

REAL ESTATE RECORD AND BUILDERS GUIDE.

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QUESTION OF ASH AND TRADE WASTE REMOVAL

Cities Throughout Country Solve Their Own Problems Without Reference to Other Communities—Solution at Buffalo

By JAMES A. MAGOFFIN, of Buffalo, N. Y.

IN the complex organization of our present urban communities, there is a constantly increasing tendency to widen and enlarge the scope of municipal activities. What fifty years ago was a purely private enterprise is to-day an affair of the city. With the enlargement of the city's activities, there also come difficult problems for solution. What shall be the extent of the new service taken over by the city? How shall its operations be financed? Shall the service be performed by the city with its own employees or shall it be rendered through a private contractor? For example, the schools are open to all children in the community while water is furnished only to those who pay for it.

The removal of ashes, garbage and trade refuse is one of the questions that is being studied and discussed by nearly every city in the country to-day. At present there are no two cities which treat the subject exactly alike; there are shades of difference in nearly every city. Some do not make any collection, that is by the city, of any ashes or trade waste from any source. Others collect from dwellings only. Some collect the ashes where they are the result of burning coal for heating purposes. Others remove them from all commercial buildings. In nearly every case, each city has solved its own individual problems, with little or no reference to what was done in others.

Outside of a few of the larger cities, the removal of ashes was a matter of private enterprise, until quite recently. In a sparsely settled community, little or no inconvenience is suffered by such private removal. When the community is thickly settled, the removal of ashes, as suits the individual convenience, causes no inconsiderable annoyance. Streets are littered, property is injured and there is no system of regulation in such disposal. The result in each instance has been that ordinances were enacted regulating the collection and removal of ashes, garbage and refuse. Then the cities themselves began to remove these articles, finding they could remove them with more convenience to the community, than could the irresponsible parties usually employed theretofore.

At first, cities undertook the collection of garbage purely as a sanitary measure. The success of this proposition soon became manifest and out of regard to the comfort and peace of the community the collection and removal of ashes at regular intervals was undertaken. It is intended in this article to discuss only the extent to which the city should go in rendering such service.

No one disputes but that the city out of consideration of the community's health should remove all garbage from whatever source derived. That is a proposition admitted by all. The removal of ashes, however, by the city is a question that is not so readily solved.

At the outset a sharp distinction should be drawn between ashes which are the result of heating dwellings and commercial buildings and trade waste, i. e., the refuse made in a manufacturing plant which cannot be sold as part of its output or product. The latter is something

the removal and disposal of which is computed in the cost of production and cannot justly be said to be an object of the city's consideration. Furthermore, I do not think there are any cities which ever seriously considered the establishment of a service for the removal of pure trade waste by the city, to be paid for by funds raised by general taxation.

In this climate, the ashes made in office and commercial buildings are the result of consuming coal for heating purposes, during at least seven months of the year. And during that time the power used for lighting and elevator operation is a by-product. In Buffalo, N. Y., where the writer is quite familiar with conditions, no more coal is consumed in our office buildings, from October to May, than is needed to heat them. In fact were it not for the necessity of having heat, it would be more economical to secure the power for lighting and operation of elevators from outside sources. Hence office buildings, department stores and the like are compelled by climatic conditions to make ashes for the same reason as a householder.

Corporation Suffers.

Again the householder receives the benefit of practically every service established by the city. The schools, parks, libraries and the like are open to him without cost. The corporation which happens to be unfortunate enough to own an office building derives no benefit therefrom, yet it is taxed heavily.

It is maintained by some that no ashes should be taken from any building operated for profit. Where is the distinction to be drawn? Man must have a cover for his head; he cannot sleep outdoors. Also the lawyer must have an office in which to consult with his clients; he cannot carry his office in his hat. Both are necessities. On the other hand, how about the man who owns a block of flats, which he rents for profit? Is he to have his ashes removed by municipal service and the owner of the office building be denied that service? Both are operated for profit, both pay into the same fund which is used to pay for the service. Then why discriminate in favor of one property as against the other? Wherein is there any justice or fair dealing, to make the owner of a commercial building pay for the removal of his ashes and in addition thereto contribute to the removal of the ashes from a row of flats?

Discrimination.

Where the removal of ashes is made a local charge against each piece of property benefited, no injustice is done to them not obtaining the service. They have not contributed and have not been affected by such method. But such is not the case in the great majority of cities. Generally, and without exception, the city estimates the amount of money needed to remove ashes and garbage; then levies a tax upon all property indiscriminately for that object. As a result every owner of property in the community contributes his proportionate share for the removal of the same. In Buffalo, and I believe it is the same elsewhere, the proportionate amount collected by the city through taxation for the collection of ashes is as much or greater

than the cost to the city of making such collection. For that reason, Buffalo collects ashes from all office and commercial buildings. To tax a property for the removal of ashes and to receive from such property as much or more than the cost of such collection, and then to deprive such property of the benefit of the service, amounts to double taxation. It was so held in a Kansas case, where a tax was levied for fire protection upon all property indiscriminately and certain properties were denied the service. The court, in an action brought, compelled a reduction in the assessment made equal to the amount levied on the exempted property for such service.

It was demonstrated in an action, brought against the city of Buffalo, N. Y., by owners of business property, to compel the said city to continue its collection of ashes from commercial buildings, where the same had been threatened to be discontinued by the then Commissioner of Public Works, that the actual cost to the city to remove ashes was less than the amount the city received from each individual piece of property through taxation for such service. That no doubt is true in every large city. The office building puts one or more loads of ashes at the curb, where they are easily loaded. Such is not the case with small dwellings; there they must be gathered in small quantities and at considerable more expense than where concentrated.

In the aforesaid case Mr. Justice Pooley said, in giving decision against the city: "It is said that the removal of garbage is a function of municipal government and sanctioned by the general welfare clause, if not directly authorized by Charter provision. It is claimed that the removal of ashes is not, but it is certain that it is a necessity common to all, and may properly be assumed by the municipality. If it is so assumed, and the owners of property are required to pay into the treasury a fund set aside for this specific purpose, then there would be no reason why that fund should not be equally applied to the benefit of all contributing to it."

Again the Committee on Ordinances of the Board of Aldermen of the City of Buffalo, in recommending the adoption of the present ordinance under which the city is now operating and under which ashes are taken from all commercial buildings, said concerning an ordinance adopted shortly prior thereto depriving commercial buildings of the ash service: "that it was shown that business properties of the type involved paid a very large share of the taxes for the maintenance of the public schools, parks and other city institutions, in return for which they receive nothing. Besides it appeared that as the present appropriation for these collections is insufficient, these same properties will have to pay their share of such further sums as must be appropriated without receiving any further or different service therefrom. We are satisfied that the amendment to the ordinance was passed without due consideration by the Common Council as to its consequences, and that its enforcement at this time would be unjust and would create an unfair discrimination against the properties affected,

HIGH BUILDINGS—STREET CONGESTION

Extreme Heights In Lower Manhattan Render Thoroughfares Inadequate

By HERBERT S. SWAN

BUILDINGS in the downtown section of Manhattan have been erected without any reference to the street width. The average frontage height in Trinity place and Church street, between Morris and Chambers streets, is 9.18 stories; in Nassau street between Wall and Frankfort streets, 9.21 stories; in New street, 12.24 stories; on Broadway, below Chambers street, 13.92 stories; and in Exchange place, 14.90 stories. On Trinity place and Church street this is 1.8 times the average street width; on Broadway, 2.5 times; in Nassau street, 3.0 times; in New street, 4.6 times, and in Exchange place, 5.6 times. The effect of these extreme heights is to render the street width absolutely inadequate to care for the traffic accompanying such heights.

The ordinary lot in New York is 100 feet deep. The average net rentable floor space per occupant in an office building is about 75 square feet. The approximate number of occupants on any given street, assuming the street to be used entirely for office purposes with a rentability of 100 per cent., may be ascertained by using these factors in connection with the average frontage height in stories. Proper allowance must, of course, be made for the progressive diminution of net rentable floor area accompanying each increment in height.

To make one street comparable with another, proper allowance must also be made for any space occupied by parks, public spaces, public buildings, churches and cemeteries. In making these estimates, the portion of the street frontage devoted to such purposes has been deducted from the total frontage. The street intersections have, however, been regarded as belonging exclusively to the street under consideration in each case. These might more appropriately have been apportioned between the particular street under consideration and its bisecting streets, but the difficulty encountered in doing this made it infeasible. Each street is considered as a unit. The inclusion of the street intersections makes the congestion appear smaller than is actually the fact.

Estimated on this basis, New street has at present an office population of 16,952; Exchange place, 18,401; Nassau street, 26,109; Trinity place and Church street, 37,702, and Broadway, 55,540. The total office population of these five streets is 154,704. What the office population on these five streets would be at different average frontage heights may be summarized as follows:

Height in Stories.	Nassau St.	Trinity and Church St.	Pl. and New St.	Exchange Place.	Total Population.	Increase Over Pres. Pop.	
15.....	40,230	58,080	20,415	59,580	18,525	196,830	42,126
20.....	51,960	75,000	26,360	76,940	23,980	254,240	99,536
25.....	62,525	90,275	31,725	92,625	28,875	306,025	151,323
30.....	72,150	104,190	36,630	106,860	33,330	353,160	201,840

The investigation shows that it would be impossible for all the occupants of the buildings abutting on these streets to seek the street level at one time since the street—even though it were cleared of all other traffic, pedestrian, vehicular and surface street car, and absolutely free from all obstructions so that the entire width of the street might be used—would be unable to hold them. The minimum space required by a crowd moving in one direction is five square feet per person. Computed in this manner, Broadway could hold but 96.3 per cent. of its occupants; Trinity place and Church street, 86.6 per cent.; Nassau street, 69.3 per cent.; New street, 44.5 per cent., and Exchange place, 37.5 per cent.

Stated in other words, the crowd on Broadway would be 1.1 persons deep; in Trinity place and Church street, 1.2

persons deep; in Nassau street, 1.4 persons deep; in New street, 2.2 persons deep, and in Exchange place, 2.7 persons deep. New street and Exchange place, it will be noted, would barely afford adequate standing room for their respective occupants.

For practical purposes, however, the street must be divided into roadway and sidewalks. The entire street cannot be used exclusively by pedestrians; it must be used by both pedestrians and vehicles.

If the crowds were to keep on the sidewalks, moving in one direction as above with a minimum space allowance of five square feet per person, the occupants in Trinity place and Church street would be piled up 1.8 persons deep; on Broadway, 2.0 persons deep; in Nassau street, 3.1 persons deep; in New street, 5.2 persons deep, and in Exchange place, 6.6 persons deep.

If the average frontage height on these streets were increased to thirty stories the occupants would be piled up 4.0 persons deep on the sidewalks on Broadway; 5.1 persons in Trinity place and Church street; 8.5 persons in Nassau street; 11.4 persons in New street, and 11.9 persons in Exchange place. These estimates are based on the assumption that the sidewalk width would remain unchanged. The following table shows the estimated sidewalk congestion on these streets if improved with buildings of different average frontage heights, the figures showing the number of persons deep the occupants would be on the sidewalk, each occupant being allowed five square feet of sidewalk space.

Height in Stories.	Nassau St.	Trinity and Church St.	Pl. and New St.	Exchange Place.	Total Population.	Increase Over Pres. Pop.
15.....	4.8	2.8	6.3	2.2	6.7	6.7
20.....	6.2	3.7	8.1	2.8	8.6	8.6
25.....	7.4	4.4	9.6	3.4	10.4	10.4
30.....	8.5	5.1	11.4	4.0	11.9	11.9

The sidewalks are incapable of caring for more than fifty-six per cent. of the present office population in Trinity place and Church street; 50 per cent. on Broadway; 32 per cent. in Nassau street; 19 per cent. in New street, and 15 per cent. in Exchange place. If the buildings on these streets were increased to a uniform height of thirty stories then the sidewalks on Broadway would afford sufficient space for but 26 per cent. of the occupants; 20 per cent. in Trinity place and Church street; 11.9 per cent. in Nassau street; 8.9 per cent. in New street, and 8.4 per cent. in Exchange place.

SHIPBUILDING IN QUEENS.

Borough Has Natural Advantages Which Should Aid Government.

THE Borough of Queens offers splendid facilities for the development of the shipbuilding industry, according to Walter I. Willis, Secretary of the Queens Chamber of Commerce.

"The advantages that Queens has for the location of shipbuilding concerns on its waterfront," said Mr. Willis, "compare favorably with any section in New York City or vicinity. With every facility for the receipt of raw materials, with the best labor supply available through its new rapid transit extensions, connecting with all parts of the city, with nearly 200 miles of water frontage on the East River, Newtown Creek, Flushing Bay, Jamaica Bay and the Atlantic

Ocean; with the many miles of Long Island Railroad tracks, a large part of which are adjacent to the waterfront, and with the new bridge across Hell Gate of the New York Connecting Railroad, Queens Borough should become a great shipbuilding center.

"The greatest opportunity and duty of the hour to American industry is the building of ships. The demand at this time for ocean transports is greater than ever before in the history of the world and the submarine warfare has only caused the already great shortage to be largely accentuated.

"There are a great number of sites for shipbuilding purposes, but few can compare with those that the Borough of Queens has to offer, with its immense amount of undeveloped waterfrontage accessible to both the Long Island Sound and the Atlantic Ocean.

"The improvement of the East River by deepening the channel from the Battery to Long Island Sound and especially the widening and deepening of the channel through Hell Gate, as proposed by the War Department, will increase the advantages of Queens as a location for shipbuilding firms.

Well Adapted for Industries.

"Flushing and Jamaica Bays are particularly well adapted for the location of industries constructing medium sized boats, and it is surprising that a greater number of such industries have not already located on these large bodies of water. Both bays have unexcelled advantages for launching, testing and anchorage, as they are both landlocked harbors.

"The location of three barge canal terminals on the East River and Flushing Bay makes Queens available for the receipt of raw materials from the Great Lakes section. This applies particularly to the receipt of steel and iron from the Pittsburgh district and the large steel plants in the vicinity of Buffalo.

"The operation of freight trains across the New York Connecting Railroad bridge at Hell Gate gives an additional advantage for the receipt of accessories from the New England manufacturing section. Lumber can be brought cheaply from the Pacific Coast through the Panama Canal to the Port of New York, of which Queens is a large, integral part. In New York City there is a great amount of skilled labor for shipbuilders, such as longshoremen, tugboat men, engineers, carpenters and mechanics, because of the numerous concerns already located here.

Industry in Queens.

"At the present time there are fourteen establishments in Queens engaged in the construction of boats and repairs. These industries employ 583 persons and the value of their products for the year 1915 was \$1,275,000, according to the figures of the industrial census recently compiled by the Queens Chamber of Commerce.

Some of these concerns are: Red Star Towing Co., Long Island City, repair work, Astoria Boat Works, Long Island City, life boats and launches, Welin Marine Equipment Co., Long Island City, life and motor boats, Chris Weiland, Maspeth, life boats, Ward's Dry Dock, Long Island City, boat building, George J. Stelz, College Point, pleasure boats, Dry Dock Company, Long Island City, repair work, MacWilliams Brothers, Long Island City, small boats, Standard Oil Co., Long Island City, repairs, and L. J. Machine & Marine Construction Co., Long Island City, marine machine works.

"The foregoing are but a few of the advantages to the shipbuilding industry offered by the Borough of Queens and, in my opinion, there will be a great development of this industry in Queens during the course of the present war. Several large concerns are in fact now negotiating for waterfront property for new shipbuilding projects."

—The new barge canal will measure when completed, 790 miles, of which 540 miles represents canal construction, 250 miles in natural waterways.

CITY KEEPS LEAD AS MANUFACTURING CENTER

Complete Results of the 1915 Federal Census of Manufacturers in the United States are Made Known

THE abstract of the Census of Manufacturers has just been issued by the Bureau of the Census. This inquiry, which related to the calendar year 1914, was made in 1915. On account of the great disarrangement of industry in this country following the outbreak of the War in Europe, the 1914 figures are for the last normal year, and hence the necessary delay in tabulating the vast amount of data gathered and in publishing the results has not detracted so much as in other census years from the interest and value of this report, according to Greater New York, the organ of the Merchants' Association.

It is unfortunate that the last year before the war, and the year in which this census was made, was in this country a period in which industrial activity was somewhat below normal.

The period from 1909 to 1914 was not one of great industrial growth. The value of the goods manufactured in the United States in 1914 amounted to \$24,246,437,724. This was an increase of only 17.3 per cent over the product of the year 1909, as against a 59.7 per cent increase for the period between 1904 and 1909, and a 29.7 per cent increase for the period between 1899 and 1904. The comparatively small increase between 1909 and 1914 cannot be explained entirely by poor business conditions during the first six months of 1914 and the industrial slump after the commencement of the war in Europe. This is shown by the very small increase in the number of establishments during this period and by the actual decrease in the number of proprietors and firm members. The number of establishments is not as subject to a decrease during periods of depression as is the case with the number of wage-earners or value of product, and therefore the number of establishments could not have been greatly affected by the industrial conditions of the period during which the census was taken.

Two other changes of significance may be noticed during the period from 1909 to 1914. In the first place, the 3.9 per cent decrease in the number of proprietors and firm members shows an increase in the corporate form of ownership of industries; and in the second place, the increased use of mechanical power per employee shows the increasing use of machinery.

The following are the industries which in 1914 turned out a product valued at more than \$250,000,000 each:

Industry.	Value of Product.
1. Slaughtering and meat packing	\$1,651,000,000
2. Iron and steel, steel works and rolling mills	918,000,000
3. Flour-mill and gristmill products	877,000,000
4. Foundry and machine shop products	866,000,000
5. Lumber and timber products	715,000,000
6. Cotton goods	676,000,000
7. Cars and general shop construction and repairs by steam railroad companies	514,000,000
8. Automobiles	503,000,000
9. Boots and shoes, not including rubber boots and shoes	501,000,000
10. Printing and publishing, newspapers and periodicals	495,000,000
11. Bread and other bakery products	491,000,000
12. Clothing, women's	473,000,000
13. Clothing, men's	458,000,000
14. Smelting and refining, copper	444,000,000
15. Liqueurs, malt	442,000,000
16. Petroleum, refining	396,000,000
17. Woolen and worsted goods	379,000,000
18. Leather, tanned, curried and finished	367,000,000
19. Electrical machinery, apparatus and supplies	335,000,000
20. Paper and wood pulp	332,000,000
21. Iron and steel, blast furnaces	317,000,000
22. Tobacco, cigars and cigarettes	314,000,000
23. Lumber, planing mill products	307,000,000
24. Printing and publishing, book and job	307,000,000
25. Sugar, refining	289,000,000
26. Furniture	265,000,000
27. Hosiery and knit goods	258,000,000
28. Silk goods, including throwsters	254,000,000

In addition to these twenty-eight lines of industry, there are twenty-eight

additional lines, each producing a product valued at more than \$100,000,000.

The relative importance of the chief industries of the country changed greatly between 1909 and 1914. However, many of these changes in rank are due more to stagnation in certain lines of industry in 1914 than to failure to gain during the entire period. In some cases a different census classification has caused a change in rank.

The products of steel works and rolling mills, and of flour and grist mills both decreased in this period, but, nevertheless, these industries advanced from fourth and fifth place to second and third place respectively because there was an even greater decline in the value of foundry and machine shop products and lumber and timber products, which held the second and third position in 1909.

The manufacture of men's clothing dropped from eighth to eleventh place, woolen and worsted goods from tenth to sixteenth, tobacco manufacture from eleventh to twenty-seventh, iron and steel blast furnaces from fourteenth to twenty-eighth.

The Ten Leading Cities.

The ten most important cities with the value of their product are as follows:

New York	\$2,292,831,693
Chicago	1,483,498,416
Philadelphia	784,499,633
Detroit	400,347,912
St. Louis	360,479,868
Cleveland	352,418,052
Boston	284,802,479
Buffalo	247,516,476
Pittsburgh	246,694,018
Milwaukee	223,555,142

New York City has continued to maintain its position as the greatest manufacturing city in the country. This city increased its output from 1909 to 1914 by 13.1 per cent, which is the average increase for the twenty most important cities. It is interesting to note that of the twenty most important industrial cities, only ten had a greater relative increase than New York City. The increase in one of them, Detroit, was due almost entirely to the wonderful development of the automobile industry. Two of the cities, Perth Amboy and Jersey City, are part of the so-called Metropolitan District.

It is often said that variety of manufacturing in a city promotes industrial stability and prosperity in that city. For this reason it is interesting to note that of the twenty-eight important lines of industry, which show a tendency to concentrate in a limited number of cities, New York City is the greatest center for twelve, the second city in importance for three more, the third city for another two, and fourth and sixth in importance for two others. These industries are as follows:

New York City leads in:

	Percent of U. S. total manufactured in N. Y. City.
1. Artificial flowers, feathers and plumes	85.8
2. Clocks	19.9
3. Clothing, men's, including shirts	34.7
4. Clothing, women's	71.7
5. Dyeing and finishing textiles, exclusive of that done in textile mills	7.7
6. Fur goods	66.6
7. Furnishing goods, men's	40.9
8. Hair work	59.4
9. Ink, printing	44.2
10. Millinery and lace goods	62.0
11. Pens, fountain, stylographic and gold	68.9
12. Pipes, tobacco	62.2

New York City is second in:

13. Hosiery and knit goods (not including hand knit goods)	7.2
14. Jewelry	25.3
15. Silk goods, including throwsters	5.9

New York City is third in:

16. Automobiles	1.5
17. Slaughtering and meat packing	6.6

New York City is fourth in:

18. Hats, fur, felt	9.6
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New York City is fifth in:

19. Boots and shoes, including cut stock and findings	4.4
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The industrial prosperity of New York is still more emphasized by the increasing tendency for industries to center in this city, although the tendency throughout the country, as a whole, is probably towards decentralization. Incidentally, these facts show the incorrectness of the idea, often expressed, that New York City is unable to hold its important lines of manufacturing. Since 1909 New York City has increased its percentage of the country's manufacture of women's clothing by 2.4 per cent, although in the same period the importance of Philadelphia decreased 6 per cent and that of Chicago remained about stationary.

Increase for City.

In dyeing and finishing textiles, New York City increased its percentage during this period 5 per cent, although the percentages of Philadelphia and Paterson have correspondingly decreased.

During this period New York City increased its share of the production of hosiery and knit goods 1 per cent, although Philadelphia's share did not increase, and the importance of Utica, Amsterdam, Little Falls and Cohoes decreased decidedly.

New York City's increase in the production of jewelry was the largest percentage of increase of any important jewelry manufacturing cities for this period.

The important shoe centers of Massachusetts, with the exception of Haverhill, have recently manufactured a decreasing percentage of the country's total. However, New York City has increased its percentage.

Of the twelve lines of industry which center primarily in New York City, the relative importance of this city was increased in six during the period in question, decreased slightly in five, and maintained its position in the remaining industries.

Cities Industrial Steadiness.

The steadiness of industry in New York City, due largely to the great variety of industries, is shown by the fact that the minimum number of employees in any month during 1914 in all industries was 91.5 per cent of the maximum number of employees in any month. This is considerably larger than the average for the country and a little higher than the average for large cities. The constant demand for labor throughout the year in all large cities constitutes a very strong factor in the attraction of labor. The advantage of large cities in this respect is shown by the data for the 130 largest cities in the country, as can be readily understood by the fact that the average figures (per cent, maximum number of labor any month is of maximum for any month of the year) in the ten largest cities was 90.03 per cent as against 78.56 per cent for the ten smaller cities.

Statistics of Wage Earners.

The statistics for sex and age of employers in the various states show the great importance of women in industries at the present time; considering all cities with a population of over ten thousand, the average number of female workers in factories is practically one-third of the total number of employees and the proportion has remained about the same since 1914. In Troy, N. Y., fifty-one per cent of the workers are females, while females form more than one-third of the wage earners in eight important cities, including New York City.

There has been a decided improvement in the child labor situation. The number of children under sixteen employed in industries has decreased from 93,635 in 1904 to 72,870 in 1914, although the total number of wage earners increased a third during the same period.

LEGAL NOTES AFFECTING REALTY

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

Agent's Transaction in Own Behalf.

THE general rule is that an agent is not permitted to enter into any transaction with his principal on his own behalf respecting the subject matter of the agency unless he acts with entire good faith, without any undue influence or imposition and makes a full disclosure of all the facts and circumstances attending the transaction. If an agent purchases the property of his principal without making such disclosure and acting in good faith, the principal may have the sale set aside, and compel the agent to recover the property to him upon repayment of the purchase money, or as much as has been paid, and account for the rents and profits received by him; and where the principal is infirm or of doubtful business capacity, very slight circumstances will suffice to cause the court to set aside the dealings between principal and agent. *Sperry v. Sperry*, West Virginia Supreme Court of Appeals, 92 S. E. 574.

Failure to Complete Deal.

A broker producing a party ready to loan money on first mortgage security is entitled to compensation, although he knew of outstanding liens against his principal's land, since he might assume arrangements would be made to discharge them.—*Bledsoe v. Lombard* (Mo.), 194 S. W. 518.

Construction of Security Deed.

W. in his individual capacity executed and delivered a deed to land to secure a named indebtedness due by him to L. The deed stipulated that it was given to secure "any and all indebtedness" which W. "might hereafter owe" to L. After the delivery of the deed W. became a member of a partnership which also became indebted to L. Upon the dissolution of the partnership with the know-

ledge of L., its entire indebtedness due L. was assumed by W. In an action by L. for a construction of the security deed, the Georgia Supreme Court holds, *A. Lefler Co. v. Lane*, 92 S. E. 214, that under the terms of the deed, when W. assumed the debt of the copartnership, it became his debt, and was covered by the deed.

Custom as Part of Brokerage Contract.

A contract giving a real estate agent and broker an exclusive agency to rent, collect rentals, and manage certain property, was silent as to any right of the broker to reserve from amounts collected a brokerage fee against which commissions on rents subsequently collected should be charged, and there was no agreement relative to the reservation of any such sum. The Massachusetts Supreme Judicial Court holds, *Russell v. Klein*, 116 N. E. 257, that the custom of the broker's office to reserve a sum equal to 5 per cent. of the yearly rental against which the commission as it accrued would be applied, could not be read into the contract.

Marketable Title.

A title to be marketable must be so far free from defects as to enable the holder, not only to retain the land, but to possess it in peace, and, if he wishes to sell it, to be reasonably sure that no flaw or doubt will arise to disturb its market value. But a mere suspicion against the title or a speculative possibility that a defect in it might appear in the future cannot be said to render a title unmarketable. It is not required to be free from mere shadows or possibilities, but from probabilities. Moral, not mathematical, certainty that the title is good is all that is required.—*Kenefick v. Shumcker*, Indiana Appellate Court, 116 N. E. 319.

FIRE INSURANCE.

Real Estate Board Favors Investigation Into Rates Charged.

THE Real Estate Board of New York, which has frequently called attention to the fact that while the cost of fire insurance shows no reduction, the cost of fire prevention has increased tremendously in recent years, is profoundly interested in a proposed official investigation of the cost of fire insurance. The following statement was issued on behalf of the Board by Richard O. Chattick, its executive secretary:

"It is impossible to over-estimate the importance of a resolution adopted by the Board of Estimate on July 19, asking the State Commissioner of Insurance to make a thorough examination of the seeming injustice between the fire insurance losses and the fire insurance tolls of the city, with a view to establishing a fire insurance rate for the city in keeping with the fire hazard."

"The resolution says that the city's fire risk has been so reduced in the past seven years that the fire losses have been under \$8,000,000 a year, although the fire insurance companies continue to levy an annual tax now aggregating approximately \$25,000,000.

"In the recently issued report of the Fire Commissioner for the year 1916, attention is called to the wide discrepancy between the huge sums collected in the area covered by the Fire Insurance Exchange and the relatively low annual fire loss in the same territory.

"The Fire Commissioner is proud of the fact that the annual fire loss in New York City is as low as it is. So are the taxpayers.

"But it is to be borne in mind that while the fire loss may be low, it does not by any means represent the actual tribute paid by the taxpayers for fire protection. Particularly in recent years immense sums, estimated to be in the millions, have been paid for all sorts of Labor Law and departmental orders look-

ing to fire prevention. So that the only way to compute the annual toll paid by the taxpayer is to take it as the cost of an expensive Fire Department, plus the cost in millions paid for fire prevention orders, plus the cost of \$25,000,000 in fire premiums.

"The prime object of fire prevention laws is not to reduce fire insurance premiums. But the reduction of these premiums should bear some relation to the increase in fire prevention efficiency.

"It is clearly an outrage upon the taxpayer to continue to pay more than \$9,000,000 a year to maintain the Fire Department and \$25,000,000 a year in fire insurance premiums and perhaps twice this sum a year to carry out structural and other requirements for fire prevention; or, to put it another way, to make the risk safer for the fire insurance companies.

"The thing is so plain that the proposed investigation by the State Commissioner of Insurance should be both prompt and thorough.

"The Real Estate Board of New York will give the fullest support to such an investigation."

Title Companies Organize.

Five of the principal title companies of the city have joined in the formation of the New York Board of Title Underwriters. The purposes of the association are to establish and maintain uniformity among its members in the contracts of title insurance and the rates therefor, and to acquire, preserve and exchange information relative to the business of title insurance. The companies represented in the association are the Title Guarantee and Trust Company, the Lawyers Title and Trust Company, the New York Title and Mortgage Company, the United States Title Guaranty Company and the Home Title Insurance Company. The association is a voluntary one and hopes to inculcate just and equitable principles in the business of title insurance and to improve the methods relating to such business.

To Take Charge of Section.

John J. Hagerty, a member of the contracting firm of Rodgers & Hagerty, has been engaged by the Public Service Commission to take charge for the Commission of the work of constructing Section No. 2 of Routes Nos. 19 and 22, the elevated portion of the Pelham Bay Park branch of the Lexington avenue subway, extending northerly from Whitlock avenue along Westchester avenue to Pelham Bay Park. The contract for the construction of this section was awarded last year by the Commission to Lawrence C. Manuell, and by him assigned to the Flick-Manuell Construction Company. This company experienced difficulty in carrying on the work, and after repeated efforts by the engineers of the Commission to insure better progress the Commission on May 29 last declared the contract forfeited, and itself took over the completion of the work. It employed J. H. Flick as manager temporarily and a small force of laborers to keep the work going. Mr. Flick has now resigned, and the Commission, as stated, has engaged Mr. Hagerty as Director of Construction. Mr. Hagerty's work is to complete the contract, at least up to the point of erecting the steel structure for the elevated railroad, which may be let as a separate contract, and his compensation is to be \$10,000.

Writ Withdrawn.

The Public Service Commission has been advised by its counsel that the writ of certiorari, obtained by the New York Railways Company for the purpose of reviewing the determination and order of the Commission, upon the application of that company for approval of an issue of bonds to finance the acquisition of 175 new "stepless" cars, has been withdrawn by the company and the proceeding instituted by the service of the writ has been discontinued. The matter has been held open pending the making up of a detailed balance sheet of the company, inasmuch as there was unadjusted a large number of unsettled claims growing out of the receivership, the value of which was indeterminate. It was said at the offices of the Commission during the week that it was deemed not unlikely that the New York Railways Company will later apply for leave to present additional evidence, covering matters which have come to its knowledge in connection with the making up of that balance sheet, as basis for approval of the issuance of more than \$640,000 of bonds thus far approved. The company has lately expressed its interest in the establishment of a fair and adequate rule whereby the 4 per cent. bonds of the company may be used in meeting the needed development of the property.

New Tariff Schedules.

During the week the Public Service Commission continued its hearing on the new tariff schedules filed by the Long Island Railroad Company, containing certain changes in commutation rates, mileage tickets and one-way and round-trip fares within the First District. At the hearing James A. McCrea, Vice-President and General Manager of the company, testified that his company had just made a new contract with the Jamison Coal Company for the supply of coal for railroad use for the next year. The company is to pay \$3 per ton for coal at the mines, but it is stipulated that the contract may be cancelled if the Government should fix the price of coal at less than \$3 per ton. This is more than double the price of coal a year ago. The company, Mr. McCrea said, has plenty of cars for the moving of the coal.

—In 1859 the plot now occupied by the new building of Brokaw Brothers on Broadway, just south of 42nd street, was used by the owner, George Ross, as a coal yard. It was not until 1874 that he built the Rossmore Hotel, which later became known as the Saranac Hotel, the Cafe de l'Opera, the Cafe de Paris and later occupied by Louis Martin's restaurant.

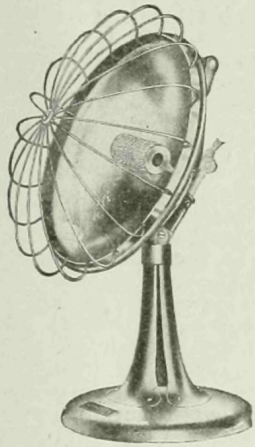
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Electric Heater.

A NEW design of radiant electric heater has recently been perfected and introduced to the electrical trade. This unit is substantially constructed of pressed steel on the principle of the portable lamp and is of very attractive design. The reflector has a triple coat of copper plating highly polished. The back is finished in black enamel and the base and upright is polished nickel. The reflector is fastened to the upright by a hinge joint and is adjustable, permitting the heat rays to be directed parallel to the floor or diagonally upward. The heating element core is made of composition material, the resistance wire being first wound into a small coil and



then wound around the core one inch in diameter, thus giving a large amount of resistance material in a compact space. The coil will run at a normal temperature of about 1,200 degrees, which insures long life and satisfactory service. The manufacturer claims that the heat rays are easily felt at a distance of six feet from the device, this extreme distance being possible by virtue of the specially designed parabolic reflector. The wire protecting guards over the heating element are easily removable when necessary to clean the reflector or change the removable heating element. The base of this appliance is made of metal and so weighted that if the heater is tipped over it will assume a position with the heating element pointing upward, thus eliminating the fire hazard if the heater should be accidentally upset while the current is on. The ebonized wood handle at the back of the reflector makes the heater easily portable.

Efficiency of Materials.

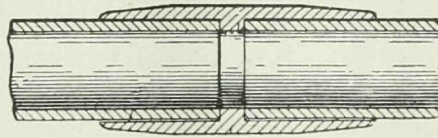
STUDY of the results of an investigation of the heat-insulating efficiency of various fire-resistive structural materials has been made by the United States Bureau of Standards, and certain preliminary conclusions have been reached. In general, it appears that gypsum shows a greater efficiency as a fire-resisting material. Concrete and clay vary somewhat, depending upon their porosity. The denser clays conduct the heat a little more rapidly than concrete. The more porous clays, however, conduct heat somewhat less rapidly than the concrete. The effect of the aggregates on concrete is not very marked in changing the relative conductivity. There is little difference in this respect between gravel, trap rock, slag, and soft-coal cinder aggregate. Limestone concretes, however, seem to stand out as giving a much lower conductivity. There was found to be but a slight difference between the behavior of the gypsum specimens furnished by different manufacturers. The dense high-plaster mixtures give much better results than the porous low-plaster, high-water mixtures.

Improved Pipe Strap.

ALL plumbers realize the difficulty of hanging pipe to ceilings with the ordinary types of pipe straps generally obtainable. It requires one hand to hold the pipe, and the other to manipulate the hammer. And still the mechanic is required to hold the pipe in place. This is the difficult task. By the use of the improved pipe strap, that has recently been introduced to the plumbing specialty houses, much of the trouble of the plumber hanging pipes is eliminated. This type of hanger is made with two prongs, which are driven into the wood instead of nails or screws, as are most generally used with old-style straps. Each prong has a hook near the point, which gives the strap an anchor hold in the wood. Though simple, this device is a great time saver, according to the claim of the manufacturer, and should appeal to all plumbers on account of its convenience.

Conduit Couplings.

A TUBULAR slip coupling for conduit pipes has recently been developed and introduced to the electrical specialty trade. This type of coupling consists of a sleeve, the outer surface of which is taped toward each end to form



cutting edges. These edges are for the purpose of facilitating driving the conduit through a wall or partition. The inner surface is beveled at the ends in order to permit the easy insertion of the conduit.

Electric Soldering Iron.

A COPPER pointed electric soldering iron, which is heated by the contact resistance with two carbon electrodes, or more specifically by the white heat produced at the electrode tips, has recently been placed on the market. The copper point is brought in contact with the electrodes by releasing a catch on the spring. The iron may be heated ready for use in less than two minutes according to the claim of the manufacturer. The outfit is designed for tinning, running seams and soldering low-fusing metals such as zinc and lead. Two sizes are made, one requiring 60 watts and the other 150 watts. Any special pointed copper can be attached to this soldering iron. To heat the irons only five to seven volts are necessary, transformers being provided to give the low voltage.

Reel for Lamps.

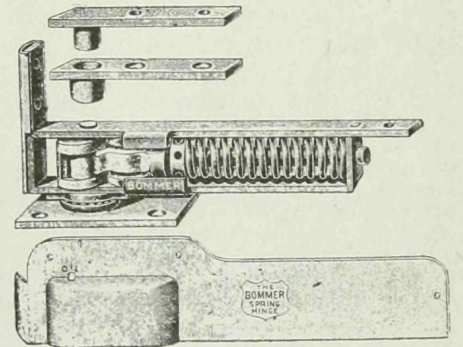
AMONG the electrical appliances that have lately appeared on the market is a reel that consists of a ball casing containing a winding mechanism and a drum capable of winding ten feet of insulated lamp cord. The lamp does not revolve, nor does the cord twist during the winding operation. The manufacturer claims that this device can be adapted for use with drop lamps, portable lamps and the like, as well as to provide an extension lamp.

Cracks in Plaster Work.

CRACKS in plastered walls and ceilings are due to various causes, which may act individually or in combination. The cracks are in many instances caused by the settlement of the building. These may be readily determined by their length, breadth and depth. Cracks in plastered work also occur from the shrinkage of bad or unseasoned lumber used in the construction or framing of the structure, which may cause displacement in the joists or lath. Other prime causes for cracked plaster are too sudden drying of the work; the laying of one coat of mortar on another before the first has had sufficient time in which to dry out, or on walls that have a strong suction, which absorbs the moisture or life of the coat being laid, thus making the plaster scaly and apt to peel off. In this last case the plaster does not set but only dries and shrinks, which gives rise to cracks, and eventually falls or crumbles away. The use of inferior or bad materials, insufficient proportions of lime or hair, or the skimping of labor is often followed by cracks. Insufficient labor and unskilled workmanship in the application of plaster is a great source of trouble, but it is to be understood that even the best type of skilled workman will not be able to make a plastering job perfect unless the materials are up to the standard. On the other hand, the best materials will not balance poor labor in obtaining an excellent job. It is only through a judicious selection of materials and their skilled manipulation that a high class and enduring quality of work can be obtained.

Floor Surface Spring Hinge.

A PROMINENT manufacturer of hardware is marketing an improved spring hinge, ball-bearing, of the horizontal compression type which is fastened to the bottom corner of the door and to the surface of the floor. The statement is made that this type of spring hinge is easy to apply as no hanging strip is required. It has a positive hold-back when the door is swung



to 90 degrees, so that the door will not close suddenly when required to remain open. The tension of the spring is adjustable. The spring is made of oil-tempered steel wire. The floor plate is reinforced, eliminating a weak condition often existing in this type of hinge. The weight of the door is carried on hardened tool-steel ball-bearings contained in enclosed steel ball-race. The workmanship, appearance and finish of these hinges are standard in every respect.

Pipe Solvent.

PLUMBERS and householders are saved time and trouble by the use of a pipe solvent that is rapidly gaining popularity. The manufacturers claim that this composition will loosen and remove obstructions in closet bowls, cess-pools, sewers, sinks, bathtubs and wash trays, obviating the necessity of tearing up floors and taking apart plumbing fixtures in order to get at the source of the stoppage. The further claim is also made that the use of this compound will not damage plumbing pipes or fixtures.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The foreign trade of America in 1917 has reached the unprecedented total of \$8,953,000,000, of which \$6,294,000,000 represents exports, and \$2,659,000,000 imports. The trade balance in America's favor for the year is \$3,635,000,000, which is \$1,499,000,000 more than for the corresponding period last year and \$2,540,000,000 more than in 1915.

After making an allowance of nearly \$54,000,000 for war income and excess profits tax, the United States Steel Corporation, in its financial statement for the quarter ending June 30, showed net earnings of \$90,579,202. Had it not been for the enormous amount written off for Government income, the earnings would have been the largest ever reported in the history of the corporation.

The heartless and mercenary landlord grinding out his toll from the crushed and beaten tenant appeared in a new light the other day, and evinced slight, but encouraging signs of being human after all. A tenement house owner on Avenue A so far forgot his ancient and honorable standing as oppressor of the lowly as to make provision in his will for annual outing trips for the benefit of the children of the poor families occupying his building.

Lawson Purdy, at the annual convention of the National Association of Real Estate Boards in Milwaukee, continued to discuss the value of the Zoning system in the light of New York City's experience. The efficacy of sane regulation of city growth and provision for future expansion of growing municipalities, has been pretty well demonstrated. The old idea that an individual could do as he pleased with his property regardless of the rights of his neighbors, has become a thing of the past. It is now being conceded that the interests of the community as a whole are more to be considered than the petty interests of the individual.

Concrete Shipbuilding.

Now that the shipbuilding controversy has been settled the Government is bending every energy toward the actual construction of ships, so that the submarine menace may be lessened, if not eliminated. The question as to whether wooden or steel ships, or both, should be built has been discussed most thoroughly and plants capable of constructing both classes of vessels have been and are being rushed to completion. Lumber is high. Steel is difficult to obtain. The question naturally arises, is there not another material which can be used, in addition to the both already mentioned?

Concrete seems to be a possibility. Though in more or less in the experimental stage, nevertheless, concrete ships have been built in the past and reports at hand seem to indicate that they have been satisfactory for the uses to which they have been employed.

It certainly seems to be the time when the Government can well afford to institute a number of experiments toward the perfection of the concrete ship. This must not hinder the present program of ship building, but rather should serve as an additional safeguard in case unforeseen difficulties arise.

If practically tried out concrete might prove a material far stronger than we believe it to be today. Concrete may be proven to contain the factor of safety and reserve strength which is needed for marine construction.

This is a time of crises and new ventures are generally frowned down upon, but it must be remembered that when iron ships were first built there were a lot of doubting Thomases. The improvements in the manufacture of steel made ships of this construction possible and practical, and it is not beyond belief that like advances might be made in concrete.

Wooden ships have their advantages, but they also have their drawbacks. Oak is the only wood which is really practical for shipbuilding and this product is scarce. It must be seasoned, for green timber is unusable. There is also difficulty experienced in fastening together. Allowances must be made for engine vibration, and this problem alone is a serious one. There are many others.

Only comparatively small ships can be built of wood, therefore the speed is necessarily slow. This adds to the submarine danger, for speed is an essential to safety from submarines. Small wooden ships cost more per ton to build and man than is found in large ships. Then again comes the question of craftsmanship. The passing of the era of wooden ships spelt the decadence in the art. The New England seaports supported themselves almost entirely through the shipbuilding industry and its results. The modern steel ship took this industry away and those families which made their livelihood in this way were forced to turn to other pursuits.

A Boston expert in construction engineering summarizes the concrete situation as follows:

1. A stronger and more durable sea-going vessel at less cost.
2. Can be built in one-half the time required for wood or steel vessels.
3. An absolutely fireproof structure.
4. A vessel practically free from vibration, greatly adding to life of machinery, and comfort of occupants.
5. A saving in upkeep; the hull, all outside and exposed surfaces can be white cement, effecting a large saving in painting, etc.
6. The attainment of graceful lines and good design at no added cost, owing to the flexibility of the material, while in its plastic state.
7. A powerful, strong hull with an outer surface as even and smooth as glass, and proof against barnacles and corrosion.
8. The arrangement of a series of watertight compartments that will make the vessel practically unsinkable.

Should these statements prove true a well worth while discovery will have been made. In any event concrete ship build-

ing should be tried. If the slow evolution of commercial enterprise in the shipping line, which is now overtaxed, is depended upon to develop the cement ship, of course it will not be developed until long after this war is over. The question, however, can be settled in a few months by experiments and actual construction through the Navy Department.

Group Insurance.

Group insurance as an industrial and commercial factor, is of comparatively recent origin, but, as its manifold benefits are yearly becoming more thoroughly understood by both employers and employes, the idea is rapidly gaining in popularity. There is a wide choice of reasons why this form of insurance should be looked upon with favor, but by far the one of paramount importance is that through this medium a mechanic or clerk, earning but moderate wages, is able to pursue his daily tasks secure in the knowledge that in the event of his untimely death his family or other dependents will be provided for. The relief from anxiety and mental strain afforded by virtue of this knowledge in the majority of instances more than repays the employer for the outlay involved. The result is greater office and shop efficiency with more contented operatives and clerks.

One of the potent arguments frequently advanced against the purchase of life insurance by men of moderate incomes is that on account of the existing high cost of living, salary or wages are but barely sufficient to provide for the necessities of life. Nothing remains as a savings fund or for investment in an insurance policy. Then there is the type of individual that oftentimes considers life insurance in the light of a luxury instead of a reasonable and essential overhead expense. If men of this character were not protected in some form by their employers they would most likely never carry insurance.

The many employers that have instituted the group plan of insurance in their offices and factories are accomplishing much for the welfare of the employes and at the same time are guaranteeing to themselves greater profits through the increased loyalty and efficiency of their workers. Furthermore, a decided benefit to the community at large is involved through insurance of this type as it minimizes in a large measure the possibilities of the families of otherwise unprotected employes becoming public charges.

There have been instances, but fortunately not frequent ones, in which employes refused to accept insurance under this plan, even with the knowledge that it would be without cost to them. The main reason for the attitude was that they did not understand the theory or merits of the system. After experiences in which the value of insurance of this character was demonstrated in no uncertain manner, the attitude generally changed from one of indifference to appreciation of the forethought of the employer who cared for their welfare while they had been neglecting it.

Insurance of this character has been instituted in the offices and forces of some of the more important manufacturers and business houses closely allied to the building industry and there is considerable evidence that the operation of the plan is successful. In the majority of instances group insurance is taken out in favor of employes in lieu of an annual bonus, but in some cases it is given as an additional evidence of the goodwill and forethought of the employer to the people economically dependent upon him.

Life insurance, according to the group plan, is steadily growing more popular. Large companies writing policies of this character are endeavoring all the time to make it easier for corporations and individuals to avail themselves of its benefits and it is fully to be expected that before the lapse of many years practically all commercial and industrial

concerns will be numbered in the lists of concerns that have substantially provided for the future of the families of their employes by insuring them under this system in a manner that by reason of moderate wages and small salaries they would be unable to do for themselves.

Tenement House Reforms.

The elimination of the evils that have resulted from tenement house living, and the combating of the vicious influences operating against the physical and moral well being of the poor in congested centers of population, has been one of the principal problems confronting governmental agencies and students of housing reform in the large cities. Living conditions among peoples principally of foreign extraction, who are unfamiliar with American custom, law and language, have emphasized the need for the introduction of unusual precautionary and educational measures. This attitude has been a proper one not only from a humanitarian standpoint, but also in order that their economic value might not be so impaired as to make them a detriment, rather than a benefit, to the community.

The standard of living maintained in the typical tenement house districts of large cities, including New York, may be traceable in a great degree to ignorance and unfamiliarity with the fundamental requisites of prevention and sanitation. The suspicion bred of ignorance has made the task of education a most difficult one. Other deterrent factors operating against enlightenment of the tenement population, have been the inherent fear, developed through centuries of oppression in foreign lands, the conviction that the Government representative is a foe, rather than a friend, and the general feeling of apathy and indifference inspired by poverty. Among certain races education has been retarded by a hesitancy in discarding the traditional mode of living, sought to be maintained here along lines similar to those which prevailed in their abandoned European hovels.

The efforts of the Tenement House Department of New York City and the Tenement House Committee of the Charity Organization Society in their extensive campaign of education among the people of the tenements, may therefore be regarded in a most commendatory spirit, as representing one of the most important phases of public service work. As a result of the comprehensive campaign of instruction and guidance, there has been less filth, fewer obstructed fire escapes, cleaner rooms, and lesser dangers to both health and safety.

The attractive booklet issued last week for the purpose of informing tenants simply and graphically how they may obtain for themselves better and healthier homes, improve their living standards, and render more valuable service to the community on account of improved conditions is but one example of the method which has been adopted toward that end. The book embodies, in spite of its brevity and simplicity, remedies for practically all the defects in the tenement system of intensive land occupancy which has now become a fixed phase of city life. It is encouraging to note that the movement is spreading and is being taken up in city after city all over the United States. It has already been adopted by the Tenement House Department of New York as a permanent phase of its activity.

Intelligent and sincere investigators have undertaken to instruct the tenement dwellers as to their rights and obligations. It is being impressed upon them that they owe it as part of a civic duty to themselves, to their children and to their neighbors that healthy and sanitary conditions be maintained. As time goes on, and the scope of educational activity broadens, it may be hoped that the evils which have been permitted to creep into tenement house life, will be minimized.

Need for Warehouses.

Editor of the RECORD AND GUIDE:

Feeling that you are in touch with the real estate situation in New York we write to ask if you can give us any good reason why investors in real estate are so utterly opposed to erecting warehouse and manufacturing buildings in this city when they can be rented to responsible tenants for twenty-one years at a net rental that will, we believe, yield a good return on the investment? There is a dearth of the class of buildings having a floor capacity of 250 lbs, and, of course, being fireproof, in the lower parts of the city on both East and West Sides, in locations convenient to all railroad and boat lines.

Take the section south of the Brooklyn Bridge and east of Nassau street, where the paper, printing, metal and other trades are, there is a demand for such quarters. Even the old buildings when modernized rent quickly, although few of them have been so treated. We lately made one such alteration and it could be rented if it were twice the size. Although we have nothing to do with the renting we have been at the building and have had application for space from parties who want to get out of the old tinder box type of buildings. In fact, one client who purposed to erect a sixteen-story building, but who could not obtain one lot to make the desired size plot, told us: "If we can put that through, I'll have it all rented before you can complete the plans," and we believe he could.

Why is not a net rental of 5 per cent. on the land and 7 per cent. on the building a good investment for twenty-one years, if, in addition, one amortize for the rental term the excess cost of building at the present time? Yet we have tried in vain to induce men of means to make such investment. They will put their money into office buildings where the net return is not more than 4½ or 5 per cent. They will put their money into flats and apartments where the results are neither larger nor more permanent. We believe we could refer you to real estate men of prominence who would tell you such buildings would rent quickly, not one or two, but a dozen of them. Is there such a building below 23d street that is vacant? Is there any space in such a building available for a tenant? The cases we have had, call for an expenditure for land and building of from \$400,000 up to one million and more. Of course, these are all based on the fact of the responsibility of the tenants, but suppose a tenant should fail? Then the renting of a part of a floor, one or two floors, or any other number of units would, we believe, bring a larger return than the single lease. The buildings would not be special for a particular tenant, but of a class that many trades and businesses would desire.

ARCHITECT.

Ferry Congestion.

Editor of the RECORD AND GUIDE:

Traffic congestion is one of the most important problems facing the city administration, and unless something is done, and that quickly, property values will suffer, in addition to the great inconvenience experienced by the populace.

As an example, though I do not claim that it is a particularly good one, last Sunday I attempted to go to Staten Island on the Municipal Ferry. I had to wait for two boats before I could get my car on board, and coming back I waited at St. George one hour and fifteen minutes before it was possible to return. The line of cars extended far up the hill.

I cannot suggest a remedy that will solve the problem, but is it not possible to run more ferry boats, not only to St. George, but also to Stapleton? I am told that there are enough slip accommodations at both places, but the boats are lacking. Are there not some ferry boats out of commission which might be rented by the city so that better service could be maintained?

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. 258.—Some time ago there was some talk of improving Coney Island Creek. Can you let me know whether any appropriation for this work has been made? How does the matter stand?
Inquirer.

Answer No. 258.—We are officially informed as follows: A Commission was appointed some time ago to condemn land to be taken for a drainage canal or a ship canal at Coney Island. The Federal Government had made certain requests and had tentatively stated through engineers that certain improvements would be made or certain funds furnished later on by the Government. Afterward there was a change of engineers and some difference of opinion as to what would be advocated by the engineers for the Government to do. The plan to take land and widen the creek to 200 feet or even 400 feet, as had been suggested, was a more expensive proposition than the city felt justified in carrying through unless it was to have co-operation from the Government and the canal have commercial facilities. Because of doubt of the Government's position and other questions raised, the Board of Estimate asked the commission to delay the further taking of testimony. Since that time the Government engineers have not pressed the matter, and indeed have been so busy with outside work that it has not been possible to push the matter to a conclusion.

It may be best to modify the plan and carry through a less expensive project. Some other questions as to changing the lines of the canal so as to avoid heavy damages have also been brought up.

The situation is somewhat indefinite and difficult of determination, and further consideration seems to be advisable before carrying out the proceedings as initiated.

Staten Island is a beautiful part of New York City. Comparatively few residents of Greater New York know its charm. Were it made easy of access I am sure that its population would grow, and the additional cost of operating the ferry would be repaid to the city.

MANHATTANITE.

Times Have Changed.

Editor of the RECORD AND GUIDE:

"Taxation of Land Values was the rallying cry of the philosophers who preceded the French Revolution. It should be the rallying cry of democracy in the New World," wrote Frederic C. Howe recently, to the conference at the Hotel McAlpin, which discussed the high cost of living. It might be said in this connection that the philosophers who preceded the French Revolution were not interested to any great extent in New York City real estate, and there is a possibility that problems of realty ownership have changed to some degree since those days. A more fitting rallying cry today might be "Reduce Taxation of Land Values." L. J.

—Real estate along the seaboard should feel the benefits of the hot spell, through which the city has been sweltering. The season at the beach resorts was slow in starting, but it has received a fresh impetus, and increased business of the various shop keepers and amusement caterers, should be reflected in a stronger position for the landlord.

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REAL ESTATE NEWS OF THE WEEK

Market In Midsummer Slump, Usual At This Time
of Year—Deals Indicate Commercial Expansion

TRADING languished this week, the unusual weather conditions acting as an effective check to activity in many of the real estate offices. Even before the coming of this particular hot spell, the market had relapsed into the customary mid-summer weakness that usually prevails during this season of the year, so that the present quietude is not surprising or unexpected.

In spite of the fact that the desire to get away from the city on the part of both brokers and principals restricted trading, a fair volume of business was transacted along the well defined lines which have characterized the trend within recent weeks. Small investment properties claimed a fair share of attention, and several valuable commercial buildings also passed into new ownerships.

The leasing market was quiet, the larger deals indicating the continued expansion of commercial and industrial concerns. The renting outlook, however, appears to be unusually bright, on account of the exceptional demand and the limited supply, and it is being freely predicted that the coming autumn will witness one of the best seasons that property owners have enjoyed in many years. The situation is practically the same as regards business and residential properties, and owners of both these kinds of holdings may regard the immediate future with considerable optimism.

The excessive summer heat of the past week proved to be a splendid aid to the sale of suburban real estate. Thousands of persons traveled through Nassau and Suffolk counties, many of whom saw those areas for the first time; while thousands more who had long contemplated looking over suburban real estate offerings hastened to do so as a result of the intense humidity.

Several of the well known home colonies in southern Nassau county were heavily visited, the trolley lines from Brooklyn through Baldwin Harbor, Floral Park and adjacent places bringing many on account of the reasonable fare and the easy, cool ride through picturesque territory. The Long Island railroad is reported to have done the heaviest business in its history; and, if the hot weather pleased anyone it pleased the real estate salesman and developer. Many sales were made and thousands of new "prospects" were obtained.

Interest in auction room offerings continued undiminished, in spite of the excessive heat. On Monday night in the Brooklyn Real Estate Exchange Salesroom in Montague street, the Jere Johnson, Jr., Company conducted the sale of 178 lots in Flatbush, Brooklyn, for the account of the Bond & Mortgage Guarantee Company. About 300 persons attended. A total of 106 lots and gores were sold to 34 buyers, for a total of \$13,720. The remaining 72 lots and gores will be sold early in September. Lots in East 57th street, between Avenues M and N, brought from \$165 to \$205; lots on Avenue M, from \$140 to \$215; in 58th street, between Avenues M and N, \$115 to \$155; in East 59th street, between the same avenues, from \$110 to \$115; and in East 58th street, between Avenues L and M, from \$90 to \$120 each. Complete details regarding the sale, including the name of each buyer, and the location and description of each lot sold, will be found in the Second Section of the Record and Guide (Metropolitan Edition).

In the Vesey Street Exchange Salesroom several outside bidders acquired properties offered at both voluntary and forced sale. A tract of 43½ acres on Grassy Sprain road, Yonkers, was sold for the Estate of Thomas Stokes by Bryan L. Kennelly to J. B. Hibson, for \$31,500. The same auctioneer also sold for the Estate of Maria R. Ferris, the three-story dwelling at 121 East 128th street to Rose Bell, for \$3,800. In the Bronx, George Price sold to A. D. Kahn, for \$4,050, the vacant plot, 62.6 x 100, in the

north side of 136th street, 189.4 feet west of Cypress avenue, as a result of foreclosure proceedings instituted by the Mutual Life Insurance Company, for \$4,583 due on the judgment.

On Saturday, August 11, the Jere Johnson, Jr., Company will offer at auction on the premises for the T. B. Ackerson Company, the remainder of the unsold lots in the Great South Bay and Lake sections of Brightwaters, L. I., in the well known residential park developed by Mr. Ackerson, adjoining Bayshore. The offering consists of 162 plots. Brightwaters is one of the most highly developed suburban communities in the Metropolitan district. It is ten years old and recently was incorporated as a village. Two hundred and fifty attractive homes have been built along the Yacht Harbor, a good many of which are occupied by their owners throughout the entire year. The sale will offer a number of opportunities to prospective suburban home buyers.

New Firm Formed.

For the purpose of dealing in Orange County real estate generally and farms as a specialty, the firm of Henschel and Davison has been formed at Middletown, N. Y., with offices in the Merchant's National Bank building. Mr. Davison was long identified with the Brooklyn and Jamaica offices of the Title Guarantee and Trust Company and Mr. Henschel has been in the real estate business in Middletown for several years.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, against 14 last week and 21 a year ago.

The number of sales south of 59th street was 10, as compared with 5 last week and 11 a year ago.

The sales north of 59th street aggregated 10, as compared with 9 last week and 10 a year ago.

From the Bronx 7 sales at private contract were reported, as against 5 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 150 of this issue.

Buys on Fifth Avenue.

Felix Isman has acquired from Henry S. Harper, Harper Silliman, the estate of Josiah W. Harper and Josephine Harper Fiske, wife of Rear-Admiral Bradley A. Fiske, the five-story building at the northwest corner of Fifth avenue and 46th street, known as 562 Fifth avenue, in the high-class Fifth avenue shopping district. The property has a frontage of 27.1 feet on the avenue, and 100 feet in the street, adjoining the J. M. Gidding store. It has been occupied for some years by Charles Thorley, the florist. The property has been in the possession of the Harper family since 1846. It stands out conspicuously among Fifth avenue buildings on account of the elaborate floral decorations, which grace practically the entire sides of the building. The brokers in the transaction were Wm. A. White & Sons.

Desirable Lofts Find Buyer.

The eleven-story building at 245 to 249 West 55th street, between Broadway and Eighth avenue, has been sold by the Aeon Realty Co., Sumner Gerard, president. The sale was for all cash with no trade involved, and is an indication of the growing appreciation of investors of the stability of well designed automobile buildings. This structure was built in 1913 by the Hasco Building Company. Walter Haefeli, architect, and has been fully rented since its completion. The store and basement was recently leased, for a long term of years to the Michelin Tire Company. The sale was negotiated

by Cross & Brown Company, which has operated the building since its construction and which will continue to manage it under the new ownership. The buyer is reported to be Mrs. Ruth A. Wallace.

Sale in Murray Street.

Charles F. Noyes Company and William H. Whiting & Co. sold for Elizabeth A. Underhill to James J. Moore, 25 Murray street, a five-story, basement and sub-cellar, store and loft building covering lot 25x88. The property was held at \$75,000. Mr. Moore, the purchaser, will make extensive alterations. The buyer has been identified with many downtown purchases during the last few months, and among the other properties that he has bought or sold are 166 Front street, 129 Maiden lane, 131 Maiden lane, 295½ Pearl street and 91-93 Gold street.

Flats In Trade.

F. William Sohns has sold for Mary Kealey, the five-story apartment house at the southeast corner of St. Nicholas avenue and 166th street, with a frontage of 54.10 feet on St. Nicholas avenue, 55.6 feet on Audubon avenue, and 94.4 feet in 166th street. The property is directly opposite William Fox's Audubon theater. In part payment the purchaser, the 145 West 123d Street Corporation, William M. Walker, president, gave the five-story flat on lot 21.3x100.11 at 145 West 123d street.

Apartments In Sale.

The three elevator apartment houses known as the Hampton Court, the Edinborough Court and Earls Court, at 133 to 149 West 140th street, and 108 to 116 West 141st street, held at \$600,000, were sold by Sonn Bros. to M. Workin. Hampton Court and Edinborough Court in 140th street, each occupy a site measuring 115x100, and Earls Court in 141st street, is on a site 123x100. No information was available regarding the transaction to which unusual interest attaches by reason of the fact that similar buildings at 117 to 143 West 141st street, and 130 to 148 West 142d street, was acquired several weeks ago by a corporation which intends to turn the properties over for the occupancy of negroes.

Deal in Shoe District.

McElwain, Morse & Rogers, shoe dealers, who occupy the twelve-story building especially erected for them at Hudson and Duane streets, containing about 120,000 square feet of space, have acquired by purchase the adjoining building, 13 to 19 Hudson street, the north-west corner of Reade street. The new building acquired has a frontage of 77 feet on Hudson street and 66 feet on Reade street; it is six stories in height and adds about 30,000 square feet to this firm's space at this point, giving McElwain, Morse & Rogers 150,000 square feet of contiguous space practically under one roof and taking in the entire block front in Hudson street from Reade to Duane. The property was sold through the Charles F. Noyes Company for Postmaster Thomas Patten and Walter R. Patten, who were represented in the transaction by Deyo & Bauerdorf, attorneys. Geller, Rolston & Horan represented McElwain, Morse & Rogers. The deal is an interesting one as indicating the tendency for important shoe concerns to remain in their present center.

Sells Wooster Street Loft.

Spear & Company and H. Reinheimer sold for the 475 Broadway Company to Louis Jacobs the six-story loft building at 199 Wooster street on lot 25x100. The purchaser is a dealer in paper good and occupies the store at the present time.

Manhattan.

South—of 59th Street.

MURRAY ST.—The two 5-sty loft buildings at 50 to 54 Murray st, Columbia College leasehold, have been sold by Frederick Wesche to Ernest T. Greiner. The building at 50 is on a plot 29.10x89, while 52 and 54 has a frontage of 50 ft.
7TH ST.—Isidor Wels sold the 3-sty dwelling at 268 7th st, between Avs C and D, in "Political Row," to Mrs. Minnie Blau. The reported price was \$17,000. The broker was Pincus Burger.
8TH ST.—Pepe & Bro. have sold for Mrs.

Draper, a client of the Douglas Robinson, Charles S. Brown Co., and in connection with the latter firm, the two 4-sty high stoop dwellings, 16 and 18 West 8th st, formerly Clinton pl, through to MacDougal alley, size 50x100. The buildings are at present used for studio and apartments, but will be improved. They are assessed at \$48,000. They were formerly occupied as private dwellings when Clinton pl was a fashionable residence section, adjoining Washington sq.

54TH ST.—William B. May & Co. sold for Mrs. Angie L. Wormser, 26 West 54th st, a 4-sty dwelling on lot 25x100.5, between 5th and 6th avs, in the block with the Rockefeller residences. The new owner will make extensive alterations to the house, after which he will occupy. The Rockefellers have other holdings in this block, a recent purchase of John D., Jr.'s, involving the two houses at 22-24, adjoining the Wormser house. The house was originally built by W. Henry Sloan for his own occupancy and was sold by him to the present seller in 1896.

North—of 59th Street.

70TH ST.—Pease & Elliman sold for Mrs. Henrietta Floyd-Jones the 5-sty American basement dwelling, 207 West 70th st, 17x100.5, between Amsterdam and West End avs. It was held at \$35,000.

82D ST.—William B. May & Co. sold for Clara L. Disbrow the 5-sty American basement dwell-

ing, at 46 East 82d st, on lot 18x102.2, which the seller had owned for seventeen years.

118TH ST.—Frederick de P. Foster sold for Ralph Russo the dwelling 443 East 118th st, on lot 19.9x100.11, to Giuseppe Sacchitella.

119TH ST.—Marcus Bruckheimer is reported to have sold 144 West 119th st, which he had owned since 1898. It is a 3-sty dwelling, 20x100.11, abutting the property of the St. Thomas Academy, in 118th st.

124TH ST.—David Lion purchased from James H. Cruikshank the 4-sty flat, 19x100, at 314 East 124th st. E. H. Ludlow & Co. were the brokers in the transaction.

130TH ST.—Shaw & Co. sold for Henrietta W. Ryer 145 West 130th st, a 3-sty dwelling, on lot 16.8x100.

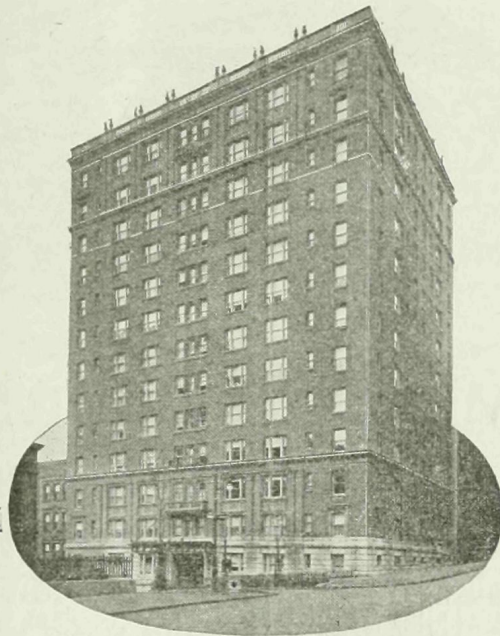
8TH AV.—Nehring Bros. sold for Frederick Brown to a client of Slawson & Hobbs, 2574-2576 8th av, two 5-sty double flats and stores, on plot 50x100, near 137th st, and held at \$50,000.

Bronx.

SIMPSON ST.—George L. Long and Maurice G. Strauss sold for Charles E. Smith the apartment 1070 Simpson st to the Zem Land Co., which gave in trade a plot of 33 lots at East 94th st and Av D, Canarsie, Brooklyn.

CLINTON AV.—Henry C. Leist sold to Anna

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E. Woodcock 1329-31 Clinton av, a 5-sty apartment house, on plot 50x137.11, between 169th st and Jefferson pl.

COLLEGE AV.—Uister Court Corporation, representing Joseph G. Abramson, bought from the L. A. Building Co., James C. Gaffney president, 1208 and 1212 College av, two 5-sty apartment houses, on plot 80x100. The houses return an annual rental of about \$13,000 and were held at \$90,000. They adjoin a similar 50-foot structure at the southeast corner of 168th st, acquired in June by Mr. Abramson from the same builders, and the present transaction makes the fourth property purchased by him from these interests since the first of the year.

GRAND BOULEVARD.—William R. Lowe sold for Dr. Henry A. Hartman the 2-sty building, with store, at the northeast corner of Grand Boulevard and Concourse and 187th st. The purchaser is August F. Schwarzler, who owns the large garage abutting in 187th st.

MORRIS AV.—McLernon Bros. sold for William Fleming the 2-fam. house at 2425 Morris av, on lot 25x100, south of Fordham rd, Morris Heights, to Elizabeth A. Campbell.

UNIVERSITY AV.—McLernon Bros. sold for Mrs. Elizabeth A. Campbell the plot 43.6x100, on the west side of University av, 500 ft. south of Fordham rd, to Joseph McCabe.

WESTCHESTER AV.—The Westkell Realty Co., P. J. Ryan, president, purchased from the Nason Realty Co., M. N. Natanson, president, the 1-sty taxpayer containing stores on the southwest corner of Westchester av and Kelly st. The structure occupies a plot 100x125 and is located at the foot of the Intervale av subway station. In part payment the buyer gave 335 to 343 East 37th st, five 4-sty cold water tenements on a plot 125x100. Byrne & Bauman negotiated the sale.

Brooklyn.

GARFIELD PL.—Ernest A. Howard sold 167 Garfield pl, a 3-sty dwelling, for James Rodden.

IRVING PL.—Frank H. Tyler sold 61 Irving pl, a 2-sty brick garage, for Elwin & Son to Lewis D. Pierson, who will occupy as a private garage.

MADISON ST, ETC.—A. J. Waldron sold the dwellings at 152-a Madison st for Charles F. Miller to Mrs. Annie Smith; also 216 and 220 Hancock st for Lawrence V. Snyder to Raymond A. Cade.

PACIFIC ST.—Bulkeley & Horton Co. resold 1253 Pacific st, a 3-sty residence, near Nostrand av, for the South Jersey Land Co.

SOUTH OXFORD ST.—Calders Real Estate Co. sold the large apartment hotel 69-71 South Oxford st, known as the "Roanoke Hotel," which has a large dining room on the roof, to E. Paige, of Hartford, Conn. The same company also sold in Borough Park to a client the houses at 4404, 4406, 4408 and 4410 14th av; 1346, 1348, 1352 and 1356 44th st and 1419, 1423, 1425 and 1429 44th st; also 1-fam. houses at 1513 43d st, 1543 44th st and 5010 19th st.

13TH ST, ETC.—H. R. Bailey, with Arthur N. Whitney, sold the two flats at 219 to 223 13th st; also 19 lots in Ocean av, west side, between avs S and T, held at \$26,000; also 8 lots at Manhattan Beach at \$14,000. Mr. Bailey also sold the apartment house at 2604 Bedford av, 3 dwellings at 1141 East 13th st and 1120 East 13th st.

47TH ST.—I. Salzberg sold for J. Connelly to S. Kornblum the 1-fam, stucco cottage, on plot 30x100 ft., at 1655 47th st.

50TH ST.—Realty Trust sold the 1-fam. house 1957 50th st, in the Parkville District, to D. L. Savaren.

54TH ST.—Realty Associates sold to Mathilda Miller, 1136 54th st, a 2-sty dwelling, on lot 20x100.2.

68TH ST, ETC.—L. F. Brauns sold the dwelling, 17x100, in the south side of 68th st, 200 ft. east of 5th av, for L. C. Chase, Inc.; the dwelling, 20x100, in the north side of 75th st, 178 ft. west of 7th av, for Fred A. Newman, and the 2-fam. dwelling, 25x100, in the south side of 83d st, 208 ft. west of 4th av, for Herman H. Lucke.

RIDGE BLVD.—A. Q. Orza sold for H. Wilner, 9406 Ridge blvd to Mrs. E. Pomponi. This is the first house sold of three built recently by Mr. Wilner.

10TH AV.—Frank A. Seaver & Co. sold for E. L. Arthur the two frame 1-fam. houses at 8412-8414 10th av.

Queens.

ASTORIA.—Wm. D. Bloodgood & Co. (Inc.) sold 261 12th av, a new 5-sty, 25-fam. apartment house to Dr. A. R. Allen.

Richmond.

SOUTH BEACH, S. I.—Moffatt & Schwab sold for Paul R. Delile five lots at South Beach to David T. Libby, representing a client, who is to improve.

SOUTH BEACH, S. I.—Meister Builders (Inc.) sold to Diego Milazzo lots numbers 48 and 49, a plot 40x100, on Washington av, South Beach, S. I.

WESTERLEIGH.—One of the important transactions lately consummated on Staten Island is the sale of 50 lots in different sections of West-erleigh. The seller was Julia Agnes Keating and the buyer Charles H. Gremmels. The broker was Cornelius G. Koff.

Out of Town.

GREENWICH, CONN.—Thomas N. Cook sold for William E. Reis, of the firm of Pyncheon & Co., bankers, his estate at Maple av and North st to Walter Birge. The property, which consists of ten acres of land, a residence and outbuildings, has been held at \$140,000. Through the same broker N. G. Kingsbury, president of the New York Telephone Co., purchased about four acres of land in Belle Haven from Mrs. Maria Bayard Park. It is near the estate of J.

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LYNBROOK, L. I.—The Bulkley & Horton Co., in conjunction with the Amsterdam Developing and Sales Co., sold four lots on Nassau av, Malverne, for E. M. Koebel.

WOODMERE, L. I.—J. Irving Walsh sold for George H. Budke to James Slater McHugh, the new residence and garage in Irving pl, adjoining Central av, which has been held at \$15,000. The buyer will occupy.

NUTLEY, N. J., etc.—Louis Schlesinger (Inc.) sold to Mrs. Lillian G. Feisberg, the dwelling and garage at 295 Grant av; also at Caldwell Cedars, the plat 64x204, on Cedar rd, to the Vitrege Construction Co.; at Newark, for Philip H. Mueller, the dwelling at 85 Osborne ter, and for Bernard Benson, the dwelling, 58 Wright st, to Philip H. Mueller.

LYNDHURST, N. J.—L. N. Nicholson & Co. sold bungalows on plots 35x50 ft. frontage at Lyndhurst, N. J. to F. Hausser, W. J. Drake, M. E. Shaw, A. A. Eckenwalder, H. Brenner, L. Schleer, W. Lustbader, J. Sagarin and J. J. Garrett; also bungalows in Rutherford to C. C. Hunt, James MacNeil, N. S. Ferre and to W. Hartland; at Woodcliff Lake a bungalow to H. Lang.

MONTCLAIR, N. J.—F. M. Crawley & Bros., of Montclair, sold the residence on the east side of Prospect av, near Claremont av, for Youle T. Frazee to Professor Lough, of New York University. The property comprises 160x130, a 12-room residence, and a combination stable and garage. Professor Lough will take possession about Sept. 1. The property was held at \$28,000.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Mrs. Frances B. Lackland her residence on Upper Blvd to H. E. Spaulding.

WEST ORANGE, N. J.—Payson McL. Merrill Co. sold for Hugh K. Boice and Dudley W. Figgis to Henry E. Dunn, president of the Bradstreet Co., 4 acres adjoining his property on Mountain av, Llewellyn Park.

LARCHMONT, N. Y.—E. C. Griffin and P. H. Collins sold for the estate of Martha J. Hall to Frank K. Mitchell, eight lots at the northwest corner of Larchmont and Willow avs upon which Mr. Mitchell intends to erect a residence.

YONKERS, N. Y.—Butler & Baldwin sold to Morton A. Howard a plot, 50x124, on Delevan terrace.

LEASES.

Operator Continues Activity.

A. H. Mathews and the Charles F. Noyes Company have leased 128 William street for Anne D. Thomson to the Broadway-John Street Company, Elias A. Cohen, president. The plot is 25x160, and Mr. Cohen is to erect a modern four-story insurance building from plans of Deutsch & Polis. The estimated cost of the building is \$40,000. Mr. Cohen's ground rent is about \$100,000. The Noyes Company recently leased 94 Fulton street for 84 years, and are also agents for a new twelve-story insurance building being erected at 130-134 William street, just north of the plot Mr. Cohen recently acquired. The lessors were represented by Everett, Clark & Benedict, as attorneys.

Censor Takes More Space.

Geo. R. Read & Co., agents of the Morris Building, announce that the office of the Censor of the United States Naval Communication Service has leased the entire third floor of this building at the northwest corner of Broad and Beaver streets, in addition to the offices on the second floor already under lease. The same brokers have re-located all of the tenants formerly occupying the third floor.

\$200,000 Garage Lease.

Rice & Hill leased for Mary A. Fitzgerald to Elmer R. Hollander, president of Hollander Sales & Service, Inc., the four-story building at 1721-1723 Broadway, on a lot 50x91, adjoining the southwest corner of 55th street. The lease is for a long term of years at an aggregate rental of about \$200,000. The building has been occupied for many years by the Ford Motor Company as a salesroom. Hollander Sales & Service, Inc., has been appointed sales agent for the Ford Company and will use the building for the sale and delivery of Ford cars and parts. In conjunction with the salesroom Hollander Sales & Service, Inc., is having erected a six-story service station containing about 60,000 square feet, in West 55th street, which will be completed about October 1. About a year ago the Ford Motor Company purchased the northeast corner of Broadway and 54th street, a plot containing about 10,000 square feet. On this plot they plan to erect a sixteen-story building, the lower floors of which are to be occupied by the Ford Company

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as their wholesale and export department, while the upper floors of the building are to be operated as a hotel in conjunction with the Hotel Woodward, which adjoins on the north.

Big Warehouse Lease.

Charles F. Noyes Company leased for Ludwig Harburger to the Coastwise Warehouses the seven-story building, 91-93 Thompson street, for fifteen years at an aggregate rental of about \$100,000. The premises will be extensively altered for the tenant, which is one of the largest warehouse companies in New York, operating other buildings at 124-132 Jane street, 466-470 Washington street, 48-60 Beach street, 387-391 Greenwich street and 69 North Moore street.

Millinery Firm Moves.

An interesting transaction concerning the millinery trades was closed this week by the Cross & Brown Company and Ogden & Clarkson, who leased for a long term of years to H. & E. S. Meyers the store and basement of the new sixteen-story commercial building at 15 to 17 West 36th street, between Fifth and Sixth avenues. The building has just been completed by Jatison Construction Co. The lessees, who have been for some years at 684 Broadway, will pay about \$8,000 a year for the newly acquired space.

Lease in 33d Street.

J. Arthur Fischer has leased to M. B. Horowitz, wholesale milliner, now at 661 Broadway, the four-story building at 33 West 33d street, known years ago as "The House of the Bronze Door" and in its time one of the most celebrated gambling houses in the city. The property will be altered at a cost of about \$35,000 for the exclusive occupancy of the lessee.

Manufacturers to Move.

Spear & Company leased to Engel, Hess & Company, one of the largest flower and feather manufacturers in the country, 20,000 ft. in the building being erected at 43-51 West 36th street by Michael Coleman. This firm has been in their present location at 594-596 Broadway for the last fourteen years.

Manhattan.

S. & J. H. ALBERT leased the 7-sty stable, on plot 48x69, at 224 and 226 Division st, to Hirsch & Henig, Inc. The tenants will make extensive alterations. The lease is for 18 yrs, at a net yearly rental of \$3,000.

AMES & CO. leased for F. Livingston Pell, the store and basement No. 23 West 32d st, to A. B. Hutton; also, for Jesse T. Meeker, the parlor store at No. 44 East 34th st, to I. Abzug.

WILLIAM S. ANDERSON CO. leased the store at 111 East 54th st to George Chevrier.

HENRY BRADY has leased for the U. S. Printing and Lithographing Co. two floors and basement at 213 West 26th st to the Chelsea Elevator Co.

HENRY BRADY leased at 344 6th av the 2d floor front to Vogelbut & Scherlowitz, and the 3d floor front to the Martin Hemstitching Co.

CARSTEIN & LINNEKIN (INC.) leased space at 396-8 Broadway to Albert Solanto, Rosenberg & Greenstein, National Webb Co. and the Globe Import Co.; space at 24-6 East 21st st to Charles Hoytasch and S. Bender Co.; space at 221-7 4th av to Plymouth Rubber Co.; and the store at 840 Broadway to Benjamin Label.

CROOK & LIVINGSTON leased the store at 6 East 37th st to the Wright-Logan Catering Co. for a tea room.

CROSS & BROWN CO. leased the entire building at 220 West 29th st to the Westinghouse Lamp Co.; at 98-100 5th av space to H. L. Rogers; at 27 East 21st st space to J. Bob; at 509 5th av 11th floor to Goldwyn Pictures Corp.; and at 238-40 West 53d st space to J. W. Allan and G. A. Lugear.

CROSS & BROWN CO. leased for Hayes-Diefenderfer Co. to Joseph Rafter and David J. Fisher, the store at 237-9 West 55th st; also for the estate of P. H. McNulty at 549-51 West 52d st, the 6th floor to David Stoloff, the 7th floor to Adolph Berkowitz and the 8th floor to Greenberg & Rubin.

DOUGLAS L. ELLIMAN & CO., agents for Livingston Phelps, have leased the easterly half of the 7th floor at 12 East 46th st to R. D. Cortine & Co.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment, occupying two entire floors, in 787 5th av, southeast corner of 60th st, to Hon. Frederic Courland Penfield, former Ambassador to Austria-Hungary; also leased a large apartment at 270 Park Ave. to Edwin A. Hochstadter, in 417 Park ave, to Frederick W. Woerz; at 555 Park av, for the Edinburgh Realty Co., to Mrs. Bayard Dominick; at 3 East 85th st, a large apartment occupying the entire top floor and part of another floor, comprising 17 rooms

and 5 baths, with a large outdoor playground on the roof of Mrs. John Hudson Poole; at 112 East 74th st, in conjunction with Douglas Robinson, Charles S. Brown Co., to Mrs. John T. MacCurdy; at 131 East 66th st, for Payson McL. Merrill Co., agents, a large studio duplex apartment to Mrs. Elizabeth Clarke Davis; and renewed lease of a large duplex apartment in 959 Park Ave., to Eliot Tuckerman.

J. ARTHUR FISCHER leased for Joseph P. Kennelly, restaurateur, the store and basement formerly occupied by him at 486 Columbus av to Giovanni Pancrazi, at an aggregate rental of about \$35,000; after making extensive alterations Mr. Pancrazi will utilize the same for his rotisserie and restaurant business; also leased for John P. McEnroe and Anna M. Myers to Perkins Brothers the garage at 548 West 37th st for 20 years.

GOODWIN & GOODWIN rented for Sarah Keune to Ella L. Henderson for five years the 3-sty dwelling at 70 West 120th st.

HEIL & STERN leased in 35 East 28th st, the 5th floor to A. Lewis & Co.; also the 2d floor to Jonas-Wolff Co.

HOUGHTON COMPANY, in conjunction with F. & G. Pfomom, leased the 3 1/2-sty dwelling at 226 West 79th st to Miss Ida M. Ullrich, who will conduct a private school.

PAYSON McL. MERRILL CO. leased apartments in 257 West 86th st to Mrs. Jean Perkins and Mrs. Irene A. Funk; at 133 West 56th st

to Franklin H. Sargent, and at 140 West 57th st to Peter Marcus.

PAYSON McL. MERRILL CO. sold a duplex studio apartment in the West 86th St Studios, 257 West 86th st, for Edward S. Wentworth to Archer M. Gibson.

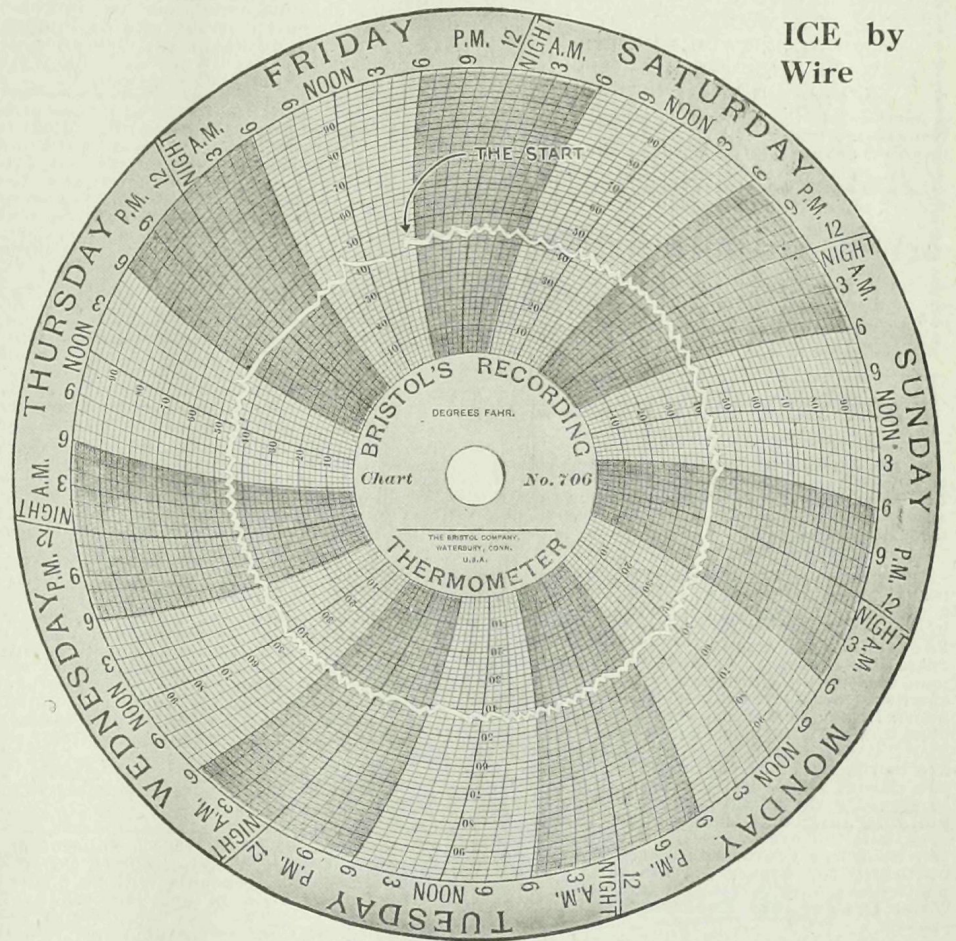
PAYSON McL. MERRILL CO. leased for Pease & Elliman agents for James Humes Building Co., an apartment at 138 East 36th st to George W. Merck, Jr., and with Douglas L. Elliman & Co., a duplex studio apartment at 131 East 66th st to Mrs. Elizabeth Clark Davis.

PAYSON McL. MERRILL CO. leased the store at 1198 Park av, southwest corner of 94th st, to Charles A. Adam.

SAMUEL H. MARTIN leased for the Grand Synod of the Reformed Church in America the 3-sty and basement dwelling at 124 West 65th st., to Alice G. Hancock, for three years.

SAMUEL H. MARTIN leased the 4-sty dwelling at 104 West 51st st to Hortense Reinfried.

THOMAS J. O'REILLY rented apartments for John J. Kennedy at 508 West 112th st to Leon Herz, T. W. Downing and Charles Sargent; for Norman Realty Company at 503 West 121st st to Anna Bernkopf and Mary I. Benedict; for Teachers' Building & Loan Association at 7-9 West 108th st to Grant Green, Juliet Violenes and Elizabeth C. Watts; for New York Life Insurance Co. at 57 West 124th



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PROPOSALS

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 inclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2712, 2725, 2726 and 2727. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 31, 1917.—Sealed proposals will be opened in this office at 3 p. m., September 12, 1917, for the construction complete of the United States post office at Long Island City, N. Y. Drawings and specifications may be obtained after August 7, 1917, from the custodian of site at Long Island City, N. Y., or at this office, in the discretion of the Acting Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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MORTGAGES
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st to A. Mason and F. Young; for M. Elizabeth Seoffroy at 510 West 113th st to Edna Swan and Nellie F. O'Kane; also for the Emigrant Industrial Savings Bank the 3-sty dwelling at 2068 Madison av to Javan Steele.

PEASE & ELLIMAN leased for a long term in the property of the United Cigar Stores Co. at 24 Dey st the entire basement and sub-basement to Hooper & Gibson, proprietors of the Dainty Maid Lunch, who upon completion of the alterations will open the premises in connection with their establishment in the adjoining building at the southeast corner Fulton and Church sts, leased to them by the same brokers.

PEASE & ELLIMAN leased for John and Stephen Haffner to Peter Courlas and Nick Demas the easterly portion of the basement at 51 Cortlandt st.

PEASE & ELLIMAN leased for Arthur Brisbane, of the New York American, to G. P. Dubois the 4-sty dwelling at 53 West 9th st; for Edgar Ellinger and his associates an apartment in the house nearing completion at 70 East 77th st to George Koues; a floor at 695 Lexington av to Kate Hayden; and sub-leased for Jorge Andre his apartment at 103 East 75th st to Burr R. Brown.

PEASE & ELLIMAN leased for Mrs. M. Le Brun Cooper, to George H. Wolbridge, the 4-sty dwelling at 64 East 66th st; offices in 42 West 89th st, to John England, Jr.

PEASE & ELLIMAN leased apartments in 145 East 35th st to Miss Emily S. Norrie; in 875 Park av to Mrs. G. V. Converse; in 146 East 49th st to Mrs. V. K. Chandler; in 27 West 81st st for Charles Laue to Mrs. N. Holcomb; in 829 Park av to Miss Isabelle T. Swan; in 138 East 36th st to George T. Merck; in 315 West 115th st to Edward Kronman; in 1219 Madison av to the Rev. M. Courcoulis; in 515 West 115th st to M. Mossbacher; in 17 East 59th st for Miss Maud Stafford to Harold Boulton; in 167 West 72d st for Miss Ethel B. Harris to Miss Marie A. Dell; and in 103 East 84th st for George Newman to Mrs. J. C. Conway.

PEASE & ELLIMAN made the following renewals of apartments: in 67 Riverside dr to Irving G. Cohen; in 127 Riverside dr to J. P. O'Donnell; in 315 West 115th st to E. Bloch; in 330 West 102d st to A. Portolio; in 309 West 99th st to C. B. Eimer; in 202 West 81st st to Dr. F. E. Gardner; in 829 Park av to Edwin M. Leask; in 1215 Madison av to Mrs. B. Erdman; in 1190 Madison av to Edward F. Fitzgerald; in 60 East 90th st to Thomas F. Mulry; in 49 West 57th st to Guy W. Burns; in 32 East 64th st to E. L. Judkins; in 146 East 49th st to Mrs. K. C. Williams; in 116 East 63d st to D. H. Furniss; in 146 East 49th st to F. O. Robinson and to Charles L. Hoffman; in 21 West 8th st to Mrs. M. C. Pickett; in 144 East 40th st to the Misses Helen M. and Edith A. Walsh; in 56 West 11th st to J. L. O'Connor; and in 144 East 36th st to Mrs. Edwin S. Cramp.

PEASE & ELLIMAN leased offices at 42 West 39th st to the Newspaper Feature Service; and a loft at 13 West 39th st to Pitcher & Roswell.

PEASE & ELLIMAN leased for C. P. Berdell, Jr., to G. P. Dubois, the 4-sty American basement dwelling at 58 West 9th st; also made the following leases of apartments: in 14 Central Park West, a furnished apartment, for Miss Edith Kendall to Leighton Stewart; in 56 West 11th st a furnished apartment, for C. Bryon Cook, to Miss Helen Dawell; in 255 West End av for Samuel A. Herzog to Mrs. A. Waxham; in 21 East 38th st for Clark T. Chambers as agent, to G. W. Davison; in 1200 Madison av for R. H. Chesbrough, to Mrs. James Traub; in 144 East 56th st to Mrs. A. A. Candor; in 60 West 58th st to Barton L. Keen, and in 144 East 36th st to E. P. Scholl; leased for Edgar Ellinger and his associates an apartment in the house nearing completion at 70 East 77th st to John T. Winkhaus, and for Edgar A. Levy an apartment in the house under construction at 876 Park av, at 78th st, to G. W. Hodges.

THE RITZ-CARLTON HOTEL interests have leased from Dr. Charles V. Paterno the restaurant of the apartment house now building on the block bounded by Madison and Park avs, 46th and 47th sts. The restaurant is to be in the Park av end of the structure, and will front on a private thoroughfare facing on the court, which is to be developed as an Italian garden, 70x275. The house will be 12 stories, the Madison av end ready for occupancy in September and the Park av side in October. Douglas L. Elliman & Co. are rental agents of the houses.

DOUGLAS ROBINSON, CHARLES S BROWN Co. leased for Manning & Trunk, as agents, the parlor floor store at 122 East 57th St., to L. A. Jaunesse, millinery.

DOUGLAS ROBINSON, CHARLES S BROWN Co. leased for Francis G. Lloyd 155 East 71st st, a 4-sty dwelling, to Thomas Frothingham.

ROY SCHERICK has leased for Homer Foot, Jr., an entire floor, containing 12,500 sq. ft., in 334 4th av, southwest corner 25th st, to Louis Hammer, Inc., importers and dealers in wools, plushes and velvets, now at 432 4th av. The lease is for a long term of years, aggregating about \$45,000.

L. TANENBAUM, STRAUSS & CO. rented for the estate of M. Cutting the entire building at 461-7 West 40th st to the Eastern American Chair Co.; also for the Jacob New Realty Co. the first loft at 688 Broadway to the Bleecker Manufacturing Co.

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L. TANENBAUM, STRAUSS & CO. leased for the 25 West 31st St. Corp the 1st loft of 25-29 West 31st st to Amson Furtch Corp.; also rented for the Folsom Estate Agency the store and basement of 131-133 Spring st to the Baselea Calandra Co.

J. IRVING WALSH leased to Edith Sapresi, for the Davann Co., the residence at 17 West 9th st, for five years, at \$3,000 a year. The house will be altered into a bachelor apartment building.

WM. A. WHITE & SONS leased to the West Disinfecting Co. the 3d floor at 411 5th av. The tenant is to occupy this space for executive offices only, their manufacturing plant being in Long Island City. The Columbia Phonograph Co. recently opened a new store in this building, thus completing the renting of the entire building with the exception of one floor.

WM. A. WHITE & SONS. leased an apartment in 173 Madison av to Miss Margaret Brown, and in 44 West 10th st an apartment to Mrs. Virginia Whitmore.

WILLIAM A. WHITE & SONS leased to Joseph Tetley & Company, tea merchants, the 6-sty warehouse at 483-485 Greenwich st, adjoining the northeast corner of Greenwich and Canal sts.

Bronx.

RICHARD DICKSON leased for Amanda Bussing and John Bussing, Jr., the premises at 3754-6 3d av, for 10 years., to be occupied as a motion picture house.

Queens.

EDWIN E. SUYDAM leased for the Peerless Unit Ventilation Corporation of New York City their plant at the northeast corner of 10th st and 6th av, College Point, to the L. W. F. Engineering Corporation, manufacturers of aeroplanes, for five years from August 1.

Out of Town.

FEIST & FEIST rented for the Public Service Corporation offices in their new building at the southeast corner of Broad st and Central av to Charles E. Wade.

E. C. GRIFFIN AND P. H. COLLINS rented for Eugenie Wright, her cottage on Helena av, Larchmont, to Dr. Paul Faber, of Canada.

GRIFFEN, PRINCE & RIPLEY leased to Charles H. Holland, of the Royal Indemnity Co., a Colonial residence for the Sterling Homes Co., on Governor's rd, Sagamore Park, Bronxville.

THE SCARSDALE ESTATES, Robert E. Farley, president, leased one of its houses in Gilmore ct in the Greenacres section of Scarsdale, N. Y., to Bruce Edwards.

MRS. CORNELIUS VANDERBILT has leased through John F. Scott the Arthur W. Pearce place in the Hewlett Bay property at Hewlett, L. I. The property consists of about 11 acres, on Everit av, and borders on Willow Pond, a large brick mansion, stables, and garage.

S. S. WALSTRUM-GORDON & FORMAN leased, furnished, for the summer for Miss Marie S. Van Vorst to H. A. Wood her property at Wyckoff, N. J.; for James G. Davies to Joseph J. Levy, 48 East Franklin av, Ridgewood, N. J., and for Mrs. Bessie Gardner to Fred L. Goddard, 171 East Ridgewood av, Ridgewood, N. J.

REAL ESTATE NOTES.

DUFF & BROWN CO. has been appointed agent of 1007-1009-1011-1013 Ogden av, Bronx.

HENRY BRADY has been appointed receiver for 26 Monroe st, pending foreclosure proceedings.

A. A. HAGEMAN has been appointed agent of the buildings at 345-347 West 54th st and 23 West 35th st.

M. & L. HESS (INC.) have been appointed managing agents of the 7-sty office building at 30-2 East 20th st.

M. M. HAYWARD & CO. have been appointed agents for the three apartment houses at 520 West 123d st, 522 West 123d st and 1462 5th av.

MICHAEL McBRIDE is the purchaser of the 5-sty house at 317 West 33d st, recently reported sold by J. Arthur Fischer for Conrad Stein.

GREENWICH SAVINGS BANK has appointed Bastine & Co. agents for 363 7th av and also the 9-sty loft building at 28-30 Waverly pl.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank of the two 3-sty dwellings at 1 and 3 West 119th st.

CAMMANN, VOORHEES & FLOYD have been appointed agents of the 11-sty apartment house at 121 Madison av and the 7-sty apartment house at 25 East 30th st.

AMES & CO. have been appointed managing agents of the two 5-sty apartment houses at 268-270 West 43d st; also the 4-sty business building at 497 7th av.

J. IRVING WALSH has been appointed agent by Morris Goldberger for 141-143 West 10th st and 29 Greenwich av; also by the Lawyers' Mortgage Co., for 415 West 18th st.

DUFF & CONGER (Inc.) have been appointed by the Cornelian Realty Co. the agents and supervisors of the alterations at 48 East 61st st into 2 and 3-room non-housekeeping apartments.

CHARLES B. SQUIER is the purchaser of 64 and 66 White st, recently sold by E. H. Ludlow & Co. for the Norlin Realty Corporation. The Squier place in St. George's av, Rahway, N. J., containing about an acre and a quarter of ground, with house and garage, was given in part payment.

FREDERICK BROWN resold to the Koch Building Co., Robert P. Koch, president, 134 and 136 East 94th st, two 4-sty flats, 40x100., adjoining the Skibo Hall apartments, at the southwest corner of Lexington av. O'Reilly & Dahn and Emanuel E. Simon negotiated the transaction. Title passed on Wednesday.

NO. 8 STATE STREET CORPORATION, controlled by the South Ferry Realty Co., in which Robert A. and William H. Chesebrough are interested, has taken title to Pilger Haus at 8 State st, one of the old immigrants' homes facing Battery Park, and the abutting property at 14 1/2 and 16 Pearl st, forming a plot of 8,000 square ft, from the Lutheran Immigrant Society.

NEW YORK HISTORICAL SOCIETY has transferred the property at the southeast corner of 1st av and 62d st to Lippman Schnurmacher, who conducts a wagon manufactory on the premises. The property fronts 71.7 on the av and 131.5 ft. on the st. The immediate corner is improved with a 2-sty brick building and the remainder with frame houses.

CORTLANDT F. BISHOP is the buyer of the 4-sty flat and store at the southwest corner of 6th av and 54th st, on lot 25.2x100, recently reported sold by the Peter Doelger Brewing Co. through James A. Dowd. Mr. Bishop owns the adjoining parcels at 941 and 949 6th av, and 102 West 54th st. He now controls the entire 6th av block front with the exception of the 53d st corner.

TITLE COMPANIES of the city have formed the New York Board of Title Underwriters, to establish and maintain uniformity among its members in the contracts of title insurance and the rates therefor, and to acquire, preserve, and exchange information relative to the business of title insurance. The companies in the association are the Title Guarantee & Trust Co., the Lawyers Title & Trust Co., the New York Title & Mtg. Co., and the Home Title Insurance Co.

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**REAL ESTATE
STATISTICS**

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

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

MANHATTAN.

Conveyances.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	150	163
Assessed Value.	\$9,398,200	\$14,704,466
No. with consideration.	20	26
Consideration.	\$874,750	\$2,432,055
Assessed Value.	\$797,500	\$2,668,966

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	4,852	4,502
Assessed Value.	\$341,881,309	\$259,608,032
No. with Consideration	630	666
Consideration	\$26,645,476	\$29,079,730
Assessed Value.	\$31,168,650	\$31,629,356

Mortgages.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	59	63
Amount	\$1,369,167	\$4,080,631
To Banks & Ins. Cos.	9	10
Amount	\$246,000	\$422,200
No. at 6%	13	28
Amount	\$90,050	\$178,931
No. at 5 1/2%	2	1
Amount	\$75,000	\$10,000
No. at 5%	16	16
Amount	\$ 575,750	\$377,200
No. at 4 1/2%	2	5
Amount	\$109,000	\$322,500
No. at 4%	1	1
Amount	\$40,000	.....
Unusual Rates.	3	.....
Amount	\$185,500	.....
Interest not given.	22	13
Amount	\$293,867	\$292,000

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	2,172	2,223
Amount	\$86,403,216	\$65,397,851
To Banks & Ins. Cos.	450	522
Amount	\$48,860,050	\$27,518,159

Mortgage Extensions.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	22	35
Amount	\$1,044,900	\$2,247,200
To Banks & Ins. Cos.	4	15
Amount	\$641,500	\$1,211,000

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	1,268	1,141
Amount	\$86,738,400	\$64,685,386
To Banks & Ins. Cos.	632	576
Amount	\$66,514,200	\$47,064,850

Building Permits.

	1917 July 28 to Aug. 3	1916 July 29 to Aug. 4
New Buildings	1	13
Cost	\$12,000	1,216,500
Alterations	.....	355,800

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
New Buildings	288	425
Cost	\$22,843,000	\$96,576,645
Alterations	\$8,173,883	\$14,109,006

BRONX.

Conveyances.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	173	110
No. with consideration.	46	15
Consideration	\$141,175	\$133,535

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	3,718	3,610
No. with consideration.	717	566
Consideration	\$4,843,283	\$4,163,362

Mortgages.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	136	47
Amount	\$377,996	\$483,554
To Banks & Ins. Cos.	2	6
Amount	\$9,700	\$18,750
No. at 6%	14	18
Amount	\$111,950	\$276,475
No. at 5 1/2%	2	9
Amount	\$4,392	\$112,250
No. at 5%	49	3
Amount	\$41,257	\$8,350
No. at 4 1/2%	3	.....
Amount	\$997	.....
Unusual rates.	55	1
Amount	\$43,400	\$6,629
Interest not given.	13	16
Amount	\$176,000	\$79,850

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	1,848	2,058
Amount	\$10,899,212	\$19,126,598
To Banks & Ins. Cos.	126	178
Amount	\$1,744,415	\$4,014,027

Mortgage Extensions.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
Total No.	10	14
Amount	\$257,000	\$439,382
To Banks & Ins. Cos.	1	4
Amount	\$49,000	\$288,000

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

Total No.	437	457
Amount	\$8,564,538	\$9,473,339
To Banks & Ins. Cos.	154	128
Amount	\$3,045,450	\$4,127,014

Building Permits.

	1917 July 28 to Aug. 2	1916 July 28 to Aug. 3
New Buildings	4	10
Cost	\$33,400	\$318,000
Alterations	.....	\$7,300

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

New Buildings	383	455
Cost	\$6,596,675	\$12,867,600
Alterations	\$847,050	\$802,530

BROOKLYN.

Conveyances.

	1917 July 26 to Aug. 1	1916 July 27 to Aug. 2
Total No.	381	438
No. with consideration.	30	52
Consideration	\$205,440	\$436,987

Jan. 1 to Aug. 1 Jan. 1 to Aug. 2

Total No.	13,364	\$13,674
No. with consideration.	1,170	1,298
Consideration	\$12,942,759	\$9,089,344

Mortgages.

	1917 July 26 to Aug. 1	1916 July 27 to Aug. 2
Total No.	245	357
Amount	\$1,099,158	\$1,333,036
To Banks & Ins. Cos.	43	56
Amount	\$352,050	\$380,000
No. at 6%	151	197
Amount	\$601,970	\$538,956
No. at 5 1/2%	54	92
Amount	\$290,270	\$411,810
No. at 5%	25	35
Amount	\$164,250	\$279,550
Unusual rates.	2	.....
Amount	\$5,900	.....
Interest not given.	13	33
Amount	\$36,768	\$102,720

Jan. 1 to Aug. 1 Jan. 1 to Aug. 2

Total No.	8,749	10,211
Amount	\$37,028,307	\$44,780,904
To Banks & Ins. Cos.	1,680	2,413
Amount	\$13,508,729	\$18,535,529

Building Permits.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
New Buildings	33	82
Cost	\$251,600	\$672,050
Alterations	.....	\$106,047

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

New Buildings	1,772	2,132
Cost	\$17,389,665	\$24,469,214
Alterations	\$3,248,799	\$3,742,157

QUEENS.

Building Permits.

	1917 July 27 to Aug. 2	1916 July 28 to Aug. 3
New Buildings	44	73
Cost	\$54,215	\$372,031
Alterations	.....	\$23,572

Jan. 1 to Aug. 2 Jan. 1 to Aug. 3

New Buildings	2,227	3,120
Cost	\$7,836,726	\$12,851,116
Alterations	\$1,155,421	\$1,140,687

RICHMOND.

Building Permits.

	1917 July 26 to Aug. 1	1916 July 28 to Aug. 3
New Buildings	17	17
Cost	\$17,150	\$24,455
Alterations	.....	\$2,360

Jan. 1 to Aug. 1 Jan. 1 to Aug. 3

New Buildings	358	534
Cost	\$1,062,646	\$905,903
Alterations	\$208,076	\$160,685

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

HAD it not been for the terrific heat and humidity that combined to make living almost a burden during the last week there is little doubt but that the building situation, particularly in the Metropolitan district and adjacent territory, would have exhibited considerable improvement. The time was ripe, as in the last few weeks there have been strong indications that a building movement of large proportions was imminent and likely to break at almost any time. The heat wave, however, made the postponement of activity an absolute necessity. The prospects for augmented building construction have not been dispelled but will undoubtedly become evident again as soon as the weather conditions are more favorable to building construction.

Following the trend of the building industry there has been no life in the markets for structural materials and supplies during the week. The demand for building commodities fell off abruptly on account of the excessive heat that made work on new structures dangerous and which from a humanitarian viewpoint necessitated the temporary closing of many office and manufacturing plants.

In the last few weeks there has been a strong tendency developing toward a weakening in the price position of various structural commodities. For a long period building materials have been firmly entrenched at extremely high levels and it seemed almost hopeless to expect a recession. At the present writing there is a definite prospect that the prices of some materials will soon exhibit a downward trend and in certain lines there has already been substantial decreases. Common brick is a notable example. The hope is universal among the building and allied trades that with lowered material costs, structural operations will be resumed and the industry in general stimulated thereby.

There is a steadily increasing demand for rentable buildings of almost every

type. New structures, if erected, would return an income that even with the present high construction costs would make their erection a profitable venture for the builder. If investors and speculative builders could only be brought to a point of realizing the necessity for these buildings and the profits to be obtained therefrom, undoubtedly a marked improvement in the building situation would immediately result. According to the number of projects on the boards in the offices of architects and structural engineers it seems as though some owners are beginning to realize the advantages that are before them but the number is not yet great enough to create a material effect on building conditions.

Renting accommodations are bound to be at a premium next autumn. The demand will include apartments, lofts, factories and other types of structures, and it behooves the prospective builder who intends to profit by this unprecedented demand, to make immediate provisions for commencing contemplated operations so as to be ready for the prosperous times that are sure to come.

The conditions involving the transportation of freight gradually seems to be becoming more satisfactory with the service to the shipper improving. Although deliveries are being expedited there is still much room for improvement before the conditions can again approach the normal and only the most optimistic can foresee an early return to normal conditions.

The labor situation is daily becoming more unsatisfactory. The scarcity of both skilled and unskilled labor is more acute than it has been and the condition is calling into use many different types of labor saving appliances. Practically all lines of industrial activity are being effected by the difficulties entailed in an attempt to secure adequate labor for the operation of manufacturing plants, and the building trades and manufacturers of structural materials are by no means an exception to the general rule.

Common Brick.—On account of the excessive heat during the past week, the common brick market has been practically dead. The condition follows that maintaining throughout the general building situation. Common brick prices may almost be said to be stabilized at the \$8.25-\$8.75 level, as there is no immediate prospect of a fluctuation in either direction aside from the fact that scattered sales of off loads have been made as low as \$8.00. Manufacturing has also felt the effect of the recent hot spell, and while none of the Hudson River plants have officially suspended operations, they might just as well have done so, as the laborers refuse to work under the present conditions. With the number of new building projects that are imminent, there is every reason to presuppose that as soon as atmospheric conditions become more favorable to construction work, that there will be a marked improvement in the situation.

SUMMARY—Transactions in the North River brick market for the week ending Friday, August 3, 1917. Condition 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, 21; sales, 21. Distribution: Manhattan, 8; Brooklyn, 7; New Jersey points, 9; Bronx, 1; Astoria, 1; outside, 1.

Structural Steel.—Activity in the structural steel market is almost entirely confined to buying for Governmental construction, and purchases of steel for plant extensions made necessary through the war activities. There is practically no life in the market for steel designed for private consumption, as prospective builders know that they cannot hope

for early deliveries, should they be willing to pay the present exorbitant prices for fabricated steel. During the past week, Government work has taken a considerable tonnage out of the market, and there are prospects that during the coming weeks, the Federal requirements will amount to a high total. Railroad commitments are a negligible quantity, and purchases include only amounts necessary for imperative repairs and improvements. There is no change in the wholesale price of structural steel. Plain material from mill is quoted at 4.669c. to 5.169c. New York, for delivery in three to four months.

Lumber.—Conditions in the local lumber market are comparatively inactive owing to the usual mid-summer lull, combined with the intolerable heat that generally upset the building situation. There is an amount of new building work in prospect great enough to encourage material dealers and unquestionably many of these operations will proceed at an early date. Lumber prices are continuing their upward tendency and there are no immediate prospects of a withdrawal from the present high levels for a long time. The yellow pine market is comparatively dull, reflecting in a large measure the general recession of building activities throughout the country, but as there is every likelihood that building conditions will soon substantially improve, this commodity should take on a firmer tone. There has been considerable improvement in the freight situation as applied to the delivery of lumber, although the condi-

tions are still far from being normal. This city has much to expect yet in the line of improved freight transportation as embargoes on New York are still in force, owing to the lack of adequate terminal facilities. The records of the lumber committee of the Council of National Defense show that more than half the lumber required for the construction of the sixteen new army cantonments has been shipped. For the consummation of this work a total of 12,800 carloads of lumber were ordered, 7,834 of which have already been shipped to destination. Each carload contains approximately 20,000 feet, which makes a total shipment to date of approximately 160,000,000 feet. The estimated quantity of lumber needed for these cantonments is in the neighborhood of 250,000,000 feet.

Portland Cement.—There is no material change in the cement market conditions; prices are holding firmly at the \$2.12 level that has been maintained for some weeks. The production of this important material is keeping pace with the demand in a very satisfactory manner, but as there are prospects of a growing demand for both foreign and domestic consumption, there is no likelihood that the production of this year will be too great for the market to absorb. Cement prices are likely to be advanced, although there is no definite knowledge as to time or ratio of increase.

Reinforcing Bars.—The market for reinforcing bars has been particularly active owing to the number of instances in which reinforced concrete construction has been substituted in the erection of buildings originally designed as steel frame structures, and also to the generally increased popularity of this material as a modern construction medium. The Federal Government at the present time is an important factor in the bar market, as it is actively engaged in the construction of huge operations in various parts of the country, and for which reinforced concrete is used exclusively.

Linseed Oil.—The advance in cost of flaxseed due to the serious damage to crop, in the northwest and western Canada, owing to the long continued drought and hot weather has brought about a marked change in the tone of this market. There is every indication that the price of this commodity will be considerably advanced over current prices, although spot linseed oil is now quoted at \$1.15 in lots of 5 bbls., or more. There has been a lethargy noticeable in this market for this commodity, for some time past, due to the slowing down of building operations, but it is fully expected that as soon as building operations are resumed, the oil market will take on a better outlook.

Window Glass.—There has been a remarkable falling off in the demand for glass, both from domestic and foreign sources, but prices are sustained at the former levels, and there is every expectation that they will remain stable for some time. Reserved stocks are uniformly low, and among the more popular sizes the amount on hand is practically a negligible quantity.

Wire Products.—There is practically no change in the wire situation. Mills are running to their fullest capacity, and yet are far behind in their deliveries. The Government is by far the most important buyer of wire nails, and has recently placed orders for approximately 30,000 kegs in addition to the 42,000 kegs mentioned in a recent issue. Independent mills are continuing to sell to jobbers in large lots at the base price of \$4 per keg, and it is not likely that there will be any reduction from this figure, as long as the heavy demand for this product is sustained.

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

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$2.12@
 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 (nreproofing. 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 face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.
 base price, per M..... 29.00@
 Hemlock, W. Va., base price per M..... 27.00@
 Hemlock, Eastern mixed cargoes..... 23.00@

(To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered)...\$32.00@ \$37.00
 Wide cargoes..... 35.00@ 38.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

LATH (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$5.50@ \$5.75
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in....\$6.00@
 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@
 Block, 3 in. (hollow)..... 0.6%
 Block, 4 in. (hollow)..... .08
 Boards, 3/4 in. x 8 ft..... .12 1/2
 Boards, 1/2 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%

DURKEE FACTORY FOR ELMHURST, L. I.

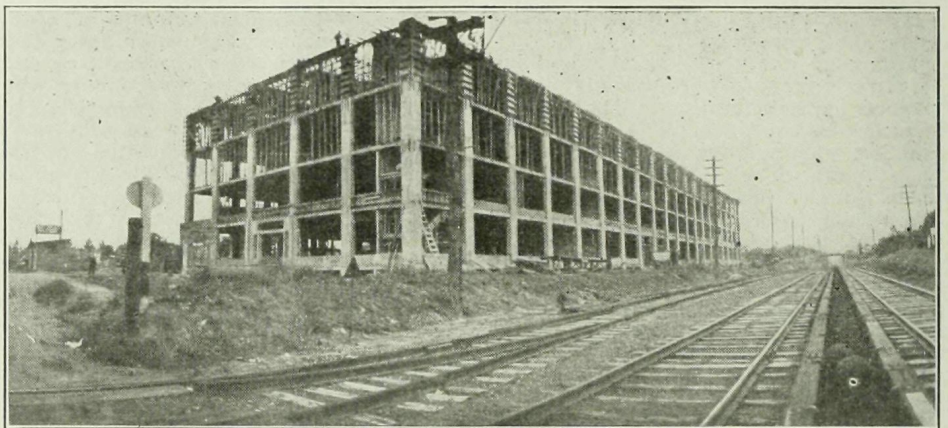
Operation Costs Half Million Dollars and Includes Many Welfare Provisions

THE construction of industrial buildings during the last few years has been one of the noteworthy features of the development of Queens. This section is now the manufacturing home of a large number of important concerns and the group of modern factory buildings is constantly being augmented by the erection of additional structures some of which are models of their kind.

Queens offers peculiar advantages to the manufacturer that decides to locate his plant in that section. Facilities for the transportation of raw materials and finished products, either by rail or water, are of the best. Furthermore, the district abounds in conveniently situated localities that provide almost ideal living accommodations for the thousands of employees that operate these factories.

Construction work is well advanced upon the erection of a new factory build-

this factory. The nine acres which comprise the site of this factory will be extensively parked with roads and hedges, creating a landscape effect quite unusual in factory projects. Plans have been perfected for the construction of a baseball diamond, with grandstand, two or four tennis courts and other facilities for outside athletics. It is very likely that in freezing weather this section of the recreation field will be flooded and utilized as a skating rink by the employees. Within the new building similar thought and care has been taken to provide for the comfort and convenience of the workers. In addition to airy restrooms and modernly equipped lavatories there will be a large dining room and kitchen for the use of the employees, and a library that will regularly increase as its use warrants. The latter feature alone will represent the expenditure of nearly \$50,000 for equipment and furnishings. The extensive



Industrial Engineering Co., Builder.

Russell G. Cory, Engineer.

PLANT FOR E. R. DURKEE & CO., AT ELMHURST, L. I.

ing, that in design and layout will be a model of its kind. The structure will embody all approved features of modern construction and sanitary equipment. The owners are E. R. Durkee & Company, 534 Washington street, Manhattan, manufacturers of salad dressings and condiments. The building is located at Elmhurst, on a large piece of property recently purchased from the Long Island Railroad Company. The property is bounded by the right-of-way of the Long Island Railroad, Corona avenue, Hampton street and Cord place and the building has been located adjoining the tracks so as to provide the best facilities for the receipt and shipment of freight.

The new building is a four-story structure, with basement, built entirely of reinforced concrete and will cost more than half a million dollars. The construction is according to the flat-slab method from privately prepared plans. Russel G. Cory, 39 Cortland street, Manhattan, is the consulting engineer and has entire charge of the erection of the structure and the installation of its equipment. The work is proceeding under a general contract obtained by the Industrial Engineering Company, 30 Church street. The ground dimensions of this factory measure 100x400 feet and in its construction and equipment will be embodied the latest appliances and devices for safety, sanitation and manufacturing efficiency. Full precautions have been made in the planning of this operation to eliminate the fire hazard. A sprinkler system of 100 per cent efficiency will be a part of the fire prevention and protective installation that will further include smoke-proof fire towers, standpipe system and complete alarm apparatus. To further manufacturing efficiency and eliminate unnecessary labor, gravity and mechanical conveyors will be installed.

Among the many interesting features of this project one of the most important is the provision that is being made for the welfare of the five hundred operatives that will find employment in

roof area will provide for a roof garden that in addition to being a decorative feature will provide recreational retreat for the employees.

PERSONAL AND TRADE NOTES.

Hamilton & Hansell, 17 Battery Place, New York, have been appointed Eastern sales agents for the Hoosier Rolling Mill Co., of Terre Haute, Ind.

The American Steel Export Company, New York, has appointed Woodburn's, Ltd., Montreal, Canada, as its exclusive agents for the provinces of Ontario and Quebec.

The Vulcanite Portland Cement Company has opened an office at 161 Devonshire street, Boston, Mass. This is to give more efficient service to the steadily increasing New England trade.

The Emerson Phonograph Company, of 3 to 5 West 35th street, has moved its laboratory and shipping departments to larger quarters. The Emerson Phonograph Company will continue to occupy the third floor for executive and sales offices.

J. H. Jowett, general sales manager of the Ingersoll-Rand Co., New York, has been elected by the board of directors vice-president of the company, and L. D. Albin, formerly assistant general sales manager, has been appointed general sales manager. Mr. Jowett and Mr. Albin will continue to make the offices at 11 Broadway their headquarters.

Harry E. Harris, president Harris Engineering Co., Bridgeport, Conn.; John H. Barr, consulting engineer Remington Typewriter Co., New York, and William A. Viall, Brown & Sharpe Mfg. Co., Providence, R. I., have been appointed a committee to cooperate with the National Bureau of Standards in the making of gauges for munitions manufacture. Mr. Barr has been named chairman of the committee.

To Build for Ship Owners.

John T. Brady & Company, 103 Park avenue, have the general contract for the superstructure of the eight-story brick and stone office building, 72x55, to be erected at the southwest corner of Whitehall and Pearl streets, by Furness, Withy & Company, Ltd., a steamship company operating about two hundred boats. Walter B. Chambers, 109 Broad street, architect, who designed the building, places the estimated cost at \$200,000. The contract for the foundations has been awarded to the Underpinning & Foundation Company, 290 Broadway. The corner, which was acquired last May from the South Ferry Realty Company, has a frontage of 79 feet in Whitehall street and 53 feet in Pearl street.

New Brooklyn Parish House.

The Lafayette Avenue Presbyterian Church, of which the Rev. Charles Albertson is pastor, and John T. Underwood, 336 Washington avenue, Brooklyn, is chairman of the building committee, contemplates the construction of a four-story parish house, to measure 40x90 feet, at 95 to 97 South Oxford street, Brooklyn. Clark & Arms, 21 West 45th street, are the architects. The building will be of brick and stone construction with reinforced beams, girders and floor arches. The estimated cost has been placed at \$85,000.

Amendment Suggested.

In connection with the hearings before the Public Service Commission relative to the maintenance of the statutory standard of candle-power and quality of gas supplies by gas corporations in the Bronx, the Commission announced recently that its counsel had submitted to the various complainants and companies a suggested form of a proposed amendment to the Public Service Commissions Law. This amendment would enable the Commission to hear and determine claims of consumers of gas or electricity for refunds or other reparation based upon excessive charges.

NO ARCHITECTS SELECTED.

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

SOUTH ORANGE, N. J.—Richard L. Tobin, 11 Washington pl, East Orange, N. J., has recently purchased property at South Orange, and contemplates erecting three dwellings. No architect has been selected, and details will be available later. Total cost, \$50,000.

SYRACUSE, N. Y.—The Security Tire & Rubber Co., Fredk D. Burchill, in charge, Jordan, N. Y., owner, contemplates erecting a factory, for which no architect has been selected.

SYRACUSE, N. Y.—St. Peter's Roman Catholic Church, Rev. Father Pio Parolin, pastor, 128 North State st, Syracuse, owner, contemplates making interior alterations to the brick church at North State st and Burnet av, for which no architect has been selected.

GOVERNMENT WORK.

PELHAM, N. Y.—Henry Steers, Inc., 17 Battery pl, Manhattan, has the general contract for 1-sty temporary hospital bldgs, consisting of 22 bldgs, ranging from 30x140 to 30x100, for the U. S. Government, Navy Dept., F. R. Harris, Chief Bureau Yards & Docks, Washington, D. C., and Commandant, Navy Yard, Brooklyn, N. Y., owner, from plans by Ewing & Allen, 101 Park av, Manhattan, architects. Cost, \$135,000.

YAPHANK, L. I.—Major F. B. Wheaton, Adams Bldg, Washington, D. C., advisory architect, completed plans for a frame remount depot at the Army Mobilization Camp, for the U. S. Government, Col. I. W. Littell, Adams Bldg, Washington, D. C., owner. The above will probably be constructed by the Thompson-Starrett Co., 49 Wall st, Manhattan. Cost, \$30,000.

TENAFLY, N. J.—The U. S. Government, Col. I. W. Littell, Construction Quartermaster, Adams Bldg., Washington, D. C., has had plans completed privately for 1-sty frame hospital bldgs., consisting of ward bldgs., laboratory, nurses' quarters, mess halls, kitchen, bakery, shops, etc.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BRONX.—Maria Biondi, 292 East 149th st, owner, is taking bids on the general and separate contracts for alterations to the 5-sty brick tenement at 238 East 149th st, from plans by Moore & Landsiedel, 3d av and 148th st, architects. Cost, \$10,000.

MUNICIPAL.

MANHATTAN.—The City of New York, Police Dept., A. Woods, Comr., 240 Centre st, owner, is taking bids on the general contract to close 12 m., August 7, for alterations to the 33d Precinct Station House.

MISCELLANEOUS.

MANHATTAN.—The City of New York, Dept. of Police, Arthur Woods, com'r, 240 Centre st, owner, is taking bids on the general contract to close 12 m., August 10, for repairs to the 166th Precinct Station House.

BROOKLYN, N. Y.—The Public Service Commission for the First District, Oscar S. Straus, chairman, 120 Broadway, Manhattan, owner, is taking bids on the general contract to close 11.30 a. m., August 15, for station finish work for eleven stations on the Culver Rapid Transit R. R., Bay Parkway Station of the Broadway-4th Av R. T. R. R.

FOREST HILLS, L. I.—The City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, Manhattan, owner, is taking bids on general and separate contracts to close 3 p. m., August 9, for a work shop, storage and stable bldg, from privately prepared plans.

RICHMOND, N. Y.—The City of New York, Dept. of Public Charities, John A. Kingsbury, Comr., Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 10.30 a. m., August 7, for furnishing, delivering and laying water mains and appurtenances at Sea View Farms.

ALBANY, N. Y.—The State of New York, Trustee of Public Bldgs, Executive Chamber, Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 3 p. m., August 10, for reconstructing the Capitol, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.



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Manhattan.

APARTMENTS, FLATS & TENEMENTS.
MADISON AV.—Robert D. Kohn, 56 West 45th st, completed plans for alterations to the 5-sty brick apartments and store, 33x95, at 1787 Madison av, for Milton C. Henry, 1392 Lexington av, owner and builder. Cost, \$12,000.

48TH ST.—Laspia & Salvati, 5252 Grand st, Brooklyn, will draw plans for the alteration of the 4-sty brick and stone dwelling, at 169 West 48th st, into studio apartments and stores, for Rastus S. Ransom, 120 Broadway, owner, and Philip Friedman, 111 West 48th st, lessee. Cost, \$6,000.

CHURCHES.

125TH ST.—Bart & John Walther, 147 East 125th st, completed plans for alterations and addition to the church at 249 East 125th st, for All Saints Roman Catholic Church, Rev. Monsignor James E. Powers, pastor, Madison av and 129th st, owner.

DWELLINGS.

PARK AV.—Lewis Colt Albro, 2 West 47th st, has plans in progress for interior alterations to the 4-sty brick and stone dwelling at 1021-3 Park av, for Edward R. Stettinius, 85 Liberty st, owner.

5TH AV.—Frederick C. Zobel, 35 West 39th st, will draw plans for remodeling the 5-sty brick and stone dwelling, 20x120, and a 2-sty stable at 162 5th av, for Robert P. Zobel, 35 West 39th st, owner.

79TH ST.—Henry C. Pelton, 35 West 39th st, completed plans for alteration, extension and addition to the 5-sty brick dwelling, 18x96, at 21 East 79th st, for James Imbrie, 61 Broadway, owner. Cost, \$12,000.

STABLES AND GARAGES.

80TH ST.—Lawford G. House, 143 West 40th st, completed plans for the alteration of the 1-sty brick stable, 75x102, at 517-21 East 80th st, into a garage, for the Phoenix Const. Co., 41 Park Row, owner. Cost, \$15,000.

98TH ST.—Irving Margon, 370 East 149th st, Bronx, is revising plans for the 1-sty brick and concrete garage, 100x100, in the south side of 98th st, 200 ft west of 1st av, for William Hagedorn, 1896 1st av, owner and builder. The revised plans provide for an extension 25x100 through to 97th st.

STORES, OFFICES AND LOFTS.

21ST ST.—George & Henry Boehm, 7 West 42d st, have plans in progress for alterations to the store at 45 West 21st st, for D. E. Sucher & Co., on premises.

MISCELLANEOUS.

BOWLING GREEN.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., and F. A. Lang, Custom House, Manhattan, engineer, have plans in progress for alterations to the Custom House, for the U. S. Government, Hon. W. G. McAdoo, Treasury Dept., Washington, D. C., owner. Cost, \$60,000.

Bronx.

STABLES AND GARAGES.

174TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, will draw plans for a 2-sty brick garage, 97x106, in the north side of 174th st, from Carter to Anthony avs, for the Absar Realty Co., Abraham Weisman, 919 Fox st, owner. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

169TH ST.—M. W. Del Gaudio, 401 East Tremont av, will draw plans for a 1-sty brick, stone and terra cotta taxpayer and stores, 100x95, at the northeast corner of 169th st and 3d av, for Cahn & Pittman, 3d av and 149th st, and Phillip Wattenberg, 960 Prospect av, owners.

Brooklyn.

CHURCHES.

GRETNER AV.—Tobias Goldstone, 50 Graham av, completed plans for the alteration of the 3-sty brick tenement, 25x100, at the northwest cor of Gretner and Porter aves, into a synagogue, for Jacob Cohen, 11 Thames st, Bklyn, owner and builder. Includes a 1-sty brick extension, 21x25. Cost, \$7,000.

DWELLINGS.

WEST 35TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 2½-sty brick and stone dwelling, 40x118, in the east side of West 35th st, 180 ft south of Mermaid av. Owner's name will be announced later. Cost, \$15,000.

48TH ST.—Laspia & Salvati, 525 Grand st, have plans in progress for a 2-sty

brick dwelling, 20x40, in 48th st, near 9th av. Owner's name withheld. Cost, \$4,000.

BAY RIDGE.—Feinberg & Ricca, 26 Court st, Bklyn, will draw plans for two 2½-sty frame and shingle dwellings, 18x36, in the Bay Ridge section. Owner's name will be announced later. Cost, \$5,000.

EAST 3D ST.—J. C. Wendell Co., 4 Court Sq, Bklyn, completed plans for a 2-sty brick dwelling, 20x47, in the east side of East 3d st, 325 ft north of Albemarle road, for L. Obermeyer, 317 East 2d st, owner. Cost, \$3,000.

SEA GATE.—De Rosa & Pereira, 150 Nassau st, Manhattan, will draw plans for a 2½-sty dwelling, 50x84, for Jack Norworth, c/o Thomas Dillon, 1482 Broadway, Manhattan, owner. Cost, \$25,000.

82D ST.—Kallich & Lubroth, 215 Montague st, have plans in progress for two 2½-sty frame and stucco dwellings, 20x45, at the southwest and northeast cor of 82d st and 19th av for the Kattieren Building Corp., 215 Montague st, owner and builder. Cost, \$6,000 each.

FACTORIES AND WAREHOUSES.

JEFFERSON ST.—Cannella & Gallo, 1163 Herkimer st, completed plans for a 2-sty brick factory, 25x45, in the north side of Jefferson st, 375 ft east of Evergreen av, for Joseph Rallo, 137 Jefferson st, owner and builder. Cost, \$8,000.

BROOKLYN, N. Y.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 2-sty brick and steel storage and warehouse, 75x100. Owner's name and exact location will be announced later.

STABLES AND GARAGES.

WILLOUGHBY AV.—Philip Caplan, 16 Court st, Bklyn, has plans in progress for a 1-sty brick and stone garage, 100x125, on the south side of Willoughby av, 100 ft west of Hamburg av, for the Penwood Realty Co., L. Levine, pres., 280 Broadway, Manhattan, owner and builder. Cost, \$20,000.

18TH AV.—Joseph Martine, 4706 18th av, Bklyn, completed plans for alterations and extension to the 1-sty brick garage, 45x60, at 4509 18th av, for Charles T. Deceasar, 4438 18th av, owner and builder. Cost, \$4,500.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, has plans in progress for alterations and addition to the 1-sty brick garage, 100x100, at 476-484 Sumner av, for Edward W. Lerner, on premises, owner and builder. Cost, \$10,000.

BERGEN ST.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 1-sty brick garage, 25x50, at 1982 Bergen st, for Morris Amsterdam, 1894 Bergen st, owner. Cost, \$2,500.

PENNSYLVANIA AV.—I. A. Crawford, 1095 Lorimer st, completed plans for an extension to the 1-sty garage, at the southwest corner of Pennsylvania av and New Lotts rd, for Benjamin Reisner, 740 New Jersey av, owner. Cost, \$2,000.

BEDFORD AV.—Henry Holder, 242 Franklin av, completed plans for a 1-sty brick garage, 25x100, on the east side of Bedford av, 100 ft north of Willoughby av, for James Hughes, 694 Myrtle av, owner. Cost, \$5,000.

THEATRES.

CORONA, L. I.—Gustave Erda, 826 Manhattan av, Bklyn, completed plans for a 1-sty brick moving picture theatre, 40x115, at the southeast cor of 40th st and Jackson av, for the Rex Theatre Co., 128 41st st, Corona, owner. Cost, \$12,000.

MISCELLANEOUS.

NOSTRAND AV.—George H. Pegram, 165 Broadway, Manhattan, chief engineer, completed plans for a 1-sty brick transformer station, 53x100, on the east side of Nostrand av, 55 ft south of Union st, for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner. Cost, \$50,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., completed plans for two 2-sty frame dwellings, 19x59, on the east side of Stoothoff av, 108 ft south of Liberty av, for J. Rubin, 1016 Stoothoff av, Richmond Hill, owner. Cost, \$8,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2½-sty frame dwelling, 16x37, at the southwest cor of Hatch av and Fulton st, for Sim & Greig, Inc., 32d st, Union Course, L. I., owner. Cost, \$4,000.

WOODHAVEN, L. I.—S. Millman & Son, 1780 Pitkin av, Bklyn, completed plans for a 2-sty frame dwelling, 18x38, on the west side of Johnson av, 240 ft north of Belmont av, for Ambrosino & Reichard, 1423 Chester av, Woodhaven, L. I., owner and builder. Cost, \$3,000.

ELMHURST, L. I.—Cohn Bros., 361 Stone av, Bklyn, completed plans for two 3-sty brick dwellings and store, 20x52, on the north side of Polk av, 50 ft east of Junction av, for Jacob R. Rabinowitz, 261 Amboy st, Bklyn, owner. Cost, \$14,000.

HOLLIS, L. I.—Frederick Korfman, 406 9th av, L. I. City, has plans in progress for two 2½-sty terra cotta block and stucco dwellings, 21x40, on Woodhull av.

KEW GARDENS, L. I.—D. W. Terwilliger, 1 West 34th st, Manhattan, has plans in progress for a 2½-sty frame and shingle dwelling, 37x37, for Lawrence Gardner, Kew Gardens, L. I., owner. Cost, \$8,000.

MIDDLE VILLAGE, L. I.—Joseph W. Weiss, 91 Wayne st, Bklyn, completed plans for four 2-sty brick dwellings, 20x50, in Hinman st, 175 ft south of Pulaski st, for the Cooper Heights Bldg Co., 3025 Pulaski st, Middle Village, owner. Cost, \$18,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, completed plans for a 2½-sty frame dwelling, 57x26, in the north side of Rutland st, 40 ft east of Herkimer st, for E. H. Brown, Bayville, L. I., owner. Cost, \$12,000.

BEECHURST, L. I.—The Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 24x36, in the north side of 32d st, 140 ft west of 15th av. Cost, \$5,000.

STABLES AND GARAGES.

QUEENS, L. I.—E. G. Peterson, 213 Globe av, Jamaica, L. I., completed plans for a 1½-sty frame stable, 30x40, on the north side of Rocky Hill road, 1,020 ft east of Ally road, for Mrs. Carson C. Peck, Ottenhurst, N. J., owner. Cost, \$5,000.

COLLEGE POINT, L. I.—Francis J. Berlenbach, 260 Graham av, completed plans for a 2-sty brick garage, 50x100, at the northeast cor of Mulford av and Mamaroneck st, for the College Point Garage, Inc., College Point, L. I., owner. Cost, \$8,000.

WOODHAVEN, L. I.—E. W. B. Neben, 32 Dennington av, Woodhaven, completed plans for two 1-sty brick garages, 17x100, on the north side of Atlantic av, 100 ft east of Benedict av, for Adam Ludwig, 823 Boyd av, Woodhaven, L. I., owner.

ELMHURST, L. I.—Stephenson & Wheeler, 2 West 45th st, Manhattan, have plans in progress for a 1-sty brick garage, 62x100, in the south side of Cornish st, 150 ft east of Queens rd, for Jacob T. Melleo, 220 West 42d st, Manhattan, owner. Cost, \$15,000.

Nassau.

DWELLINGS.

BRIGHTWATER, L. I.—Slee & Bryson, 154 Montague st, Bklyn, have plans nearing completion for a 2½-sty frame and stucco dwelling, 28x63, for Mrs. R. M. Brewster, owner. Cost, \$18,000.

Westchester.

CHURCHES.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, is revising plans for a 1-sty and balcony brick and terra cotta synagogue, 50x80, irreg, for the Congregation Emanuel, owner. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—William F. Snyder, Radford Bldg., Yonkers, has plans in progress for a 2-sty store, 160x45, at 10-12 North Broadway, and 7-9 Palisade av, for the Edie Realty Co., 8 Getty sq, Yonkers, N. Y., owner, and the F. W. Woolworth Co., Woolworth Bldg, lessee.

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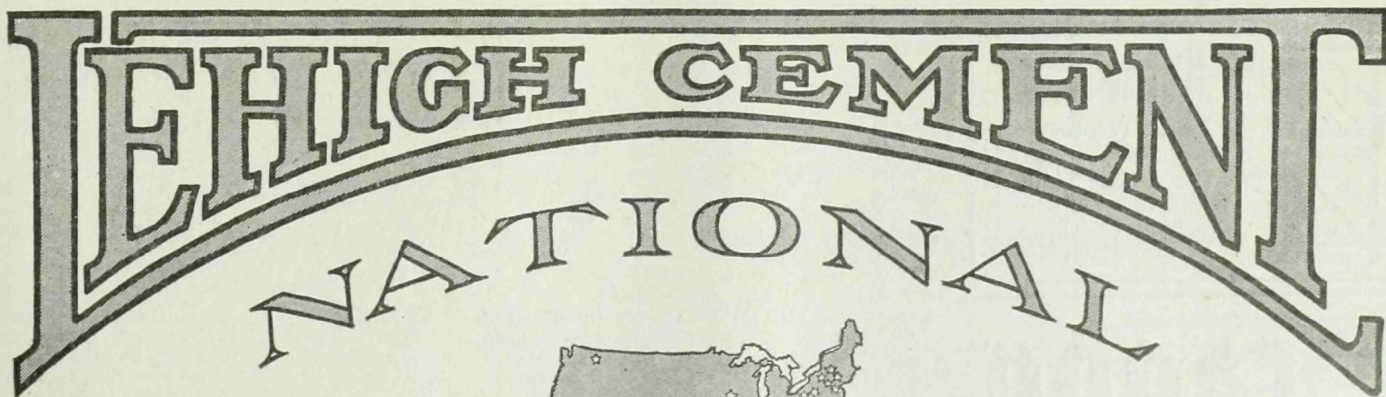
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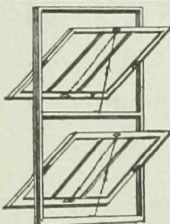
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APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., has plans in progress for a 4-sty brick apartment, 50x75, in the north side of 21st st, 150 ft east of Broadway, for Rocco Marolia, 451 Palisade av, West New York, owner and builder. Cost, \$35,000.

GARFIELD, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 3-sty brick tenement, 21x68, on the east side of Wessington av, 25 ft north of Karl st, for Joseph Janos, 184 Wessington av, Garfield, owner. Cost, \$9,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 3-sty brick tenement and store, 22x63, at 440 Monroe st, for Vincenzo Macaluso, 40 Lucille pl, Passaic, owner. Cost, \$9,000.

CLIFTON, N. J.—Lambert Strong, 31 Madison av, Clifton, N. J., completed plans for a 2-sty frame flat, 22x52, at the cor of Wisney and Davidson sts, for Bessie Steinberg, Clifton, owner and builder. Cost, \$6,000.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Bldg, Perth Amboy, N. J., has plans in progress for a 2-sty hollow tile and stucco flat, 21x72, on Davidson av near Smith st, for Joseph Lonky, 265 New Brunswick av, Perth Amboy, owner and builder. Cost, \$6,000.

NEWARK, N. J.—M. Mancusi Ungaro, 164 Market st, Newark, completed plans for alterations and addition to the 3-sty brick tenement at 94 Sheffield st, for Joseph Ciccone, 22 Lemon st, Newark, owner. Cost, \$3,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 3-sty frame brick and stone flat, 25x78, in South 13th st, for Joseph Comilno, South Orange av, Newark, owner. Cost, \$10,000.

NEWARK, N. J.—James V. Thetford, 71 Bremond st, Belleville, N. J., has plans nearing completion for a 3-sty frame and stucco flat, 27x47, with a wing 27x33, at the cor of Columbus av and Grove Terrace, for John Brown, 571 Clifton av, Newark owner. Cost, \$10,000.

WEST NEW YORK, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, N. J., completed plans for a 3-sty brick flat, 25x71, in 18th st, for Louis Gelman, 20th st, West New York, owner and builder. Cost, \$15,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 53x90, at the southeast cor of Summit av and Troy st, for Temkin & Matter, 43 West 15th st, Bayonne, N. J., owner and builder. Cost, \$35,000.

EAST ORANGE, N. J.—J. B. Acocella, Union Bldg, Newark, completed revised plans for a 4-sty brick and stone apartment, 52x84, at 55-57 Sussex av, for Charles H. Walker, Union Bldg, Newark, owner. Cost, from \$35,000 to \$40,000.

CHURCHES.

BAYONNE, N. J.—A. C. Schule, 360 Av C, Bayonne, completed plans for a 1-sty frame church, 36x70, at the northeast cor of the Boulevard and 17th st, for the Russian Congregation, owner. Cost, \$15,000.

NORTH BERGEN, N. J.—Perna & Marangello, 425 Bergenline av, Union Hill, N. J., will draw plans for a 1-sty brick church at the northwest cor of Hill st and Boulevard, for the English Lutheran Bethany Church, E. J. Keuling, pastor, 929 Gillies av, North Bergen, owner.

DWELLINGS.

PRINCETON, N. J.—H. O. Milliken, 331 Madison av, Manhattan, has plans in progress for a 2½-sty frame dwelling, garage and farm bldgs, 100x60, for R. L. Benson, Princeton, owner.

VERONA, N. J.—D. W. Terwilliger, 1 West 34th st, Manhattan, completed plans for a 2½-sty frame and shingle dwelling, 35x38, for F. M. Soule, 80 Undercliff rd, Montclair, N. J., owner. Cost, \$10,000.

WEST ORANGE, N. J.—William E. Garbrants, 564 Main st, East Orange, N. J., completed plans for a 2½-sty frame and shingle dwelling, 26x30, on the east side of Harvard Terrace, for Ernest McChesney, 15 Quimby pl, West Orange, N. J., owner and builder. Cost, \$6,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, will draw plans for a 2½-sty frame dwelling for the Montclair Realty Co., E. E. Murdock, pres., 24 Spring st, Montclair, owner and builder.

WYCKOFF, N. J.—H. B. Crosby, First National Bank Bldg, Paterson, has plans in progress for a 1½-sty frame bungalow, 50x75. Owner's name will be announced later. Cost, \$7,500.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, completed plans for

a 2½-sty frame dwelling, 30x36, at 1260 Clinton pl, for Anthony Lamy, 126 East Jersey st, Elizabeth, owner. Cost, \$7,000.

ATHENIA, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2-sty frame dwelling in Orange st for John Barszcz, 40 Sade st, Athenia, N. J., owner and builder. Cost, \$3,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, completed plans for seven 2½-sty frame dwellings, 20x46, in Bond st, near Division st, for Schulman & Bachman, Roselle, N. J., owners and builders. Cost, \$4,000 each.

JERSEY CITY, N. J.—John Resch, 170 Lexington av, Jersey City, has plans in progress for a 2½-sty frame dwelling, 21x52, on the northwest side of the Boulevard, 75 ft from Audubon av, for Mrs. E. Hofmeister, 131 Bergen av, Jersey City. Cost, \$6,000.

FORDS, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, N. J., completed plans for a 2½-sty hollow tile and stucco dwelling, 25x27, on Cedar Lodge Terrace, for Frank Hower, 51 Washington st, Perth Amboy, owner. Cost, \$3,500.

PERTH AMBOY, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, have plans in progress for the alteration of the 2-sty brick dwelling in Water st for I. Alpern, 138 Kearny av, Perth Amboy, owner. Cost, \$3,500.

ENGLISHTOWN, N. J.—W. C. & A. F. Cottrell, Kinmouth Bldg, Asbury Park, N. J., have revised plans nearing completion for a 2½-sty hollow tile and stucco dwelling, 28x32, in Main st, for Margaret Connors, owner. Cost, \$5,000.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, N. J., completed plans for a 2½-sty frame dwelling, 21x31, at 97 Graham st, for James H. M. Welling, 95 Graham st, Jersey City, owner and builder. Cost, \$4,000.

PRINCETON, N. J.—H. O. Milliken, 331 Madison av, Manhattan, has plans in progress for alterations to the 2½-sty frame dwelling, 100x60, including garage and farm bldgs, for R. L. Benson, Princeton, N. J., owner.

FACTORIES AND WAREHOUSES.

FACATORY, N. J.—William T. Fanning, Colt Bldg, Paterson, has new plans in progress for a 1-sty brick mill bldg, 62x152, on Madison av, south of Clay st, for Thomas A. Kelly, 186 Clay st, Paterson, owner.

SCHOOLS AND COLLEGES.

RED BANK, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, has plans in progress for a 2-sty brick and stone public school, 60x90, on Shrewsbury av, Bridge av and River st, for the Borough of Red Bank, Board of Education, Newton Doremus, pres., Red Bank, owner. Cost, \$60,000.

ENGLEWOOD, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have plans nearing completion for a 2-sty brick public school, 130x60, on Englewood av, for the Board of Education of Englewood.

STABLES AND GARAGES.

NEWARK, N. J.—Hooper & Co., 116 Market st, Newark, have plans in progress for a 2-sty brick and reinforced concrete auto service station, 65x139, at Plane and Hackett sts for Joseph Oschwald, 845 Broad st, Newark, owner, and the Overland Auto Distributing Co., 588 Broad st, Newark, lessee.

MIDDLETOWN, N. J.—Hiss & Weekes, 452 5th av, Manhattan, will draw plans for a 2-sty brick private garage and chauffeur's quarters on Riverside av, north of Shrewsbury River, for William B. Kinney, 308 Kinney Bldg, Newark, owner. Details are undecided.

PERTH AMBOY, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, have plans in progress for a 1-sty hollow tile and stucco garage and office, 24x40 and 40x50, respectively, on New Brunswick av and Lehigh Valley R. R., for the New Jersey Roofing Co., C. H. Wright, 274 King st, Perth Amboy, owner. Total cost, \$6,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for twenty-four 1-sty brick individual garages, 50x130, at 144-6 Linden av, for Philip Horwitz, 134 Danforth av, Jersey City, owner. Cost, \$7,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, has plans in progress for a 1-sty brick public garage, 86x100, at the cor of Montgomery and Colgate sts, for S. Margulies, 51 East 41st st, Bayonne, N. J., owner.

JERSEY CITY, N. J.—Frank Nees, 76 Montgomery st, Jersey City, completed plans for a brick garage, 50x200, in Mercer to Wayne sts, near Mill rd, for Henry Byrne, 392 Mercer st, Jersey City, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, have plans in progress for a 2-sty store bldg, 50x60, at the southeast cor of Madison av and Smith st, for the Maple Realty Co., 205 Smith st, Perth Amboy, owner. Cost, \$10,000.

NEWARK, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have plans in progress for alterations to the brick store, at 758-760 Broad st, for the Fidelity Trust Co., 763 Broad st, Newark, owner.

THEATRES.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg, Passaic, completed plans for a 1-sty brick theater at 121 2d st for Harris Bros., 184 4th st, Passaic, owner. Cost, \$60,000.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, Jersey City, is preparing sketches for rebuilding the moving picture theatre at 47-9 Newark av, for Frederick Klein, owner, c/o Meyer & Klein, 76 Montgomery st, Jersey City Cost, from \$10,000 to \$15,000.

MISCELLANEOUS.

GARFIELD, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, have plans in progress for a 1½-sty brick and steel boiler house, for the Garfield Worsted Mills, Garfield, owner.

PATERSON, N. J.—Van Vlandren & Culver, Kinney Bldg, Newark, will draw plans for a 1-sty brick dye-house and finishing room, 50x175, at 247 10th av, for the Aronsohn Bros. Silk Co., 247 10th av, Paterson, owner. Cost, \$15,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
ROCHESTER, N. Y.—Robert S. Beyers, 421 Chamber of Commerce Bldg, Rochester, completed plans for a 4-sty brick apartment, 40x88, at 52 Chestnut st, for Thomas H. Eddy, 468 Seneca Parkway, Rochester, owner. Cost, \$30,000.

CHURCHES.

BUFFALO, N. Y.—H. C. Swain, 301 Lockwood Bldg, Buffalo, has plans nearing completion for a 1-sty brick, stone and tile church, 49x88, at Wakefield and Grider sts, for the Kensington M. E. Church, Rev. J. T. Hough, 194 Wakefield av, Buffalo, owner. Cost, \$35,000.

BUFFALO, N. Y.—Carl Schmill & Sons, 1338 Prudential Bldg, Buffalo, N. Y., have plans in progress for a 1-sty brick and stone church in Seneca st, near Buffum st, for St. John the Evangelist R. C. Church, Rev. Father Michael J. Weber, pastor, 2315 Seneca st, Buffalo, owner. Cost, \$75,000.

ROCHESTER, N. Y.—O. W. Dryer, 310 Cutler Bldg, Rochester, has plans nearing completion for a 2-sty brick church and Sunday school, 105x77, at Dewey and Lewiston avs, for the Lake View Methodist Episcopal Church, Rev. Chester Cawardine, Rochester, owner. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—Obenaus Nichols Co., 119 State st, Albany, N. Y., has plans nearing completion for addition to the 4-sty brick and reinforced concrete factory, 70x65, and 160x67, at the cor of Hamilton and Mosier sts, for Burdick & Son, 72 Hamilton st, Albany, owner and builder. Cost, \$50,000.

ALBANY, N. Y.—Thornton W. Price, Woolworth Bldg., Manhattan, is preparing preliminary sketches for addition to the 1-sty brick factory, at 985 Broadway, for the Simmons Machine Co., on premises, owner. Cost, \$12,000.

SYRACUSE, N. Y.—Edward A. Howard & Son, Bastable block, Syracuse, N. Y., have completed revised plans for a 2-sty brick and steel office and warehouse bldg, 107x74, to include a frame shed, at the cor of Park and Exchange sts, for the Clancy Hardware Co., 116 South Clinton st, Syracuse, owner.

HOSPITALS AND ASYLUMS.

NEWBURGH, N. Y.—Frank E. Estabrook, 75 2d st, Newburgh, has revised plans in progress for a 2-sty brick hospital bldg, 50x80, including a cow barn, at City Farm, for the City of Newburgh, City Hall, Newburgh, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, Poughkeepsie, N. Y., has revised plans in progress for a 3-sty brick and stone public school, 104x60, with a 1-sty wing, 40x50, at the Warring School, Smith st, between Dutcher and Mansion pl, for the City of Poughkeepsie, Board of Education, Sylvester Shear, secy, Poughkeepsie, N. Y., owner. Cost, \$50,000.

CASTLETON, N. Y.—Loth & White, 130 State st, Albany, N. Y., completed plans for a 2-sty brick and cast stone high

school, 100x42, for the Village of Castleton, Board of Education, A. H. Folmsbee, pres., Castleton, owner. Cost, \$50,000.

STABLES AND GARAGES.

CHATEAUGAY, N. Y.—Albert S. Gottlieb, 101 Park av, Manhattan, will draw plans for a 3-sty brick public garage, 50x150, for Clarence W. Sprague, c/o Factory Sales Co., 120 Broadway, Manhattan, owner and builder.

STORES, OFFICES AND LOFTS.

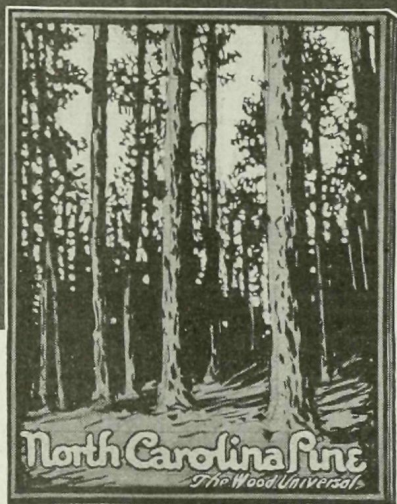
BUFFALO, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, will draw plans for a 2-sty brick, steel and terra cotta telephone exchange bldg, 50x100, for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner.

MISCELLANEOUS.

SALAMANCA, N. Y.—Robert Stuart, Jamestown, N. Y., owner, contemplates erecting a 1-sty brick dye house, 30x90, from privately prepared plans.

OGDENSBURG, N. Y.—Williams & Johnston, 40 Ford st, Ogdensburg, N. Y., completed preliminary plans for a 2-sty public market in the south side of Isabella st, east of Ford st, for the City of Ogdensburg, Julius Frank, Mayor, City Hall, Ogdensburg, owner. Cost, \$70,000.

JOHNSTOWN, N. Y.—James P. Wells, 344 Cutler Bldg, Rochester, N. Y., completed plans for a storage reservoir and distributing reservoir and pipe line, for the City of Johnstown, Grover Yerdon, City Clerk, City Hall, Johnstown, owner. Cost, \$200,000.



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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Christopher Campbell, Inc., 286 5th av, has the general contract for alterations to the 5-sty brick apartment house, 26x76, at 1 Gramercy Park, for Harriet S. Merrill Estate, c/o Shuttall Cottle, 31 East 17th st, owner, from plans by Adolph Mertin, 34 West 28th st, architect. Cost, \$20,000.

MANHATTAN.—John Langley Co., 405 Lexington av, has the general contract for alteration and addition to the 4-sty brick bachelor apartments and stores, 25 x80, at 9 West 50th st, for Miss Carroll, 582 5th av, owner, from plans by C. B. Brun, 405 Lexington av, architect. Cost, \$15,000.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has obtained the general contract for the complete alteration of the 5-sty building into studios and apartments, at 19 East 9th st, from plans by John B. Snook Sons, 261 Broadway. Owner's name withheld. Cost, \$20,000.

EAST ORANGE, N. J.—Joseph Gonnelli, 15 Lindsley pl, East Orange, N. J., has the general contract for a 3-sty frame tenement, 30x47, at 17 Lindsley pl, for Mrs. Margaretta Aranso, 83 Ashland av, West Orange, N. J., owner, from plans by R. Bottelli, 207 Market st, Newark, N. J., architect. Cost, \$6,500.

CHURCHES.

HACKENSACK, N. J.—James Rocks, 128 West 12th st, Bayonne, N. J., has the general contract for a 1-sty frame and stucco church, 42x85, and a 2½-sty rectory, 21x34, at the northwest cor of Holt and Lodi sts, for St. Anthony's Roman Catholic Church, Rev. Father Alexandro Petrone, pastor, Hackensack, N. J., owner, from privately prepared plans. Cost, \$14,000.

DWELLINGS.

MANHATTAN.—Charles Money, 52 Vanderbilt av, Manhattan, has the general contract for alterations to the dwellings at 156 West 46th st, 163 West 45th st, 16 East 45th st, and 348 Madison av for Thomas B. Hidden, c/o Geo R. Read & Co., 30 Nassau st, owner, from plans by Charles H. Gillespie, 1123 Broadway, Manhattan, architect.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has the general contract for interior alterations to the 3-sty brick and stucco dwelling, 20x100, at 170 East 64th st, for Henry G. Leach, 25 West 45th st, owner, from plans by Frederick Junius Sterner, 154 East 63d st, architect. Cost, \$25,000.

FLUSHING, L. I.—Warren E. Green Co., 29 West 38th st, Manhattan, has the general contract for interior alterations to the 2½-sty frame dwelling at the southwest cor of Saull and Avory sts for Mrs. Magdalaine W. Franklin, 61 Sanford av, Flushing, owner, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$4,000.

ARDSLEY-ON-THE-HUDSON, N. Y.—H. S. Blatch, Inc., 597 5th av, Manhattan, has the general contract for a 2½-sty stucco, brick and frame dwelling, 60x20, to include a wing and garage, about 40x20, one mile from the station, for Walter B. Walker, 135 Broadway, Manhattan, owner, from plans by Caretto & Forster, 50 East 42d st, Manhattan, architects. Cost, \$12,000.

PRINCETON, N. J.—The Matthews Construction Co., Alexander st, Princeton, N. J., has the general contract for a 2½-sty frame superintendent's cottage, 26x32, for R. L. Benson, Princeton, owner, from plans by H. O. Milliken, 331 Madison av, Manhattan, architect.

PORTCHESTER, N. Y.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 2-sty hollow tile and stucco dwelling, 102x92, on the Sound for Henry Steers, 17 Battery pl, owner, from plans by Benjamin W. Morris, 101 Park av, Manhattan, architect. Cost, \$150,000.

GLEN ROCK, N. J.—Charles P. McGill, Rock rd, Glen Rock, has the general contract for a 2½-sty frame and stucco dwelling at the northeast cor of Lee and Lincoln avs for Edward L. Perry, 725 East 23d st, Paterson, N. J., owner, from plans by Raymond D. Weeks, Osmun Bldg, Ridgewood, architect. Cost, \$10,000.

MONTCLAIR, N. J.—A. P. Clark Co., 460 Bloomfield av, Montclair, N. J., has the general contract for alterations and addition to the 2½-sty frame dwelling at 230 South Mountain av for Harry A. Kahler, 135 Broadway, Manhattan, owner, from plans by Horace S. Luckman, 135

Broadway, Manhattan, architect. Cost, \$5,000.

SOMERVILLE, N. J.—Hall Bros., Somerville, have the general contract for remodeling the 3-sty frame dwelling near Somerville, N. J., for William Calloway, Somerville, N. J., owner, from plans by Frank Watson, 1211 Walnut st, Philadelphia, Pa. Cost, \$6,000.

PERTH AMBOY, N. J.—J. N. Vereb, Jr., 669 State st, Perth Amboy, N. J., has the general contract for a 2-sty dwelling and store, 20x42, in the east side of State st, near Chauncey st, for Walter Ross, 747 State st, Perth Amboy, owner, from plans by M. G. Tuzik, Raritan Bldg, Perth Amboy, architect. Cost, \$5,000.

PERTH AMBOY, N. J.—Fred Christensen, 218 Madison av, Perth Amboy, has the general contract for a 2½-sty hollow tile and stucco dwelling, 26x28, in Rector st, for Dennis F. Donovan, 314 Front st, Perth Amboy, owner, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy, architects. Cost, \$5,000.

SOUTHAMPTON, L. I.—Donnelly & Corrigan, Windmill lane, Southampton, have the general contract for a 2½-sty hollow tile and stucco gardener's cottage, 30x32, on Golf Club rd, for Charles A. Sabin, 140 Broadway, Manhattan, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects. Cost, \$6,500.

SCOTCH PLAINS, N. J.—Anthony Albert, Scotch Plains, has the general contract for a 2½-sty frame and shingle dwelling, 30x72, on Springfield road, for Mrs. Edith H. Eddy, owner, from plans by J. T. Tubby 81 Fulton st, Manhattan, architect.

WESTWOOD, N. J.—Frederick Knowles, 4th av, Westwood, has the general contract for a 2½-sty frame dwelling, about 26x30, for Haring & Bogert, Railroad av, Westwood, owner, from plans by Herman Fritz, News Bldg, Passaic, architect. Cost, \$4,000.

BEECHHURST, L. I.—E. W. Pease, 243 West 34th st, Manhattan, has the general contract for two 2½-sty frame and shingle dwellings, 24x36, for the House & Homes Co., 243 West 34th st, Manhattan, owner, from plans by Joseph J. Eberle, 489 5th av, Manhattan, architect. Cost, \$4,500 each.

STAMFORD, CONN.—Alton Babcock, North Stamford av, Stamford, Conn., has the general contract for a 2½-sty frame dwelling, 28x44, on Stamford av, for George A. Jenkins, Shippan Point, Stamford, Conn., owner, from privately prepared plans. Cost, \$5,000.

SCARBORO, N. Y.—F. H. Wakeham Co., 4 West 47th st, Manhattan, has the general contract for a 2½-sty brick, granite and stucco dwelling, garage and chauffeur's quarters, 108x40, for Philip W. Henry, 120 Broadway, owner, from plans by Bertram G. Goodhue, 2 West 47th st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—C. J. Horgan, 934 Ogden av, has the general contract for alterations and addition to the 2-sty brick storehouse and foundry, 60x98, at 547-551 West 25th st, for the Progressive Smelting & Metal Corp., Lawrence Donahue, pres., on premises, owner, from plans by Lewis R. Koenig, 340 Louis av, Bklyn, architect. Cost, \$10,000.

BROOKLYN, N. Y.—John Auer & Sons, 648 Lexington av, Bklyn, have the general contract for alterations to the brick storage and office bldg on the west side of Franklin av, 132 ft north of Park av, for Franklin-Kent Corp., on premises, owner, from plans by Koch & Wagner, 26 Court st, Bklyn, architects. Cost, \$10,000.

JOHNSON CITY, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty reinforced concrete factory bldg, 300x80, at Johnson City, N. Y., for the Endicott-Johnson Co., from plans by E. T. Tyler, engineer.

SYRACUSE, N. Y.—Thomson & Binger, Gurnet Bldg, Syracuse, have the general contract for addition to the 3-sty reinforced concrete factory, 55x250, for the Continental Can Co., 1016 East Water st, Syracuse, owner, from privately prepared plans. Cost, \$20,000.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, New Brunswick, has the general contract for top addition to the 1-sty brick factory, 28x44, in Little Burnet st, for the U. S. Rubber Co., James Feshler, on premises, owner, from privately prepared plans. Cost, \$4,000.

CASTLETON, N. Y.—William G. Sheehan Construction Co., 28 De Witt st, Albany, N. Y., has the general contract for 1-sty brick factory bldgs, on Oak Grove road, for the Fort Orange Paper Co., Peter C. Brashear, pres., on premises, owner, from privately prepared plans. Cost, \$18,000.

YONKERS, N. Y.—J. K. Turton, Bedford Four Corners, N. Y., has the general contract for alterations and addition to the 3-sty brick and hollow tile storage bldg, 75x150, at Bronxville, for the Metropolitan Life Insurance Co., 1 Madison av, Manhattan, owner, from plans by D. Everett Waid, 1 Madison av, Manhattan, architect.

WATERTOWN, N. Y.—William L. Charlebois, Otis Bldg, Watertown, has the general contract for a 3-sty brick and steel storage bldg, 300x50, on Sewalls Island, for the Hind & Dauche Co., on premises, owner, from plans by Charles E. Eaton, Sherman Block, Watertown, architect and engineer.

WATERLOO, N. Y.—Charles T. Main Co., 201 Devonshire st, Boston, Mass., has the general contract for rebuilding the brick factory, for the Waterloo Mfg. Co., Waterloo, owner, from privately-prepared plans. Cost, \$50,000.

HARRISON, N. J.—Edward M. Waldron, Inc., 665 Broad st, Newark, has the general contract for a 2-sty brick and reinforced concrete factory bldg, 132x255, in Gross st, for the General Electric Co., Riner rd, Schenectady, N. Y., owner, from plans by R. H. Canfield, c/o Corning Glass Works, Walnut st, Corning, N. Y., engineer, and J. H. & Wilson C. Ely, Firemen's Bldg, Newark, supervising architect.

HALLS AND CLUBS.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the club house at 161 West 93d st for the Nippon Club, 161 West 93d st, owner, from plans by F. B. Hoffman, Jr., 15 East 40th st, and Thomas E. Rockrise, 105 Audubon av, architects. Cost, \$2,500.

HOTELS.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for alterations to the apartment hotel at 142-4 West 44th st, for Henry Dazian, on premises, owner, from plans by Edgar J. Moeller, 103 Park av, architect. Cost, \$2,000.

SCHOOLS AND COLLEGES.

EAST WILLISTON, L. I.—R. H. Carman & Sons, Jamaica, L. I., and East Williston, have the general contract for a 1-sty brick and frame school, 36x140, to contain four classrooms and an auditorium, 34x59, one-half mile east of the railroad station, for the Board of Education of North Hempstead, L. I., District No. 2, East Williston, L. I., owner, from plans by George W. Conable, 45 East 24th st, Manhattan, architect. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN.—A. L. Libman Construction Co., 112 West 46th st, has the general contract for addition to the 2-sty brick garage, 90x100, at 234-240 West 148th st, for R. H. Macy & Co., 34th st and Broadway, owner, and the Te Kane Realty Co., S. D. Tomback, pres., 172 East 104th st, lessee, from privately prepared plans.

SOUTHAMPTON, L. I.—Donnelly & Corrigan, Windmill lane, Southampton, have the general contract for a 2-sty hollow tile and stucco garage and chauffeur's quarters on Golf Club rd for Charles A. Sabin, 140 Broadway, Manhattan, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects. Cost, \$25,000.

COLD SPRING HARBOR, L. I.—Howard J. Smith, 256 St. James pl, Brooklyn, has the general contract for six 1½-sty brick farm bldgs, for Otto H. Kahn, 52 William t, Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects.

STORES, OFFICES AND LOFTS.

SCHENECTADY, N. Y.—Du Bois Bennett & Son, 413 McClellan st, Schenectady, N. Y., have the general contract for alterations to the restaurant at 411-413 Court st for the Canton Restaurant Co., 104 South Centre st, Schenectady, N. Y., owner, from privately prepared plans.

ALBANY, N. Y.—A. Panzneri & Co., 105 Hudson av, Albany, N. Y., have the general contract for alterations to the 4-sty brick store and office bldg, 50x80, and a 4-sty brick addition, 42x70, at the cor of James and Steuben sts, for James L. Holland, 225 West 78th st, Manhattan, owner, from plans by Charles G. Ogden, 61 State st, Albany, architect. Cost, \$75,000.

BATAVIA, N. Y.—The Linwood Construction Co., Marine National Bank Bldg, Buffalo, N. Y., has the general contract for a 2-sty brick and steel store and office bldg, 40x130, at the cor of Main and Jackson sts, for the F. W. Woolworth Co., 233 Broadway, Manhattan, owner, from privately prepared plans. W. B. Douglas, c/o Marine National Bank Bldg, Buffalo, N. Y., is the supt. of construction. Cost, \$25,000.

NEWARK, N. J.—Edward Levy, 18 Walnut st, Newark, has the general contract for alterations and addition to the 1 and 2-sty brick store and loft bldg at 897 Broad st for Benjamin and Jacob Meyer, 18 Walnut st, Newark, owner, and the Aeolian Co., 29 West 42d st, Manhattan, lessee, from plans by McMurray & Pulis, 31 Clinton st, Newark, architects. Cost, \$16,000.

THEATRES.

MANHATTAN.—The Art Marble Plaster Co., 57 1st av, Manhattan, has the general contract for interior alterations to the brick and stone Jefferson Theatre, at 214 East 14th st, for the Jefferson Leasing Co., Moss & Brill, 701 7th av, owner, from plans by De Rosa & Pereira, 150 Nassau st, architects. Cost, \$20,000.

FAIRVIEW, N. J.—John Aragona, West New York, N. J., has the general contract for a 2-sty brick moving picture theatre, store and dwelling, 25x100, at the northeast cor of Day and Hamilton avs, for Vincenzo Pampollano, Fairview, N. J., owner, from plans by Philip H. Diemer, 128 Humboldt st, Union Hill, architect. Cost, \$11,000.

MISCELLANEOUS.

MANHATTAN.—John T. Brady & Co., 103 Park av, has the general contract for a 5-sty brick and steel shaft house, 42x48, at the city tunnel of the Catskill Aqueduct, cor South and Clinton sts, for the City of New York, Board of Water Supply, Charles Strauss, pres., Municipal Bldg, owner, from privately prepared plans.

MANHATTAN.—H. H. Oddie, Inc., 251 5th av, has the general contract for installing a new locker room under Stadium stands at the College of the City of New York, 139th st and Convent av, for the City of New York, Board of Trustees of City College, room 114, Main Bldg, Convent av and 139th st, owner, from plans by Arnold W. Brunner, 101 Park av, architect.

MANHATTAN.—John H. Goetschius Co., 539 Hudson st, has the general contract for interior alterations to the Sub-Treasury, U. S. Sub-Treasury, at Wall and Nassau sts, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, from plans by F. A. Lang, U. S. Custom House, Manhattan, engineer. Cost, \$3,595.

MANHATTAN.—M. Rikes, 891 East 172d st, has the general contract for alteration and extension to the 5-sty brick restaurant, bachelor apartments, stores and offices at 2534 Broadway, for Eliza M. Ferriday, 31 East 50th st, owner, from plans by M. Joseph Harrison, 63 Park Row, architect. The C. & L. Lunch Co., 2125 Broadway, is the lessee. Cost, \$10,000.

YONKERS, N. Y.—Ninian Jamieson, Inc., 243 South Broadway, Yonkers, has the general contract for addition to the 2½-sty frame and stucco studio on Park Hill for C. W. Hodgson, 333 Park Hill, Yonkers, owner, from plans by W. H. Schanck, Park Hill, Yonkers, architect. Cost, \$9,000.

PERRYSBURG, N. Y.—Miller & Boss, Perrysburg, N. Y., have the general contract for a 2-sty frame cow barn and horse barn, 38x84, on the hospital grounds, for the J. N. Adams Memorial Hospital, Comr. of Parks and Public Bldgs, Municipal Bldg, Buffalo, N. Y., owner, from plans by Howard A. Beck, Municipal Bldg, Buffalo, architect. Cost, \$27,823.50.

GENEVA, N. Y.—William Summerhays & Son, 1 Exchange st, Rochester, N. Y., have the general contract for a 1-sty brick, steel and fenestra power plant, 60x120, in Torrey Park, for the Geneva Cutlery Co., D. H. Henry, pres., Torrey Park, Geneva, owner, from plans by Douglas Sprague, 39 Cortland st, Manhattan, engineer.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

CHICAGO CEMENT MACHINERY AND BUILDING MATERIAL SHOW will be held in the Coliseum, Chicago, February 6-13. The show will be held under the auspices of the National Exhibiton Co., 123 Madison st, Chicago.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Niagara Falls from September 11-14. Robert J. Gaskill, Fort Wayne, Ind., is president.

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

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

NATIONAL HOUSING ASSOCIATION will hold its annual meeting at Chicago October 15-17, 1917. Headquarters, Hotel LaSalle. For information inquire of Lawrence Veiller, secretary, 105 East 22d st, New York City.

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.

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

WHILE exceptionally well qualified to perform general contracting work of every kind, we draw your attention to the fact that we are specialists in alterations.

CHAMPION & LEVIEN, INC.
General Contractors
48 EAST TENTH STREET

It will be a pleasure to consult with you and lend our best assistance in planning any construction work you may have in view.

What we do for those who use electric current

ALL owners who re-sell current to tenants must either rent or buy sub-meters.

Owners may rent sub-meters from us, which we supervise and keep accurate. If they own their meters we read them monthly in comparison with the master meter, and furnish a record from which they can bill their tenants.

In either case our service will effect a substantial saving of money to the owner.

Send for information.

The Electric Meter Corporation 55 LIBERTY STREET NEW YORK

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week ending July 28.

MANHATTAN ORDERS SERVED.

Av A. 1022—Richard H Handley est, care Wm A Ferguson, 111 Bway, ExS-WSS(R)-FE(R)
Beekman st, 60—Chas Kahl, Rec-FA-EI
Broadway, 472—Genl Soc of Mechanics & Tradesmen, 16-24 W 44, ExS
Eroadway, 472—Consol Gas Co, 130 E 15th, GE
Broadway, 692-4—Bway & 4th St Bldg Co, 49 Wall, Stp(R)
Broadway, 736—David Krentzman, Rec-El-FA-O
Broadway, 836-8—Roosevelt est, 44 Wall, ExS-WSS(R)-FP-St(R)
Broome st, 3-13—Mason Bros, FA
Duane st, 191—Greenwich Cheese Co, Rub
S st, 42 E—Margaret Henry, 4384 Carpenter av, A
9 st, 735-9 E—East 10th St Corp, 434 E 10, Rub
10 st, 28 E—Av Bldg Co, 259 W 34, FD-A
33 st, 14-16 E—Bernard Schrafran, FP(R)
42 st, 200 E—Geo Dimitropol, Tel
50 st, 208 E—Myer Rosenblatt, c Henrietta, 88 Central Pk W, St(R)-FE-FP(R)
57 st, 23 E—Union Trust Co, 80 Bway, WSS(R)
58 st, 55 E—Est David H King, 512 5 av, A
93 st, 404-6 E—Adam Hoppel, 408 E 93, A
114 st, 433 E—Albert DiMatteo, DC
116 st, 203 E—Reilly Exp & Van Co, FA-D&R
124 st, 434 E—Kaplan & Lazere, FP
8 av, 826-N Y Railways Co, 165 Bway, St(R)-FE(R)

Eldridge st, 20—City of New York, Municipal Bldg, WSS(R)
5 av, 366—J Remond Beaufils Co, FA-Rec
5 av, 535—Beekman Est, 7 E 42, A(R)
5 av, 2068—Philanthropin Hosp, 2076 5 av, DC
5 av, 2068—American Baptist Home Mission Society, 23 E 26, GE-DC
4 av, 113-9—Hamilton Fish Corp, 52 Wall, ExS-FP

4 av, 387—Est Edith C Bryce, 1025 5 av, Stp(R)
Goerck st, 59-65—Isadore Soberman, GE
Grand st, 83-7—Est Jos Fisher, c U S Tr Co, 45 Wall, A-FD
Grand st, 281—Schwartz & Strobinsky, DC-GE
Grand st, 281—Abramson & Feinberg, GE-FA-Rec-GE

Grand st, 281—Birn & Cooper, DC
Greenwich st, 719-23—Continental Whse Co, Rub
Greenwich st, 759—Jas S Coward, 270 Greenwich, WSS(R)
Howard st, 48—Mrs Rachel Victorius, 318 W 100, DC
Lexington av, 573—Akron Bldg Co, 119 W 40, FP-Spr

Madison av, 1171—Albert C Moore, FA
Nassau st, 79—Birbro Realty Corp, WSS(R)-FP(R)
Pell st, 16—Ida W Beiser, c Chas W, S108 13 av, Bklyn, FA(R)
Perry st, 163-5—Annie E Carroll, 330 W 102, FP-Rub

7 av, 783—Mariano Rodriguez, GE-FA
2 av, 43—Anna A Stoltz, c J & J W, 430 E 106, O
Sullivan st, 209-11—McCreery Est, c Rachel Bway, Flushing, L I, ExS-FE(R)
Walker st, 27-9—Diedrich Brandes, GE
14 st, 222-8 W—Rhineland R E Co, 31 Nassau, ExS-St(R)-FP
17 st, 29 W—Bklyn Savings Bk, FP-ExS-St
17 st, 243-7 W—Phillip Lewishohn, 119 W 40, WSS(R)-ExS-FP(R)-Stp(R)

19 st, 205-9 W—Imperial Lamp & Art Glass Co, O
19 st, 205-9 W—Sterling Tool & Machine Co, O
19 st, 205-9 W—Wyanoke Realty Co, WSS(R)-FP-El-Ex
23 st, 368 W—James Marshall, A
27 st, 118-20 W—Harry M Greenberg, 838 Columbus av, FP-WSS(R)
27 st, 122-30 W—Theodore Weil, El
29 st, 603-11 W—Benj Lowenstein, Ex(R)-FP(R)-ExS-WSS(R)

30 st, 29-33 W—Wallack Constn Co, 39 E 28, Stn(R)
36 st, 35-9 W—37 West 36th St Co, WSS(R)
36 st, 35-9 W—38 West 36th St Co, Ex(R)-FP(R)
36 st, 141-5 W—Edw W Browning, 110 W 40, WSS(R)
38 st, 509-17 W—E F Kick Baking Co, 346 W 44, ExS-Ex(R)-FE(R)-WSS(R)

42 st, 148-50 W—Chas E Trainer, Rec-FA
47 st, 253 W—Margaret O'Connor, 230 W 49, FE(R)-St(R)-ExS-Ex(R)
47 st, 253 W—Henerlein & Steinmetz Co, FA-DC-Rec
52 st, 148-50 W—Chas A Grandjean, Rec
54 st, 134-6 W—Yale University, New Haven, Conn, ExS-Ex(R)-FE-WSS(R)
54 st, 525-33 W—Jacob New Realty Co, 358 W 58, ExS-FP(R)
55 st, 68-70 W—Oxford Realty Co, 68 William, Tel-A
55 st, 517-26 W—Edgar Metal Top & Dec Co, FP
55 st, 518-26 W—Reliable Electro Plating Wks, GE
55 st, 518-26 W—Edw P Miller, GE
55 st, 518-25 W—Hazleton Bros, FA
101 st, 100 W—Herman Markowitz, Ex-Ex(R)
115 st, 28 W—Dr David Alexander, 527 Cathedral pkway, ExS-Ex(R)-FE-GE-St(R)
115 st, 28 W—Benj Feinberg, FA-D&R-Rec
Avenue D, 155-63—Av D & 11th St Realty Co, ExS

Bowery, 137—Wolf Nadler, FE(R)-FP-St(R)-ExS-WSS(R)-GE
Bowery, 291-3—Usher Lermant, Rec
Cherry st, 265-7—Consol Gas Co, 130 E 15, GE
Columbia st, 66—Philip Schultz, FP(R)
5 st, 729 E—Louis Resler, FA
23 st, 214-20 E—Otto Strack, A
32 st, 410-16 E—Cohocton Realty Co, 413 E 31, Stp(R)-FP(R)
34 st, 317-23 E—Sternfeld Bldg Co, 20 W 37, WSS(R)
104 st, 174-6 E—Henry H Jackson, 106 Lexington av, A
113 st, 103 E—Margaret W Burdsall, 130 Franklin av, New Rochelle, N Y, GE
119 st, 28 E—Mrs Rose Mandel, FE(R)-St(R)-Ex(R)-ExS
4 av, 395-401—Hewitt Realty Co, 11 Lexington av, Stp(R)
Great Jones st, 7—Meyer Auerbach, 42 Bway, Ex(R)
Lafayette st 313-9—38 E Houston St Corp, 38 E Houston, O-WSS(R)
Madison av, 191-3—Mrs Chas C Goodhue, 189 Madison av, DC
2 av, 1473—Isaac Marx, GE
2 av, 2297—Trinity M E Ch, 323 E 118, A
6 av, 185—Rhineland R E Co, 31 Nassau-A-FD
3 av, 3353-5—John Eichler Brewing Co, 3582 3 av, WSS(R)-O-FE(R)-St(R)
4 st, 18-20 W—Chas A Belden, c Ross, Marín Co, Cal, FD-A
13 st, 47-9 W—Rhineland R E Co, 31 Nassau, FE(R)-FP(R)
13 st, 51-3 W—B Ogden Chisolm, 66 Beaver, FE(R)-FP-St(R)

17 st, 40-2 W—40 West 17th St Co, Stp(R)
30 st, 528 W—W Helgott & Sons, O-El
38 st, 305 W—Henry Clausen, DC
42 st, 403 W—Daniel Bros, 583 9 av, TD-Tel
52 st, 148-50 W—Chas A Warner Co, FA-Rec
52 st, 148-50 W—Henry Meyers, Rec
55 st, 423-39 W—Standard Mail Order Co, FP(R)-Rec

70 st, 203-5 W—Dr Chas Fuld, FA
116 st, 107-9 W—John M Schwartz, Rec
148 st, 101-9 W—Interborough Rapid Transit Co, 165 Bway, Rec
Wooster st, 155-7—Abner T Bowen, 11 Wall, A-FD
Lexington av, 610—Y W C A, 600 Lexington av, FA

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52 st, 148-50 W—Chas A Warner Co, FA-Rec
52 st, 148-50 W—Henry Meyers, Rec
55 st, 423-39 W—Standard Mail Order Co, FP(R)-Rec

Keap st, 43-53—M T Davison Co, FD-A
Lexington av, 641-9—Williamsburg Wood Heel Co, Rub-Rec-FP(R)
Lincoln pl, 47—Lincoln Pl Garage Co, St(R)-ExS-FP(R)
Lincoln pl, 47—Thoralf Tobiassan & Einer Rasmussen, O-Rec
Lincoln pl, 47—Larson Motor Car Co, O-Rec
Lombardy st, 1-23—Ice Mfg Co, St(R)
Lombardy st, 23-9—Max Trunz, WSS(R)
Lombardy st, 23-9—Bklyn Union Gas Co, GE
Meeker av, 108-20—John Kroeder & J Reubel Co, GE-Rec-FP(R)
Melrose st, 131 (rear)—Fred J Kirsch, Rec-Rub
Melrose st, 131 (rear)—Bklyn Union Gas Co, GE
Montrose av, 89—Muzel & Lefkowitz, FP(R)
Montrose av, 89—Nathan Antine, FP(R)
Montrose av, 89—David Ludmer, FP(R)
North 7 st, 304-8—Bklyn Union Gas Co, GE
Richard st, 9-31—J H Williams & Co, DC
Sackett st, 617-19—Wm W Vreedenburgh, DC
Seigel st, 130-2—Max Kats, FP(R)
Smith st, 382-400—Michael Shultz, ExS-FP(R)-WSS(R)

Smith st, 382-400—Bklyn Union Gas Co, GE
South 1 st, 188—Frank Prenke, FP(R)
Sutton st, 122—Bklyn Union Gas Co, GE
Sutton st, 122—Garrett Bergen, FA-FP
Union st, 533-43—Jas H Dykeman, Rec
Wallabout st, 2-26—Theron Rockwell, O-Ex-FP(R)
Wallabout st, 2-24—Bklyn Union Gas Co, GE
Watkins st, 1-9—State Banking Dept, FE(R)-St(R)-ExS-FP(R)-Ex-WSS(R)
Watkins st, 1-9—Knickerbocker Mill Co, GE
Watkins st, 1-9—Rod Penant Co, FA-GE-DC(R)-GE
Watkins st, 1-9—Nussbaum Bros, FA-GE
Watkins st, 1-9—Schwartz Harnick & White, FA-GE-FP(R)
Watkins st, 1-9—Joseph Raab, GE-FP(R)-Rec
Watkins st, 1-9—Jacob Sklorsky, FA-FP(R)-DC-GE-Rec
Waverly av, 524-30—Reid Ice Cream Co, St(R)-Ex(R)-ExS-WSS(R)
Willoughby av, 869—Louis Schachter, El(R)
Withers st, 40-2—Bklyn Union Gas Co, GE
9 st, 65 (rear)—Tartar Chemical Co, FE-St(R)-FE(R)-FP(R)-ExS
9 st, 101-5—Henry S Hand, FE(R)-O-ExS
62 st, 650—Bay Ridge Ice Mfg Co, FE(R)-Ex-ExS-FP(R)

Atlantic av, 1072-8—Otto Wissner, FA-ExS
Bridge st, 18—Miller & Van Winkle, FP
Bedford av, 912—Peter McKernin, FP-SA
Coney Island av, 694—Prospect Dye Wks, CF-StSys(R)
Columbia st, 537-55—Kohnstam & Co, RQ
Columbia Hts, 58-60—Berger & Wirth, CF
Franklin av, 289—Chas T Reynolds, NoS-FA-Rec

Franklin av, 289—John J Farrell, NoS-FA-Rec
5 st and Hamilton av—Eugene Bournonville, Welding Co, CF
51 st, 135—David H Smith, FA-Rec-Rub
Greene av, 543—Isidore Skolnick, D&R
Grattan st, 12—I Landan, NoS-FA-Rec-El(R)-StSys(R)-CF-FP

Graham av, 253—Joseph Diamond, Rec
Harman st, 2032—John L Bode, D&R
Hamilton av, 236—L Epstein, Rec-FE(R)
Hudson av, 225-9—John Sabr, FA-Rec-FP
Hale av, 17—John A Dimmler, El
Jay st, 351—Reproduction Co, NoS-FP
Kings Highway 1310—H G Catuna, Rec
Linwood st 652—Robert H Obenauer, NoS-Rec
Monroe st 202—Abraham L Bennett, CF-FP
Myrtle av, 962—M L Turoff, FA-Rec-FP
Nostrand av, 325—W Richstein, Rec
Nostrand av, 352—Shapiro & Cassler, Rec-NOs
Ocean av, 1326—Pohl-Abbott Const Co, FA Rec-CF

President st, 126—Vincent Scalla, D&R
President st, 1438—John Randel, Rec-FA
Prospect pl and Buffalo av—Cyril T Mullins, D&R-Rec
Pitkin av, 2146—Samuel Schlossman, Rec
Sackett st, 273—August Conighoiro, D&R
3 av, 200—Bklyn Union Gas Co, CF
3 av, 8909—Chas Russe & Co, FA-Rec-NOs-FP
37 st, 271—Good Inventions Co, RQ-Rec
3 av, 364—Bklyn Imp Co, FA-Rec-NOs
Underhill av, 105—Standard Garage Service, CF-Rub-D&R

Avenue U, 1304—Alex T Grunberg, Rec
West and Calyer sts—Continental Iron Wks, CF
Cook st, 137 (rear)—Max Levy, WSS(R)
Hancock st, 293—Alfred E Welch, DC
Van Buren st, 327-9—Max Reiss, WSS(R)
Woodruff av, 112—Mary Kirk, Tel

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CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

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

Awnings and Canopies.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Builders

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

Building Directories.

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

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

Cement.

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

Cement Work.

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

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

Cornice and Skylights.

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

Doors and Sashes.

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

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

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

Fire Escapes.

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

Fireproofing.

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

Flagpoles.

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

Flooring.

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

Folding Gates.

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

Flue Pipe.

DUFFY CO., P. J., 138th St. and Park Ave. Tel. Melrose 381.

Fumigation and Extermination.

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

Garbage and Refuse Incinerator.

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

Gas.

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

Gates—Folding.

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

House Mover and Shorer.

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

House Wreckers.

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

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile

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

Masons and Plasterers.

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

Classified Buyers' Guide—Continued

Metal Ceilings.

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

Metal and Metal Covered Work.

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

Mortgages.

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

Newspapers.

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

Painters.

SINGER CO., 63 Park Row. Tel. Beekman 5378.

Parquet Floors

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

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
 ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
 BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
 BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
 BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
 BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
 CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
 CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
 CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
 CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
 CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.
 CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.
 CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.
 CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.
 DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.
 DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.
 DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.
 DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.
 ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.
 ELY & CO., H. S., 21 Liberty St. Tel. John 222.
 ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
 FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.
 FISCHER, J. A., 690 Sixth Ave. Tel. Bryant 1423.
 FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.
 KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
 KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
 LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
 MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.
 MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.
 McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.
 MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.
 MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

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

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

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

PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.

PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.

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

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

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

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

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

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

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

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

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

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

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

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

Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.
 ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.
 BRADY, HENRY, 200 W. 23d St. Tel. Chelsea 7960.
 BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.
 DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.
 DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.
 DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.
 FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.
 GOODWIN & GOODWIN, Lenox Ave. and 123d St.; 148 W. 57th St.
 KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.
 LIPSET, MICHAEL E., 1181 Broadway. Tel. Madison Sq. 9329.
 McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.
 McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.
 PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.
 SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.
 SIMMONS, E. DE FOREST, 2 E. 58th St. Tel. Plaza 837.
 STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.
 ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.
 BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.
 CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.
 CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.
 HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.
 McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.
 MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.
 PORTER, DAVID, 215 Montague St. Tel. Main 828.
 PYLE CO., H. C., 201 Montague St. Tel. Main 4390.
 RAE CO., WM. P., 192 Montague St. Tel. Main 4390.
 SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.
 WELSCH, S., 207 Montague St. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

BURLING REALTY CO., 209 Bridge St. Tel. Main 600.
 CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
 DAVENPORT REAL ESTATE CO., Fulton and S. Oxford Sts. Tel. Prospect 2977.
 KETCHAM BROS., 129 Ralph Ave. Tel. Bushwick 86.
 REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.
 RYAN, GEO. J., 46 Jackson Ave. Tel. Hunters Point 3451-2.

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
 COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.
 LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.
 LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.
 LUSTGARTEN CO., THE, 68 William St. Tel. John 6120.
 MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.
 REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

Reports (Building).

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

Roofing.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Surveyors, City.

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

Telephones—Interior.

CONNECTICUT TELEPHONE & ELECTRIC CO., Meriden, Conn.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.
 NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.
 TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.
 WESTERN CONNECTICUT TITLE & MORTGAGE CO., THE, Stamford, Conn.; 32 Liberty St., New York.

Waterproofing

WEMLINGER CO., INC., 42 Whitehall St. Tel. Broad 4266.

Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
 STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.