETTTTT has been made receiver for the Lauriston Apartment, northeast corner of Madison av and 89th st, pending an action by the Realty Company of America to foreclose a second mortgage of \$65,000. The prior mortgage on the property amounts to \$200,000, and is held by the Greenwich Savings Bank.

AN OFFICIAL blueprint of the map showing the new pierhead and bulkhead lines of the Bronx River, as approved on June 27, 1917, and superseding all other maps of harbor lines at this point previously issued, has been obtained by the Bronx Board of Trade, and may be inspected at the Bronx Board of Trade rooms, 137th st and 3d av.

JOHN P. PEEL CO. negotiated the recently recorded sale for the Washington Place Building Co. of the two new 5-sty apartment houses on a plot 100x100, at 608 to 614 West 189th st, held at \$160,000, to the William S. Dempsey Realty Co., which gave in part payment 326 and 328 West 21st st, two 5-sty tenements, each on lot 25x92, held at \$60,000.

EDWARD N. CROSBY & CO. and Joseph A. Blackner sold for the Harsin Building Co., A. M. Harrington, Pres., the new 5-sty apartment house at the southeast corner of 173d st and Longfellow av, on plot 50x100, to the Systell Holding Co., Sidney Stern, Pres., who gave in part payment 681 Beck st, a 4-sty apartment house, on plot 33.4x125. The Systell Holding Co. was represented by Gettner, Simon & Asher as counsel and the Harsin Building Co. by the Title Guarantee & Trust Co. Titles passed on Tuesday.

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN.**

**Conveyances.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	127	140
Assessed Value	\$13,088,700	\$6,851,800
No. with consideration.	21	25
Consideration	\$637,600	\$927,250
Assessed Value.	\$683,700	\$1,018,500
Jan. 1 to July 19		Jan. 1 to July 20
Total No.	4,573	4,223
Assessed Value	\$327,526,309	\$240,406,266
No. with Consideration	586	620
Consideration	\$25,108,151	\$26,204,875
Assessed Value	\$29,696,150	\$28,461,690

**Mortgages.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	60	81
Amount	\$1,379,826	\$2,322,235
To Banks & Ins. Cos.	4	17
Amount	\$298,000	\$1,306,266
No. at 6%	19	19
Amount	\$79,256	\$712,875
No. at 5½%	2	1
Amount	\$210,720	\$65,000
No. at 5%	20	28
Amount	\$477,650	\$664,413
No. at 4½%	1	10
Amount	\$200,000	\$624,375
No. at 4%		
Amount		
Unusual Rates		
Amount		
Interest not given	18	23
Amount	\$412,200	\$255,572
Jan. 1 to July 19		Jan. 1 to July 20
Total No.	2,059	2,103
Amount	\$74,334,799	\$60,243,355
To Banks & Ins. Cos.	428	499
Amount	\$38,981,050	\$26,620,959

**Mortgage Extensions.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	39	36
Amount	\$4,067,750	\$1,259,500
To Banks & Ins. Cos.	20	17
Amount	\$3,653,000	\$796,500
Jan. 1 to July 19		Jan. 1 to July 20
Total No.	1,222	1,070
Amount	\$85,259,900	\$59,961,470
To Banks & Ins. Cos.	622	542
Amount	\$65,775,200	\$43,898,850

**Building Permits.**

	1917 July 14 to 20	1916 July 14 to 21
New Buildings	5	16
Cost	\$370,000	\$5,105,000
Alterations	\$259,030	\$439,800

	Jan. 1 to July 20	Jan. 1 to July 21
New Buildings	282	356
Cost	\$22,681,000	\$59,893,245
Alterations	\$7,721,543	\$11,828,361

**BRONX.**

**Conveyances.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	233	151
No. with consideration.	95	37
Consideration	\$214,500	\$150,957

	Jan. 1 to July 19	Jan. 1 to July 20
Total No.	3,348	3,368
No. with consideration.	555	513
Consideration	\$4,321,733	\$3,633,662

**Mortgages.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	163	82
Amount	\$405,357	\$537,704
To Banks & Ins. Cos.	6	6
Amount	\$29,340	\$106,750
No. at 6%	19	34
Amount	\$121,804	\$206,975
No. at 5½%		4
Amount		\$13,495
No. at 5%	56	17
Amount	\$152,675	\$63,774
No. at 4½%	2	
Amount	\$1,155	
Unusual rates	71	5
Amount	\$45,441	\$7,710
Interest not given	15	22
Amount	\$84,282	\$245,750
Jan. 1 to July 19		Jan. 1 to July 20
Total No.	1,563	1,928
Amount	\$10,237,080	\$17,867,899
To Banks & Ins. Cos.	119	165
Amount	\$1,677,015	\$3,908,250

**Mortgage Extensions.**

	1917 July 13 to 19	1916 July 14 to 20
Total No.	9	10
Amount	\$168,750	\$201,000
To Banks & Ins. Cos.	3	2
Amount	\$64,000	\$74,000
Jan. 1 to July 19		Jan. 1 to July 20
Total No.	407	433
Amount	\$8,028,463	\$8,940,557
To Banks & Ins. Cos.	150	123
Amount	\$2,916,450	\$3,806,014

**Building Permits.**

	1917 July 13 to 19	1916 July 14 to 20
New Buildings	6	12
Cost	\$38,000	\$150,300
Alterations	\$52,400	\$13,625
Jan. 1 to July 19		Jan. 1 to July 20
New Buildings	372	425
Cost	\$5,989,525	\$12,164,800
Alterations	\$226,600	\$747,780

**BROOKLYN.**

**Conveyances.**

	1917 July 12 to 18	1916 July 13 to 19
Total No.	400	447
No. with consideration.	38	59
Consideration	\$210,435	\$233,853
Jan. 1 to July 18		Jan. 1 to July 19
Total No.	12,594	12,815
No. with consideration.	1,100	1,160
Consideration	\$12,469,944	\$8,340,603

**Mortgages.**

	1917 July 12 to 18	1916 July 13 to 19
Total No.	271	339
Amount	\$1,073,593	\$1,194,288
To Banks & Ins. Cos.	61	51
Amount	\$473,710	\$326,650
No. at 6%	143	188
Amount	\$375,187	\$506,153
No. at 5½%	80	76
Amount	\$480,050	\$351,760
No. at 5%	24	58
Amount	\$147,450	\$292,200
Unusual rates	2	
Amount	\$7,000	
Interest not given	22	17
Amount	\$63,906	\$44,175
Jan. 1 to July 18		Jan. 1 to July 19
Total No.	8,225	9,532
Amount	\$34,939,862	\$42,073,809
To Banks & Ins. Cos.	1,591	2,265
Amount	\$12,725,529	\$17,512,380

**Building Permits.**

	1917 July 13 to 19	1916 July 14 to 20
New Buildings	39	45
Cost	\$283,540	\$368,710
Alterations	\$75,525	\$78,675
Jan. 1 to July 19		Jan. 1 to July 20
New Buildings	1,710	1,909
Cost	\$16,967,615	\$22,817,364
Alterations	\$2,922,179	\$3,544,145

**QUEENS.**

**Building Permits.**

	1917 July 13 to 19	1916 July 14 to 20
New Buildings	49	85
Cost	\$193,805	\$246,570
Alterations	\$370,831	\$13,950
Jan. 1 to July 19		Jan. 1 to July 20
New Buildings	2,139	2,960
Cost	\$7,711,256	\$12,055,341
Alterations	\$1,078,476	\$799,510

**RICHMOND.**

**Building Permits.**

	1917 July 13 to 19	1916 July 14 to 20
New Buildings	15	8
Cost	\$30,715	\$13,450
Alterations	\$5,790	\$13,290
Jan. 1 to July 19		Jan. 1 to July 20
New Buildings	329	501
Cost	\$1,031,286	\$833,295
Alterations	\$196,141	\$154,525



## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**A**MONG the building and allied fraternities, one of the principal topics of conversation during the past week was the marked recession in the wholesale price of common brick and its probable effect upon structural activities in the Metropolitan district. Early conclusions were that the possibility of obtaining brick for prices at a considerably lower level than has maintained for a long period, would have a tendency to stimulate local building construction and thus create a more optimistic atmosphere throughout the industry. The developments of the last few days, however, do not bear out the earlier predictions as no evidence of a marked increase in activity is noticeable and the markets for building materials generally are lethargic. The prime purpose of the manufacturers in reducing the price of common brick was to clean up the over-supply in the market in order to provide storage space for the current year's production. Unfortunately the builders do not seem to have availed themselves of their opportunity as no increase in sales has been reported even at the extremely low figures at which brick is now being offered.

That the building situation has generally a more promising aspect, however, is evidenced by the renewal of activity in the offices of the architects and engineers throughout the city. Recent reports from these sources indicate that both professions are engaged in the preparation of plans and specifications for new projects which, unless some unforeseen circumstances arise, should reach the active building stage in the near future. The contemplated work is general in character and includes practically all types of structures and methods of construction, with the possible exception of steel-frame buildings, which must be eliminated from present considerations on account of the difficulty of obtaining deliveries of fabri-

**Common Brick.**—Practically the only development in the common brick situation during the past week was a further reduction of twenty-five cents a thousand, thus making the wholesale price \$8.25 to \$8.75. The demand for the commodity is only fair and the low price does not seem to have had the effect of stimulating buying as was expected. Manufacturers feel that although there has been no great impetus in sales resulting from the price recession, the price cannot go much lower. The present price of common brick is altogether too close to the cost of manufacturing and if further concessions were allowed, the plants would of necessity be forced to suspend operations. The principal factor that influenced the recent reductions was the surplus of brick that was piling up in the New York market and in order to reduce this and provide room for the new brick that will shortly be coming in, sacrifices had to be made. There is little doubt but that the present low level is only a temporary condition that will be speedily adjusted. Both manufacturers and dealers have a feeling amounting almost to a conviction that the market for common brick will soon become stabilized and that the prices will shortly return to their normal levels as compared with the present prices of other structural commodities. While the low level maintains, however, there is an excellent opportunity for builders to acquire their stocks for contemplated improvements. The chance is too good to miss, for brick bought at present market prices will mean important savings on the building costs of the next few months.

cated steel and the exorbitant prices that are being charged for this commodity. With the work in prospect there is a feeling generating that the structural trades will enjoy a sufficient amount of activity along general lines to compensate for the loss entailed by the cessation of steel-frame building construction.

Although the erection of manufacturing and commercial structures continues to be the most prolific source of building activity at the present writing there is a possibility that this type of construction will slow down as other phases of structural work become more active. A prominent industrial engineer in discussing the building situation this week with a representative of the Record and Guide stated that according to his line of reasoning and the surface facts, the end of the construction boom for industrial and commercial buildings is almost in sight and that a marked reduction in the volume of operations of this character is naturally bound to follow. The individuals and concerns that have erected new structures during the last year or two have anticipated their requirements for some time ahead. The existing high material prices have not affected this type of building endeavor to any extent, as the cost of the operations were paid out of the immense profits that were obtainable during the two past years of unprecedented prosperity. The situation contains a ray of hope, however, from the prospect that general building activity will become more prevalent over a wide territory.

With the possible exception of common brick the markets for building materials and supplies are exhibiting signs of continued strength and there is no immediate prospect of a recession from the high price levels that now maintain. In certain lines there is a decided scarcity of available supplies and in these groups further advances are within the range of possibility.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, July 20, 1917. Condition of market: Demand fair; prices slightly lower. Quotations: Hudson Rivers, \$8.25 to \$8.75 to dealers in cargo lots alongside lock. Number of cargoes arrived, 13; sales, 20. Manhattan, 11; Brooklyn, 5; New Jersey points, 1; Astoria, 1; Bridgeport, Conn., 2.

**Face Brick.**—The face brick situation is most satisfactory considering the general building conditions, and there is no present indication that the market will slump. Prices are holding firmly and dealers feel that if any change is to occur the prices will advance rather than decline. The demand for all varieties of face brick is as strong as it can be in view of the fact that construction work has slowed down to the extent that it has but the outlook for the future of this market is encouraging. The producers of face brick have suffered from the same difficulties that have been experienced by the manufacturers of common brick and other structural commodities, scarcity of labor and high cost of fuel and at the present time there is but slight prospect of relief from these factors.

**Structural Steel.**—There is a tendency toward increased activity in the fabricated steel market, with inquiries for private construction. The situation is still dominated, however, by the importance of the orders from Governmental sources and this character of business is practically sustaining the industry. The high price of fabricated material makes it prohibitive for use in general building construction except for those structures for which the demand is imperative. An excellent idea of the extent to which the existing conditions have affected the structural steel

industry is obtained from the recent report from the Bridge Builders' and Structural Society which shows that during the month of June 47½ per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This is the smallest total for any month since July, 1916. During the past week the commitments for Federal work amounted to a large total tonnage and with further large orders current that will undoubtedly be placed in the near future. Railroad buying continues to a certain extent but these orders are only for material that is absolutely required for the enhancement of transportation facilities and the elimination of some of the difficulties that have made the traffic situation intolerable to shippers. There has been no material change in the quotations for fabricated steel. Mill shipments are quoted at 4.669c. to 5.169c., New York, for delivery in two to four months.

**Lumber.**—There has been quite a perceptible falling off in the volume of lumber consumption for building of general character during the past week or ten days. The chief reason for the present condition is that speculative building has slowed down almost to zero. Large amounts of capital that might have sought outlet in speculative construction has been diverted into other channels of investment and building activity is suffering as a consequence. The demand for timber and lumber for special types of construction, namely, the erection of factories and warehouse buildings, docks and structures of similar nature, is strong. Consumption of lumber for work of this character is keeping the local dealers busy and indications point to a sufficient volume of consumption in all grades of the product to provide excellent business for the balance of the season. Prices in the wholesale market continue to be exceedingly firm, with a steady upward tendency in those lines in which the stocks on hand or available are assured and for which early delivery can be promised. The transportation situation is but slightly improved and under the existing circumstances no material improvement is predicted at least not for some months. According to a recent statement by R. S. Kellogg, secretary of the National Lumber Manufacturers' Association, there can be no possibility of the lumber industry not being able to meet all of the demands made upon it for the timber required for the national defense. There is approximately 2,800 billion feet of standing timber and an annual cut of more than 40 billion feet. There is a sufficiency of raw material, and machinery for its conversion, and the supplies on hand of the finished product, ready for service, are large.

**Cast Iron Pipe.**—Private buying of this commodity is progressing in a satisfactory manner but municipal and Governmental orders are not being registered in the volume that the industry was led to expect. There is a considerable amount of business in prospect from Government sources, particularly for the construction of the army cantonments but the orders have not as yet been placed. There has been no material change in the prices quoted for this commodity.

**Builders' Hardware.**—Practically all lines of builders' hardware, tools, etc., have experienced further price advances on account of the excessively high production costs. The steady advances in the price of metals, especially basic steel, fuel, and the difficulties in obtaining necessary labor have been responsible for the increases.

**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.....	\$8.25 @ \$8.75
Raritan common.....	@
Second hand common, per load of 1,500.....	10.00 @
Red face brick, rough or smooth, car lots.....	\$21.00 @ \$27.00
Buff brick for light courts.....	21.00 @ 27.00
Light colored for fronts.....	25.00 @ 36.00
Special types.....	36.00 @ 50.00

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

Domestic Portland, Spot.....	\$2.12 @
Kebate on bags, returned, 10c. bag.	
Rosendale Natural, to dealers, wood or duck bags.....	\$1.15 @
Kebrat on bags returned, 10c. bag.	

**CRUSHED STONE** (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1 1/2 in. (nominal).....	\$1.00 @
Trap rock, 3/4 in. (nominal).....	1.20 @
Bluestone flagging, per sq. ft.....	.17 @ .18
Bluestone curbing, 5x16.....	.40 @

**HOLLOW TILE** (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

<b>Exterior—</b>	
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
<b>Interior—</b>	
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.....	\$1.15 @
Less than 5 bbls.....	1.16 @

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

1 1/2 in. (nominal).....	\$1.10 @
3/4 in. (nominal).....	No quotation
Paving gravel (nominal).....	1.25 @
P. S. C. gravel.....	2.20 @ 2.40
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 1/2
Block, 3 in. (hollow).....	.06 3/4
Block, 4 in. (hollow).....	.08
Boards, 1/4 in. x 8 ft.....	.12 1/2
Boards, 3/8 in. x 8 ft.....	.15 1/2

**SAND—**

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....

**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.....

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

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

**IMPROVEMENT IN GREENWICH VILLAGE**

**Modern Multi-Family Houses Erected to Replace One-Time Residence**

**T**HE rehabilitation of the Washington Square and Greenwich Village sections of Manhattan is progressing in a manner that demonstrates the soundness of the contention that the future of these districts as residential communities of high character will be assured for a long time to come. During the past two years many substantial improvements have been made in these sections that are so rich in sentimental and historical interest. A great number of the old landmarks still remain as they have stood for decades, but numerous others have had to give ground in the march of progress, to modern structures, designed to house a class of tenancy nearer to the caliber that formerly was established in the locality. As a residential neighborhood this part of the city offers numerous advantages and home seekers have recently outnumbered the available renting accommodations.

In order to provide living accommodations for the increasing number of

out will be fireproof and every possible precaution has been taken in planning to eliminate the fire hazard.

In addition to the electric elevator, egress from the building will be possible by means of fully enclosed fireproof stairways. The floor construction will be of reinforced concrete and the partitions of hollow tile. Each suite in this structure will be a complete house-keeping unit and will contain a number of the most modern labor-saving appliances and comforts.

**Warren I. Lee Appointed.**

The Public Service Commission has announced the appointment of Warren I. Lee of Brooklyn, former First Deputy State Comptroller, as assistant counsel to the Commission at a salary of \$6,000 per annum. Mr. Lee's assignment will be under Leroy T. Harkness, Chief of Rapid Transit, in connection with claims of subway contractors against the city.

**Upper Broadway Theatre Project.**

Another theatre project is contemplated for upper Broadway on the large vacant plot known as 2521 to 2525 Broadway, between 94th and 95th streets. For the improvement of this plot, George Keister, 56 West 45th street, has prepared plans for a two-story brick, stone and terra cotta theatre and amusement hall, to contain stores, for Eugene Higgins, 1 Madison avenue, owner. The site has a frontage on Broadway of 36.8 feet, to form the entrance of the theatre, which will cover a frontage of 100 feet in 94th street and 100 feet in 95th street, in the rear of the Astor Market, recently sold by Vincent Astor, and later resold to Thomas Healy, the present owner. The projected theatre will have a seating capacity of 2,760 people, and will involve an outlay of approximately \$200,000.

**New Brunswick High School.**

The City of New Brunswick will build a \$250,000 junior high school building on the block bounded by Livingston avenue, Welton and Redmond streets, from plans by Alexander Merchant, 363 George street, New Brunswick, architect. The building will be three stories in height, and will measure 160x180 feet. It is expected that the Board of Education of the City of New Brunswick will be ready to advertise for bids on the general contract by July 25.

**Revising Hospital Plans.**

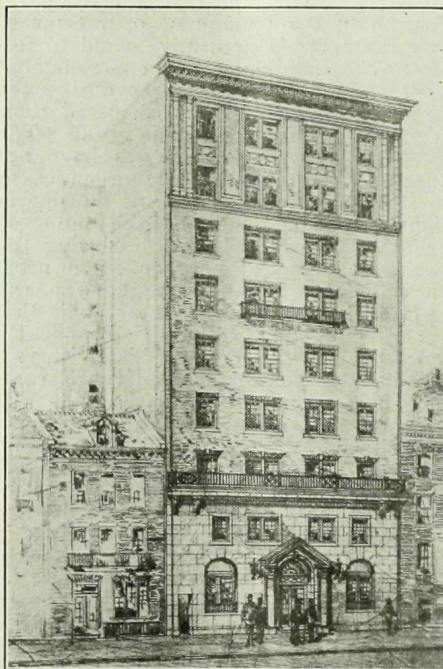
Henry B. Herts, 507 Fifth avenue, architect, and Henry Hornbostle, 40 Cedar street, are revising plans for a three-story brick and stone memorial hospital for convalescents, to be built at North Tarrytown, N. Y., through the fund created by Mrs. Isaac L. Rice to perpetuate the memory of the late Isaac L. Rice. The hospital, which will measure 350x150, will cost about \$400,000.

**Plan Bronx Apartment.**

The 74th Street Holding Company, Isaac Polstein, 30 East 42d street, president, plans the erection of a five-story brick, stone and terra cotta apartment house, 110x100, to house forty-five families, at the northeast corner of Ogden avenue and 170th street, Bronx. Plans are being prepared by George Fred Pelham, 30 East 42nd street, who places the cost at approximately \$100,000.

**Brooklyn Service Station.**

Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a two-story brick service station, of fireproof construction, to measure 121x155, at the northeast corner of Bedford and Atlantic avenues, for the Lancastershire Realty Company, Louis Gold, president, 44 Court street, Brooklyn. The building will cost about \$150,000.



Frank E. Vitola, Arch't.  
NOS. 123-125 WAVERLY PLACE.

families and individuals that desire to reside in this section of Manhattan many modern structures have been erected during the last few years, containing up-to-date housekeeping conveniences, and a large number of dilapidated old residences, which nevertheless continue to reflect much of their one-time grace and beauty, have been completely modernized and rented at prices that would be likely to astound their former owners.

There is now under construction in this district a new housing project that will compare favorably with any of the recent building improvements. The operation consists of the erection of a nine-story multi-family dwelling, located at 123 to 125 Waverly place and owned by the M. K. M. Realty Company, H. B. Welch, president. The plans and specifications were prepared by Frank E. Vitola, architect, 56 West 45th street, who has estimated the cost of construction to be approximately \$250,000. Nine stories in height and covering a plot 46x100 feet, this apartment house is designed to provide living accommodations for a total of forty-five families, in suites containing from two to six rooms each with private bath. The facade of this structure has been designed in a most dignified manner with a strong Italian feeling, and the materials employed in its construction will include marble, face brick and architectural terra cotta. The construction through-

**PERSONAL AND TRADE  
NOTES.**

**Murphy Construction Co.** has moved its offices from 50 Church street to 66 Broadway.

**F. W. Eisenla**, architect, has moved his office from 186 Remsen street to 571 77th street, Brooklyn.

**Bridgeport Brass Co.**, of Bridgeport, Conn., announces the removal of its New York office to the Woolworth Building, 233 Broadway.

**Harry F. Briscoe**, formerly of Fagan & Briscoe, Hoboken architects, and recently of O'Rourke & Briscoe, Newark, is now with John T. Simpson. Offices have been established in the Essex Building, Newark, under the firm name of Simpson & Briscoe.

**W. J. Hughes**, who for a number of years has been connected with the Schoellkopf Aniline & Chemical Works, Inc., Buffalo, and other Schoellkopf interests in that city, as general purchasing agent, has become general purchasing agent of the National Aniline & Chemical Co., with which the first named company has been merged, and will have his headquarters in New York City.

**Electrical contractors** of New Jersey, at their semi-annual meeting at Price's Hotel at Pleasure Bay, disbanded and afterward reorganized under the name of The Electrical Contractors' and Dealers' Association of New Jersey. The new organization admits jobbers, manufacturers, architects and central station managers. Nearly 200 members enrolled in the new association. The former officers held over, with Charles R. Newman, of Passaic, president; Daniel H. Smith, of Trenton, vice-president; Paul H. Jaehning, of Newark, treasurer; J. Van Dyke, of Asbury Park, secretary, and the following board of directors: Carl F. Adams, Trenton; R. P. Ward, Dover; E. P. Strang, Camden; George E. Davis and Benjamin F. Sprague, of Newark.

**GOVERNMENT WORK.**

**BROOKLYN, N. Y.**—Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for the wood emergency barracks, at Flushing av and Navy st, for the United States Government, Navy Dept., c/o F. R. Harris, Chief of the Bureau of Yards & Docks, Washington, D. C. Cost, \$350,000.

**NEAR NEW YORK CITY.**—The MacArthur Brothers Co., 120 Broadway, Manhattan, has the general contract for the cantonment (exact location withheld) for the Commanding General of the Eastern Dept., Governor's Island. Includes the erection of about 800 buildings. Cost, \$2,000,000.

**NEWPORT NEWS, VA.**—The Westinghouse, Church, Kerr Co., 37 Wall st, Manhattan, has the general contract for the cantonment near Newport News for the United States Government, c/o F. R. Harris, Chief of the Bureau of Yards & Docks, Washington, D. C. Consists of 800 frame buildings. Cost, \$2,000,000.

**MINEOLA, L. I.**—The Clough-Bourne Co., 101 Park av, Manhattan, has the general contract for the aviation camp bldgs, for the U. S. Government, c/o G. O. Squier, Chief Signal Officer, Washington, D. C., from privately prepared plans. Albert Kahn, Detroit, Michigan, is the consulting engineer. Consists of about fifty bldgs, probably of frame and hollow tile construction. Cost, \$1,000,000.

**NO ARCHITECTS SELECTED.**

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

**MANHATTAN.**—The 190th St. Realty Co., George V. McNally, pres., 7 East 42d st, owner, contemplates erecting a 5-sty apartment dwelling on plot 50x100, in the west side of 189th st, east of St. Nicholas av, for which no architect has been selected.

**ALLENWOOD, N. J.**—The Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner, contemplates erecting a tuberculosis hospital along the south side of the Manasquan River, near Allentown, for which no architect has been selected.

**PLANS FIGURING.**
**APARTMENTS, FLATS & TENEMENTS.**

**BRONXVILLE, N. Y.**—Bates & How, 542 5th av, Manhattan, architects, are taking bids on revised plans for a 5-sty hollow tile and stucco apartment house, 150x35, for the Residence Co. of Lawrence Park, N. Y., Arthur W. Lawrence, pres., Lawrence Park and Bronxville rd, owner. Cost, \$150,000.

**BANKS.**

**ONEIDA, N. Y.**—I. V. Van Duzer, Albany st, Cazenovia, N. Y., architect, is taking bids on the general contract to close July 24, for a 2-sty brick and steel bank bldg, in Main st, for the Oneida Valley National Bank, Oneida, N. Y., owner.

**DWELLINGS.**

**HARRISON, N. Y.**—Grosvenor Atterbury, 20 West 43d st, Manhattan, architect, is taking bids on the general contract to close July 23, for a 2½-sty hollow tile and stucco dwelling and garage, 35x85, on Hill Top pl, for Richard E. Forrest, 53 Broad st, Manhattan, owner. Cost, \$40,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—Pace & Leisinger, 37 East 28th st, are figuring the general contract for the brick, stone and steel warehouse, 22x80, at 90-92 White st, for the U. T. Hungerford Brass & Copper Co., 80 Lafayette st, owner, from plans by W. E. Austin, 46 West 24th st, and desire bids from sub-contractors.

**HALLS AND CLUBS.**

**BABYLON, L. I.**—The Town of Babylon, Benjamin B. Wood, chairman, Carl av, Babylon, L. I., owner, is taking bids on the general contract for a 2-sty brick Town Hall, 45x58, at Main st and Cottage pl, from plans by Lewis Ingles, Broadway, Amityville, L. I., architect. Cost, \$35,000.

**HOSPITALS AND ASYLUMS.**

**CENTRAL ISLIP, L. I.**—The Central Islip State Hospital, State Hospital Commission, Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 3 p. m., July 31, for an acute patients' bldg, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$200,000.

**MUNICIPAL.**

**MANHATTAN.**—The City of New York, Marcus M. Marks, pres., Borough of Manhattan, Municipal Bldg, owner, is taking



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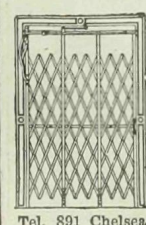
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bids on the general contract to close 2 p. m., July 24, for alterations to the Hall of Records Bldg, at Centre and Chambers sts.

### SCHOOLS AND COLLEGES.

**BROOKLYN, N. Y.**—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner, is taking bids on the general contract to close 11 a. m., July 23, for alterations and repairs to Public Schools Nos. 19, 24, 25, 26, 43, 64, 72, 123, 129, 148, 158, 162 and Erasmus Hall High School from privately prepared plans.

**SOUTH NORWALK, CONN.**—The City of Norwalk, Ira Chapman, Supt. of Schools, 55 Main st, South Norwalk, Conn., owner, is taking bids on the general contract to close 6 p. m., July 25, for a brick school house on Flax Hill rd, from plans by J. A. Jackson, 1123 Broadway, Manhattan, architect. Cost, \$50,000.

**ELIZABETH, N. J.**—The City of Elizabeth, Board of Education of Union County, High Schol Bldg, South and South Broad sts, Elizabeth, owner, is taking bids on the general contract, to close 8 p. m., July 26, for repairs to the high school, from privately prepared plans.

**BAYONNE, N. J.**—The City of Bayonne, Board of Education, City Hall, Av E and 30th st, Bayonne, James D. Boyd, secy, owner, is taking bids on the general contract, to close 8 p. m., July 26, for addition to the vocational school at Av C and West 8th st, from plans by D. G. Anderson, Av E and 30th st, Bayonne, architect.

### MISCELLANEOUS.

**MANHATTAN.**—The City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, owner, is taking bids on the general contract to close 3 p. m., July 26, for alterations to the Arsenal restaurant, in Central Park.

**MANHATTAN.**—The City of New York, Marcus M. Marks, pres., Borough of Manhattan, Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 2 p. m., July 30, for the construction of the Park av viaduct, with appurtenances, from Park av and 40th st to the Grand Central Station.

**NEW YORK STATE.**—Bids will be received by the State Highway Commissioner, Edwin Duffy, 55 Lancaster st, Albany, N. Y., until 1 p. m., Monday, July 30, 1917, for constructing sixteen State highways and reconstructing one highway.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**109TH ST.**—J. M. Felson, 1133 Broadway, has plans in progress for alterations to the two 4-sty brick apartments, 25x60, at 157-159 East 109th st, for Charles Schaumburger, 105 East 109th st, owner. Cost, \$15,000.

**46TH ST.**—De Rose & Cavalieri, 148th st and 3d av, completed plans for the alteration of the 4-sty brick dwelling at 57 West 46th st, into bachelor apartment and two stores, for Jacob Arron, 52 Vanderbilt av, owner. Cost, \$5,500.

**7TH AV.**—J. H. Knubel, 305 West 43d st, completed plans for the alteration to the tenement at 365 7th av, into a tenement and store, for Edward T. Kennard, 50 Church st, owner. Cost, \$8,000.

**86TH ST.**—Schwartz & Gross, 345 5th av, have plans in progress for alterations to the brick apartment house at 340 West 86th st. Owner's name will be announced later. Cost, \$12,000.

**BROADWAY.**—Clement B. Brun, 405 Lexington av, has plans nearing completion for interior alterations to the 7-sty brick and stone apartment house, 70x135, at the northwest cor of Broadway and 83d st, for the Gramont Holding Co., 1730 Broadway, owner.

#### DWELLINGS.

**75TH ST.**—Henry C. Pelton, 35 West 39th st, has plans in progress for a 5-sty brick and stone dwelling, 25x65, at 10 East 75th st, for Carl Schoen, owner.

**ST. NICHOLAS AV.**—M. W. Del Gaudio, 401 East Tremont av, Bronx, completed plans for the conversion of four 3-sty residences into three-family houses, on the east side of St. Nicholas av, south of 155th st, for John Massimino, 11 West 177th st, owner. Cost, \$10,000.

#### STABLES AND GARAGES.

**BROADWAY.**—Landsman & Bartos, Bowery Bank Bldg, completed plans for alterations and addition to the 2-sty brick garage, 64x109, at 4342 Broadway, for Delia Myers, on premises, owner. Cost, \$15,000.

**BROADWAY.**—William H. Temple, 401 West 149th st, completed plans for a 2-

sty brick garage, 25x119, at 4320 Broadway, for William Hutton, 68 Northern av, owner. Cost, \$8,000.

**37TH ST.**—William M. Farrar, 1289 Broadway, completed plans for a 1-sty brick garage, 75x98, at 550-4 West 37th st, for Leonard K. Prince, Hubbards Hills, Stamford, Conn., owner. Cost, \$12,000.

**160TH ST.**—John DeHart, 1039 Fox st, has completed plans for the alteration of the 1 and 3-sty stone and frame coal sheds, 75x100, at 502 to 506 West 160th st, into a stable and garage, for Wright Gillies, on premises, owner. Cost, \$12,000.

#### STORES, OFFICES AND LOFTS.

**2D AV.**—Horenburger & Bades, 122 Bowery, completed plans for alterations and extension to the restaurant at 76 2d av, for Solomon Hechter, lessee. Cost, \$3,000.

**DIVISION ST.**—M. Joseph Harrison, World Bldg, has plans in progress for 2-sty brick and reinforced concrete stores, 35x90, on the block front in the north side of Division st, bet Forsythe and Market sts, for the City of New York, Marcus M. Marks, pres., Borough of Manhattan, Municipal Bldg, owner. Cost, \$25,000.

#### THEATRES.

**BROADWAY.**—Herbert J. Krapp, 116 East 16th st, completed plans for the alteration of the 5-sty brick warehouse, 141 x100, at 1567-9 Broadway, into a theatre and office bldg, for the Jason Building Co., Jacob J. Shubert, pres., 225 West 44th st, owner. Cost, \$50,000.

#### MISCELLANEOUS.

**MANHATTAN ST.**—Frank A. Rooke, 439 5th av, completed plans for a 1-sty brick and concrete ice storage bldg, adjoining 170 Manhattan st, for the Sheffield Farms Slawson Decker Co., 524 West 57th st, owner.

**104TH ST.**—M. W. Del Gaudio, 401 East Tremont av, Bronx, completed plans for a 1-sty market, 30x100, in the north side of 104th st, 200 ft east of 1st av, for F. De Rosa, 421 East 104th st, owner. Cost, \$7,500.

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

**116TH ST.**—Satterlee & Boyd, 3 West 29th st, completed plans for alterations to the 3-sty brick settlement house, 40x50, at 311-313 East 116th st, for the Harlem House Assn., owner. Cost, \$30,000.

**15TH ST.**—Eugene Schoen, 106 East 19th st, will draw plans for the alteration of the 6-sty brick and stone loft bldg, 35x100, at 7 East 15th st, into a social and educational bldg, for the Society of the Commonwealth Centre, c/o Hillquit & Levine, 30 Church st, owner, and the Rand School, 140 East 19th st, lessee.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

**NELSON AV.**—J. M. Felson, 1133 Broadway, has plans in progress for a 5-sty brick, stone and terra cotta apartment, 100x60, at the cor of Nelson av and Boscobel st. Owner's name withheld.

**149TH ST.**—Vitale Della Penna, 289 E. 149th st, completed plans for alterations to the 4-sty brick tenement and store, in the north side of 149th st, 195 ft east of Morris av, for Louis Della Penna, 289 East 149th st, owner. Cost, \$5,000.

#### DWELLINGS.

**BRONX.**—John P. Boyland, Fordham rd and Webster av, has plans in progress for a 2-sty brick dwelling, 25x100. Owner's name and exact location will be announced later.

**BLACKROCK AV.**—Anton Pirner, 2069 Westchester av, completed plans for extension to the dwelling at 2058 Blackrock av, for Wilhelmina Lappe, on premises, owner. Cost, \$2,500.

#### SCHOOLS AND COLLEGES.

**CLAREMONT PARKWAY.**—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 5-sty brick school, at the northwest cor of Claremont Parkway and Washington av, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$6,000.

#### STABLES AND GARAGES.

**PARK AV.**—John H. Knubel, 305 West 43d st, completed plans for a 3-sty brick garage, at 4133-4 Park av, for Frederick Wilkening, 224 East 24th st, owner. Cost, \$12,000.

**FORDHAM ROAD.**—Schwartz & Gross, 347 5th av, completed plans for a 1-sty brick garage, 11x76, on Fordham road, northeast cor Grand av, for the Henry Koch Realty Co., 1839 Harrison av, owner. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

**WEBSTER AV.**—L. E. Denslow, 44 West 118th st, completed plans for alterations

to the 3-sty brick stores, offices and residence at 2521 Webster av, for John Noonan and Amanda Mandie, 310 West 107th st, owner. Cost, \$3,000.

MISCELLANEOUS.

WALTON AV.—Frederick G. C. Smith, Room 27, Smith Bldg, Greenwich, Conn., completed plans for extension to the store and factory at the northwest cor of Walton av and 138th st, for Jacob Bros. Co., 539 West 39th st, owner. Cost, \$7,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.  
WARREN ST.—M. Morris Sons, 533 Nostrand av, completed plans for extension and interior alterations to the 4-sty tenement and store, at the northeast cor of Warren and Smith sts, for James T. Conway, 843 Prospect pl, owner. Cost, \$2,000.

88TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 3-sty brick tenements, 25x70, in the north side of 88th st, 66 ft east of 4th av, for Julia A. Flanagan, 4th av and 88th st, owner. Cost, \$16,000.

CHURCHES.

18TH ST.—Helmle & Corbett, 190 Montague st, have preliminary sketches for a 2-sty brick and stone church and Sunday school at the cor of 18th st and Cortel-you rd for the Baptist Church of the Redeemer, Rev. H. F. Berry, pastor, 2304 Newkirk av, owner.

DWELLINGS.

PINEAPPLE ST.—Slee & Bryson, 154 Montague st, completed plans for alterations to the dwelling at the southwest cor of Pineapple and Hicks sts for the Century Apartment Co., 186 Remsen st, Bklyn.

EAST 18TH ST.—Philip Caplan, 16 Court st, completed plans for a 2½-sty frame dwelling in the east side of East 18th st, 210 ft north of Av N, for the Webster Building Co., 330 Saratoga av, owner. Cost, \$5,000.

13TH AV.—S. Millman & Son, 26 Court st, completed plans for alterations and extension to the 2½-sty frame dwelling, 20x42, at the southwest cor of 13th av and 49th st, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$6,000.

49TH ST.—S. Millman & Son, 26 Court st, completed plans for a 2½-sty frame and stucco dwelling in the south side of 49th st, 100 ft west of 13th av, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$10,000.

EASTERN PARKWAY.—Morris Whinston, 459 Stone av, completed plans for interior alterations to the dwelling on the south side of Eastern Parkway, 233 ft east of Buffalo av, for Daniel Fuchs, 471 Sackman st, owner. Cost, \$2,500.

FULTON ST.—L. F. Wallant, 394 Graham av, completed plans for extension to the 2-sty dwelling and store, in the south side of Fulton st, 245 ft east of Utica av, for Albert Readel, on premises, owner. Cost, \$3,000.

BERRY ST.—George Krause, 217 Broadway, Manhattan, completed plans for extension to the 3-sty dwelling and store, at the northwest cor of Berry and Grand sts, for Matthew Mierzwinske, 41 Av A, Manhattan, owner. Cost, \$5,000.

COLUMBIA ST.—E. M. Adelson, 1776 Pitkin av, Bklyn, completed plans for exterior alterations to the 3-sty brick dwelling and store in the south side of Columbia st, 58 ft north of Summit st, for Glass & Liebmann, 279 Columbia st, Bklyn, owner. Cost, \$2,000.

5TH AV.—Thomas Bennett, 5123 3d av, completed plans for extension to the 3-sty dwelling and store on the west side

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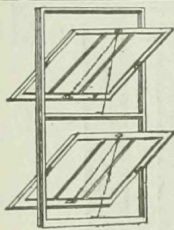
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of 5th av, 45 ft south of 54th st, for Samuel Spelling, 5408 5th av, Bklyn, owner. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

**FLATBUSH AV.**—A. G. Carlson, 226 Henry st, has plans nearing completion for a 2-sty brick factory, 40x75, on Flatbush av, for a syndicate. Exact location will be announced later.

**FLATBUSH AV.**—Koch & Wagner, 26 Court st, completed plans for alterations and extension to the 1-sty storage bldg, on the west side of Flatbush av, 40 ft south of Regent pl, for Henry C. Bohack, 1090 Greene av, owner. Cost, \$9,500.

**NEPTUNE ST.**—M. Perlstein, 49 Fulton st, Middle Village, L. I., completed plans for a 1-sty concrete block factory and shed, each 30x90, at the southeast cor of Neptune and West 19th sts, for John Mullin, West 16th st, owner and builder. Cost, \$5,000.

**FULTON ST.**—Koch & Wagner, 26 Court st, completed plans for extension to the 2-sty store and storage bldg in the north side of Fulton st, 53 ft east of Nostrand av, for R. O. W. Lodge, 555 Nostrand av, owner. Cost, \$3,000.

**SACKETT ST.**—William J. Conway, 400 Union st, completed plans for extension to the 3-sty warehouse and dwelling in the south side of Sackett st, 272 ft east of Nevins st, for Michele Abatamarco, on premises, owner. Cost, \$5,000.

#### HOSPITALS AND ASYLUMS.

**AUBURN PL.**—Ludlow & Peabody, 101 Park av, Manhattan, have plans nearing completion for a 10-sty brick, stone and reinforced concrete city hospital, 163x128, in the north side of Auburn pl, bet North Portland av and North Elliott pl, for the Cumberland Street Hospital, c/o City of New York, Dept. of Charities, John A. Kingsbury, comr., Municipal Bldg, Manhattan, owner. Cost, \$800,000.

**SOUTH 9TH ST.**—Helmle & Corbett, 190 Montague st, will draw sketches for a 4 or 5-sty brick and limestone hospital, at the cor of South 9th st and Driggs av, for the Williamsburg Hospital, 342 Bedford av, Bklyn., owner. Details are undecided.

#### STABLES AND GARAGES.

**KNICKERBOCKER AV.**—L. J. Frank, Jr., 206 Crescent st, completed plans for a 1-sty brick garage, 25x100, on the north side of Knickerbocker av, 25 ft west of Palmetto st, for John Deinhardt, 376 Hamburg av, owner. Cost, \$7,000.

**CONEY ISLAND AV.**—William C. Winters, 106 Van Sicklen av, completed plans for five 1-sty brick garages, at 444-450 Coney Island av, and on the west side of Coney Island av, 82 ft north of Church av, for Thomas B. Adams, 811 Church av, owner. Total cost, \$15,500.

**ROGERS AV.**—Richard Von Lehn's Sons, 2701 Glenwood road, completed plans for a 2-sty brick garage, 100x96, on the west side of Rogers av, 220 ft north of Farragut road, for Isaac H. Kramer, 115 Broadway, Manhattan, owner. Cost, \$18,000.

**2D AV.**—Peter Eagan, 1506 60th st, completed plans for a 3-sty brick garage and storage bldg, 60x100, at the southeast cor of 2d av and 46th st, for Marguerite McLaughlin, 343 76th st, owner. Cost, \$12,000.

**4TH AV.**—Cantor & Dorfman, 373 Fulton st, Bklyn, have plans in progress for a 2-sty brick public garage, 50x80, at the northeast cor of 4th av and 64th st, for Mrs Sarah Lifert, c/o Phillip H. Leifert, 44 Court st, Bklyn, owner. Cost, \$20,000.

**EAST 62D ST.**—Helmle & Corbett, 190 Montague st, completed plans for extension to the 1-sty garage and shop, in the west side of East 62d st, 789 ft south of Av V, for the Gulf Refining Co., Frick Bldg., Pittsburgh, Pa., owner. Cost, \$3,500.

**KOSCIUSKO ST.**—Volckening & Holler, 229 Franklin av, completed plans for a 1-sty brick garage, 44x93, in the north side of Kosciusko st, 165 ft west of Kent av, for John H. Holler, 229 Franklin av, owner. Cost, \$5,000.

**NORTH 8TH ST.**—F. W. Eisenla, 577 77th st, completed plans for a 1-sty brick garage, 30x100, in the north side of North 8th st, 175 ft east of Wythe av, for Louis Schnell, 148 Wythe av, owner. Cost, \$5,000.

**HERKIMER ST.**—John Burke, 389 Clinton st, completed plans for a 1-sty brick garage, 25x100, in the south side of Herkimer st, 165 ft east of Schenectady av, for Joshua Hornecko, 49 Schenectady av, owner. Cost, \$4,000.

#### MISCELLANEOUS.

**66TH ST.**—M. R. Jahnke, 360 Pearl st, completed plans for extension and interior alterations to the 1-sty power plant in the south side of 66th st, 150 ft west of Narrows av, for the Edison Electric Illuminating Co., 360 Pearl st, Bklyn, owner. Cost, \$15,000.

**AV. H.**—Benjamin Dreisler, 153 Remsen st, completed plans for a 7-sty frame tower, 36x36, at the southeast cor of Av H and Brooklyn av, for Sidney M. Weil, 34 Pine st, Manhattan, owner. Cost, \$10,000.

**JOHNSON AV.**—Joseph Himmelsbach, 126 Liberty st, Manhattan, completed plans for alterations to the abattoir, on the north side of Johnson av, 24 ft east of Waterbury st, for Henry Simon Plaut, 1453 President st, owner. Cost, \$6,000.

**SOUTH 4TH ST.**—H. F. Hausler completed plans for a 1-sty reinforced concrete retaining wall, 6x16, at the southwest cor of South 4th st and Kent av, for the American Sugar Refining Co., on premises, owner and builder. Cost, \$6,000.

#### Queens.

##### DWELLINGS.

**JAMAICA, L. I.**—Vertner W. Tandy, 1931 Broadway, Manhattan, completed plans for two 3-sty frame dwellings, 17x57, on the east side of Oakwood av, 100 ft north of Greenlawn av, for Walter O. Bell, 10 West 132d st, Manhattan, owner. Cost, \$8,000.

**ELMHURST, L. I.**—Benjamin Dreisler, 153 Remsen st, Bklyn, completed plans for a 2½-sty frame dwelling, 24x40, in the north side of Whitney st, 50 ft east of Forley st, for George C. Johnston, 75 Kingsland av, Elmhurst, owner. Cost, \$8,000.

**JAMAICA, L. I.**—Edward C. Jackson, Herriman av, Jamaica, completed plans for a 2-sty frame dwelling, 18x35, in the south side of Cumberland st, 40 ft east of Pitsdam av, for J. L. Jackson, 885 Morris av, Manhattan, owner. Cost, \$2,500.

**BEECHURST, L. I.**—The Shore Acres Realty Co., O. B. Ackerly, pres., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 23x34, in the north side of 29th st, 103 ft west of 15th av. Cost, \$5,000.

**RICHMOND HILL, L. I.**—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x39, on the west side of Diamond av, 516 ft north of Jamaica av, for Gatehouse Bros., 57 Chestnut st, Bklyn, owner. Cost, \$5,500.

**WINFIELD, L. I.**—Joseph Dictardi, 3360 Anchor av, Bronx, completed plans for a 2½-sty brick dwelling, 24x40, on the west side of Meyers av, 311 ft north of Woodside av, for Mrs. Theresa Brescia, 2091 Prospect av, owner. Cost, \$5,000.

**RICHMOND HILL, L. I.**—William H. Granger, 272 Brooklyn av, Brooklyn, owner, has had plans completed privately for a 2½-sty frame dwelling, 23x30, on the west side of Briggs av, 175 ft north of Sutter av. Cost, \$3,500.

**CORONA, L. I.**—C. L. Varrone, Corona av, Corona, L. I., completed plans for a 2-sty frame dwelling, 20x34, in the west side of Santell st, 25 ft south of Corona av, for Luzieri Santoro, 79 Washington av, Corona, owner. Cost, \$2,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—T. J. Reidy, 76 Hoyt av, L. I. City, completed plans for alterations to the factory on the west side of 4th av, 290 ft south of Flushing av, for the Astoria Casket Co., Chestnut st, L. I. City, owner. Cost, \$10,000.

#### Nassau.

##### DWELLINGS.

**LYNBROOK, L. I.**—G. W. Dexter, Palisade Bldg., Palisade, N. J., is revising plans for a 2½-sty hollow tile and brick veneer dwelling, 28x40, with extension, 16x25, and a 1½-sty frame garage, including greenhouse and poultry house, on Merrick rd, for S. Stamlér, 419 East 54th st, Manhattan, owner.

##### MISCELLANEOUS.

**LYNBROOK, L. I.**—Robert Teichman, 22 William st, Manhattan, completed plans for a 2-sty brick fire house, 35x70, for the Trustees of Engine Co. No. 1, George Ebeling, chairman, Charles st, Lynbrook, owner and builder. Cost, \$12,000.

#### Suffolk.

##### DWELLINGS.

**ORIENT POINT, L. I.**—Edward Warren Young, 30 Church st, Manhattan is revising plans for a 2-sty hollow tile and stucco dwelling 90x60, for Miss Edna Goodrich, 97 Central Park West, Manhattan, owner.

**EASTHAMPTON, L. I.**—F. E. Newman, 1123 Broadway, Manhattan, has plans in progress for a 2½-sty brick, frame and stucco dwelling, 148x44, for Robert Appleton, owner.

#### Westchester.

##### SCHOOLS AND COLLEGES.

**YONKERS, N. Y.**—George Howard Chamberlin, 18 South Broadway, Yonkers, will draw plans for addition to Public

School No. 16, for the Board of Education of Yonkers, Charles P. Easton, pres., High School Bldg, Yonkers, owner.

#### STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, will draw plans for 2-sty brick stores in Main st for the Estate of Ethan Flagg, Flagg Bldg, Yonkers, owner. Cost, \$10,000.

#### New Jersey.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., has plans in progress for a 4-sty brick apartment, 25x74, on the west side of Park av, bet 12th and 13th sts, for Mrs. Frances Lo Bello, 401 8th st, West New York, owner. Cost, \$20,000.

PLAINFIELD, N. J.—M. J. Nadel, Union Bldg, Newark, completed plans for five 2-sty frame and stucco tenements, 190x33, at 15 to 33 Johannes pl, for Abe Haas, 673 High st, Newark, owner. Cost, \$20,000.

#### CHURCHES.

WESTFIELD, N. J.—George E. Savage, 807 Witherspoon Bldg, Philadelphia, Pa., will draw plans for a church in Elm st for the First Baptist Church of Westfield, Rev. E. J. Holden, pastor, 164 Elm st, Westfield, owner. Cost, \$50,000.

RAHWAY, N. J.—M. G. Tuzik, Raritan Bldg, Perth Amboy, N. J., has plans in progress for a 1-sty brick, hollow tile and stucco church, 30x50, in Campbell st, for the German Evangelical Lutheran Zion Church, Alexander Leonhardi, pastor, Carteret, N. J., owner. Cost, \$14,000.

#### DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 433 Bloomfield av, Montclair, has plans in progress for a 2-sty frame and shingle dwelling, 24x42, on Valley rd, near Club st, for the William Realty Co., Montclair, owner.

SOUTH ORANGE, N. J.—W. F. Bowers, 44 Harrison st, East Orange, N. J., completed plans for a 2½-sty frame dwelling, 28x34, on the east side of Park Terrace, for Fred W. Pring, 138 Irving av, South Orange, owner and builder. Cost, \$7,000.

TENAFLY, N. J.—K. B. C. Smith Realty Co., Tenafly, owner, has had plans completed privately for a 2½-sty frame and stucco dwelling on De Peyster av. Cost, \$5,000.

NEWARK, N. J.—Alfred Peter, 828 Broad st, Newark, has plans nearing completion for a 2½-sty frame dwelling, 26x42, on Scheerer av, for Frederick A. Zepf, 500 Orange st, and 120 South 7th st, Newark, owner. Cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—The United States Nickel Co., Allen av, New Brunswick, owner, is having plans prepared privately for an extension to their main bldg. Abijah Fox, 1123 Broadway, Manhattan, is the engineer.

BAYONNE, N. J.—Walter Kilde, 140 Cedar st, Manhattan, architect and engineer, has plans in progress for alterations to the 2-sty brick and reinforced concrete factory, 100x200, for the Newman-Cavallon Co., S. B. Newman, pres., 8 West 40th st, Manhattan, owner.

PATERSON, N. J.—August J. Rahm, Coifax av, Athenia, N. J., is preparing sketches for a 1-sty brick warehouse, 100x235, in Wait st, in the Riverside section, for George A. Myers & Co., 63 Washington st, Paterson, owner. Cost, \$30,000.

ELIZABETH, N. J.—Ring & Gray, 230 North Broad st, Elizabeth, are preparing sketches for the construction of an extension to the plant for Samuel L. Moore & Sons Co., Front st, Elizabeth, owner. Details will be available later.

#### SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., has plans nearing completion for a 3-sty brick junior high school bldg, 160x180, in the block bounded by Livingston av, Welton and Redmond sts, for the City of New Brunswick, Board of Education, Henry G. Parker, pres., 261 Redmond st, New Brunswick, owner. Cost, \$250,000.

NEWARK, N. J.—James S. Pigott, Union Bldg, Newark, has plans in progress for alterations to the parochial school in the rear of 172 Belleville av for St. Michael's Roman Catholic Church, Rev. Father F. M. O'Neill, 172 Belleville av, Newark, owner. Cost, \$2,500.

RED BANK, N. J.—E. A. Arend, Kinmouth Bldg, Asbury Park, N. J., will draw plans for a 3-sty public school adjoining the High School bldg, for the Borough of Red Bank, Board of Education, Richard A. Strong, pres., Red Bank, N. J., owner. Cost, \$100,000.

#### STABLES AND GARAGES.

LONG BRANCH, N. J.—Clarence D. Wilson, Broadway, Long Branch, has plans in

progress for a 2-sty brick garage and show room, 48x143, on Broadway, for the Sampson Auto Exchange Co., Academy Alley, Long Branch, owner. Cost, \$20,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans in progress for a 2-sty brick public garage, 31x28, in the rear of 192 Parkhurst st, for Antonio Devine, on premises, owner. Cost, \$3,000.

KEARNY, N. J.—J. B. Warren, 31 Clinton st, Newark, N. J., completed plans for addition to the brick garage at 161-153 Pomeroy av for the Passaic River Lighterage Co., Freeman Bowers, in charge, on premises, owner. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for two 1-sty brick stores, 30x55, for Charles Straza, 158 Bloomfield av, Bloomfield, owner. Cost, \$8,000.

#### THEATRES.

HACKENSACK, N. J.—C. V. Bogart, 167 Main st, Hackensack, N. J., has plans in progress for a 1-sty brick moving picture theatre and two stores, 54x122, in Banta

pl, for Cinema Co., B. M. Wood, pres., 50 Broad st, Manhattan, owner.

#### MISCELLANEOUS.

HOLMDEL, N. J.—George D. Cooper, 60 Broad st, Red Bank, N. J., County Engineer, has plans nearing completion for road improvements on Holmdel rd for the Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner. Cost, \$12,000.

JERSEY CITY, N. J.—George Butler, 62 West 45th st, Manhattan, has plans in progress for an express depot on Pavonia av, for Wells Fargo Co., B. D. Caldwell, pres., 51 Broadway, Manhattan, owner. Cost, \$7,500.

BLOOMFIELD, N. J.—Fred B. Pierson, 160 Bloomfield av, Bloomfield, is preparing sketches for lunch and recreation rooms for the Consolidated Safety Pin Co., 46 Farrant st, Bloomfield, owner.

#### Other Cities.

APARTMENTS, FLATS & TENEMENTS.  
BINGHAMTON, N. Y.—C. Edward Vossbury, Binghamton Savings Bank Bldg,



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Binghamton, owner, is having plans prepared privately for four 4-sty brick and terra cotta apartment houses, in North st. Cost, \$150,000.

#### DWELLINGS.

**GREENWICH, CONN.**—Charles A. Platt, 101 Park av, Manhattan, will draw sketches for a hollow tile and stucco dwelling for Chark Williams, 52 William st, Manhattan, owner.

#### FACTORIES AND WAREHOUSES.

**FULTON, N. Y.**—Arrowhead Mills, Inc., F. A. Emerick, mgr., Fulton, N. Y., owner, has had plans completed privately for a 2-sty paper mill, 350x80, with wing, 80x140, on Battle Island. Cost, \$150,000.

**DEWITT, N. Y.**—Frank D. Chase, 122 South Michigan av, Chicago, Ill., completed preliminary plans for a 1-sty brick and steel or reinforced concrete factory, 200x150, for the Porter-Cable Machine Co., 501 East Water st, Syracuse, N. Y., owner. Cost, \$35,000.

#### SCHOOLS AND COLLEGES.

**COHOES, N. Y.**—Tooker & Marsh, 103 Park av, Manhattan, have completed plans for a high school bldg, at the cor of Columbia and Bevan sts, for the City of Cohoes, Board of Education, W. D. Boswell, pres., 64 Canvass st, Cohoes, N. Y., owner. Cost, \$145,000.

**COBLESKILL, N. Y.**—Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, has preliminary plans in progress for a 2-sty brick and steel home economics bldg, for the Schoharie State School of Agriculture, Daniel B. Frisbie, Middleburgh, pres Board of Trustees. Cost, \$55,000.

#### STABLES AND GARAGES.

**POUGHKEEPSIE, N. Y.**—William E. Lehman, 738 Broad st, Newark, N. J., has plans in progress for a 1-sty brick auto service station, 60x150, for the Packard Motor Car Co., Broadway and 61st st, Manhattan, owner.

**CATSKILL, N. Y.**—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 1-sty garage for Day & Holt Co., Catskill, N. Y., owner. Cost, \$8,000.

#### THEATRES.

**POUGHKEEPSIE, N. Y.**—W. H. McElfatrick, 701 7th av, Manhattan, has plans in progress for a 1-sty brick and terra cotta moving picture theater, 55x134, at the northeast cor of Cannon and Liberty sts, for Elgar Co., Poughkeepsie, owner.

#### MISCELLANEOUS.

**SAUGERTIES, N. Y.**—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for the alteration and conversion of the 2-sty mill bldg, in Main st, into stores and dwellings for Thomas Walsh, Saugerties, N. Y., owner. Cost, \$12,000.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

**MANHATTAN.**—Frank Albano has the general contract for alterations to the brick tenement at 187 Spring st for John Palmieri, 61 Park Row, owner, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$3,000.

**MANHATTAN.**—The Lippe Contracting Co., 52 Vanderbilt av, has the general contract for the alteration of the 4-sty brick and stone dwelling, 22x55, at 14 West 51st st, into bachelor apartments and a store, for Richard Ridgely, 450 Riverside dr, owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$8,000.

**MANHATTAN.**—William D. Drexler, 226 East Broadway, has the general contract for alterations to the 4-sty tenement at 12 Beekman pl, for John A. Hirschbury, 10 Beekman pl, owner, from plans by John P. Voelker, 979 3d av. Cost, \$2,500.

#### DWELLINGS.

**MANHATTAN.**—John I. Downey, Inc., 410 West 34th st, has the general contract for remodeling the 4-sty brick dwelling, 25x60, at 9 East 62d st, for Edmund L. Baylies, 54 Wall st, owner, from plans by Harry Allen Jacobs, 320 5th av, architect.

**MANHATTAN.**—Reid, Palmer Construction Co., 30 East 42d st, has the general contract for alterations to the brick dwelling at 5 East 74th st, for Jerome J. Hanauer, owner, from plans by Edward Neersulmer, 507 5th av, architect.

**MANHATTAN.**—J. McKiernan, 101 Park av, has the general contract for alterations to the 4-sty brick dwelling, 24x85, at 305 Lexington av, for I. L. Cohn Estate, 4th and Webster avs, L. I. City, owner, from plans by N. C. Mellen, 101 Park av, Manhattan, architect. Cost, \$6,000.

**BROOKLYN, N. Y.**—John Auer & Sons, 648 Lexington av, have the general contract for alterations and addition to the

3-sty brick dwelling and cafe, 22x100, at the northeast cor of Ralph and Gates avs, for Peter Muller, on premises, owner, from plans by Koch & Wagner, 26 Court st, architects.

**HUNTINGTON STATION, L. I.**—Richard Schweizer, Chestnut road, Huntington, L. I., has the general contract for a 2½-sty frame and shingle dwelling, 28x31, bet New York av and Douglass road, for Lewis Bender, 246 Hamburg av, Brooklyn, N. Y., owner, from privately prepared plans. Cost, \$3,000.

**MONTCLAIR, N. J.**—E. G. Simms, Montague pl, Montclair, has the general contract for remodeling the cottage at the Mt. Hebron School Grounds, for the Town of Montclair, Board of Education, 22 Valley road, Montclair, owner, from privately prepared plans.

**ELIZABETH, N. J.**—William H. Dennick, 154 Floral av, Elizabeth, has the general contract for a 2½-sty frame dwelling, 24x26, on Monmouth road, for Esther M. Dennick, 154 Floral av, Elizabeth, owner, from plans by Fred Lancaster, 109 Park av, Plainfield, architect. Cost, \$3,000.

**WHITE PLAINS, N. Y.**—M. W. Walker, 501 5th av, Manhattan, has the general contract for a 2½-sty frame and stucco dwelling, 26x56, in Westminster Park, for the Westminster Park Co., Norman W. Walker, pres., 501 5th av, Manhattan, owner, from plans by Joseph J. Eberle, 469 5th av, Manhattan, architect. Cost, \$10,000.

**BRIELLE, N. J.**—Myson Pierce, Brielle, N. J., has the general contract for a 1-sty frame bungalow for Robert E. Dennison, c/o Celluloid Co., 290 Ferry st, Newark, owner, from plans by E. H. Yardley, 1713 Sansom st, Philadelphia, Pa., architect.

**KEARNY, N. J.**—Samuel Finkel, 403 Kearny av, Kearny, has the general contract for a 2-sty frame dwelling at 239 Windsor av, for Elizabeth Gregg, Kearny, N. J., owner, from plans by Joseph Kennedy, 6 North 4th st, Harrison, N. J., architect. Cost, \$4,000.

**PATERSON, N. J.**—Abraham Chesler, 68 Van Buren st, Passaic, N. J., has the general contract for a 2½-sty frame and shingle dwelling, 30x36, at 346-8 East 36th st, for Abram Freed, 32 Morton st, and 365 Summer st, Paterson, owner, from plans by Joseph De Rose, 119 Ellison av, Paterson, architect. Cost, \$7,000.

#### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—The Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for addition to the 2-sty brick factory, 80x200, at Newtown Creek and Manhattan av, for the Chelsea Fibre Mills, 1155 Manhattan av, Brooklyn, from plans by J. A. Stevens, 8 Merrimack st, Lowell, Mass.

**BROOKLYN, N. Y.**—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for interior alterations to the 4-sty brick factory, 50x100, at the northwest cor of 56th st and 2d av, for the American Machine & Foundry Co., on premises, owner, from privately prepared plans. Cost, \$20,000.

**RENSSELAER, N. Y.**—Oscawanna Building Co., 101 Park av, Manhattan, has the general contract for three factory bldgs for Bayer & Co., Riverside av, Rensselaer, owner, from privately prepared plans.

#### HALLS AND CLUBS.

**MANHATTAN.**—C. T. Wills, Inc., 286 5th av, has the general contract for alterations and extension to the 5-sty brick, stone and terra cotta club, 100x100, at 209-15 East 85th st, for the Musical Mutual Protective Union, 210 East 86th st, owner, from plans by Trowbridge & Livingston, 527 5th av, architects.

**ROCHESTER, N. Y.**—Van Etten & Tredeau, 63 Kingston av, Rochester, have the general contract for a 2-sty brick and stone club house, 112x40, on Palisade av, near Webster av, for the Sphinx Club, of Rochester, 322 Mercantile Bldg, Rochester, owner, from plans by C. M. Hirschfelder, 62 State st, Rochester, architect. Cost, \$35,000.

#### HOTELS.

**MANHATTAN.**—The Olsen Construction Co., 236 West 46th st, has the general contract for alterations to the 12-sty brick and stone Rutledge Hotel, 60x100, at the northeast cor of 30th st and Lexington av, for the Rutledge Hotel Co., on premises, owner, and C. Norton Bellap, lessee, from plans by Frank A. Rooke, 489 5th av, architect.

#### SCHOOLS AND COLLEGES.

**BRONX.**—The T. A. Clarke Co., 122 Lexington st, Brooklyn, has the general contract for the alteration and addition to the 4-sty brick public school at the southwest cor of Jennings st and Prospect av for the City of New York, Dept. of Education, 500 Park av, Manhattan, from privately prepared plans.



SYRACUSE, N. Y.—F. A. Caswell, Cahill Bldg, Syracuse, has the general contract for a school bldg ("Edward Smith" school), at Broad and Lancaster avs, for the Board of Education, George M. Fairchild, pres., City Hall, Syracuse, owner, from plans by James A. Randall, 705 S. A. & K. Bldg, Syracuse, architect, and Henry C. Allen, City Hall, Syracuse, City Engineer. Cost, \$160,000.

YONKERS, N. Y.—Peter Sarubbi, 12 North Broadway, Yonkers, N. Y., has the general contract for a 3-sty brick and stone public school (No. 23), 80x170, at Van Cortlandt Park av, for the Board of Education of Yonkers, High School Bldg, Yonkers, owner, from plans by George H. Chamberlin, 18 South Broadway, Yonkers, architect. Cost, \$50,000.

NIAGARA FALLS, N. Y.—Laur & Mack, 1832 Pierce av, Niagara Falls, have the general contract for a 2-sty brick school, 69x168, at Pine and 24th sts, for the City of Niagara Falls, Board of Education, Niagara Falls, N. Y., owner, from plans by Chester Phelps, 523 Gluck Bldg, Niagara Falls, architect. Cost, \$88,000.

LODI, N. J.—Fehrs Bros., Little Ferry, N. J., have the general contract for extension and renovation to Public School No. 2, for the Township of Lodi, Board of Education, Charles Kinzley, pres., Board Room in Calicoeck School, Lodi, N. J., owner, from plans by Frank Eurich, Jr., 173 Main st, Hackensack, N. J., architect.

SYRACUSE, N. Y.—The Central City Construction Co., 747 Mill st, Watertown, N. Y., has the general contract for a 2-sty brick, stone and steel junior school at the Webster School, for the Board of Education of the City of Syracuse, George M. Fairchild, pres., City Hall Bldg, Syracuse, owner, from plans by Russell & King, 602 Snow Bldg, Syracuse, architects. Cost, \$110,000.

**STABLES AND GARAGES.**

IRVINGTON, N. J.—Henry M. Doremus, 36 Orange st, Newark, has the general contract for a 1-sty brick private garage, 108x27, in South 20th st, for Tomkins Bros., 74 Passaic st, Newark, owner, from plans by Percy B. Taylor, 31 Clinton st, Newark, engineer. Cost, \$8,000.

JERSEY CITY, N. J.—Herman Wurret, 216 Pearsall av, Jersey City, has the general contract for sixteen 1-sty garages on Claremont av for Isabella Johnston, owner, from plans by John A. Resch, 170 Lexington av, Jersey City, N. J., architect. Cost, \$5,000.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—The Charles A. Cowen Co., 30 East 42d st, has the general contract for the alteration to the department store at the southeast cor of 5th av and 38th st for Bonwit Teller & Co., on premises, owner, from plans by Buchman & Fox, 30 East 42d st, architects. Consists of setting back the curb 2 ft and rebuilding the sidewalk vault. Cost, \$10,000.

MANHATTAN.—Hugh Getty, Inc., 359 West 26th st, has the general contract for alterations to the 5-sty brick and stone loft bldg, 50x119, at 115-117 Fulton st, for William F. Dornbusch, 61 Hancock st, Brooklyn, owner, and the Y. W. C. A., Mrs. James S. Cushman, pres., 600 Lexington av, Manhattan, lessee, from plans by William F. Hemstreet, 233 Broadway, architect. Cost, \$25,000.

MANHATTAN.—J. H. Deeves & Brother, 103 Park av, have the general contract for alterations to the 4th floor, at 647 5th av, for E. Gimpel & Wildenstein, owners, from plans by Charles L. Fraser, 103 Park av, architect.

MANHATTAN.—The Frederick Construction Co., 17 West 42d st, has the general contract for alterations and top addition to the 4-sty brick store and loft bldg, 42x105, at 144-8 11th av, for the Acme Mortgage Co., Aaron Coleman, 1182 Broadway, owner, from plans by A. L. Kehoe & Son, 1 Beekman st, architects. Cost, \$10,000.

MANHATTAN.—Story & Fleckinger, 5 Great Jones st, have the general contract for alterations to the 5-sty brick loft bldg, at 419-421 Broome st, for Wilkinson Bros., on premises, owner, from plans by W. L. & H. G. Emery, Bible House, architects. Cost, \$5,000.

ELIZABETH, N. J.—Louis Stefanelli, Belleville, N. J., has the general contract for a 1-sty brick office bldg, 22x40, at 454 Spring st, for the Tisch Tool Works, Louis Tisch, Jr., 454 Spring st, Elizabeth, owner, from plans by Robert C. Ziessler, 366 South Orange av, South Orange, N. J., architect. Cost, \$4,000.

MONTOUR FALLS, N. Y.—The Lowman Construction Co., Railroad av, Elmira, N. Y., has the general contract for addition to the 1-sty brick and steel pattern bldg, 90x200, for the Shepherd Crane & Hoist

Co., H. G. Turner in charge, Montour Falls, N. Y., owner, from privately prepared plans. Cost, \$75,000.

NEWARK, N. J.—The Vogel Cabinet Co., 541 East 79th st, Manhattan, has the general contract for the alteration of the 6-sty brick store at 49-53 Market st for Roth & Co., 45 Market st, Newark, owner, and Ludwig Baumann & Co., lessee, from plans by William E. Lehman, 738 Broad st, Newark, architect.

NEWARK, N. J.—Gillies, Campbell Co., 101 Park av, Manhattan, has the general contract for alterations to the 3-sty brick and terra cotta store and office bldg, 48x150, at 158-160 Market st, for Childs Co., 200 5th av, Manhattan, owner, from plans by John C. Westervelt, 36 West 34th st, Manhattan, architect.

**MISCELLANEOUS.**

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have received the additional contract for building a 5-sty extension, including a new front, including other alteration work, to 73 Madison av, for Benjamin Dickson, 600 West 111th st, owner, from plans by John B. Horn, 25 West 42d st. Cost, \$20,000.

BROOKLYN, N. Y.—The Caye-Hosford Co., 299 Broadway, Manhattan, has the general contract for a 2-sty reinforced concrete and brick machine shop, 100x203, at 1st av and 56th st, for the Morse Dry Dock & Repair Co., 17 Battery pl, Manhattan, owner, from plans by Frank Freeman, 132 Nassau st, Manhattan, architect.

CALDWELL, N. J.—William G. Sharwell Co., 377 North 5th st, Newark, has the general contract for addition to the power plant at the Essex County Penitentiary for the Board of Chosen Freeholders of Essex County, Court House, Newark, owner, from plans by Joseph B. Allen, 1091 Sanford av, Irvington, and Runyon & Carey, 845 Broad st, Newark, County Engineers. Cost, \$75,000.

OYSTER BAY, L. I.—George Mertz's Sons, Portchester, N. Y., have the general contract for 1 and 2½-sty frame and shingle farm bldgs for Daniel E. Pomeroy, c/o Bankers' Trust Co., 16 Wall st, Manhattan, owner, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects.

JERSEY CITY, N. J.—Anderson & Johnson, 75 Roosevelt av, Jersey City, have the general contract for a 1-sty brick and stone library, 49x100, in Zabriskie st,

in the Hudson City section, for the Jersey City Free Public Library, Nelson J. Edge, pres., 472 Jersey av, Jersey City, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$25,000.

WAYLAND, N. Y.—A. E. Badgley, Stone Opera House Bldg, Binghamton, N. Y., has the general contract for a 1-sty brick passenger station, 30x112, for the Delaware, Lackawanna & Western Railroad Co., 90 West st, Manhattan, owner, from plans by F. R. Nies, architect. Cost, \$25,000.

STAMFORD, CONN.—Shea & O'Sullivan, Stamford, Conn., have the general contract for three 1½-sty timber and frame hangers, 60x35, at Shippan Point, for William Ziegler, Jr., 527 5th av, Manhattan, owner, from plans by H. P. Knowles, 32 Vanderbilt av, Manhattan, architect. Cost, \$4,000 each.

GLOVERSVILLE, N. Y.—A. E. Brace & Son, 39 Hamilton st, Gloversville, have the general contract for the alteration of the 3-sty brick theatre, 52x110, at 19 Elm st, into a garage and dance hall, for Hiram Darling, c/o Darling & Denton, 63 North Main st, and 105 1st av, Gloversville, N. Y., owner, and Louis K. Maylander, Jr., 10 East State st, Johnstown, N. Y., lessee, from plans by Henry S. Moul, North Main st, Gloversville, N. Y., architect.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its next meeting at Milwaukee on September 27 and 28.

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

ASSOCIATION OF IRON AND STEEL ELECTRICAL ENGINEERS will hold its eleventh annual convention at the Bellevue-Stratford Hotel, Philadelphia, Pa., September 10-14, inclusive. Wednesday, September 12, will be devoted entirely to a patriotic program, with addresses to be made by army and navy engineers on matters of vital importance to the industries with which the association is identified.

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

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

Week ending July 14.

MANHATTAN ORDERS SERVED.

- Bleecker st, 112—Star Hat Co. ....FA
Broadway, 818—Mary Morss, 214 W 59, Ex(R)-St(R)-FE(R)-FD
Broadway, 473—Est J J Little, c Raymond D, 425 E 24 ....St(R)
Avenue C, 182—Henry Goldwater, 721 Beck, ExS
Columbia st, 80—Adam Schuchmann, Main st, Fort Lee, N J. ....FD
Crosby st, 49—Theodore Hansen, 20 Broad. ExS
26 st, 306 E—James H Rollins. ....FD
55 st, 26 E—Louis J Pooler, Tuxedo Park, N Y. ....WSS-FE(R)
45 st, 339 E—Christopher H Undlandhen, FE(R)-Ex(R)-ExS-WSS
48 st, 339 E—Consol Gas Co, 130 E 15. ....GE
48 st, 420-2 E—Maurice J Engel, St(R)-Ex(R)-WSS
53 st, 425-9 E—Sebastian Wagon Co, 422 E 54, St(R)-ExS-Ex(R)-WSS-GE
102 st, 334 E—J Garguilo. ....Rec
124 st, 232-4 E—Helen A Howell, FE-St(R)-ExS
125 st, 412-4 E—Consol Gas Co, 130 E 15. ....GE
11 av, 575-9—N Y Mfgs R E Co, 607 W 43. ....FD
Emerson pl, 12—Chas Brown. ....D&R
Greenwich st, 470—Cleveland F Benton, c Mrs C F, 253 High, Perth Amboy, N J, ExS-Ex(R)-FE(R)
Green st, 65—Alexander Brower. ....O
Greenwich st, 563-5—Gordon & Dillworth, Inc, FE(R)-Ex(R)-WSS
Lafayette st, 41-5—City of N Y, Municipal Bldg. ....Ex(R)-St(R)-ExS-FP
Lafayette st, 325-31—Anna R Morris, c H L, 32 Liberty ....WSS
Liberty st, 123—Benj Lowentritt, 45 W 34. ....FD
Monroe st, 90 Louis Mole. ....O

- Monroe st, 90—Morris Levine. ....O
Monroe st, 90—Max Levine. ....O
Park Row, 188-90—Edward Destefano. ....FA-Rec
50 st, foot, Pier 90—Dept of Docks & Ferries, Pier A, North River. ....Stp
Scammel st, 38-44—Mary DeCorvall. ....A(R)
7 av, 91-9—James L Van Allen, 40 E 50, Ex(R)-FP(R)
Washington st, 485-7—John J Radley, 35 W 32 ....FD-A
Washington st, 397—Est Joseph H Bearns, c Jas S, 166 Montague, Bklyn. ....St(R)-FE(R)-Ex
3 st, 46-8 W—Sundel Hyman, 435 W Bway, WSS
164 st, 500-4 E—Hoepfner & Wuest. ....Ex-St(R)
49 st, 304-6 W—Est G Waldo Smith, c Waldo, 58 W 59. ....St(R)
Mulberry st, 200—Es H Herman. ....St(R)
West Broadway, 552-64—Carrie Moglia, Fort Lee, N J. ....Ex
11 av, 478-84—Morgan Steam Laundry Co, 476 11 av. ....St(R)
Canal st, 153-7—Schultz Realty Co. ....Ex
Pearl st, 301—Edward H Leggett. ....St(R)
Wooster st, 8—Joshua Tobin, Plandome, Manhasset, L I. ....Ex(R)
25 st, 41-3 W—Michael Coleman, 116 W 29, FP-Ex
Mercer st, 202-8—Robert W Goelet, 9 W 17, St(R)-Ex-D&R-FP
9 st, 54-8 E—Jacob A Stein. ....Ex(R)-Ex
Pearl st, 259—Theresa M J O'Donohue, c Joseph J, Jr, 334 5 av. ....Ex
53 st, 538 W—William H Wilson, 697 9 av. ....Ex
21 st, 32 W—Edward H Litchfield. ....Ex-Ex(R)
24 st, 49-51 W—Edmund Coffin, 34 Pine. ....Ex(R)
Green st, 213—Nathan Strauss, 73 E 90, Ex-Ex(R)
Wooster st, 207-9 1/2—D & C Schwartz, Inc, 16 Bible House ....Ex(R)-St(R)
39 st and 12 av—Alfred Ludwig, Municipal Bldg ....St(R)
Broadway, 591—Charles W Endel, 100 5 av, Ex-Ex(R)
25 st, 152-6 W—Morris Block. ....Ex
29 st, 130-2 W—Rande Realty Corp, c I Randolph Jacobs, 30 E 42. ....Ex(R)
126 st, 151 E—Schlosser Mfg Co, 4 E 92, Ex(R)-St(R)
107 st, 339 E—Metropolitan Savings Bank, 59-61 Cooper Sq E. ....Ex
Howard st, 50-2—Henry B Vaughan, 48 Reynolds ter, Orange, N J. ....St(R)
52 st, 148 W—Ewing, Bacon & Henry, 101 Park av. ....Ex-Ex(R)-St(R)
Bond st, 2—Clara Nagler, 1056 Clay av. ....St(R)
Jacob st, 14-22—Est Mary B Harmon, c W O Morse, 85 Wall. ....St(R)-Ex(R)
16 st, 323-5 W—George Hunzinger, FA-Ex(R)-St(R)-FE(R)
19 st, 21 W—Ostar, Levine & Chizefsky. ....FP-GE
22 st, 545-9 W—Eliza N Hall. ....FD-St(R)
37 st, 438-40 W—Harvey I Underhill, 148 Turrell av, South Orange, N J. ....Ex-ExS-FP(R)
37 st, 438-40 W—Telantograph Corp. ....Rec
38 st, 350-2 W—Geo Kern, 496 9 av, FD-WSS-FP(R)-ExS
38 st, 13 W—Midcity Realty Corp, c Henry G Barbey, 15 W 38. ....FD
46 st, 247 W—Wm W Astor, 21 W 26, Ex-FE(R)-Ex(R)
46 st, 45 W—Lamode Realty Co. ....FP(R)
54 st, 250 W—54th St Realty Co, c Albert R Shattuck, 11 Bway. ....ExS-Ex(R)-WSS
Beekman st, 22—Benmio Printing Co. ....FP-Rec
Beekman st, 56—John Bindery. ....Rec
Bowery, 296—Mrs Carrie Schile, 162 Beach, Stapleton, S I. ....ExS
Bowery, 149—Est Hyman S Morange, c J H Fisher, 127 W 183. ....Ex(R)-ExS-FD
Bowery, 173—George Horn. ....TD-Tel
Bowery, 291-3—Usher Lermant. ....D&R
Broadway, 229-31—Michael E Doherty. ....A
Broadway, 390—Nat'l Suit Case Co. ....Rec

- Broadway, 390—Weintraub & Saltzman. ....Rec
Broadway, 506—Est Erhardt Matthiessen, c U S Trust Co, 45 Wall. ....FD-DC
Broadway, 1671-7—Automobile Supply Co, Rub-Rec
Canal st, 167—John Preiser. ....O
Canal st, 169—Consol Gas Co, 130 E 15. ....GE
Canal st, 169—Safe Bros, O-ExS-Ex(R)-FE-St(R)-FP(R)
Canal st, 394—Edward E Dessar, 234 E 61, St(R)-Ex(R)-ExS-FP-DC-WSS
Canal st, 336-40—Kalman Haas, 27 William Rub
Canal st, 348—Edward F Brandeis, 114 W 17. ....FD-FE-O-St(R)-ExS-FP(R)
Canal st, 167—Consol Gas Co, 130 E 15. ....GE

BRONX ORDERS SERVED.

- St Anns av, 602—Nicholas Poiletman. ....FA-FP
Walton av, 251-9—Jacob Bros. ....ExS-WSS-St(R)
Willis av, 477-9—Emma L Mahoney, FE-ExS-Ex(R)-GE
Willis av, 477-9—Central Union Gas Co, 336 E 142. ....GE
Cypress av, 191-209—Fensterer & Ruhe Bldg Co, 37 Murray. ....Ex(R)-St(R)-FP(R)-WSS
Cypress av, 191-209—Krauker Bros. ....Rec-O-FP
165 st, 437 E—Fredk Beiermeister. ....Rec
165 st, 437 E—Herman Stern. ....Rec
Faile st, 911—Empire Fringer Co, FD-ExS-FE(R)
Fordham rd, 622—Primo Ricuputi. ....FP(R)-DC
St Anns av, 558—Conrad Witzel, Ex(R)-ExS-O-St(R)-FE(R)

BROOKLYN ORDERS SERVED.

- Bushwick av, 432—Morris Pomerantz. ....D&R
Bergen st, 309—R F Stevens Co. ....Rub-Rec
Bedford av, 1281—E J Montigny. ....FP
Dresden st, 197—Commercial Steam Carpet Co. ....El-D&R
Eastern Parkway, and Underhill av—John Folz. ....CF
Fulton st, 2583—Charles Schumacher, NoS-FA-Rec-El-D&R
Hart st, 637—Julius G Makowsky. ....D&R
Hancock st, 1393—A H Bergman. ....Rec
Humboldt st, 105-7—M Blumberg. ....FA-El(R)
Kent av, 702-6—Sterling Products Co. ....RQ
Macon st, 901-3—E B Mueller, FA-Rec-El(R)-FP
Metropolitan av, 109—Richard Schnibbs. ....CF
Quincy st, 808—Samuel W Johnson. ....NoS-Rec-FA
Rochester av, 296—D Schneider. ....Rec
Ridgewood av, 260—Valentine Noe. ....Rec
Ralph av, 241—Samuel Abeloff. ....Rec
Rockaway av, 580—Nathan Tabalnick, NoS-FA-Rec-D&R
Sutter av, 851—P Cohen. ....FA-Rec
St Marks av, 1640—Chas Pollack. ....FA-Rec
St Marks av, 857—Jacob Albert. ....El(R)
Sanford st, 149-53—Morracks Loesse Co, CF-Rec-FA-FP
6 av, 5616-8—Arthur W Davis. ....CF
Union st, 1755—Minna Fourman. ....FA-Rec-El(R)
Union av, 154—Abraham Goldberg. ....Rec
Union st, 51—A Olsen. ....FA-Rec
Walworth st, 197—Patrick S Hannigan. ....El(R)
Washington and Lefferts avs—E A Willers, CF-FA
Waverly av, 515-7—Reid Ice Cream Co, 524 Waverly av. ....CF-Rec
Waverly av, 239—Sarah E Palmer. ....FP
Broadway, 97-101—Atlas Assurance Co, 201 Bway. ....WSS(R)
Harrison st, 104—Walther & Co. ....Stp-WSS(R)
17 av, 8007—Cyril H Burdett, pres, Lands Est. ....Rub
Taaffe pl, 282-4—B F Allen Co, 286 Taaffe pl. ....WSS(R)
Wallabout st, 254-6—Dietrich W Kaatze, pres, Prudential Savings Bank, Stuyvesant av. ....WSS(R)-FP(R)
15 st, 226—15th St Amusement Co. ....D&R
W 13 st, 107-9 W—Owner. ....WSS
Osborn st, 139—Marion H Myhr. ....WSS(R)
Bedford av, 1191—Mrs Hannah Green. ....FP
Henry, Congress and Warren sts—Sisters of the Poor of St. Francis. ....A
South 9 st, 37-47—William Vogel Bros. ....WSS(R)
Varet st, 28-30—Royal Palace Realty Co. ....A

QUEENS ORDERS SERVED.

- Borden av, 227-37 (L I C)—American Drug-gists Syndicate, SA-FA-Rec-CF-FP-O-D&R-Rub-NoS
Boerum av, 38 (Flush'g)—John Beplat. ....FA-El
Bayside av, 318 (Flush'g)—Wm J Maxwell, D&R-CF
Corona st, 81 (Corona)—H C Drewes. ....El
Broadway, 62 (Flush'g)—E R Gamier. ....CF
Fulton st, 264 (Jamaica)—Jamaica Tire Repair Co. ....Rec-FA-El
Grand View av (Far Rock)—Florence McCarthy. ....Rec-FA-CF
Hillside and Flushing avs (Jamaica)—Mott Bros. ....El
Jackson Blvd and Flushing Bay (North Ech)—H. Escher. ....CF
Fulton st, 360 (Jamaica)—Jamaica Savings Bank. ....FP(R)-WSS(R)
7 av, 308-14—John Lachner & Co. ....FP
Jamaica av, 2803 (R Hill)—Carl A Theede, Rec
Jamaica av, 4111 (Woodhaven)—Frank Hesse, D&R
Jamaica av, 1197 (Union Course)—Miller & Richardson. ....NoS-FA
Neptune and Mermaid avs (Edgemere)—Michael Campbell. ....CF
Park st, 319 (R Hill)—M A Meyer, Jr, Co, Rec-D&R
The Raunt, Jamaica Bay—Geo Starkey. ....CF
Thompson av, 54 (L I C)—Chas A Hofsass, D&R-El-Rec
Worthington st, 32-4 (Winfield)—Staneslow W. Jelinek. ....Rec
Willets Pt road, near 14 st (Whitestone)—David Mold. ....Rec-FA
Ditmas av and Crescent (Astoria)—River Crest Sanitarium. ....A

RICHMOND ORDERS SERVED.

- Bank st (New Brighton)—Richmond Light & R R Co, St George Terminal. ....Ex
Richmond Terrace, 2015 (Richmond)—National Lead Co. ....Ex

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## Electric Meter Inspection.

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

## Electric Service.

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

## Elevator Fire Doors—Safety Appliances.

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

## Elevators—Hand Power.

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

## Elevators (Passenger and Freight).

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

## Fire Escapes.

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

## Fireproofing.

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

## Flagpoles.

STOLZ & GREENBERG, 1122 Forest Ave. Tel. Intervale 2747.

## 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.  
WESTERGRON, 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.

### Plaster Boards.

DUFFY CO., J. P., 138th St. and Park Ave. Tel. Melrose 281.

### 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., 74 Wall St. Tel. John 2368.  
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.  
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.  
ELY & CO., H. S., 21 Liberty St. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 Sixth Ave. Tel. Bryant 1423.  
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.  
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.  
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.  
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.  
MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.  
McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.  
MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.  
MORRISSEY, WM. G., 189 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. Morningside 958.

RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.

READ & CO., GEO. R., 20 Nassau St. Tel. John 3670.

RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.

SLAWSON & HOBBS, 162 W. 72d St. Tel. Columbus 7240.

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

THOMPSON, BURTON CO., 10 Wall St. Tel. Rector 4042.

TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.

WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

### Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.

ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.

BRADY, HENRY, 200 W. 23d St. Tel. Chelsea 7960.

BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.

DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.

DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.

DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

GOODWIN & GOODWIN, Lenox Ave. and 123d St.; 148 W. 57th St.

KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.

LIPSET, MICHAEL E., 1181 Broadway. Tel. Madison Sq. 9329.

McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.

McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.

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.

McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.

MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.

PORTER, DAVID, 215 Montague St. Tel. Main 828.

PYLE CO., H. C., 201 Montague St. Tel. Main 4390.

RAE CO., WM. P., 192 Montague St. Tel. Main 4390.

SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.

WELSCH, S., 207 Montague St. Tel. Main 2738.

### Real Estate Brokers (Brooklyn).

BURLING REALTY CO., 209 Bridge St. Tel. Main 600.

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.

DAVENPORT REAL ESTATE CO., Fulton and S. Oxford Sts. Tel. Prospect 2977.

KETCHAM BROS., 129 Ralph Ave. Tel. Bushwick 86.

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.