

REAL ESTATE RECORD AND BUILDERS GUIDE.

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RECORD ESTABLISHED IN APARTMENT RENTING

Brokers Report Serious Shortage of Suites—Rentals
Raised About Ten Per Cent.—Property Owners Benefited

SCARCITY of apartments in New York City has been created, primarily, through the cessation of speculative building, and unless something is done within the next year to relieve condition the situation will become acute. The high cost of building materials, the scarcity of labor, the withdrawal of many of the loaning institutions from the market, all have been factors bringing about this condition.

The direct benefiter is the real estate owner, he who had the foresight to buy property against the market trend, and also the capital to hold it through the past few years of hardship. In almost every section of the city rentals have been raised on an average of ten per cent, and tenants have been found who are willing to meet this advance.

Of course the owner has additional expenses to meet, therefore the increased rental is not all profit, but still the percentage is in his favor. Coal has soared in price, and he must make arrangements so as to keep his tenants warm. Decorating is more expensive than in memory of most of the active brokers of today. This is due, in part, to the paper shortage; also to the cost of lead and other ingredients used in the manufacture of paint, and other factors.

Apartment houses are now on a splendid paying basis, and the owner has cause for encouragement. He has had much to contend with during the past few years, but the wheel seems to have turned in his favor.

Last year the renting conditions were good, but the major portion of the demand was confined to small sized suites. This particular demand has been accentuated this year and has been enlarged to embrace bigger and more expensive apartments.

As the result of a canvass among several of the prominent real estate brokers, the Record and Guide prints the following expressions of opinions.

Roland F. Elliman, of Douglas L. Elliman & Co., said: "The apartment house renting situation has never been more promising. The floating supply has been reduced to a minimum and, with more than two months' active renting season ahead of us, there is a very serious problem of shortage in that section east and south of Central Park. As a general rule July is a slack month, but this year is an exception, and throughout the month we have been working almost at capacity. We have been doing an even volume of business through what ordinarily would have been a dull period. Unless an unexpected burst of building construction arrives soon, the congestion which we fear now will be magnified next year."

Joseph H. Nassoit, of Nassoit & Lanning, "Renting conditions this autumn will be better than ever before in my recollection. We have very few apartments to rent at this time of the year, and expect them to be completely rented before the middle of September. Four, five and six rooms are in most demand. Our rent increases average from 10 to 20 per cent., and at the present time most of the houses under our management net the owner from 12 to 15 per cent. So soon as the conditions become

RENTING conditions in apartment houses are better this year than for many years past, and never before have rentals been so high as they are today. The falling off in speculative building is the direct cause. The Record and Guide has completed a canvass among many of the prominent real estate firms and prints herewith opinions of several brokers who make apartment renting a specialty. The consensus of opinion is that 1918 will witness an even more congested condition, unless speculative builders again enter the field in the near future. This is hardly possible so long as building materials maintain their present high level and until the shortage of labor is relieved.

normal, I look for a considerable boom in real estate. The property bought today will certainly realize a good profit to anybody who uses ordinary business judgment. Only a few new houses have been erected in the section, and this building movement has not compared favorably with past years, and I feel that unless things change there will be less building next year than during 1917, which will naturally cause the renting situation to become more acute."

Henry R. Dwight, of Perry, Goodale & Dwight, said: "We find renting very good. We do not have to do any advertising to obtain tenants. Renting conditions in apartments never have been better, in fact never have been as good as at the present time. The greatest demand for apartments is for those renting from \$800 to \$1,500 a year. Our experience has been that for the large apartments the demand is much slower. The apartments from five to eight rooms, I feel, are in the greatest demand. The inquiry for the ten rooms, with three baths, is not so large, though we expect it to quicken later."

J. D. Knap, of Knap & Wasson Co., Inc., said: "Renting conditions on Washington Heights are splendid. At the present time there are many rentals being closed. The renewals are coming in well, at advanced rates. The percentage of renewals is higher than usual, and there is a disposition on the part of most tenants not to move. The reason for this is that tenants are finding it difficult to obtain equally good quarters elsewhere, and even though they are not quite satisfied with their present homes, still they are staying there, because they cannot better themselves. There has only been a small percentage of new construction of the better class houses on Washington Heights, and therefore the demand is greater than the supply. The average increase in rentals has been about 10 per cent. Even at the extreme north of Washington Heights, in the Fort George section, the renting condition is also very promising. Those houses, which under ordinary conditions had four or five vacancies, this year are 100 per cent. tenanted."

W. E. Barton, of Pease & Elliman, said: "Renting conditions, up to about a month ago, were booming, but at the present time there is a slight letting down, on account of families having left town. This is only a temporary condition and I look to the rest of the autumn renting season to see houses practically 100 per cent. full. The average rental increase in that section east and south of Central Park has been about 10 per cent. The tenants seem to be willing to meet this increase, for they realize that general conditions warrant the advance. The two serious problems for next winter are fuel and labor. The price of coal has advanced, and labor is scarce, and good help is hard to obtain. The owner, on his part, must stand the increased cost, but even taking this into consideration, his net return should be greater than last year. This, of course, is due to the fact that the percentage of vacancies is practically nil. It has been our experience that many tenants have shown a disposition to meet the landlord at least part way in the matter of decorations. It is well known that decoration costs much more this year than last. This is caused by the shortage of paper, and also lead and other materials, which go to make up the component parts of paint. Many tenants in our houses have expressed their willingness to have a minimum amount of decorating done. This has been largely prompted by patriotic motives, so that the general condition of the market may be stimulated."

W. H. Dolson, of F. R. Wood-W. H. Dolson, Co., said: "Renting conditions in apartment houses on the Middle West Side have never been better, that is, during the last ten years. Conditions are more than satisfactory. I do not look for any resumption of building in that section during next year, and present indications point to the fact that next year will be equally as good as, if not better than, 1917. In fact, 1918 ought to be a real banner year. The high rentals are not producing bargains, but owners are retaining their properties. They are satisfied with their income return, which is a great deal better than it has been in past years. This net income return to the owner is somewhat offset by the additional cost he is required to pay for coal, and additional money expended for decorations, but the rental values of property, even with these conditions, are very much improved."

Frederick G. Hobbs, of Slawson & Hobbs, said: "Renting conditions on the West Side are much better than for several years past. As a matter of fact they are the best we have had in our thirty years' experience. We have made an average advance in rentals of about 10 per cent., and the tenants are remaining at the new prices. There is practically no new apartment house construction on the West Side, and it looks to me as though there will be a very great scarcity of suites on October 1. The demand is general, no particular class of apartment being in special favor. We have apartments in this office from \$40 a month to about \$400 a month, and we expect to be 100 per cent. rented by September 1."

CITIZENS UNION MAKES REPORT ON LAST LEGISLATIVE SESSION

Association Prepares Personal Summaries of Assemblymen

THE Committee on Legislation of the Citizens' Union has completed its annual report upon the regular session of the Legislature. It will be ready for distribution in pamphlet form this week. The Committee made public yesterday its summaries of the personal services of assemblymen from Manhattan and The Bronx.

Commenting upon the results of the session, the Committee says:

"The tendency of the Legislature to shirk responsibility is one of the discouraging features of the operation of our legislative machinery. The extent of this tendency is indicated by the fact that no less than 217 bills which passed both houses this year were vetoed by the Governor or rejected by cities. The Committee considered fifty-nine of the bills which passed both houses distinctly adverse to New York City and thirty-one of these received executive disapproval."

Concerning the personal record of the New York City Assemblymen, the report says:

"A study of the roll calls in both houses reveals the fact that while several thoroughly objectionable bills which originated in the Assembly were rejected by the New York City Committee in the Senate, the New York City assemblymen made a higher general average in their votes on bills which passed both houses than did the senators. A number of younger assemblymen made enviable records on city bills.

"It is interesting to note that the average of public service on the part of Democratic assemblymen from New York County was an improvement over that of other recent years. The Kings County Democrats, almost to a man, fell below the average. A majority of the Bronx delegation (all Democrats) made good showings."

The Committee emphasizes the fact that in forming its judgments it has primarily considered the attitude of members toward measures especially affecting New York City and also toward such measures of general or State-wide application as necessarily affect the administration of the city government. In characterizing the records of members on legislation and votes, the personal summaries refer to particular bills in the classes of legislation which the Committee considers tests. The personal summaries in part, of the Manhattan and Bronx assemblymen are as follows:

New York County.

Frank Aranow (Dem., 20th Dist.)—Took practically no part in session owing to ill health.

Perry M. Armstrong (Dem., 19th Dist.)—A young legislator possessing ability. Promoted bill adverse to civil service merit principle.

Caesar B. F. Barra (Dem., 3d Dist.)—Unsuccessfully sponsored some decidedly reactionary Criminal Law amendments. Failed to respond on a number of important roll calls.

Alfred D. Bell (Rep., 29th Dist.)—Conscientious and industrious. Gave unusually close attention to his duties and achieved a remarkably good voting record in both the house and committee.

Maurice Bloch (Dem., 22d Dist.)—Introduced some good bills which he failed to press. Voting record shows improvement.

Martin Bourke (Rep., 17th Dist.)—Intelligent and attentive, but one of the two bills he successfully promoted was a distinct violation of the "Home Rule" principle.

Charles D. Donohue (Dem., 9th Dist.)—An intelligent member who did some good work in committee, particularly on financial measure, but fell short in his votes in the house.

Abram Ellenbogen (Rep., 15th Dist.)—His experience and natural ability make him a valuable member. Has numerous pieces of progressive legisla-

tion to his credit. Good voting record.

Mark Goldberg (Dem., 18th Dist.)—Some good things to his credit and a voting record above the average in spite of frequent failures to be recorded.

Jacob Goldstein (Dem., 31st Dist.)—In his second year, developed marked independence and working conscientiously for good legislation. Good voting record.

Abraham Goodman (Dem., 8th Dist.)—In his second year was helpful on certain educational measures and made a creditable voting record.

Abner Greenberg (Dem., 10th Dist.)—A new member who quickly acquired a good conception of his duties. A few of his bills lacked merit but he developed independence and made a conspicuously good voting record.

Peter J. Hamill (Dem., 2d Dist.)—Has not distinguished himself in his two years' service.

Joseph D. Kelly (Dem., 12th Dist.)—As usual, did commendable work on measures which he personally sponsored, but failed to follow the proceedings closely and made a poor voting record.

Owen M. Kiernan (Dem., 24th Dist.)—His chief interest in the session appeared to lie in the advancement of a petty special claim bill.

Meyer Levy (Dem., 26th Dist.)—A member who frequently voted intelligently and made a record well above the average.

Robert McC. Marsh (Rep., 25th Dist.)—One of the Legislature's few thoroughly capable and effective members. Led in the formation of much good legislation. Excellent voting record despite support of certain unsound public service legislation.

Martin G. McCue (Dem., 16th Dist.)—A member who has had the courage and force of his convictions.

Schuyler M. Meyer (Rep., 27th Dist.)—A legislator with unusual initiative and ability. Took an active part in the session and made an enviable record in all respects.

Harold C. Mitchell (Rep., 21st Dist.)—A useful member who did considerable good work although failing to press with sufficient vigor certain desirable bills he introduced. Good voting record.

Charles Novello (Rep., 28th Dist.)—A new member whose first year's work was far from satisfactory.

Nathan D. Perlman (Rep., 6th Dist.)—A capable member. The legislation he has promoted was in the main progressive in character and desirable. Very good voting record.

John J. Ryan (Dem., 1st Dist.)—An industrious member with an apparent misconception of his duties. Worked persistently for unsound civil service measures.

Henry S. Schimmel (Dem., 4th Dist.)—Not much in his record this year to commend. Repeatedly failed to vote.

Earl A. Smith (Dem., 23d Dist.)—New member. Took an intelligent interest in food supply legislation but his record in the main was not satisfactory.

Fredolin F. Straub (Dem., 13th Dist.)—New member. Helped stifle a bad bill in Railroads Committee.

Robert L. Tudor (Dem., 14th Dist.)—An experienced and intelligent member who is frequently helpful in committee but has a poor voting record.

Bronx County.

Joseph M. Callahan (Dem., 35th Dist.)—Has developed considerably since promotion to minority leadership, but has not yet an adequate grasp of fundamental legislative principles. Failed to support sound Home Rule Amendment and fell short in other respects.

William A. Evans (Dem., 32d Dist.)—Continued his record for independent and intelligent action and made a good showing.

Maldwin M. Fertig (Dem., 34th Dist.)—One of the Assembly's most capable and independent members. Forceful advocate of Torrens Law reform and

other desirable measures. Unusually good voting record.

Earl H. Miller (Dem., 33d Dist.)—In his third year; his record was a decided improvement. Introduced a few ill-considered bills and was not particularly energetic, but made a creditable record.

In commenting upon the work of the Senate generally, the Committee says:

"Antagonism toward the present city administration was especially prevalent in the Senate and this is very likely reflected in the voting records. Bills violating well-recognized home-rule principles passed that house with little protest from the New York members, whereas some of these same bills received a substantial number of negative votes from New York City assemblymen."

The summaries of the personal records of the New York City senators are as follows:

Boylan, John J. (Dem., 15th Dist., New York). As in former years, promoted several unsound measures, but voting record shows some improvement. Was one of three senators to oppose bill permitting Labor Law suspension.

Burlingame, Alvah W. (Rep., 8th Dist., Kings). Introduced a few good bills, most of which he was successful in advancing. His erratic and at times ill-advised tactics constantly worried the legislative leaders, but frequently brought good results. Fair voting record.

Carroll, Daniel J. (Dem., 7th Dist., Kings). Chiefly conspicuous for long periods of absence from the Capitol.

Cotillo, Salvatore A. (Dem., 20th Dist., New York). Continued the reputation he established in the Assembly as a conscientious and hard-working legislator. Fair voting record.

Cromwell, George (Rep., 23d Dist., Richmond). A legislator of broad experience and recognized ability. Furthered several constructive measures, but record was marred by active support of thoroughly unsound bills in response to local clamor and by a series of disappointing votes.

Cullen, Thomas H. (Dem., 3d Dist., Kings). The well-informed and ever-present "Dean" of the Senate. Despite twenty years of legislative experience, the one bill he personally sponsored was an anti-home-rule proposal. Fell below his last year's fair voting record.

Daly, Peter M. (Dem., 2d Dist., Queens). New member. Displayed ability which was occasionally well employed, but more often misdirected. Promoted two conspicuously bad bills and made poor voting record.

Dowling, Edward J. (Dem., 19th Dist., New York). New member. Gave close attention to duties and did some creditable work. Voting record above the average.

Downing, Bernard (Dem., 11th Dist., New York). A new member with talent in debate. Opposed bill permitting suspension of Labor Law, but on the whole made unsatisfactory voting record.

Dunnigan, John J. (Dem., 21st Dist., Bronx). Gave attention mainly to measures of interest solely to his district and with comparatively little success. Voting record shows slight improvement.

Foley, James A. (Dem., 14th Dist., New York). An experienced member of marked ability and effectiveness. In the main his energies were well directed. Despite failure to respond to certain important roll-calls, made a good voting record.

Gilchrist, Alfred J. (Rep., 10th Dist., Kings). Promoted a number of bad bills, including violations of the civil service merit principle. Poor voting record.

Heffernan, William I. (Dem., 5th Dist., Kings). Maintained his record for absenting himself frequently.

Koenig, Jacob (Dem., 12th Dist., New York). In his first year; successfully handled two fairly important and desirable bills, but in other respects made an unsatisfactory record.

Lawson, Robert R. (Rep., 9th Dist., Kings). Made himself locally popular by successful steering of Brooklyn's

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EQUITABLE TRUST COMPANY'S NEW HOME

Manhattan and Knickerbocker Clubs and
Later Tiffany Studios Occupied the Site

ANOTHER well-known structure has fallen before the steady march of progress characterizing the recent development of the Grand Central Terminal zone. Wreckers have demolished the building at the southeast corner of Madison avenue and 45th street, which, in its time, held a prominent position in the athletic and social life of the city, having housed the Manhattan Athletic Club, and later the Knickerbocker Athletic Club. Within recent years it has been occupied by the Tiffany Studios, which sold it some time ago to August Heckscher, who in turn leased it to the corporation formed by James M. Todd and Hugh S. Robertson, which is erecting on the site a twenty-story office building. The Equitable Trust Company will occupy space in the new building.

The Manhattan Athletic Club was organized in November, 1877, with a modest membership of only twenty men, but these included leaders in the various branches of athletic activity of the time, and it was not long before they attracted into the new organization a growing number of champions. Quarters were leased at 524 Fifth avenue.

Among the famous athletes who competed under the colors of the club, and who aided in gaining the prestige which the organization earned for itself in days when competition along these fields was particularly keen, were T. P. Conneff, Lawrence E. Myers, Thomas H. Smith, Joseph F. Donoghue, William Byrd Page, A. F. Copland, F. Westing and Warren Sage.

The lease of 524 Fifth avenue was not sufficient to meet the growing demands of the club, and for a time the organization was eager to acquire the desirable property directly opposite. Before this transaction was consummated, however, the Hepworth Church property, at Madison avenue and 45th street, was placed on the market, and this site was acquired individually by Walton Storm, the treasurer of the club, for \$160,000. It is said that within a few days he was afforded an opportunity of making a profit of \$30,000 on the transaction, but he declined and turned it over to the club at the original purchase price.

It was then planned to build on the newly acquired plottage a modern clubhouse, to represent the most advanced details of construction of this type, and various members took it upon themselves to study the construction and equipment of similar organizations throughout the United States, in order to embody into their own building as many desirable elements as possible. The structure was designed by P. J. Lauritzen, after plans had been submitted by a number of eminent architects. A splendid iron and stone building was erected by Luke A. Burke & C. O. Perry, which immediately took rank as one of the finest clubhouses of its time. It exemplified the Renaissance style, with a little of the Flamboyant Gothic.

The interior was equipped with the most modern gymnasium apparatus, and special provision was made for social functions. The gymnasium had an undisturbed floor area of 10,000 square feet, and was 40 feet high; the swimming pool measuring 100x21 feet, with a depth of 8 feet. Other features included eight regulation sized bowling alleys, a 125-foot range shooting gallery, a theatre and concert hall with a seating capacity of 1,500, and an inclosed roof garden covering the entire premises.

In 1893 the club became financially embarrassed, but was later reorganized under the name of the Knickerbocker Athletic Club. Additional difficulties arose some years later, and in June, 1903, the realty was sold at foreclosure to Ernest Iselin, for \$410,000, the furnishings having previously been liquidated at public sale. The property was, subsequently, transferred to Edward G.

Alsford, and later to the Helvetia Realty Company. On April 5, 1905, title passed to the Tiffany Studios, subject to a mortgage of \$450,000. It was then assessed at \$525,000.

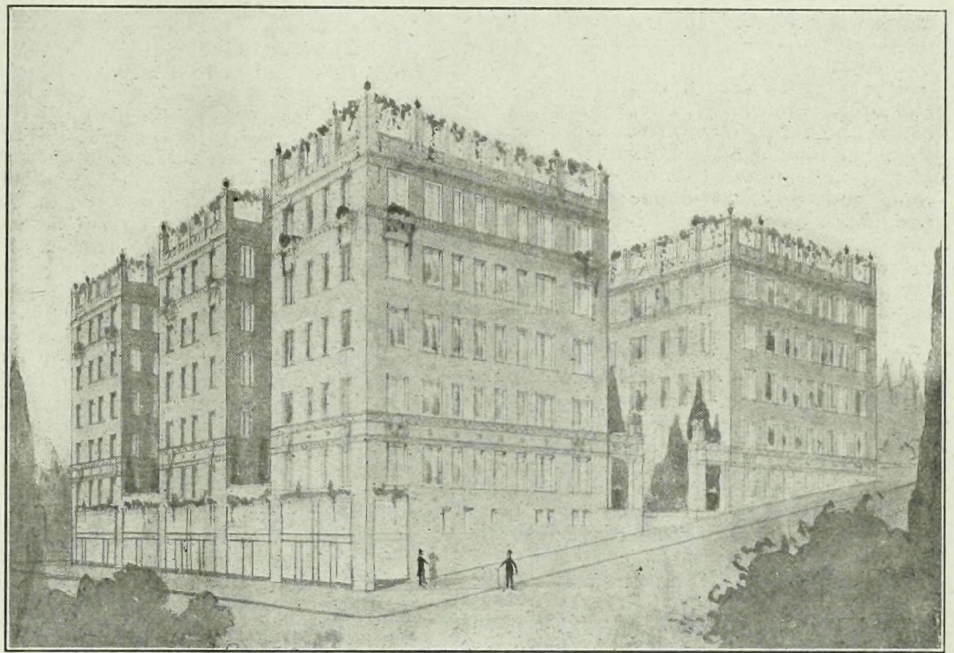
In May, 1916, the property was bought by August Heckscher, who had become particularly active in the acquisition of properties in the immediate neighborhood. The assessed valuation at this time was \$1,000,000. The site comprised one of the most valuable available building plots in the section, and there was considerable discussion regarding the ultimate disposition of the site. In February of this year Mr. Heckscher

leased it, through Frank D. Veiller and J. L. Robertson, to Todd & Robertson, for twenty-one years, with three renewal privileges of twenty-one years each. The aggregate rental for the first term will approximate \$3,000,000.

On the site, which has a frontage of 125.5 feet on Madison avenue, and 125 feet in 45th street, the lessees are erecting, from plans by Warren & Wetmore, a twenty-story store and office building to cost about \$1,500,000. It is hoped to have the building ready for occupancy May 1, 1918. It will be the first office building of its type built since the enactment of the Zoning Resolution, and will furnish unusually good light on all floors. The corner store, basement, and part of the second floor have already been leased to the Equitable Trust Company for their main uptown office, the rental aggregating about \$400,000.

STATEN ISLAND APARTMENT PROJECT

Structure to House Ninety-Five Families—Will Cost Approximately \$250,000



Benjamin W. Levitan, Architect.

INTERESTING MULTI-FAMILY DWELLING ON STATEN ISLAND.

THE demand for modern multi-family dwellings on Staten Island has existed for years. St. George presents a particularly fertile field for this type of building endeavor, and those structures already erected have been well rented from the time of their completion. Working plans for a new project of this character have been completed by Benjamin W. Levitan, architect, 20 West 31st street, Manhattan, and the construction will be started within a short time.

The proposed operation will occupy a plot 200x150 feet in the south side of Wall street, between Stuyvesant street and Public lane, and according to the estimates of the architect will cost in the neighborhood of \$250,000, exclusive of the value of the property. The owner is J. H. Rosenstein. The width of building will be 200 feet and the extreme depth 138 feet. According to the plans only about 6 per cent. of the plot area will be occupied; the balance being devoted to rear yard and extensive courts. There will be four large outer courts and an interior court approximately 75x75 feet in size. The latter will receive extensive landscape treatment and is expected to prove one of the attractive features of the operation.

As this building will be erected upon a steep grade one facade will be five stories in height and the opposite six stories. The facades on all four sides will be of brick, trimmed with terra cotta and Indiana limestone. The Wall street side will contain stores on the first floor. This building has been planned to provide living accommodations for a total of ninety-five families,

eighteen to each floor, in suites containing three, four and five rooms, with baths. On account of the number and size of the courts, all will be outside apartments with splendid facilities for natural light and ventilation. Each unit will contain a living-room 20x14 feet with the other rooms planned in proportion. Many modern housekeeping appliances will be installed and one of the specially convenient features will be the large number of built-in closets that the plans provide.

The roof treatment is to be another unusual attraction. This will be finished and fitted up as a large roof garden with pergolas and seats. The view over the Lower Bay is extensive. Complete laundry facilities will be located in the basement, consisting of wash-trays, steam clothes dryers and ironing boards. While the present plans do not provide for elevator service, a shaft will be installed so that if future requirements demand this feature, the improvement can be made with a minimum of expense. The rentals in apartment houses in Richmond range as high as \$15 a room, the figure at which accommodations in the proposed apartment are held.

Two Long Streets.

The two longest east and west thoroughfares in Manhattan are said to be 14th street and 23d street. It has been computed that the distance from the foot of West 14th street to the foot of East 14th street is two and three-eighths miles, and it is the same distance from the foot of West 23d street to the foot of East 23d street.

LEGAL NOTES AFFECTING REALTY

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

What Articles Become Fixtures.

IN determining the question of whether an article used in connection with realty is to be considered a fixture the general tests are, first, the annexation to the realty; second, adaptation to use, where and as annexed; and, third, the intention to make the annexation permanent, this intention being inferred from the nature of the article, the relation of the party annexing, the policy of the law in relation thereto, the structure and mode of annexation, and the purpose and use for which it is made. The application of these tests does not establish definite criteria, but leaves each case to be determined, not only by the circumstances and nature of the annexation and the uses to which the property is put, but also on the relations of the parties.

The first of these tests—that is, the annexation to the realty, either actual or constructive—is generally held to be uncertain and unsatisfactory; the tendency being to accord less and less significance thereto. There must, of course, be actual or constructive annexation, but regard must be had to the object, the effect, and the mode of annexation, and physical connection is not enough. The extent and mode of actual annexation have but little weight except in so far as it relates to the nature of the article itself, the use to which the latter is applied, and other circumstances as indicating the intention of the party making the annexation. But it is usually conclusive that a chattel has become part of the realty when it has been so affixed as to be incapable of severance without injury to the freehold.

The second test, adaptation or application to the use or purpose of that part of the property with which it is connected, is generally considered as entitled to much weight, especially in connection with the criterion of intention. The tendency is to regard everything as a fixture which has been attached to realty with a view to the purposes for which the realty is held or employed, however slight or temporary the connection between them.

The third test, the intention of the party making the annexation, has been said by some of the authorities to be a controlling consideration, and generally it is held to be the chief test. To have this effect, the intention to make an article a permanent accession to the realty must affirmatively and plainly appear. The test of intention is to be given a broad and comprehensive signification. It does not merely imply the secret action of the mind of the owner of the property, nor need it be expressed in words. It is to be inferred from the nature of the article affixed, the relation and situation of the party making the annexation, the structure and mode of annexation, and the purpose or use for which the annexation has been made, which, obviously, suggests that the other tests are really part of this comprehensive test of intention, and that they derive their chief value as conspicuous evidence of such intention. The controlling intention is the intention which the law deduces from all the circumstances of the annexation.—*Johnson v. Pacific Land Co.*, Oregon Supreme Court, 164 Pac. 564.

Performance of Contract.

A contract for the sale of land, which did not fix a time or place for the delivery of the deed, provided that upon the full payment of the principal sum, which was to be made in installments, with interest as provided, and the performance of the conditions thereof, the premises should be conveyed to purchaser, the New York Appellate Division holds, *McBloat v. Flora Park Villa Co.*, 165 N. Y. Supp. 55, that the vendor was not bound, at the peril of forfeiture

of the contract, to convey the instant full payment of the consideration was made, but was entitled to a reasonable opportunity to comply with its contract, especially where the purchaser had anticipated the payments. In the absence of any specified day for delivery of the deed, the purchaser could not rescind the contract for nonperformance and demand a return of the consideration paid until he had given notice to the vendor, requiring performance within a specified reasonable time, and the vendor had failed to convey within that time.

The vendor, after the purchaser had completed payments, rendered an account, which included as an item a recording fee, which was paid to him by the purchaser, and subsequently delivered a deed to the county clerk for recordation, and for the purpose of passing title. It was held that his acts were sufficient to pass title and constitute performance of the contract to convey, although the purchaser did not understand the purpose of the fee, as the vendor was not bound to know the limitations of the purchaser's intelligence.

Where a contract for the sale of land provided that vendor furnish a title policy, if the policy furnished did not conform in any particular to the terms of the contract, the purchaser should have specifically pointed out the defect, to the end that it might be cured, and, having failed to do this, he cannot later rely upon such defect as a ground for recovering back the consideration paid.

Eminent Domain—Light and Air.

The street easements of an abutting owner as to light and air are not limited to that portion of the street directly in front of the abutting property and within the extension of the side lines thereof, and hence an injunction will lie to prevent the erection of an elevated railway structure, although such structure is not directly in front of or within the extended side lines of the property, where it would operate to cut off light and air reaching the property diagonally from the street.—*Welsh v. Interborough Rapid Transit Co.*, 165 N. Y. Supp. 272.

Recovery of Payment.

The New York Appellate Division holds, *Homecrest Bldg. Co. v. Weinstein's Estate*, 165 N. Y. Supp. 176, that where a bond and mortgage were given for an amount in excess of the debt, under an agreement that the excess should reimburse the mortgagee for loss from discounting the paper, and should be paid only in case the paper was not owned by the mortgagee when it became due, and where, on demand for payment, and while the paper was owned by the mortgagee, the mortgagor requested him to accept the amount of the debt, but the mortgagee refused, and insisted on payment of the face amount of the mortgage, with interest, whereupon the mortgagor paid under protest the face of the mortgage, with interest, such payment of the excess was made under duress, and the mortgagor was entitled to recover same as for the money had and received.

Right to Commissions.

The New York Appellate Division holds, *Neuer v. Jaffe*, 165 N. Y. Supp. 113, that where a broker introduced parties, who agreed upon exchange prices of realty, and the amount of cash to be paid, and the amount and character of certain incumbrances, and the method whereby the differences in the equities were to be settled, and the time for passing title, and the time for making a formal contract, the broker was entitled to compensation; the essentials of a contract having been made. If, after having made a full agreement for the exchange of property, one party arbitrarily decides not to fulfill the agreement, he cannot plead such change of mind against the broker in an action for commission, as if there had been no meeting of the minds.

BARGE CANAL PROGRESS.

Work on The Bronx \$700,000 Terminal Being Pushed.

THE George W. Rogers Company, who are the contractors for the preliminary work on The Bronx Barge Canal Terminal, at 138th street and the Harlem River, are making progress on their contract.

The scene of their operations is one of continual intensive effort by a large force of men, and all indications are that the work will be completed well within the year's contract time-limit. Just as soon as the work advances a bit more, therefore, the Canal Board will take up the question of contracts for the erection of the buildings on the site, so as to complete at an early date this \$700,000 project.

In connection with this local work comes naturally consideration of the operation of the State Barge Canal.

For the discussion and adoption of measures designed to bring the barge canal into actual and most effective operation and use at the earliest possible date, a State Convention of the friends of the canals of New York State will be held at the Hotel Ten Eyck, Albany, N. Y., beginning at 10.30 o'clock on Wednesday, August 1.

The official call for the convention is as follows:

"The Barge Canal has been completed through to Lake Ontario via Oswego, and is now open for traffic. Navigation on the Erie Canal to Buffalo on Lake Erie is also open for the use of the old type of canal boats of 240 tons, and the State Engineer and the Superintendent of Public Works give assurances that the barge canal through to Lake Erie at Buffalo will be open for traffic in May, 1918, for the large 2,000-ton barges.

"Thus one of the greatest engineering achievements and the most valuable single commercial facility on this continent is given to the country and the world ready to do the thing for which it was intended. But this canal has enemies, and the tongue of rumor is busy circulating reports regarding defects which do not exist and structural mistakes and oversights which were never made. Allegations of this nature are all utterly without truth.

"The New York canals are capable of carrying twenty million tons of freight annually if equipped with barges of proper type and dimensions, and if immediate steps are taken to provide such barges to be placed upon the canals of the opening of navigation in 1918, they will at once relieve the congested railroads and railroad terminals to such an extent as to enable the latter to better perform their indispensable public functions.

"Whether the war continues another year or not, the demands of Europe in 1918 for our food and other resources of all kinds will be greater than ever before, and the freight must be carried to the seaboard.

"The State of New York by constructing the barge canal has given to the world an instrument of commerce of inestimable value at this juncture, a facility which can be used with incalculable benefit to the Allies in Europe by promptly carrying the necessities for which they must otherwise wait while railroads are struggling by embargo and other restrictive devices to control the traffic which makes unprecedented demands upon their capacity."

To consider and devise measures to bring the barge canal to perform the world service of which it is now capable; to bring its great value as a means of transportation to the immediate attention of the National Government, and to secure the cooperation of the governor and the Legislature of this State for the achievement of these purposes, The Bronx Board of Trade, among other important civic bodies, has been requested to name delegates to the convention. In accordance with this request, Olin J. Stephens, chairman of the Traffic and Waterways Bureau, Hon. James L. Wells and Charles E. Reid, secretary, will represent the Board.

TRAFFIC CONGESTION NATION-WIDE PROBLEM

Reports From Various Cities Throughout Country Show How Authorities Have Regulated Parking of Automobiles

AUTOMOBILE congestion in central business districts during the shopping hours is daily making it more and more difficult for customers to get to the stores, especially that class of custom that brings the largest sales and the largest profits. What effect is the situation that this congestion brings about going to have on store rents in office buildings?

New York in the past few years, since the automobile became a popular means of conveyance, has gradually undergone a change in its retail section.

Nearly every city has attempted to deal with the parking question. No unified action has been taken and it is probable that none can be. It is undoubtedly a subject that will require action to meet purely local conditions. City ordinances that for the time being took care of the situation, have become only a few months afterward ineffective, so fast do conditions change and so rapid is the increase in the number of motor-driven machines.

There are some salient facts that stand out, however, as to the "best way to handle the parking question."

That placing a time limit upon autos standing in business districts is almost universal.

These laws have little effect—except in isolated instances.

That sooner or later permission for autos to stand even for a short time in front of stores will bring about a congestion that will affect the business of ground floor tenants.

That ordinances now in effect in most cities are inadequate to cope with the situation.

Practically every business man will concede that only a small portion of his trade comes from the auto-owning public. Still there is a pardonable pride in every one of these men when an auto drives to his curb, discharges a passenger or two and these passengers become customers. But the pedestrian customer does not block the entrance to his store to another pedestrian. The autoist may and usually does, unless the curb in front of the store is kept free.

Inquiries directed to building owners, managers and real estate boards in some twenty cities scattered over the United States from the Atlantic to the Pacific and from the Great Lakes to the Gulf coast have brought many answers and nearly as many different opinions. Some believe that the parking problem has been adequately taken care of in their cities; others declare that the situation in their cities is one that only much experimentation and constant study will remedy.

Methods of handling traffic congestion are different in various cities and still they are all much the same. Here in brief are some of those methods:

Chicago—Cars are allowed to stand in the same spot at the curb for half an hour. Then they must move, under penalty of arrest and fine.

Cleveland—The zone system—cars are allowed to stand for an hour in some sections and half an hour in others. There is a provision in the regulations, however, that permits an owner or lessee of property to prohibit cars standing in front of the premises. This, it is apparent, necessitates the hiring of a traffic man to warn away offenders.

Dayton—Owners of cars are prohibited from parking in front of buildings more than four stories in height. At present there is a traffic regulation that automobiles cannot park in front of the entrance of any building over four stories high. This seems to have relieved the situation somewhat, although it has caused some complaint from tenants of the building, who feel that they need the space for parking purposes. There

seems to be no objection on the part of the store owners as to parking in front of the stores.

Philadelphia—Autos are allowed to stop in the business streets only to unload passengers. This has thrown most of the car parking to the side streets. It might be added, however, that the problem is more serious in Philadelphia than in many other places because the streets are narrow. Streets in the shopping district are narrow. There are about 100,000 automobiles in the city. Drastic traffic laws were passed which prevent any stopping except to unload passengers in the congested district. This is most inconvenient to the automobile owners, because an owner can never find his car, and has to walk at least two blocks and possibly three to wherever the driver was told to go. This is throwing the cars off the main streets, and into the smaller and less frequented streets, and has made such a congestion in the streets where they are parking that the present ordinances must be changed.

One-way streets exist, and so far as pedestrians are concerned the present ordinances are excellent. The present traffic laws have not affected rents.

Omaha—On certain designated streets that are more than sixty feet wide, cars are allowed to park in the center of the street. They are permitted to stand at the curb only thirty minutes. Before Omaha passed an automobile ordinance, cars could stand anywhere for as long a time as the owner pleased. This condition of affairs caused storekeepers to enter vigorous complaints. It was impossible for their customers, who shopped with an automobile, to come anywhere near the store and people passing the store in automobiles or in street cars never were able to see the show windows. This condition did not last long enough to affect store rentals, but it would have reduced store rentals if it had been permitted to continue. At the present time automobile owners are permitted to park their machines in the center of designated streets which are more than sixty feet in width and without street car tracks. Automobiles are not permitted to stand at the curb longer than thirty minutes. This regulation has greatly improved conditions, but it is still difficult for an automobile shopper to alight in front of any store except the department stores, where a man is employed to keep automobiles away.

Atlanta—Cars are not allowed to park in the two main business streets before six o'clock in the evening. Parking of cars is not permitted on Peachtree and Whitehall streets, and some of the other main thoroughfares during business hours and before six o'clock in the afternoon. This law has been in effect in Atlanta for the past twelve months and has worked satisfactorily.

Baltimore—Automobiles are allowed to stand two hours, but merchants have a right to erect signs on which is printed a warning that "vehicles must not stand between these signs." At the present time Baltimore is trying out a new traffic law passed by the city council, which prohibits automobiles standing on the streets during the daytime longer than two hours, and after seven o'clock longer than three and a half hours. There have been a number of arrests for violation of this ordinance and the matter will be carried through the courts for a final ruling.

Minneapolis—One-half hour is the time limit in the congested business district. An ordinance limits parking in the so-called congested district, including an area of about one-half square mile, to thirty minutes. This is at present being enforced quite rigidly and is proving a temporary solution of the parking problem. This ordinance was drafted by a joint committee of several organiza-

tions, including representatives from the retail merchants, Automobile Club, the Real Estate Board, and the Civic and Commerce Association.

Milwaukee—Recommendation now before the council made by the Chief of Police to prohibit parking in business section during business hours.

Seattle—Cars are allowed to stand only for thirty minutes in designated streets in the business district.

Los Angeles—Twenty minutes is the time limit allowed for automobiles to remain at the curb.

Shore Front Titles.

The controversy and litigation over titles to shore front property on the north side of Nassau county affords a contrast between it and the south side of the county. In the latter section no question of title has ever arisen as between the town and property owners; while during several years last past there have been numerous law suits between the towns of North Hempstead and various private owners of shore front between the Queens and Suffolk county lines over the validity of title.

The town in many instances has evicted wealthy owners of shore front property on the strength of ancient grants from Colonial Governors; and the success of the town in the outcome of this litigation is a revelation to the investing public. Its effect is similar to a situation created at Newport, Rhode Island, many years ago, when owners of large estates running to the water were denied ownership of riparian rights, with the result that the public had unquestioned access to the shore line when at the time of purchase the shore was demed to be privately owned; and, the public's rights are still maintained.

The character of development and improvement of the south side of Nassau county is distinctive, as there are hundreds of all year homes on plots ranging in size from 40 x 100 to 100 x 100 feet and overlooking Hempstead bay, Jones' inlet and the ocean.

Getting a Site Together.

The erection of the new Astor Building on the site of the former Astor House calls to mind the old stories about the troubles John Jacob Astor, the first, had in assembling this plot, says the Wood-Harmon Magazine. Mr. Astor lived at 8 Vesey street when he conceived the idea of building a fine hotel on Broadway, opposite the Common (now City Hall Park) and the junction of the Boston Road (now Park Row). He first secured the house of Rufus King at the corner of Vesey street and Broadway, which had large gardens attached. Mr. King was at that time Minister to England, and his granddaughter, Madam Mary King Waddington, the wife of a prominent French statesman, had distinguished herself for her literary abilities.

Gradually Mr. Astor acquired every house along Broadway until finally he had all but the Barclay street corner. This belonged to John G. Coster, an old friend of Mr. Astor's, who frankly but firmly refused to sell. Finally, Mr. Astor went to him and said, "Mr. Coster, I have here two appraisals of your house by two of the best real estate men in the city. I need your house for the site for my hotel. You don't want to move, but I will make it worth your while. For the higher price of these two appraisals you can buy as good a house as you want anywhere in New York, and I will just double that price, to pay you for the trouble of moving." So Mr. Coster accepted double the highest appraisal of his house, let his friend Astor have it, and the Astor House rose, to become for two generations, at least, the leading hotel in New York.

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Brooklyn property owners are complaining that better street lighting facilities are required in the Hill section. This is not the only district in the city which needs more light.

The food conservation movement is growing in size, and thousands of pledges to eliminate waste are being obtained from people in many walks of life and from organizations in many spheres of activity.

More than 60 per cent. of the \$2,000,000,000 Liberty loan has been paid in. It is interesting to note that hundreds of thousands of buyers who purchased the \$50 and \$100 bonds, availed themselves of the privilege of paying in full at once.

"It is obviously the duty of the State Tax Board to see that real estate outside of New York City is taxed on an equitably high basis," declares the Real Estate Board of New York, which points out that the ratio to full value at which real estate is assessed, ranges in some cities as low as 25. A number of larger cities have properties assessed anywhere from 45 per cent. to 75 per cent. The unfairness to New York, where realty in a great many cases is assessed at full value, and even over-assessed, is clear.

The recent report of Fire Commissioner Adamson, indicating that the fire loss in New York City has shown a steady decrease for several years, explains the recent agitation for a revision of rates. Since representative underwriters have, however, expressed the opinion that the conditions do not warrant a wholesale reduction of rates, advocacy of the suggestion to investigate the question is timely. Without analyzing the situation in its various phases, it would appear that there is too great a discrepancy between the estimated fire loss of \$8,746,404, as compared with the payment of premiums amounting to \$24,604,413.

Building Undisturbed by Draft.

Conscription numbers have been officially announced by the War Department and the millions of young men that were made liable for Federal military service by the terms of the Selective Draft Army Bill now know whether they are to be called for the first increment or will be exempt from duty for the time being. It remains to be determined, however, what will be the effect upon economic conditions in general, and the building and allied industries, in particular, of taking a vast army of men out of industrial pursuits for the purpose of making the world safe for Democracy. No claim can be made that the business interests have not had a sufficient amount of time given them to make adequate provision for filling the voids in their forces and staffs that will be caused by the withdrawal of thousands of able bodied men called to the colors. Furthermore, considerable time yet remains before the conscripts will be called from their present employment to report for military training.

Frequent indeed are the expressions of hope that the World War cannot be sustained for a much longer time and that hostilities will be concluded and peace negotiations started before the new army is equipped and trained, but according to the best advised upon current events there is but a hazy prospect of an early peace. Even should the war suddenly be brought to an end, it is a significant fact that the United States is now thoroughly aroused to the necessity of being prepared for any emergency and therefore it is most probable that in future this nation will support a greater standing army than at any time in its past history, and larger than was ever thought possible except in the minds of the most radical militarists.

Since the decision of the Federal authorities to create a national army by means of a selective draft there has been a great amount of discussion as to the effects to be entailed upon the withdrawal of a million or more men from certain industrial and commercial pursuits. Various conclusions have been reached, overshadowing all of which is the feeling that no matter what the cost to business, the Government has gone about the matter of obtaining an adequate military force in a manner that for efficiency is considered almost ideal. This country needs the men and it has been taken for granted that business affairs will be stabilized and adjusted to the new conditions by the time conscripts are called.

The preliminary preparations for the draft proceeded in a remarkably quiet manner, without demonstrations or disturbances worthy of the name, and it is to be expected that the individuals called to the colors will be able to transfer their occupations from those of peace to the requirements of modern warfare with as little adverse effect.

Recent inquiries throughout the building and allied trades indicate the consensus of opinion to be that the elimination of the men called to military service will create but a slight impression upon the industry. Contractors and builders long have realized that a call to service would make serious inroads upon their already depleted supplies of labor. In order to counteract this effect they have already availed themselves of the many new types of labor-saving appliances, designed to speed up construction, cut building costs, and release men of military age for duty without crippling their industry. One of the depressing factors that has for many months been a source of trouble to builders, hampering their progress, and increasing the cost of structural operations, has been the scarcity of both skilled and unskilled labor. This has made it necessary for employers to make use of every possible kind of labor-saving device and thus almost unconsciously prepare for the draft conditions. As there has been a marked recession in building construction recently, due to many contributive causes, a further tightening of the labor situation by virtue of military requirements will have but little surface effect.

Insuring Our Fighting Men.

Work on the plan of Secretary of the Treasury McAdoo for life and indemnity insurance to the soldiers and sailors of the United States is progressing. The advisory committee of ten prominent insurance men and other committees and the Secretary are working out the details and a bill will ultimately be drafted and presented to Congress for action. The report of the various committees and the Secretary's action furnish a tangible working basis for the legislation.

The insuring of our soldiers and sailors will be only a new application of a well-known principle. Employees' insurance, especially for those engaged in hazardous employment, has long been recognized as a just and wise and profitable policy in private business, and has been successfully operated for years. In fact through the United States Employees' Compensation Commission civilian employees of the Government are now insured against accidents occurring in the course of their employment.

The wisdom and justice of a great Government applying the principle to its citizens who for their country's sake engage in the extra-hazardous employment of war are apparent to all. Our soldiers and sailors in defense of their country are daily hazarding their lives and safety and they certainly deserve the same protection, and their dependents deserve the same protection, that great business corporations give their employees and the United States gives certain of its employees.

Secretary McAdoo before the conference of insurance men outlined his views as follows:—"It seems to me that we ought not, as we send our men into this war, say to them that they must be dependent upon future legislation for the granting of compensations which have heretofore, under our policy, taken the form of pensions. Our brave men should not be left in uncertainty or doubt as to what is going to be done for them in case of either death or total or partial disability.

One of the great uses of the proceeds of the Liberty Loan Bonds is to protect our fighting men to supply them with everything that will make them powerful, effective and as safe as may be. That those who meet with disability in the course of their duty should be given compensation and that the dependents of those who die for their country should be given compensation is exactly in line with and really a part of this use of the proceeds of the Liberty Loan Bonds.

Transportation to Queens.

Slowly but surely additional links are being provided toward completing the comprehensive transportation system of New York City. The latest one placed in operation is the Second avenue elevated across the Queensboro Bridge, connecting Queens with Manhattan, and marking the fifth important link joining these two boroughs. Prior to 1909, the principal means of transportation from Queens to Manhattan was the old ferry at 34th street. Since that time, five bridges and tunnels have been opened, resulting in a closer union between these two divisions of the city and carrying with them important real estate and building significance in the benefited areas.

Subway construction is progressing as satisfactorily as can be hoped for in view of the unusual difficulties which have been encountered. The operation of each new line may be viewed with increased optimism by property interests in the new sections, which will be opened for development. While additional transportation facilities will not furnish the panacea of all realty ills, it will unquestionably go a long way toward dispelling the pessimism which prevails in so many sections of the city. It should be borne in mind that the additional units are being opened, at the earliest possible time, and that in spite of the retardant factors that have been present a number of new links have been placed into service.

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. 255.—I'm told that a notary cannot draw up a deed, mortgage, etc., that his powers are limited to swearing people. Such a bill was introduced last session. Did it pass? "Notary."

Answer No. 255.—A bill to prohibit all but attorneys from drawing leases, liens, etc., was introduced in the recent session of the Legislature (Assembly Int. No. 578, Ahern), but did not pass.

Question No. 256.—Will you kindly advise us at your convenience the various tax exemptions allowed by your State, county and city for manufacturers? BALTIMORE.

Answer No. 256.—There are no such exemptions. Chapter 726 of the Laws of 1917 places a 3 per cent. income tax on mercantile and manufacturing corporations and relieves them of the personality and other franchise taxes.

Question No. 257.—What are the prospects of a bill in Albany to license, bond and authorize or to restrict only people depending upon a livelihood in the real estate business? The real estate brokerage is being cut to pieces by being peddled around by people who only know enough to make a \$5.00 or \$10.00 bill, irrespective of even being able to read or write. V. M.

Answer No. 257.—For a number of years a bill has been introduced in the Legislature to license real estate brokers but has never been passed.

Ship Building Controversy.

Interesting figures are given in a dispatch from Washington to the "Evening Post," relative to the shipbuilding situation. It is pointed out that had cooperation existed, instead of discord, approximately 250,000 tons of merchant shipping could have been built. As the matter stands, there is a daily loss to the United States of at least 8,300 tons.

It is pointed out that the annual production of merchant tonnage in the United States before the war, was about 400,000 tons, and that rapid strides have been made, so that the actual production of steel ships in established shipyards today is at the rate of 2,000,000 tons a year. Yards, both old and new, building wooden ships, averaging 3,000 tons each, are producing them at the rate of 1,000,000 tons a year. The total capacity estimated for both wooden and steel ships, is 3,000,000, or an increase of about 2,600,000 for the present year. The United States, however, is capable of doing far greater work than this, but cooperation is essential.

The "Post" points out that the following can be done, based upon an examination of data furnished by some of the best informed shipbuilding men:

(1) Present annual rate of steel ship construction in established yards, 2,000,000 tons;

(2) Increased possible output, if yards are permitted to employ and train adequate labor, and are instructed to expedite work as rapidly as possible, 1,000,000 tons;

(3) Estimated wooden vessel output, inclusive of Emergency Fleet Corporation, 1,000,000 tons;

(4) Fabricated steel ships, which can be immediately contracted for by Emergency Fleet Corporation, at the rate of 3,000,000 in twenty-four months, 1,500,000 tons.

It is therefore shown from the above that now that cooperation exists, the Government's shipping agencies can construct 5,500,000 tons.

nues, and the other thoroughfares to the east and west. The objection to Lexington avenue and Broadway has been the chaotic condition resulting from subway construction. Sixth avenue is handicapped by the elevated railroad and the car line. Madison avenue, in addition to its narrow width and the presence of the tracks has an additional disadvantage in not being a through thoroughfare, beginning only at Madison Square. Park avenue's difficulty lies in the presence of the Grand Central terminal, which necessitates a wide detour through one of the most congested traffic centers in the city.

It is apparent that the Traffic Commission, which it is understood will shortly begin a study of conditions for the purpose of offering a practical solution, will have a formidable task on its hands. Fifth avenue may represent the crux of the problem.

Brown Bill Vetoed.

Editor of the RECORD AND GUIDE:

Readers of the Record and Guide will probably be interested in learning that Governor Whitman vetoed the Brown Bill, designed to authorize the State Industrial Commission to suspend, during the war, the operation of the Labor Laws of the State. The Governor's action is explained in a statement which he issued in which he outlines the reasons that influenced his decision. It reads:

"Among the requirements of the present Labor Law which the Industrial Commission, with the approval of the Governor, would be empowered to suspend or modify, are those relating to the limitations which have been very wisely placed upon the employment of women, upon the employment of minors and the prohibition against the employment of very young children.

"As to the limitations upon hours of labor of men, the Industrial Commission has ample power under the present law in emergencies to grant an exemption from the limitations and prohibitions. It is conceivable that conditions may arise which may justify, even necessitate, modification of the Labor Law in connection with the manufacture of munitions and supplies for the military and naval forces of the nation and the State.

"If the Federal Government, which will be the purchaser and consumer of such munitions and supplies, should certify to the existence of an emergency; justifying a suspension or modification of the provision of the Labor Law relative to the employment of men, I have no doubt that the Industrial Commission would grant an exemption wherever such action made it necessary to meet such an emergency.

"It is of supreme importance that every man and woman shall be willing to make every necessary sacrifice in this great world war in which our country is to take so conspicuous and so unselfish a part, but if we are to attain the greatest measure of efficiency in our preparation and in our prosecution of the war we must not permit our people who are engaged in industrial pursuits to become apprehensive that the standards erected for their protection will be set aside, and we must not permit our industrial population to have cause to feel that the war's burdens and sacrifices may rest most heavily upon the shoulders of those least able to bear them.

"To give cause for such an impression would be a grave error. We should not disregard the errors of other nations with respect to the suspension of their labor laws. On the contrary, we should profit by their mistakes.

"I believe that the enactment of the proposed legislation would militate against hearty cooperation on the part of all the factors which are engaged in industrial pursuits, and cooperation is essential to adequate and necessary military preparation.

"Voluntary and enthusiastic service on the part of our wage earners will result in a volume of effort and support of far greater benefit to the State and the nation than can be derived by forced labor under conditions and during hours now prohibited by law." S. A. J.

THE Municipal Civil Service Commission announces an examination for architectural draftsman for which applications will be received at Room 1400, Municipal building, until August 8, at four o'clock. From the resulting list appointments will be made to Departments of Public Charities, Hospitals, Board of Education, Police and Fire, etc. The examination is open to candidates twenty years of age or over who are citizens of the United States and residents of New York State. The examination will consist of two subjects: Experience, 2; Technical, 8. Candidates should have at least two years' experience in an architect's office or have completed a course in art, design or architecture, or had training or experience equivalent to either of the above. The examination will consist of geometric and simple architectural drawings, developing sketches, tracing, lettering and preparing scaled details. An elementary knowledge of the principal orders of areas, weights, dimensions, etc., as are encountered in architectural design.

The State's Finances.

State Controller Eugene S. Travis announces that notwithstanding the unsettled conditions occasioned by the war, the past year has been a favorable one with regard to the State's finances. It is stated that revenue receipts have exceeded the expenditures for general purposes of government by more than \$700,000 without the levying of a Direct State Tax, although it was predicted at the beginning of the year that contrary conditions would prevail. In spite of this encouraging situation, property owners should not cease to maintain their vigilance with regard to State appropriations.

The representative real estate organizations have demonstrated their fitness to intelligently study proposed State legislation, and especially the bills authorizing new expenditures. In view of the abnormal conditions now prevailing, and the exceptional demand which will be made as a result of increased obligations upon Federal, State and municipal governments, the duty of these organizations is more clean cut than it has been at probably any other time in their history.

Traffic Centers.

It is generally conceded that New York City contains the greatest traffic centers in the United States. There are at least six crossings which might claim the unique distinction of being the transportation hub of the city, but there is a well defined opinion that Fifth avenue at 42d street has established the right to this honor. According to the census completed by the Fifth Avenue Association, concerning vehicles of all kinds passing the Public Library, the volume of traffic totaled in the ten hours between 8 and 6 o'clock, 16,960 vehicles, or an average of 28 a minute.

This situation is interesting not only because it reflects the increased congestion on one of New York City's principal thoroughfares, but also because it indicates how unavailing the efforts have been to encourage the use of the other north and south bound highways. Fifth avenue has always been a popular thoroughfare, first, because of its central location, and secondly, on account of the fact that there are no surface or elevated lines in the roadway.

Of the many plans which have been offered toward relief of the congestion which is conceded to be serious, one of the most reasonable has been advocating the more general use of the parallel avenues, especially Broadway, Sixth avenue, Madison, Park, and Lexington ave-

REAL ESTATE NEWS OF THE WEEK

Summer Calm Settles Over the Sales Market—Auction Sales of Suburban Plots

TRADING was quiet this week, and no new developments were recorded. The market seems to have relapsed into the usual lethargy, typical of this season of the year. Renting conditions continued to appear unusually favorable, however, and there is every indication that this phase of the real estate business will hold its present strength. The maintenance of a persistent demand for both residential and business space will, it is felt, be reflected in a period of increased buying of investment properties. While this tendency has not yet become marked to any great degree, on account of the still generally prevailing uncertainty regarding the future, the good income return which properties are now yielding to owners will, sooner or later, create a strong appeal for the acquisition of this form of investment.

Business of the week was scattered about evenly between the uptown and downtown districts. The Washington Heights section, which has been given a good deal of prominence in the news on account of the proposed Rockefeller gift of the big park and by reason of the agitation for continuation of the bus line northward to 192d street, contributed two important transactions. A block front of eleven lots in the south side of Isham street was sold for the estate, which has owned most of the property in the immediate neighborhood for many years. The plot is available for improvement, and it is probable that an apartment house operation will be projected. The six-story apartment house at the southwest corner of St. Nicholas avenue and 192d street figured in an exchange for a Bronx flat. In Greenwich Village, a prominent corner at Sixth avenue and Ninth street, on which is located an entrance to the Hudson tube, passed into the hands of an operator who has been actively identified with purchases in the Greenwich Village and Washington Square districts. Further east the site of the former Children's Court building at the northwest corner of Third avenue and 11th street, which is now being improved with a garage, also passed into new ownership.

In one of the largest auction sales of the year affecting suburban properties, Joseph P. Day and J. Clarence Davies disposed of 970 plots and four houses at Riverview Manor, near Hastings, in Westchester County, for a total of \$232,705. The sale began on Saturday on the premises, and continued on Monday in the Vesey Street Exchange salesroom in Manhattan, until all the lots had been disposed of. At the close of the sale the auctioneers made the following statement: "The sale at this time in the middle of the summer and with public interest centered upon the publication of the conscription list, which we anticipated would come out a week previous to the sale, and the fact that the lots were sold to substantial people at a time when they had not intended investing in real estate, speaks well for the market. Real estate, when properly advertised, promoted and auctioned, may be successfully marketed. Many of those who made purchases said they intended to pay all cash." Among the buyers were E. N. Campe, L. H. Costikvan, the rug merchant, F. W. Kuss, Frank H. Moser, J. A. I. Cardiff, Paul M. Herzog, Franklin A. Wagner, George Gascoyne, Timothy Mason, F. Andrew Smith, and Frank L. Weeks.

On Monday night at Goetz's Hall, in Brooklyn, the Jere Johnson, Jr., Company sold 59 lots and one house in Ridgewood, Queens, for a total of \$17,820. The dwelling at 71 Elliott avenue was sold for \$3,770. Lots in the side streets brought \$250 each, and Mt. Olivet and Eliot avenue corners sold for \$400. Two and one-half lots on Fresh Pond road, with an interior lot

in the rear, were sold for \$2,675. The same auctioneer will conduct a large sale on Monday evening, July 30, in the Brooklyn Real Estate Exchange salesroom, for the account of the Bond & Mortgage Guarantee Company. The 178 lots to be offered are located on Avenues L and M and in East 57th, 58th and 59th streets, in the section known as South Flatbush. The property is near Jamaica Bay, and has excellent transportation facilities, and considerable building is being anticipated in this immediate neighborhood upon completion of the additional subway link now in course of construction.

In the Vesey Street Exchange salesroom, the Boyertown Burial Casket Company added to its holdings at the southwest corner of Eighth avenue and 43d street, by buying at auction, at the stand of Samuel Goldsticker the two-story building at 306 West 43d street, for \$28,000. The property was sold as the result of a partition action. The company's holdings at this point now have a frontage of 100.5 feet on the avenue and 125 feet in 43d street. The additional frontage will be added to the properties now being altered for the occupancy of the purchaser. The Metropolitan Life Insurance Company as plaintiff took over the twelve-story loft building at 652 Broadway for \$200,000. The judgment against the property amounted to about \$227,183 with taxes in arrears of about \$9,000. Joseph P. Day was the auctioneer.

LEGISLATIVE REPORT.

(Continued from page 104.)

"three-family-house" legislation. Opposed sound Home Rule amendment and watershed protection bill.

Lockwood, Charles C. (Rep., 4th Dist., Kings). A useful member with long list of good measures to his credit. Successfully guided educational reforms.

Mills, Ogden L. (Rep., 17th Dist., New York). Easily the best equipped and ablest of the city Senators. Did good work as chairman of New York City Committee and materially assisted in larger legislative problems. Exceptionally good voting record.

Murphy, Charles F. (Rep., 6th Dist., Kings). A conscientious and industrious member with Assembly experience. Rendered considerable important and useful service, but persistently supported "borough autonomy" measures which grossly violated home-rule principles. Record in other respects good.

Ottinger, Albert (Rep., 18th Dist., New York). New member. Did good work on several important administrative measures and had generally good voting record, but opposed sound Home Rule Amendment; supported unsound convention nominating plan and sponsored scheme to place appointment of city magistrates on bi-partisan basis.

Sheridan, John V. (Dem., 22d Dist., Bronx). New member with Assembly experience. Occasionally displayed independent tendencies, but usually held them in check. Record disappointing.

Wagner, Robert F. (Dem., 16th Dist., New York). Vigilant and resourceful minority leader. His alertness and "on-the-job" service of great benefit to the city in spite of occasional mistakes. Good voting record.

Walker, James J. (Dem., 13th Dist., New York). Gave much of his attention to bills aimed to make it increasingly difficult for the city to rid itself of incompetent employees.

Com. Hodge Called to France.

Hon. Henry W. Hodge, a member of the Public Service Commission, has been requested by the United States Government to go to France as bridge engineer. Because the request came from the United States the Commission considers it his duty to leave the work of the Commission at the present time.

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BOARD APPOINTS COMMITTEE TO WATCH BUDGET FOR 1918

Taxpayers' Interests To Be Conserved

WITH the city election campaign soon to be in full swing taxpayers are naturally concerned over the attitude the dominant political parties will assume toward taxation, expenditures and matters of public policy.

In order to conserve the interests of the taxpayers and to focus the attention of the platform-makers upon certain essential factors in the present situation, the Real Estate Board of New York has appointed a committee to give careful consideration to this subject.

A sub-committee of this committee has been appointed, consisting of Francis S. Bangs, Laurence McGuire and Robert E. Dowling, to make a survey of the situation and to report to the larger committee on a definite programme to be urged upon the makers of the platforms and later to be made the basis of pledges to be secured from the candidates.

Statement of Sub-Committee.

The following statement was issued yesterday on behalf of the sub-committee:

"While the committee has not yet formulated definitely its programme, there are certain bald facts which no political party can afford to ignore when coming before the public next autumn. The Real Estate Board of New York is not concerned with the political aspect of the case. It is a strictly non-political and non-partisan organization. But in the interests of the taxpayers it is obliged to look certain unpleasant facts squarely in the face.

"The budget for 1918 will be a staggering one of more than \$230,000,000 or perhaps as high as \$240,000,000, while the tax rate for 1917 is approximately the same as that of 1916, 2.04, the tendency in recent years has been steadily upward and the 1918 rate is bound to be high.

Existing Burdens.

"A high tax rate usually connotes a low basis of assessed valuation. But we long ago got away from that. New York City may fairly be said to have reached, if it has not already passed, the full value assessment basis. We have a high tax rate and high assessed values.

"To this must be added innumerable demands for structural changes required by fire prevention laws and labor laws. We are in a war which is already making demands upon the public and private purse, and we may have to go far along this road. It is already certain that Federal taxes will be heavy. It is also fairly certain that abnormal demands will come by way of the State. So much of all this comes out of real estate that the problem presented is a grave one.

"Under all these circumstances a serious duty rests upon the political parties to formulate sound, reasonable proposals upon which to come before the people next autumn, and the duty will lie even more heavily on the next administration to steer an intelligently conservative course.

Economy Necessary.

"The next administration must necessarily be an economical one, unless the taxpayers, more particularly the owners of real estate, are to be taxed to a point which will spell confiscation. This is a serious outlook for the city. Real estate is its main asset. It is time an honest effort were made to secure relief in the way of revenue from other sources.

"Something has been said recently about the advocacy of municipal ownership and operation of public utilities. It is a question whether this programme will be put forward with any degree of sincerity. Municipal ownership assumes a municipal purse large enough to acquire the coveted utilities. But New York City has now no borrowing margin, being practically up to the debt limit. The funds for this ambitious pro-

gramme certainly cannot be bled out of real estate.

"It is true that the growth of the city calls for increase of transportation facilities and of all the other utilities that are essential in modern municipal life. All who own and operate these utilities or enjoy special franchises should pay all that the traffic will bear for the privileges they secure from the city. Private capital should be encouraged to embark in such enterprises, but under terms and conditions which would bring the best results to the public and adequate revenue to the city.

"Disaster should not be courted by having the city embark in the operation of such utilities."

Decision Reserved.

A plea that the lower courts should give full effect to the recent Court of Appeals decision in the so-called Douglaston gas case and refuse to countenance writs of certiorari sought by public service corporations for purposes of delay and bad faith, was addressed to Supreme Court Justice Samuel Ordway in Special Term, Part I, of the New York County Supreme Court during the week by ex-Justice William L. Ransom, Counsel for the Public Service Commission, in arguing the Commission's motions to dismiss the writs of certiorari obtained by the street surface railroad companies of the Brooklyn Rapid Transit Company system to review the order of the Commission requiring the companies to purchase 250 new cars in 1917 and 1918. These were the writs which Commissioner Travis H. Whitney charged Assistant General Counsel D. A. Marsh of the Brooklyn Rapid Transit System, stated to him were obtained for purposes of delay.

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Barge Terminals.

The Chamber of Commerce of the Borough of Queens is in receipt of a communication from the Department of Commerce in Washington, requesting its cooperation to secure the development of waterways as a means of transportation to overcome the present shortage of rolling stock on the railroads. The War Department, the National Defense Council, the Shipping Board and also the railroad officials are urging that the waterways of the country be used to the limit of their capacity for the movement of food and fuel.

In order to aid in this respect, the Queens Chamber of Commerce has taken up with the State Engineer and Surveyor, Frank M. Williams, the improvement of the three barge canal terminals acquired by the State in the Borough of Queens, and has received a letter from him relative to the improvement of the terminals on the East River, just north of the Queensboro Bridge, and at Hallett's Cove and Flushing Bay, in which he states:

"Studies are being made as to the nature of the proposed development at these three locations and it is my intention to definitely determine as to the development for Hallett's Cove and proceed with the preparation of the plans and specifications for the work. You realize that this is a very unfavorable time for progressing construction of this nature. In the case of the terminal at 138th street and Harlem River it was only after two advertisements that a proposal was received, on which the work was awarded, and then at a price in excess of the engineer's preliminary estimate of cost. I will, however, proceed at once with the preparation of plans for the work at Hallett's Cove, these to be followed by the preparation of plans covering Flushing Bay terminal."

It was largely through the efforts of the Queens Chamber of Commerce that these three barge canal terminals were purchased by the State of New York

and every effort is now being made by that organization to have the terminals fully improved for the receipt and delivery of freight, so that when the barge canal is placed in complete operation in the summer of 1918 shippers in Queens can take advantage of these facilities for lower freight rates.

Contract for Station Finish.

The contract for station finish at the 34th street and Times Square stations of the Broadway subway was awarded yesterday by the Public Service Commission to A. W. King, whose bid of \$178,772.22 was the lowest. Other bids ranged from \$180,104 to \$194,657. The Commission is preparing to open the Broadway subway from the Manhattan Bridge and Canal street to 14th street about August 1, and to have the line in operation as far north as 42d street by November. Under the contract the work of finishing the stations must begin within ten days and be completed within five months.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 14, against 13 last week and 20 a year ago.

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

The sales north of 59th street aggregated 9, as compared with 8 last week and 14 a year ago.

From the Bronx 5 sales at private contract were reported, as against 7 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 118 of this issue.

Steel Corporation Adds to Holdings.

The United States Steel Corporation purchased, through Joseph P. Day, eighty-six acres of meadow land adjoining the sixty-two-acre tract acquired by the same company several months ago. The seller, the Newark Factory Sites,

Inc., and Judge Elbert H. Gary closed the transaction through Mr. Day by word of mouth, without drawing a contract. The property just acquired has a frontage of 600 feet on the Hackensack River and approximately 700 feet on Lincoln Highway, extending through to Central avenue and the tracks of the New Jersey Central Railroad. The combined holding, aggregating 148 acres, is admirably adapted for industrial purposes, and the United States Steel Corporation proposes to erect one of the largest plants in the country for the building of fabricated steel ships. It is estimated that more than five thousand skilled laborers and operatives will be employed. It is expected that future additions to the buyer's holdings on the meadow will be made, on account of the increased Governmental contracts for steel ships, which the company expects to obtain. At the present time the Corporation controls more than half a million dollars' worth of realty on the meadows. The Ford Motor Company owns property on the opposite side of Central avenue. This latter concern recently leased fifty-five acres to the United States Government for a plant for the building of wooden ships. The American Bridge Company is the engineer for the erection of the steel corporation's structure, and Post & McCord have the general contract. The improvement will consist of one and two-story buildings of various sizes. The Federal Shipbuilding Company, with a capital of \$3,000,000, was incorporated at Trenton, N. J. The corporation hopes to begin within six months the building of steel ships. Twelve ways will be built. Robert McGregor, who for the past eight years has been looking after the steel corporation's shipping business, will be general manager of the new shipyard.

Important Corner Sold.

Richard S. Elliott, who has been actively identified with real estate in the Greenwich Village and Washington Square sections, has completed the purchase of the northeast corner of Sixth avenue and Ninth street, well known to travelers on the McAdoo subway system. The property was acquired from the Hudson Companies, a real estate holding company of the McAdoo interests. Douglas Robinson, Charles S. Brown Company were the brokers. On the immediate corner of the property is an entrance to the Ninth street station of the McAdoo system which terminates at Herald Square. Mr. Elliott proposes to develop the property with a store building and the entrance to the subway will be moved back in Ninth street to about the center of the property, which has a depth of 93 feet. This change is made possible by the fact that when the Hudson and Manhattan companies were building their subway, they tunneled some distance east through Ninth street to connect a sub-surface system with the Wanamaker store at Broadway and Ninth street, and also the present Fourth avenue subway. The tunneling, however, was not continued beyond the rear line of the company's realty. It was the present plan of the new owner to erect a one or two-story building on the property, which has a frontage of 40 feet on Sixth avenue, and a depth of 93 feet. The property was acquired by the railroad company to facilitate the building of the tunnel and serve as a shaft to the undersurface work. Since the opening of the tube the property has been unused, except as an entrance way to the tunnel.

Sale on St. Nicholas Avenue.

Warren & Skillin sold for the Henry Morgenthau Company the Highland Court Apartments, a six-story structure, at the southwest corner of St. Nicholas avenue and 192d street, to the Cumbræ Realty Company. In exchange was given a five-story flat, with store, at the northeast corner of Brook avenue and 139th street. The Cumbræ Company now owns the block front on the west side of St. Nicholas avenue, between 191st and 192d streets.

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Sale Near Cooper Square.

The Brown Holding Corporation purchased from Peter P. Cappel the northwest corner of Third avenue and 11th street, having frontages of 77.5 feet on the avenue, and 100 feet in the street. The property was occupied at one time by the Children's Court building, which was recently demolished. The site is now being improved with a garage by Brown's Garage Company, which obtained a long term lease last November, the annual rental being placed at \$5,000. Arthur J. Goldstein was associated as broker in the present deal. The corner is one of the group of properties traded by the city with the Riggs Estate, for acreage at Inwood. The Riggs family resold the property to Mr. Cappel.

Deal in Dyckman Section.

The Estate of William D. Isham sold the block front in the south side of Isham street, between Cooper street and Seaman avenue, through John N. Golding. The property comprises about eleven lots, and has frontages of 291.3 feet in Isham street, 106.7 feet on Seaman avenue, and 100 feet in Cooper street. It is opposite the new Isham Park, recently given to the city. It is reported that the new buyer is having plans prepared for the improvement of the site. The Cooper street frontage is opposite the rectory and Church of the Good Shepherd, erected about two years ago by the Paulist Fathers.

Dyckman-Tea Neck, N. J., Exchange.

Mrs. Sarah Punderford sold to Frederick Brown, the five-story apartment house on a plot 50x120x129.6, at the southwest corner of Nagle and Arden avenues. The building houses thirty-one families, and contains three stores. It is fully tenanted, and has been held at \$100,000. In part payment, Mr. Brown gave the former estate of Myron T. Robinson, at Tea Neck, N. J., consisting of a dwelling with out-buildings and twelve acres of land. The property has a frontage on Tea Neck road of 400 feet, and on Robinson avenue of 600 feet. The brokers in the transaction were Slawson & Hobbs and Nehring Brothers.

Manhattan.

South—of 59th Street.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold to H. Swanson the 6-sty 1011 building at 170 Greene st, on lot 24x100, adjoining the southeast corner of Bleecker st.

33D ST.—J. Arthur Fischer sold for Conrad Stein the 5-sty dwelling at 317 West 33d st, on lot 25x100, between 8th and 9th avs, directly opposite the new postoffice. Charles R. Bauerdorf, attorney, represented the seller.

50TH ST.—Mrs. Julia Freeman is reported to have sold the 5-sty dwelling at 37 West 50th st, on lot 15x100.5, Columbia College leasehold, between 5th and 6th avs.

North—of 59th Street.

61ST ST.—Fanny Born and William L. Mitchell sold to Morris Handschin the two dwellings at 219 and 221 East 61st st, between 2d and 3d avs, plot 36x100.5. It is reported that he will alter the houses into one structure for his embroidery business.

74TH ST.—Slawson & Hobbs sold for Mrs. P. C. Ketterer 33 West 74th st, a 4-sty residence, on lot 20x102.2.

78TH ST.—William B. May & Co. sold for Alfred G. Morganstern to G. Saunders Miller 14 East 78th st, a 4-sty dwelling, 20x102.2, between 5th and Madison avs. The building may be demolished and a residence of the English basement type erected by the buyer for his own occupancy. The property is directly opposite the J. B. Duke residence and was in possession of the seller for a quarter of a century. It was held at \$70,000.

111TH ST.—The United States Trust Co., as trustee, is reported to have sold the 6-sty apartment house at 213 and 215 West 111th st, on plot 50x100.11, 200 ft. west of 7th av. Barnett Levy and J. Rappoport were the brokers.

127TH ST.—Shaw & Co. sold for Ideal Mortgage Corporation 260 West 127th st, a 3-sty dwelling 16.8x100. The purchaser will occupy.

133D ST.—J. Edgar Leaycraft & Co. sold for the New York Life Insurance and Trust Co. the 5-sty flat 12 West 133d st.

Bronx.

138TH ST.—Steinman & Steinman sold for the Estates Company 500 East 138th st, a 5-sty modern apartment, on plot 37.6x100, to Dora Steinman.

CRESTON AV.—Henry Schwiebert sold for the Padula Construction Co., Louis Padula, president, the newly finished apartment house 2735 Creston av. It is a 5-sty, 25-fam. house on plot 50x100, and fully leased. It was an all cash transaction.

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UNIVERSITY AV.—Harold M. Silverman, of the Charles S. Kohler Co., sold 1421 University av, southwest corner of 11st st, a 5-sty, modern walk-up apartment house, on plot, 50x100. The property was held at \$75,000.

3D AV.—Richard Dickson sold two 3-sty business buildings, 3391 and 3393 3d av, on plot 49x80.

Brooklyn.

KOSCIUSKO ST.—Henry Agar sold for Louis Zimmer, the 3-fam. house at 14 Kosciusko st to J. & H. Shine; also the adjoining property at No. 12 for the same owner and for Mrs. Runyon the 3-sty house at 369 Franklyn av.

PACIFIC ST.—Meister Builders (Inc.) resold 1253-1255 Pacific st, two 3½-sty brown stone buildings, on a plot 20x100.

SULLIVAN ST.—James L. Meeks sold in the Red Hook section the tenements at 37 and 39 Sullivan st to Mathias Costello.

BAY 13TH ST.—B. J. Sforza sold for the Connelly Realty Co., the three 2-fam. houses at 8651, 8655 and 8657 Bay 13th st, each on lot 20x 108.

17TH ST.—E. T. Newman sold 507 17th st, near 10th av, a 2-fam. brick dwelling, for H. London; also 246 Prospect Park West, near 17th st, a 4-sty flat and store property, for D. Kelly.

17TH ST, ETC.—William G. Rehbein sold the 2-fam. house at 507 17th st to a Mr. Donohue, and the 2-fam. house at 103 Windsor pl to Thomas Donnelly.

44TH ST.—Realty Trust sold a 1-fam. brick house, at 1535 44th st, in the Mapleton district, to Mrs. Ida Fine, of the Bronx.

47TH ST.—I. Salzberg sold for J. Connolly to I. Krumbholz the 1-fam. house 1631 47th st, on plot 30x100.

61ST ST, ETC.—Realty Trust sold a 1-fam. building at 1866 61st st, in the Mapleton District, to Joseph Auletta, of the Bronx; also 1540 43d st, in the Martense District, a 1-fam. house to Ruben Orellick, of Manhattan.

72D ST.—B. J. Sforza sold for Joseph O'Neill to Edward Lindstrom, the 2½-sty, 2-fam. dwelling with garage, on plot 40x100, at 1362 72d st.

84TH ST, ETC.—Henry Mally, Jr., sold for Gus W. Hirsch the dwelling, 640 84th st; also for the P. J. Carley Building Co. the dwelling, 516 77th st.

FOREST AV.—R. A. Schlesing sold for Frederick Kuehner the 2-fam. house 1056 Forest av to Louis Lewin.

GRAVESEND AV.—Frank A. Seaver & Co. sold the two 6-fam. houses 536 and 540 Gravesend av for the Gibraltar Construction Co.

14TH AV.—B. J. Sforza sold for Bridget Astorino the 3-sty new law tenement, with store, on lot 20x100, at 6604 14th av.

Queens.

BELLE HARBOR, L. I.—The Rockaway Park Realty Co. sold for the Caroline Hertling estate a plot of three lots on Norfolk av, Belle Harbor, L. I., to Maxwell W. Robertson, and for the same estate a house on Norfolk av to Elizabeth Robertson, of Belle Harbor, L. I.; for Dr. Alexander Shulman a house on the corner of Beach Channel dr and 135th st to Mrs. Margaret Golden Reilly and Mae Golden Geraghty, of Brooklyn.

JAMAICA.—The Spartan Realty Co. sold to J. P. Mehlring the house and lots at the northwest corner of Ayling av and Park av.

JAMAICA.—William F. Bebel sold to C. A. Geer the property on the southeast corner of Bandman av and Allen st.

JAMAICA.—The Degnon Contracting Co. sold to the Herman Homes Co. the cottage on the south side of Cedarcroft pl, 109 ft. west of Kingston rd, Jamaica, 69x100.

Richmond.

GREAT KILLS, S. I.—Meister Builders (Inc.) sold lots 1 and 2 on Southfield blvd, on a plot 40x100, to Mrs. Byrnes.

WEST NEW BRIGHTON.—J. Sterling Drake sold for John Winans to T. Wesley Salmons 117 Pelton av, on a plot 62½x97. Mr. Salmons will occupy.

WESTERLEIGH.—Moffat & Schwab, in conjunction with H. C. Horton, sold for Wilfred J. Funk the new stucco residence on Lathrop av to Mrs. Julia Verner.

Out of Town.

JEWETT CITY, CONN.—Meister Builders (Inc.) purchased a 150-acre estate at Jewett City, Conn.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold the acreage tract of Irene A. Mott facing Middle Neck rd to William E. Lewis.

ALLENDALE, N. J.—S. S. Walstrum-Gordon & Forman sold for Thomas Firth his 22-acre farm on East Saddle River rd, to Spencer Taylor, of Hackensack, N. J.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold to Mrs. Frances Hart Bruce, the colonial residence of Mrs. Floyd C. Furlow, on the west side of Upper Mountain av, considered one of the show places of Montclair, its main feature being a portico, reaching to the third story. The property was held at \$60,000.

SOUTH ORANGE, N. J.—Eugene Hughes & Bro. sold for F. H. A. Opel the dwelling at 157 Ward pl to Teresa F. Sullivan, and for the estate of Jane S. O. Gould a lot on Summit av to Thomas B. King.

VLIETTOWN, N. J.—Louis Schlesinger sold for Mrs. Lillian Hoy and H. P. Lindabury, executors of the estate of Joseph Hoy, a farm comprising about 90 acres on Large Cross rds, to James Cox Brady of Gladstone, N. J.

WEST NEW YORK, N. J.—William Seott, Jr., sold for Samuel Levy and Hyman Temkin to Joseph Hendrich 627 Monroe pl, corner of 16th st. The buyer gave in part payment a 48-acre farm in Middlesex, N. J.

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CHAPPAQUA, N. Y.—Robert E. Farley Organization, in conjunction with William H. Oliver of Ossining, sold to the Camp Fire Club the Chappaqua Crystal Spring Farm of 108 acres and the Frederick Lewis farm adjoining of 53 acres. The Club intends making extensive improvements, including building a 17-acre lake and will use this property for their outings. The Camp Fire Club is composed of men well known in various walks of life, among whom are Theodore Roosevelt, Rex Beach, John Hays Hammond, George L. Pratt and T. C. Farrelly.

LARCHMONT, N. Y.—Griffen, Prince & Ripley (Inc.) sold for Archibold W. Ferguson, general manager of R. G. Dun Co., the remainder of his water-front estate to Thomas L. Watt. The property was held at \$75,000. Mr. Watt recently purchased the Ferguson homestead, which adjoins the Schaefer estate.

NORTH TARRYTOWN, N. Y.—The Robert E. Farley Organization sold an additional plot on Kelbourne av, in the Philipse Manor section of North Tarrytown, N. Y., to D. E. Gore.

YONKERS, N. Y.—The Robert E. Farley Organization sold a large corner plot on Locust av and Mile Square rd to H. L. Purdy.

YONKERS, N. Y.—Clark T. Chambers sold for L. E. Sayre, Jr., his houses on plot 90x105 on Mohegan Heights, to Mrs. Julia L. Hanlon of Edgemere, L. I.

YONKERS, N. Y.—George Howe sold to E. Chaffe Saunders for the American Real Estate Co. the Colonial house on Hillcrest av. Mr. Saunders, who is connected with the Board of Education, will occupy. George Howe also sold the Colonial house of George B. Tripp, on Edgecliff ter, Park Hill, to Louis Sachs, a New York lawyer, who will occupy; and sold to Joseph Raffaelli for the American Real Estate Co. the 2-fam. house at 4 Undercliffe st, Yonkers.

LEASES.

Apartment Hotel Leased.

Pease & Elliman report a real estate deal that was closed early in January, involving about \$800,000. Edward Brown-ning leased his hotel at 31 West 71st street, now in the course of construction, to Edward Spiegel of the Strand theatre. The hotel, which will be completed about October 1, will be modern in every respect, and will be known as the Park-side Hotel. The structure will be fourteen stories high. The first two stories will be of white marble, and those above of white terra cotta. The ground floor will have offices and executive staff room, and two apartments for physicians. The rathskellar contains a modern room, and

the upper floors are laid out in suites of from two to five rooms. Robert T. Lyons is the architect. The street on which the building is located is such that both permanent light and quiet surroundings are secured. It is directly back of the Hotel Majestic, and adjoins Central Park West. The lessee proposed to open the hotel some time in October and to lease the apartments furnished.

Stable in Long Term Lease.

Tekane Realty Company, Inc., F. D. Tomback, president, has obtained the lease for twenty-one years of the R. H. Macy Company's stable, at 234 to 240 West 148th street, on a plot 100x100, from P. Straus, of the Macy Company. The premises has been used for a number of years past by the Mutual Milk Company as their stable and uptown delivery station. The new tenants have commissioned A. L. Libman, architect, to design a modern two-story and basement automobile building of the semi-fireproof type, recently legalized by the passage of the non-fireproof garage ordinance. The fire retarding rules for buildings of this type will require the fireproofing of all windows and doors, except on the front, and the covering with fire retarding materials of the floors, walls, ceilings and the columns, so that all exposed surfaces virtually will be fireproof. Modern equipment will be installed in the new structure. The Libman Realty Service has been appointed renting agent for the completed structure.

Arion Society Leases.

The Arion Society, which recently sold its home at the southeast corner of Park avenue and 59th street, to George Ehret, who subsequently leased it for a long period to the Anderson Galleries, has secured for its new home, the one-time residence of the late Bened'ct Fischer, at 226 West 72d street. The property is improved with a modern

four-story structure, on lot 23x102.2 feet, just west of Sherman Square. Practically no structural alterations will be made by the club, which will take possession at once. The property was leased for three years, by the president, Dr. Louis Haupt.

West Side Hotel Leased.

Earle & Calhoun leased, for the 250 West 103d Street Corporation, Dr. Finn L. Fossum, president, the fifteen-story apartment hotel now under construction at 250 West 103d street, between Broadway and West End avenue. The Norway Hotel Company, Morton B. Marshall, president, is the lessee, and has acquired the property for twenty-one years at an aggregate rental of \$1,050,000. The hotel when completed will contain 240 rooms and 157 baths. It will be completed about September 1.

Fifth Avenue Store Leased.

The Ivy Corset Company of Worcester, Mass., leased the store at 448 Fifth avenue, for a long term of years. The property was formerly occupied by Peck & Peck, who are now located in the Bankers' Trust Building at the southeast corner of Fifth avenue and 42d street.

Manhattan.

ALBERT B. ASHFORTH (INC.) leased apartments in the following buildings: Hotel Des Artistes, 1 West 67th st, duplex unit on 4th floor to Francis S. Stevens; duplex unit on 7th floor to George T. Dexter; units on 8th floor to Frederic C. Bartlett; on 3d floor to Mrs. S. N. Tracey; on 3d floor to Leo Gassler; on 5th floor to Ida M. Stephany, Robert Edeson; on 8th floor to Thomas Kiernan, Jr., Mary L. Edwards and Eleanore E. Stoney; at 27 West 67th st apartments to Mrs. J. A. Caldwell, Seymour E. Locke, Harriette A. Clark and Mrs. J. A. Isham; at 39 West 67th st to Charles H. Taffs, Elliott Torrey, Rex Ingram and Dr. James C. Ayer; at 469 4th av apartment to Cuthbert Herman and James J. Marks; at 200 West 118th st to Solomon Klein, W. E. Turner and Mrs. Rosa Herzman; at 124 West 55th st to John J. Hart, Kathryn Hearn, Mrs. Etta L. Sardy and C. W. Croft; and at 140 West 55th st apartments to Miss K. Ott, William P. Orr and L. Hilpp.

BASTINE & CO., as agents, leased the 2d floor at 42 West 15th st to William Gruber, cloaks and suits.

THE 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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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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SIX-STORY unimproved tenement for sale in the vicinity of 39th St and 9th Ave.; good for storage house. Inquire 3333 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.

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.

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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.

SACRIFICE—Four high class lots at Northport, L. I., three blocks to new electric station, one block off main road; easy terms. For particulars write or call G. W. STEVENS, 57 Bleecker St., Newark, N. J.

FIFTY SECTIONS TIMBER for sale; 758,000,000 feet spruce, fir and pine, suitable for pulpwood or lumber. For maps, prices and other particulars address E. V. Tillson, Tillsonburg, Ontario, Canada.

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Dutch Colonial style residence, all modern improvements; 7 Masters' Bedrooms; four baths; eight acres ground; lawn, shade, forest and fruit trees; grapeery; vegetable garden, flowers; hedge; tennis court; brook; poultry house, garage-barn, etc.; within corporate limits of Englewood, N. J., fronts 360 feet on a principal street one mile from railway and Ft. Lee Trolley Stations, thirty minutes' trip to New York; also adapted for club house. Will lease or sell, or exchange for productive city property. Possession October 1st or sooner. Address A. O. K., Room 816, 1133 Broadway, N. Y.

FOR SALE—Two lots, 20x40, on beautiful lake at Patchogue Lake Park. Write or call GEO. W. STEVENS, 57 Bleecker St., Newark, N. J.

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

UNUSUAL OPPORTUNITY—Plot, 40x100, for sale in Sage Foundation in Forest Hills, L. I. Inquire of Owner, M. H. ANDREWS, 175 Broadway, Brooklyn.

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FOR SALE.—Two story brick dwelling, including stores; rents for \$25 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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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.

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BRETT & GOODE CO. leased the 4th floor at 55 West 45th st for the Dorf Realty Co., I. Jules Mayer, president, to Bartolomeo Moschera, importer and manufacturer of human hair goods; also rented space in the Berkeley Building, 19 West 44th st, to Charles S. Reed and the T. F. Moore Co.; for the Longacre Land Co. space at 1456 Broadway to Louis Roger for publishing offices.

CROSS & BROWN CO. leased the west store at 8-10 West 45th st to Hurm for a term of years, in conjunction with Ogden & Clarkson; at 250 West 54th st southerly store to National Rubber Co. of New York; in the Strand Theatre Building space to Kalmar, Puck & Abrahams Consolidated (Inc.); at 15 East 59th st space to George H. Hirst; at 1848 Broadway the store to Westcott Car Sales Corp.

CROSS & BROWN CO. leased the entire building 43-45 White st to Neuss Hesslein & Co.; at 108-110 Duane st 1st loft to Gustave Topper and Charles Berger; 3d and 4th lofts to Champion Coated Paper Co.; at 349 Broadway 3d loft to Hessel, Rains & Co.; at 1760 Broadway the 4th floor to S. S. Fishman.

CROSS & BROWN CO. leased the store and basement at 7 East 38th st to W. H. T. Tierney; at 98-100 5th av space to Henry Alkan; at 102-104 5th av to Harry Abrams and Charles Davidson; at 237 East 21st st to Joseph Tishman and F. A. Duinfeld; at 438 Broadway space to H. Oshnofsky.

CROSS & BROWN CO. leased the stores at 15 and 17 East 59th st to John H. Lynch; also space to Dr. S. Bookman; at 396 Broadway space to E. Labaton; at 56 West 45th st to H. Flammer; at 102-4 5th av to Louis Shultz; and at 1140 Broadway basement space to Roxford Knitting Co.

CROSS & BROWN CO. leased the building at 514 West 19th st to Heavy Haulage Co.; 109-23 West 64th st approximately 5,000 sq. ft. on the 8th floor to Bryant Auto Painting Co.; at 98-100 5th av space to J. M. Steinfeld; at 102-4

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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 20, 1917.—Sealed proposals will be opened at this office at 3 p. m., August 31, 1917, for the construction of the United States post office at Rogers, Ark. Drawings and specifications may be obtained from the custodian of the site at Rogers, Ark., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage, and Electric Work for Building and Kitchen for Disturbed Patients (Additional Accommodations for Disturbed Patients) at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Tuesday, August 7, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2712, 2725, 2726 and 2727. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELLWOOD, Secretary,
State Hospital Commission.
Dated: July 20, 1917.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH there has recently been less comment in reference to the extensive building operations undertaken by the Federal Government in the erection of army cantonments, training stations, and the numerous other types of military construction, made necessary by the present crisis, this work is progressing in a most satisfactory manner. In a large way it is making up for the cessation of building activity in other lines. The Government work is consuming immense quantities of structural materials and the operations already under way have practically depleted the labor market. In some respects it is to be considered fortunate that the general building activity is as light as it is at present, for the necessities of the Government must take precedence over private work, particularly in these anxious times. Up to the present time the military construction has received every consideration from building contractors of the best standing who have in many instances submerged their personal ambitions and opportunities for larger profits in a patriotic endeavor to be of service to the United States in this time of need.

The present attitude of the building industry seems to be, more than anything else, one of marking time pending the final decision upon the prices of structural steel to the private consumer, the stabilization of the brick market, the adjustment of labor difficulties and in general a settlement of the numerous adverse conditions that have made starting of structural operations a hazardous matter for both owners and building contractors. There is undoubtedly an undecurrent of activity, as evidenced by the number of contemplated building projects in the hands of the architects and engineers. The plans and specifications for the bulk of these projects are nearing completion and with an early return of conditions that somewhat approach the normal a healthy building movement will be sure to follow. While the activity in prospect is not expected to reach proportions that would indicate

a boom, still there is a demand for a large number of structures of various types, the construction of which would keep the structural trades exceedingly active for a long period.

By virtue of the quiet atmosphere throughout the building industry there has not been much evidence of life in the markets for structural materials and supplies. Recent reports from prominent manufacturers and dealers in basic building materials indicate the fact that sales have been comparatively light even for this period of the year and that buyers are evidently holding off in the hope that important recessions in commodity prices will follow the expected Governmental action in regard to the price fixing and control in various lines. This is apparently borne out by the fact that there are numerous inquiries current in the material markets for supplies for contemplated building operations which are being held in abeyance pending a downward movement in prices. The major portion of these structures will proceed as soon as there is some assurance that costs will recede and furthermore that the delivery of essential commodities will be made within a reasonable time.

The complications in the freight situation do not seem to be quite so acute at the present writing as they have been for some months past. The building industry, as a whole, is looking to the railroads of the country for better service than has been recently obtained. The railroads, generally, according to late reports to the Railroads' War Board, indicate a larger use from freight cars made possible by better movements and heavier loadings.

There has been no important changes in the prices of basic building materials during the past week, practically all commodities remaining stationary at the prices quoted one week ago. Some of the specialties, such as finished hardware and other finishing materials, are showing slight advances, but not to an extent that is liable to affect general building costs.

there is no prospect of a serious shortage of this important structural material unless there should be a building boom of unprecedented proportions.

SUMMARY—Transactions in the North River brick market for the week ending Friday, July 27, 1917. Conditions of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$8.25 to \$8.75 to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 26. Distribution: Manhattan, 11; Brooklyn, 7; New Jersey points, 6; Bronx, 2.

Common Brick.—There has been no material change in the common brick situation during the past week. The demand for this commodity is considered fair under the circumstances that surround the building industry. The prices of common brick are practically stabilized at the \$8.25 to \$8.75 level, although some scattered sales of off loads have been made at a figure as low as \$8. There is a feeling developing throughout the building industry that the price of brick will hold at its present level for some time, at least until the advent in the market of the product of the present season. The high operating costs that now maintain will undoubtedly make higher wholesale prices an absolute necessity as soon as the balance of the old stocks is cleared up. The lowered brick prices have not as yet brought forth the expected buying movement but the volume of sales is considered quite satisfactory. The up-river plants are settling down to activity under a number of adverse conditions that have had a tendency to make manufacturing a difficult matter. The producers are taking the intolerable labor situation with equanimity and are making the best of the unfavorable conditions. By virtue of the scarcity of labor the plants will this season produce approximately only sixty per cent. of the output of average years, but as the normal average production of the plants in the Hudson Valley is in the neighborhood of one and one-half billion bricks and the consumption in the Metropolitan district approximates one billion bricks,

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tures, mainly high class apartment houses, and loft buildings, for which the renting demand is insistent, and which by virtue of the high rentals to be obtained would make possible building at a profit even at the present high construction costs. The total tonnage commitments during the past week for Governmental construction reached a high figure and there is still an immense amount of business in prospect from this source. During the past week there have been no important changes in the wholesale quotations of fabricated material. Mill shipments are quoted at 4.669c. to 5.169c. New York, for delivery in two to four months.

Wire Products.—The situation in regard to wire nails and other wire products is still acute, with the mills working overtime to supply a demand that is growing daily. The mills are far behind in the delivery of orders and the conditions are further complicated by the fact that the demands from Governmental sources are steadily growing. There is a likelihood that the price of wire nails will recede to a certain extent by reason of the fact that the American Steel and Wire Company is continuing to supply this commodity to its customers at the \$3.20 basis while the independent dealers were charging \$4. The American Steel and Wire Company states that a reasonable profit on a keg of nails is 50c. instead of \$1, and in some cases \$1.50 that was being secured by some jobbers.

Window Glass.—As usual at this period of the year transactions in this commodity are light but the prices are firm and well sustained. There is a shortage of window glass, especially in the popular sizes, which, unless the demand diminished, is likely to be responsible for an advance in prices. The annual convention of the manufacturers and distributors of glass was held this week in the Hotel Astor, and the sessions included some interesting discussions on trade matters, wage scales and other topics of importance to the industry. The Government is in the market for a large quantity of glass for use in the construction of cantonments and training camps. The prices are unchanged at the present writing but there is a possibility that an early revision of discounts will be made.

Cast Iron Pipe.—The market for this commodity is lethargic with practically no municipal business in prospect and private buying slowed down to a considerable extent. There is a certain amount of Government orders in the market but the volume of business from this source is not up to expectations. The manufacturers of cast iron pipe are being called upon to supply the fittings for the wooden pipe that the War Department is installing in the army cantonments. Carload lots of 6 in., 8 in., and heavier are being quoted at \$65.50 per net ton tidewater, and 4 in. at \$68.50. Gas pipe takes the usual extra.

Linseed Oil.—There is an evident tendency toward further declines in the price of this commodity caused largely by the reduced demand. The slacking off of construction work and the consequent reduction in the amounts of paints and varnishes used is one of the principal reasons for the present conditions governing this commodity.

Builders' Hardware.—Practically all of the manufacturers of builders' hardware have recently announced advances in their price schedules of ten to twenty per cent. Finished goods are difficult to obtain because the producers are unable to arrange for prompt delivery of raw materials.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.: North River common...\$8.25@ \$8.75 Raritan common...@ 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@ Rebate on bags, returned, 10c. bag. Rosendale Natural, to dealers, wood or duck bags...\$1.15@ Rebate on bags returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale): Trap rock, 1 1/2 in. (nominal)...\$1.00@ Trap rock, 3/4 in. (nominal)... 1.20@ Bluestone flagging, per sq. ft. .17@ 0.18 Bluestone curbing, 5x16... .40@

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

Exterior— 4x12x12 in., per 1,000...\$87.50 6x12x12 in., per 1,000...122.50 8x12x12 in., per 1,000...148.75 10x12x12 in., per 1,000...175.00 12x12x12 in., per 1,000...218.75 Interior— 3x12x12 in., per 1,000...\$66.00 4x12x12 in., per 1,000... 74.25 6x12x12 in., per 1,000... 99.00 8x12x12 in., per 1,000...132.00

LIME (standard 300-lb. bbls., wholesale): Eastern common...\$1.90@ Eastern finishing... 2.10@ Hydrated common (per ton)...12.00@ Hydrated finishing (per ton)...13.75@

LINSEED OIL— City Brands, boiled, 5 bbl. lots...\$1.15@ Less than 5 bbls... 1.16@

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale): 1 1/2 in. (nominal)...\$1.10@ 3/4 in. ...No quotation Paving gravel (nominal)... 1.25@ P. S. C. gravel... @ 1.25 Paving stone... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.): Yellow pine (merchantable 1905, f.o.b. N.Y.). 8 to 12 ins., 16 to 20 ft...\$40.00@ \$50.00 14 to 16 ft... 55.00@ 70.00 Heart lace siding, 4-4 & 5-4 32.00@ 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@ (10 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 3/4 Block, 3 in. (hollow)... 0.6 3/4 Block, 4 in. (hollow)... .08 Boards, 1/4 in. x 8 ft... .12 1/2 Boards, 3/4 in. x 8 ft... .15 1/2

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

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.): Beams & channels up to 14 in...4.669@ 5.169 Beams & channels over 14 in... 4.669@ 5.169 Angles 3x2 up to 6x8... 4.669@ 5.169 Zees and tees... 4.669@ 5.169 Steel bars, half extras... 4.669@ 5.169

TURPENTINE: Spot, in yard, N. Y., per gal...\$0.42@ \$0.42 1/2 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%

WOOLWORTH STORE FOR FIFTH AVENUE

Prominent Corner, Opposite Public Library, To Be Improved With a Ten Story Structure

A CONSIDERABLE amount of interest is attached to the construction of the modern store, loft and office building at the northeast corner of Fifth avenue and 40th street, opposite the New York Public Library. The foundation work for this project has been started and it is expected that operations will be completed and the building ready for occupancy early next spring. The owner is the F. W. Woolworth Company and

throughout will be fireproof, with floors of reinforced concrete and partitions of hollow tile. Every precaution has been taken in planning to provide protection to life and property from the fire hazard. The windows will be of the Winslow Austral type and an automatic sprinkler system of 100 per cent. efficiency will be installed as part of the fire preventive equipment.

The facades have been designed in the style of the Italian Renaissance and will



Watt & Sinclair, Builders.

Jardine, Hill & Murdock, Architects.

PROJECTED STRUCTURE FOR THE F. W. WOOLWORTH COMPANY.

the structure, to be known as the Winfield Building, is being erected on land leased for long terms from various interests. Jardine, Hill & Murdock, architects, 50 East 42d street, prepared the plans and specifications and the construction is proceeding under a general contract obtained by Watt & Sinclair, 348 West 27th street. More than a half million dollars will be expended in the consummation of this improvement. Edward J. Hogan is the agent.

According to the architects, this operation will be ten stories in height, with basement and sub-basement. It will have a frontage on Fifth avenue of 92.7 feet and will extend in East 40th street a distance of 122.6 feet. The construction

be constructed of pink Milford granite and granite terra cotta of a similar shade. The elevator service will consist of three high speed passenger cars located in the main entrance corridor on the Fifth avenue side and a combination freight and passenger elevator serving the East 40th street entrance.

With the exception of the corner store measuring 26x70 feet, the entire first floor and basement will be occupied by the F. W. Woolworth Company for sales room purposes. This concern will also use the sub-basement for the storage of merchandise. The remainder of the building, including the corner store, will be leased as showrooms and offices to desirable tenants.

Plan \$350,000 Bronx Theatre.

The Fifth Avenue Coach Company, 10 East 102d street, which last month bought from the Consolidated Gas Company thirty-three lots in the block bounded by Broadway, Riverside Drive, 132d and 133d streets, has selected James C. McGuire, 50 Church street, as engineer, to prepare plans for the erection of a four-story factory and garage. The site comprises a plot fronting 425 feet in 132d street, beginning 130 feet west of Broadway, and running through the block to 133d street, where there is a frontage of 400 feet. The plot had been held by the Consolidated Gas Company at \$350,000.

Plan \$350,000 Bronx Theatre.

Plans have been filed for a new theatre to be built at the northwest corner of Fordham road and Valentine avenue by the B. F. Keith interests, on property acquired recently from F. A. Salter and Arthur E. Briggs, through Harold M. Silverman of the Charles S. Kohler Company. William H. McElfattrick, the architect, estimates the cost at \$350,000. The theatre will be three stories in height with a seating capacity of 3,000, and will also contain stores and offices. The playhouse will be operated on the same scale as the Palace and Riverside theatres, controlled by the same interests.

Plan Training Camp Libraries.

The American Library Association, Frank P. Hill, chairman, 26 Brevoort place, Brooklyn, contemplates the erection of thirty-two library buildings at the various Army and National Guard camps. It is planned to build one-story frame structures, each to measure 120x140 feet. It is expected that the project in its entirety will represent an outlay of approximately \$320,000. Edward L. Tilton, 52 Vanderbilt avenue, Manhattan, architect and engineer, has been retained to prepare the plans. The project is in line with the announced policy of the Government and private organizations to offer the thousands of young men in the training camps opportunities for wholesome and clean recreation. The building of libraries, Y. M. C. A. branches, chapels and other social welfare facilities are expected to go a long way toward solving this phase of camp life.

Will Remodel Hotel.

H. H. Oddie, Inc., 251 Fourth avenue, has the general contract for general interior and exterior alterations to the one-time Hotel Renaissance at 510 to 512 Fifth avenue, southwest corner of 43d street, for William Ziegler, 527 Fifth avenue, from plans by Rouse & Goldstone, 40 West 32d street. The building, which is eight stories in height and measures 75x125 feet, will be remodeled for store and office use. Mr. Ziegler acquired the property in May of this year from the Hoffman Estate, which owned the fee, and from the estate of David H. King, which owned the leasehold.

May Rebuild Munition Plant.

J. G. Evans, assistant manager of the Canadian Car & Foundry Company, 165 Broadway, Manhattan, whose big munition plant on the meadows at Kingsland, N. J., was destroyed by fire recently, is forming a new company, and plans the erection of a similar factory at the same location. Plans will be prepared by the company's engineers. About twenty one-story buildings may be erected.

PERSONAL AND TRADE NOTES.

Singer Contracting Co. has opened offices in the World Building, 63 Park Row, and will engage in a general building alteration and repairs business, specializing in mason work, carpentry and painting.

Charles H. Purdy has resigned as superintendent of the Dalton Machine Co., New York City, and will engage in the designing and building of special machinery, with offices at 103 East 125th street.

R. I. Doty, who for the last three and one-half years has been in charge of the steel foundry of Isaac G. Johnson & Co., Snouten Duvvil, N. Y., has severed his connection with that company to become associated with the Siver Steel Casting Co., Milwaukee, Wis.

F. L. Watson, who held the position of treasurer of the American Steel & Wire Co. from 1897 to 1915, has removed his headquarters from Chicago to New York, where he has become assistant to the president of the Federal Export Corporation and treasurer of the Commercial Iron & Steel Corporation.

Carl H. Watson, of Great Neck, has been engaged as engineer in charge of the installation of water and sewer mains and the construction of roads on the United States Government aviation field at Mineola. The general contract for this work has been awarded to the Clough, Bourne Corporation.

I. G. Hocke, formerly president of the General Contracting & Engineering Co., and **William J. Barney**, consulting engineer and formerly Second Deputy Commissioner of Docks, New York City, under Calvin Tompkins, has joined with **John G. Ahlers**, formerly of the Turner Construction Co., to form the Barney-Hocke-Ahlers Construction Corporation, with offices at 110 West 40th street. The new company will engage in waterfront and concrete construction.

National Building Granite Quarries

Association held its quarterly convention recently at the City Club, Boston, Mass. This association includes many of the firms in the granite industry east of the Mississippi River. The convention was largely attended, about seventy-five being present. At the business meeting in Boston a "Form of Proposal," "Form of Contract" and a "Code of Practice" were discussed and referred to the Board of Directors for adoption. Two weeks' time was voted to allow for suggestions or objections from any interested parties in regard to these questions. After the business meeting, the guests and members left for an automobile trip and visited granite quarries and cutting plants at Rockport, Mass., West Chelmsford, Mass., Concord, N. H., and Milford, N. H. It was voted that the next convention be held in three months at Mt. Airy, N. C. The offices of the association are at 31 State street, Boston.

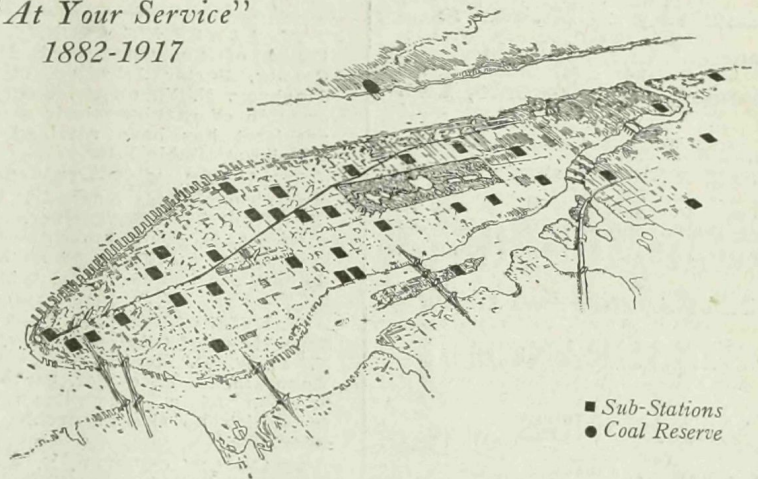
GOVERNMENT WORK.

LAKE DENMARK, N. J.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., has had plans completed privately for five 1-sty steel standardized storage bldgs., 50x250 ft. each. Cost, \$75,000.

LAKE DENMARK, N. J.—The Columbus Circle Corporation, 51 East 42d st, Manhattan, has the general contract for addition to eight 1-sty steel and concrete magazine bldgs., for the U. S. Government, F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., from privately-prepared plans. Cost, \$240,000.

TENAFLY, N. J.—The MacArthur Brothers Co., 120 Broadway, Manhattan, has the general contract for a 1 and 2-sty frame cantonment, including the erection of approximately 800 frame bldgs., for the U. S. Government, Commanding General, Eastern Dept., Governors Island, N. Y., from plans by Major F. B. Wheaton, Adams Bldg., Washington, and Major Gumby,

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1882-1917



■ Sub-Stations
● Coal Reserve

Edison Sub-Stations

In the sub-stations of the Company, now numbering thirty-four, the electric current as generated at the great Waterside power plants is transformed into the electric current as distributed throughout the City and safely used by the smallest as well as the largest consumer, for light, heat and power. These stations contain not only the machinery by which the transformation takes place, but storage batteries of large capacity, which insure a degree of evenness in the regulation of pressure and a continuity of service obtainable by no other means.

As one indication of the remarkable electrical development of the City, there are required no less than ten of these sub-stations in the district lying between Eighth Street and Fifty-ninth Street and the two Rivers, containing many of the theatres, the large department stores and the Great White Way.

The black spots on the outline map indicate the location of these stations, and the Company's great coal storage plant on the New Jersey shore. This birdseye view well suggests the enormous extent of the Edison system which contributes so materially to making this the greatest industrial and manufacturing centre of the world, and establishes our right to call New York "The City of Light"

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Irving Place and 15th Street

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MISCELLANEOUS.

38TH ST.—Severance & Van Alen, 4 West 37th st, have about completed plans for alterations and addition to the 3-sty brick animal home at 410 East 38th st for the Bide-A-Wee Home Assn., Mrs. Henry U. Kibbe, pres., on premises, owner. Cost, \$6,000.

104TH ST.—M. W. Del Gaudio, 401 Tremont av, Bronx, completed plans for a 1-sty brick taxpayer and grocery warehouse, 28x101, in the north side of 104th st, 285 ft east of 1st av, for Frank De Rose, 421 East 104th st, owner and builder. Cost, \$8,000.

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, 100 x60, at the cor of Nelson av and Bosobel st, for the Duffburn Construction Co., 257 West 68th st, owner.

DWELLINGS.

BRONX.—John P. Boyland, Fordham road and Webster av, has plans nearing completion for a 2-sty brick dwelling, 25x100, for A. D'Angelo, 3514 Holland av, owner. Exact location will be announced later. Cost, \$18,000.

213TH ST.—Joseph Ziccardi, 3360 Cruzer av, completed plans for a 2½-sty brick dwelling and garage, 18x42, in 213th st, 100 ft east of Paulding av, for Tony Brechia, 2091 Prospect av, owner and builder. Cost, \$7,000.

Brooklyn.

CHURCHES.

CONEY ISLAND AV.—F. J. Dassau, 1373 Broadway, Manhattan, completed plans for extension to the 1-sty church on the east side of Coney Island av, 466 ft south of Av I, for the Christ M. P. Church, Rev. T. T. Martin, 314 Av J, owner. Cost, \$4,000.

DWELLINGS.

EAST 17TH ST.—F. P. Platt, 1123 Broadway, Manhattan, has plans in progress for a frame and shingle dwelling at 695 East 17th st, for M. Foster, owner.

JOHNSTON AV.—S. Millman & Son, 1780 Pitkin av, completed plans for two 2½-sty frame dwellings, 18x38, on the west side of Johnston av, 210 ft north of Belmont av, for Pasqueli Diazini and J. F. Leichaid, 1423 Chestnut st, Bklyn, owners and builders. Cost, \$5,000 each.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for a 2-sty frame dwelling, 24x29, in the east side of East 37th st, 100 ft north of Farragut rd, for the Trippe Realty Co., 2913 Clarendon rd, owner. Cost, \$3,000.

54TH ST.—S. Millman & Son, 26 Court st, completed plans for alterations and extension to the 2½-sty frame and stucco dwelling, 20x40, at 1450 54th st, for Samuel Schwartz, 44 Court st, owner and builder. Cost, \$6,000.

GREENE AV.—Louis Allmendinger, 20 Palmetto st, completed plans for extension to the 3-sty dwelling and store, at the northwest cor of Greene and Wyck-off avs, for Mrs. J. Doerschbacher, on premises, owner. Cost, \$7,500.

FLATBUSH AV.—John J. Butter, 2116 Schenectady av, owner, has had plans completed privately for a 2-sty frame dwelling, 20x40, in the east side of Flatbush av, 90 ft south of Av N. Cost, \$2,500.

AV L.—George A. Morris, Jr., 816 Av L, owner, has had plans completed privately for four 2-sty frame dwellings, 16x35, on Av L, southwest cor of East 88th st. Cost, \$8,000.

Rosendale Natural Cement

IT HAS STOOD THE TEST ON ALL KINDS OF CONSTRUCTION

One barrel of Rosendale and three barrels of sand will lay more brick and lay them quicker and better, with no waste, than one barrel of pure Portland and three barrels of sand. The volume of cement per barrel (Rosendale or Portland) is about 3.68 cubic feet.

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Volume Makes Mortar,
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Hard Burnt Brick, bonded with this cement, is the Best Fireproof Material on the market.

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CONSOLIDATED ROSENDALE CEMENT CO.

50 Church Street, New York

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See Page 149 Sweet's Catalogue for particulars

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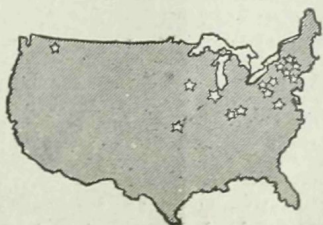
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"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

LEHIGH CEMENT NATIONAL



DISTRIBUTION

REPUTATION

Grove st, for Cyril Peleszak, 376 Grove st, Perth Amboy, N. J., owner and builder. Cost, \$4,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 3-sty brick flat, 32x62, at 735 South 13th st, for Abram Rudnewitz, 727 South 13th st, Newark, owner. Cost, \$12,000.

PERTH AMBOY, N. J.—Frank Sinatra, owner, has plans completed privately for a 2-sty brick tenement, 21x62, at 909 State st. Cost, \$4,500.

EAST ORANGE, N. J.—W. E. Garbrants, 564 Main st, East Orange, completed plans for a 4-sty brick and stone apartment, 49x90, at the northwest cor of Burnet and Chestnut sts, for the Essex Building Co., 94 Carnegie av, East Orange, owner. Cost, \$32,000.

EAST ORANGE, N. J.—R. Bottelli, 207 Market st, Newark, completed plans for two apartments and four 1-sty brick stores, 80x33x75x61, at 975 South Orange av, for Louis Kopolowitz, 447 Grove st, Irvington, N. J., owner. Cost, \$6,000.

CHURCHES.

LONG BRANCH, N. J.—Clarence D. Wilson, Broadway, Long Branch, is preparing preliminary plans for a 1-sty brick and terra cotta synagogue on 2d av, near Chelsea av, for the Congregation of the Temple Israel, Long Branch, N. J., owner. Cost, \$20,000.

DWELLINGS.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Bldg, Asbury Park, N. J., has plans in progress for a 2-sty brick dwelling and undertaking establishment, 30x115, at Main st and 3d av, for Fred E. Farry, 806 Main st, Asbury Park, owner. Cost, \$15,000.

SOMERVILLE, N. J.—F. R. Watson, 1211 Walnut st, Philadelphia, Pa., has plans nearing completion for remodeling the 3-sty frame dwelling for C. A. Worrall, Somerville, owner. Cost, \$5,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 174 Smith st, Perth Amboy, completed plans for a 2-sty brick dwelling, 21x46, at 315 Karklan st, for Albert Schereck, on premises, owner. Cost, \$3,500.

LONG BRANCH, N. J.—Clarence D. Wilson, Broadway, Long Branch, completed plans for fire repairs to the dwelling on Sternberger av for Gustav M. L. Sachs, on premises, owner. Cost, \$6,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 2½-sty frame dwelling, 22x50, on Grand av, for Louis E. Lueddeke, Jr., 366 Berg st, Newark, owner and builder. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Oxweld Acetylene Co., Jasper pl and 35th st, Chicago, Illinois, owner, contemplates erecting an addition to their power plant at 646 Frelinghuysen av, from privately prepared plans.

HALLS AND CLUBS.

RAHWAY, N. J.—Seymour Williams, Woodruff Bldg, Rahway, completed plans for a masonic temple and offices in Irving st, for the Craftsman Club Members of Lafayette Lodge No. 27, F. & A. Masons, 125 Irving st, Rahway, owner, and the Common Council of the City of Rahway, Rahway, lessee. Cost, \$35,000.

SCHOOLS AND COLLEGES.

SADDLE RIVER, N. J.—William Dewsnap, 203 Broadway, Manhattan, has plans in progress for a 2-sty hollow tile, stucco and frame school, to contain 4 classrooms, for Francis L. Wandell, East Saddle River rd, Saddle River, owner.

STABLES AND GARAGES.

NEWARK, N. J.—Hooper & Co., 116 Market st, Newark, has plans in progress for a 4-sty reinforced concrete garage at Plane and Hackett sts, for Joseph Oschwald, 845 Broad st, Newark, owner, and the Overland Auto Distributors, 588 Broad st, Newark, lessee.

JERSEY CITY, N. J.—Nathan Weltoff, 76 Montgomery st, Jersey City, has plans in progress for a 1-sty brick public garage, 40x140, at the southwest cor of the Boulevard and Carlton av, for William Eyron, 34 Warner av, Jersey City, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Edward E. Grant, 397 Washington av, Newark, completed plans for a brick auto showroom and office bldg, 25x46, at 985-7 Broad st, for Lum & Lum, Firemen's Bldg, Newark, owner, and the Broad Auto Co., lessee. Cost, \$3,500.

SUMMIT, N. J.—Richard S. Shapter, 21 Maple st, Summit, N. J., has plans in progress for two stores, 34x49x52, at Springfield av and the D. L. & W Railroad, for Kenneth D. Cranstoun, 614 Springfield av, Summit, owner. Cost, \$5,000.

Other Cities.

CHURCHES.

CHATEAUGAY, N. Y.—D. D. Kleff, 17 Flower Bldg, Watertown, N. Y., completed plans for rebuilding the 1½-sty stone church, 10x70, in West Main st, for St. Patrick's R. C. Church, Rev. Father John J. Dean, pastor, West Main st, Chateaugay, owner. Cost, \$75,000.

ROCHESTER, N. Y.—B. G. Goodhue, 2 West 47th st, Manhattan, will draw plans for a church at East av and Goodman st, for the East Avenue Baptist Church, Rochester, owner. Cost, \$200,000.

HOSPITALS AND ASYLUMS.

OSTEGO COUNTY, N. Y.—Roy E. Guard, Baker Bldg, Norwich, N. Y., will draw plans for a 2-sty frame tuberculosis hospital, 170x75, for the Board of Supervisors, Ursil A. Ferguson, site chairman, Oneonta, N. Y., owner. No site has been selected.

DWELLINGS.

GREENWICH, CONN.—Beverly S. King and Shiras Campbell, 103 Park av, Manhattan, have plans in progress for a 2½-sty stone dwelling, 160x50, irreg, for Irving M. Day, owner.

MISCELLANEOUS.

TROY, N. Y.—Lewis F. Pilcher, Capitol, Albany, N. Y., is preparing plans for an armory at Beman Park and 15th st for the State Armory Commission, Col. E. W. Ward, secy, 158 State st, Albany, N. Y., owner. Cost, \$300,000.

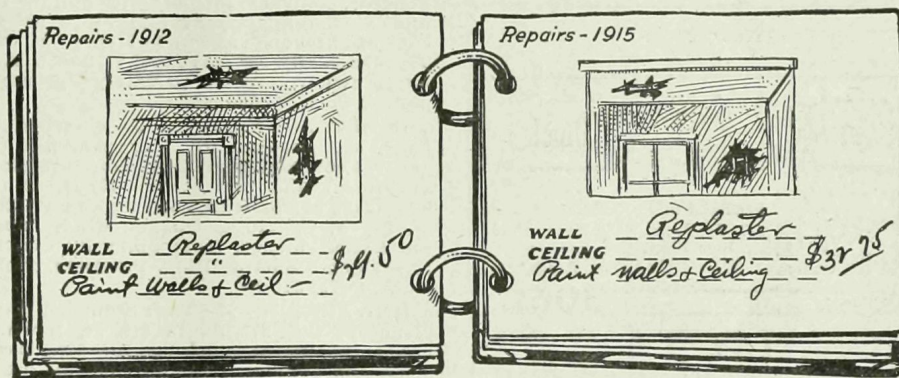
STAMFORD, CONN.—Henry Marvin, Guiley Block, Stamford, Conn., has plans in progress for a terra cotta and stucco bathing pavilion, 79x280, for the City of Stamford, J. J. Treat, Mayor, owner. Cost, \$100,000.

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

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—Leonard & Cooper, 303-5 Broadway, Newburgh, owners, contemplate erecting a 2-sty brick storage bldg, 80x42, in Ann st, from privately prepared plans.

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the public school on Park av (George Washington School), for the City of Syracuse, Board of Education, George M. Fairchild, pres., City Hall, Syracuse, owner, from plans by A. L. Brockway and D. R. Collin, 3d Natl. Bank Bldg, Syracuse, N. Y., architects. Cost, \$40,000.

BATAVIA, N. Y.—J. E. Bailey, Brocton, N. Y., has the general contract for a 2-sty brick high school at Ross st and Washington av, for the City of Batavia, Board of Education, Batavia, N. Y., owner, from plans by E. E. Joralemon, 547 Franklin st, Buffalo, architect.

STABLES AND GARAGES.

BROOKLYN, N. Y.—John J. Moran, 113 Broadway, Bklyn, has the general contract for a 2-sty brick stable and garage, 70x55, at the northeast cor of Montrose and Gardner avs for the Montrose Improvement Co., North 13th st and Broadway, Bklyn, owner, from plans by Max Hirsch, 350 Fulton st, architect. Cost, \$6,500.

BROOKLYN, N. Y.—John Young, 642 Linwood st, Bklyn, has the general contract for a stone garage, at the southeast corner of Lincoln pl and Schenectady av, for Morris Bass, on premises, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect.

BROOKLYN, N. Y.—Harry Klein & Son, 13-15 Herval st, Bklyn, have the general contract for a 1-sty brick and stone garage, 50x131, in the north side of Sterling pl, 103 ft east of Washington av, for the Utility Garage Co., on premises, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$16,000.

DOVER, N. J.—John Pugsley, South Morris st, Dover, N. J., has the general contract for a 1-sty public garage, 45x75, in Searing st, for Paul Guenther, 69 King st, Dover, N. J., owner, from plans by J. J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., architect. Cost, \$7,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Wennemer Construction Co., 103 Park av, has plans in progress for a 2-sty brick, terra cotta and marble taxpayer (12 stores), 200x120x55, at Broadway, 138th st and Hamilton pl, for the 138th St and Broadway Corp., owner, from privately prepared plans. Cost, \$75,000.

MANHATTAN.—J. H. Deeves & Brother, 103 Park av, have the general contract for a 1-sty addition, and remodeling of the 5th floor at 647 5th av, for E. Gimpel & Wildenstein, on premises, owner, from plans by Charles L. Fraser, architect.

MANHATTAN.—John Fulton, Jr., 52 Vanderbilt av, has the general contract for alterations to the 3-sty brick store bldg, 30x70, at 1212 Broadway, for Solomon Pudlin & Co., on premises, owner, from plans by S. Walter Katz, and I. G. Feiner, 505 5th av, architect. Cost, \$6,500.

BRONX.—The York Building Co., 103 Park av, Manhattan, has the general contract for 1-sty brick stores, 75x90, on the east side of Webster av, 160 ft north of 168th st, for the Dodge Realty Co., 370 East 149th st, owner, from plans by Irving Margon, 372 East 149th st, architect. Cost, \$12,000.

BRONX.—Nieman & Luth, 33 West 42d st, have the general contract for a 2-sty brick and stone office and police bldg, 23 x45, at Woodlawn Cemetery, Jerome av and 233d st, for the Woodlawn Cemetery, Howard C. Smith, pres., Webster av and 233d st, owner, from plans by H. Edwards-Ficken, 22 East 17th st, architect. Cost, \$15,000.

BRONX.—The Chelsea Carpenter Construction Co., 88 Lenox av, has the general contract for 1-sty brick stores, 116x35, on the west side of Westchester av, 55 ft south of Forest av, for Sophia Brener, 408 Lexington av, owner, from plans by J. M. Felson, 1138 Broadway, Manhattan, architect. Cost, \$5,000.

POUGHKEEPSIE, N. Y.—Madsen & Wistoff, 45 Market st, Poughkeepsie, N. Y., have the general contract for alterations to the brick store, 50x122, in Main st, for the Up-to-date Cloak Co., on premises, owner, from plans by Girard Betz, 61 John st, Kingston, N. Y., architect. Cost, \$12,000.

POUGHKEEPSIE, N. Y.—S. Stein, Poughkeepsie, N. Y., has the general contract for repairs to the brick store and loft bldg, at 220 Main st, for David Martin, 220 Main st, Poughkeepsie, N. Y., owner, from plans by Du Bois Carpenter, 45 Market st, Poughkeepsie, N. Y., architect. Cost, \$4,000.

THEATRES.

MANHATTAN.—John Williams, 527 5th av, has the general contract for alterations to the 2 and 3-sty brick theatre and offices, 104x71, at 1482-90 Broadway, for the 1482 Broadway Corp., Edmund K. Stallo, pres., 60 Broadway, owner, from

plans by Henry I. Cobb, 527 5th av, architect. Cost, \$6,000.

HACKENSACK, N. J.—The Ferber Construction Co., 16 Johnson av, Hackensack, has the general contract for the alteration of the post office at the northeast cor of Main st and Salem pl, into a moving picture theatre, for James Tracey, on premises, owner, from privately prepared plans.

MISCELLANEOUS.

MANHATTAN.—A. W. King & Co., 81 East 125th st, have the general contract for the construction of station finish for two stations on the Broadway-4th Av Rapid Transit Railroad for the City of New York, Public Service Commission, for the First District, 120 Broadway, owner, from privately prepared plans.

MANHATTAN.—John W. Barnes, 10 East 43d st, has the general contract for the completion of banking quarters in the apartment house at 127 East 72d st, for Julius Tishman & Sons, 18 East 41st st, owner, and the Corn Exchange Bank, 13 William st, lessee, from plans by H. T. Lindeberg, 2 West 47th st, architect.

BRONX.—Nieman & Luth, 33 West 42d st, Manhattan, have the general contract for a 2-sty brick and limestone office and police bldg, 23x46, at Woodlawn Cemetery, Jerome av and 233d st, for the Woodlawn Cemetery, Webster av and 233d st, owner, from plans by H. Edwards Ficken, 22 East 17th st, Manhattan, architect.

POUGHKEEPSIE, N. Y.—Kingston & Campbell, 1 Washington st, Poughkeepsie, have the general contract for a 1-sty brick and reinforced concrete heating plant, 24 x24, at 333-5 Main st, for Wallace Co., 333 Main st, Poughkeepsie, N. Y., owner, from plans by W. J. Beardsley, 49 Market t, Poughkeepsie, N. Y., architect. Cost, \$25,000.

MARINERS HARBOR, S. I.—John Milnes & Co., Rich av, Port Richmond, S. I., have the general contract for a blacksmith shop, machine shop and boiler factory on Richmond Terrace, for the Staten Island Ship Building Co., 1983 Richmond Terrace, Richmond, owner, from plans by Lockwood, Green & Co., 101 Park av, Manhattan, architect and engineer.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract for a 1-sty brick heating plant, 25x35, in Beecher st, for Franklin Murphy,

of Murphy Varnish Co., 224 McWhorter st, Newark, owner, from plans by Guilbert & Betelle, 665 Broad st, Newark, architects. Total cost, \$17,000.

MAURER, N. J.—H. D. Best & Co., 52 Vanderbilt av, Manhattan, have the general contract for a 4-sty steel, frame and hollow tile coal pulverizing mill, 60x55, for the American Smelting & Refining Co., 120 Broadway, Manhattan, owner, from privately-prepared plans.

NEWARK, N. J.—Francis McCue, 84 Harper st, Newark, has the general contract for a meter recording station, on Bloomfield av, for the Board of Street & Water Commissioners of the City of Newark, City Hall, Newark, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer. Cost, \$12,496.

BUFFALO, N. Y.—George H. Scheckler & Sons, Erie, Pa., have the general contract for a 2-sty brick and steel freight house, two bridges and platform, 420x30, at Louisiana and Seneca sts, for the Pennsylvania Railroad Co., C. B. MacArthur, asst. engr., Brisbane Bldg., Buffalo, owner, from plans by A. C. Shand, Broad st station, Philadelphia, Pa., and E. B. Wissman, 314 Babcock st, Buffalo, N. Y., engineers. Cost, \$200,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 39th st, secretary.

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

NATIONAL EXPOSITION OF SAFETY AND SANITATION will be held in the Grand Central Palace, New York, September 10-15, under the joint auspices of the American Museum of Safety and the National Safety Council.

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

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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.
STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.