

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## PROPOSED MORATORIUM ON REALTY MORTGAGES CAUSES DIFFERENCES OF OPINION

Loaning Institutions Oppose Senator Ottinger's Measure

THE question of placing a moratorium on real estate mortgages for the duration of the war, as proposed in a measure suggested by Senator Ottinger, is one which is causing much comment and apprehension. Loaning institutions are practically unanimous in declaring against the moratorium. The position taken is that there is no need for such a measure, that conditions do not warrant so drastic a step, and if the bill becomes a law, confidence in realty will be shaken, and untold harm will come to property owners.

It is necessary not only to keep the confidence of the owner, and possible purchaser of real estate, but the loaning institutions must be considered, for, should they withdraw from the market, even temporarily, financial ruin would visit hundreds of people who, under normal conditions, would be solvent.

In the case of exceedingly valuable properties, where large loans are placed, foreclosures are almost sure to be fatal. This is true even in cases where the equities are sufficient under normal conditions. But this situation has not changed during the past few years, certainly not since the war was declared. There always has been more or less difficulty in placing large loans, for the market is limited, and were a few of the loaning institutions to refuse to make commitments, the market would become stagnant and values would crumble.

Following are a number of interviews from people identified with the mortgage market as affecting real estate:

John M. Stoddard, of Stoddard & Mark, attorneys, who are closely identified with the real estate market, said: "While I am not familiar with the details of the proposed moratorium legislation, it seems to me that the necessity or advisability of legislation of that character is not apparent at the present time. Business has been going along since the declaration of war in April much as it did before that date. There has been no general calling of mortgages or curtailment of other credits. In those two respects the business situation has been far better this summer than it was in the autumn of 1914. Present conditions, in no way, justify a moratorium.

"To impair, by legislation, the obligations of contracts can never be justifiable, except possibly when a people are in desperate straits so far as credits are concerned. Since we are not in such straits, a declaration of a moratorium would mislead our enemies and serve to hearten them. That alone is enough to condemn the proposed enactment.

"Since there is nothing in the present business situation to warrant the proposed extraordinary restraint, I assume that those favoring the legislation have in mind the protection of mortgage borrowers against proceedings at some future time by mortgagees. No one can foretell what the future has in store for us; but it seems to me that if the time ever comes when it will be advisable to impose a legislative injunction against collection of debts by mortgage creditors from their debtors, there will be occasion for the same protection on behalf of debtors of substantially every class as was done in England. In other words, there is not now, and probably never will be, a sound reason for singling out

ONE of the most important measures affecting real estate, now up for consideration, is the moratorium on real estate mortgages. Conflicting opinions have been expressed on the merits of the proposed measure, therefore the Record and Guide prints several interviews with men prominently identified with the realty mortgage market. The loaning institutions are practically unanimous in opposing the proposed legislation. It is conceded that everything must be done to maintain confidence in real estate as an investment. Many consider that a moratorium, becoming operative at this time, would defeat the ends for which it was designed.

mortgage lenders and enjoining them alone from enforcing the fair written contracts they hold.

"My own inclination is to view the matter from the standpoint of the real estate owner. While I perceive that some temporary advantage may be obtained for such owner if, as his mortgage matures, he may be protected against reducing or replacing it, nevertheless, in my opinion, such present advantage will be greatly outweighed by the damage which will result to real estate values. The availability of property as security for loans is a large element in making its value. Any occurrence which negatively affects such availability in respect to a particular species of property, depreciates its value.

"Some unfortunate conditions have arisen within the past few years which have tended to contract the amount of available mortgage money to a point much below the reasonable, legitimate demand therefor. Anything which would further diminish the attractiveness of mortgage investments would be disastrous to real estate values. I believe that a moratorium in respect to mortgages would produce that result. It would be understood by the moneyed man and moneyed institutions as the adoption of a policy that, in times of great stress, we will single out mortgage investments and declare a moratorium in respect to them.

"We may expect that, when that restraint is placed upon mortgagees, they will generally resolve to collect, as soon as possible, all of their mortgages and henceforth to select for their capital a form of investment which is not likely to be the special object of attack by the Legislature.

"Above I characterized a moratorium as impairing the obligations of a contract, for so it would seem to me to be. If A borrows money from B, and promises to repay it on a specified date, and if in the meantime the State prescribes that A need not so return the money, or that B may not enforce collection of it, I should say that the State is impairing the obligation of the parties' contract. The Federal constitution expressly prohibits legislation of that character by any of the States (Art. I, Sec. 10). During the Civil War the Legislature of at least one State attempted and purported to legalize the suspension of specie payments. The United States Supreme

Court, in treating of the matter (97 U. S. 179), said:

It (the State) could not relieve them (the debtors) from the obligation to pay their debts in specie, nor extend the time for such payment. It could not do this, because any such law would impair the obligation of the creditor's contract.

"It would seem to me therefore that if the State of New York were to enact a law directly decreeing a moratorium in respect to any indebtedness, such enactment would be unconstitutional."

William E. Harmon said: "There can be no division of opinion among sound thinking legislators as to the disastrous effect of a moratorium on mortgage payments during the war. Practically speaking, it would be as disastrous for the borrower as for the lender, although the results in the latter case would not be so immediate. Such a bill would come near wrecking savings banks through a distrust in their solvency, the insurance companies through the reduction in their income, as well as constituting an unmerited hardship on a countless number of individual mortgagees. The obligation of the borrower would simply accumulate, to be met after the war when the security on which he procured his loan would be greatly depreciated.

"From a large experience as mortgagee and mortgagee, and as a director in lending corporations, I can speak with authority in saying that every consideration is extended to the borrower in these times that is possible up to, and at times, beyond the point of safety. Real estate has already suffered severely in New York through a mistaken notion of serving the people, so that there is no State in the Union where real property is looked upon with greater distrust. If the people of this country are to provide an adequate financial support to the Government, it can only be done by protecting property to a reasonable degree, exacting a share from unusual profits, and conserving the elements of productivity.

"The proposed moratorium has already made mortgagees uneasy, and if supported even in a moderate degree, will bring ruin in its train. Mortgagees are proverbially a timid class, and the mortgage market should be supported by the Government if the values of real estate are to be maintained at their present level for the next two or three years. It is clearly a case of an attempt 'to kill the goose that lays the golden egg.'"

Nathan L. Ottinger: "There has been a liquidating market in real estate since 1908, stopping, in my judgment, last year. This change was occasioned through the advance in rentals and the decreased number of vacancies. These conditions stopped the actual decline. The law of supply and demand asserted itself. Just as people get optimistic after a prolonged rise, they become pessimistic after a long decline. This is specially true if they have suffered financially. Many of our loaning institutions have been obliged to foreclose mortgages which frequently showed heavy losses. To offset these losses payments have been demanded on a large number of mortgages. These institutions have not followed the trend of the market, which would show a better tone if panicky attitudes were not assumed. As all arguments fall on deaf ears (that is the ears of the appraisers) of these institutions, the only way to bring order out of chaos is to have a moratorium to ap-

ply to loans now in force until such a time that a qualified board of real estate experts appointed by the Governor of the State would find that the same was not any more needed. The moratorium should only hold good where interest and taxes are paid promptly and the property kept in a good average state of maintenance."

**August Heckscher:** "My judgment is that more harm than good will result from declaring a moratorium in respect to mortgages on real estate in New York. Lenders have not been unreasonable in the past. Borrowers are not so wholly deprived of funds as to be fairly entitled to such unusual accommodation. If anything of the kind is to be done it should be later on when real distress exists, or else when it can be shown that lenders have been discriminatory and unreasonable."

**Ernest N. Adier** said: "Is there any necessity for a moratorium on mortgages? This question cannot be denied too emphatically. Of course we must not close our eyes to the fact that the recent bond issue has had its effect upon the market and that the contemplated issues are of such enormous dimensions, that they are bound to disturb the mortgage market to a certain extent."

"But, on the other hand, nearly the entire amount derived from these Government loans will be utilized for purchases in this country, and no small part thereof will ultimately find its way to investors in real estate and mortgages. So, at the worst, we have to fear only a temporary disturbance of the market, something we have faced many times before, when there was no war and when no one thought of demanding legislative remedies."

"While it is true that prudent managers of lending institutions have recently been refraining from making new loans, in order to prepare for any unusual demands on the part of their depositors, they have never shown any inclination to call in existing loans. On the contrary, with a few exceptions, they have shown utmost consideration for the property owner. If we will leave matters take their natural course, we will help to restore the confidence of the public in real estate investments, and there is no doubt that without any legislative interference the mortgage market will within a short time return to normal conditions."

**Frank Bailey, Vice-President of the Title Guarantee & Trust Company,** in speaking of the conditions in Brooklyn and Queens, said: "The proposition to declare a moratorium on all mortgages is in line with all the desires of a debtor not to pay and is no more necessary now than at any time in the history of the country since 1907. Real estate has depreciated and the holders of many mortgages are making losses, but those losses were made before the war was declared and not since."

"There is absolutely no lack of mortgage money. This is not a condition which demands any legislative interference, and the mere talk of declaring a moratorium in mortgages would have a tendency to decrease the mortgage market rather than to better it and might in the end produce the very condition which the suggested moratorium is to cure."

"The situation of the savings banks and of those who would be compelled to be at the mercy of unprincipled borrowers who would neglect their property and 'milk it' by not making repairs because the mortgagee could do nothing for them, would be a lamentable situation and imperil the savings banks and life insurance investments. With the large business that this company does in the sale of mortgages, we would be the first to detect a lack of money for the mortgage market, and there is no such lack of money at the present time."

"The renting conditions of real estate are very much better than they have been since 1907. Repairs, however, are higher, but rents are gradually being improved to meet the conditions of greater expense of upkeep."

"This company collects interest on 35,000 different mortgages in the Boroughs of Brooklyn and Queens. During the months of April, May, June and

July we had \$4,601,946.16 of interest to collect. All of that interest is paid excepting \$84,758.95. The owners of property are also meeting their taxes in very much better shape than at any period in the company's history. On August 1, 1917, there were only 682 mortgagees out of 35,000 who had not paid their 1916 taxes. The total of mortgages that we have under foreclosure are less than three-fourths of one per cent. of the total amount of mortgages that we have outstanding, and the total amount is about the same as last year. These foreclosures are for various reasons, but none of them because of the inability of the people to borrow a sum equal to the principal due on the mortgage where the security warrants the investment."

"This statement applies entirely to the Brooklyn and Queens mortgages of the company and I have taken them as a sample. They are larger in number and represent the average man. There is nothing in the mortgage situation that demands legislative interference in my judgment."

**Alfred R. Kirkus, Secretary of the New York, Manhattan, Central & Colonial Real Estate Associations,** said: "The proposed moratorium on mortgages would, in my opinion, be an extremely dangerous thing for real estate in the City of New York. The condition of this country is not such that the payment of any kind of obligation need be suspended. Lenders of money on real estate, however, should not take advantage of conditions to raise interest or foreclose on fair security, but everyone should feel the obligation to prosecute the war energetically by carrying out their obligations to and for their country and one another and not try to make new laws to further complicate conditions. It may be that a time may come when a moratorium will be needed on all debts, but the moratorium most needed at present is one on the unnecessary orders and requirements relating to real estate of administrative officials and the senseless enforcement of mere technicalities of laws."

**Walter Lindner, Solicitor of the Title Guarantee & Trust Company:** "The passage of such an act would most probably be held by the Courts to be unconstitutional as offending against the provision of the Constitution of the United States."

"Irrespective of the legal question, there is no necessity for a moratorium of this sort. There has been no increase in the demands by the mortgagees upon owners of property since the beginning of the war. In fact, the experience of all persons familiar with the situation is that the position of owners has improved in this respect. An inspection of the daily filing of lis pendens shows that no such action is being taken."

"Owners of real estate which has depreciated are, of course, being called upon to reduce their indebtedness now as they were before the war, but to no greater extent, and mortgagees are making losses and taking them now, just as they were before the war, but there is no greater movement to oppress owners or which might result in oppression of owners now than there was before the war. In fact, there will be greater leniency shown than there was before because of the sentiments which the war brings forth."

"There is danger to real estate owners, however, in agitation for such a moratorium. It is quite natural that if agitation of this sort proceeds to the point where mortgage holders would fear that they could not collect upon their securities, the economic condition would become dangerous. Naturally holders of mortgages would then seek to improve their position. Those who could call their mortgages would do it, so that even if they could not collect before the moratorium had caught them, they would at least have exercised their legal right to demand and collect legal interest instead of the lower rate which the owner had been paying."

"In the interest of the entire real estate market talk of this sort ought to stop, and the ordinary rules of business be permitted to apply to these business transactions."

**Charles A. Peabody, President of the Mutual Life Insurance Company,** said: "It is difficult to believe that such a proposal will be taken seriously. It has in view only the position of the borrower and gives no thought to the lender. If it were limited to mortgages hereafter made, it would operate as a warning to those proposing to loan. The pretense that it is needed because large lenders are calling in their loans is without foundation. As in the past, such institutions are calling for a reduction or payment of loans which, in their opinion, are not well protected."

"If I were disposed to find a means of inflicting the greatest injury upon the values of real estate and of all the varied interests indirectly based upon its stability, I should choose this method now advocated by a few borrowers in endeavoring to copy a system which has been adopted in other countries under conditions totally unlike those existing here."

**Harry A. Kahler, President of the New York Title and Mortgage Company,** said: "There is no good reason for a moratorium at this time covering real estate mortgages or any other form of obligation. Responsible owners of real estate, as well as lenders on mortgage, are in accord as to this, so that there is no likelihood of any such legislation being enacted. Agitation of a moratorium at such a time as the present will defeat the very objects which its advocates wish to accomplish. Publicity of such a movement, even though it cannot succeed, will restrain investors from placing money in mortgages. It is one of those situations to which the old adage will apply: 'Least said, soonest mended.'"

**Charles H. Sabin, president of the Guaranty Trust Company of New York,** said: "In my opinion the bill on the proposed moratorium which it is said will be introduced by Senator Ottinger at Albany, would be very harmful to real estate owners, and to institutions which make it their business to loan upon real estate. I can see no occasion whatever for such action."

**Harry Mandel, of the Columbus Circle Construction Corporation,** said: "I realize that the question of placing a moratorium on real estate mortgages is of the utmost importance to real estate and will have a far reaching effect on the market. I am heartily in favor of the proposed moratorium to be introduced by Senator Ottinger."

#### Real Estate Accounts.

Walter Mucklow, C. P. A., is the author of a new volume entitled "Real Estate Accounts" (Ronald Press Co., N. Y.), which discusses accounting methods used in real estate ownership and handling, from the record of the individual piece of property to the complete accounting system for a land development company. The author gives a complete explanation of all corporate records, general books of account, sub-ledgers and property, rents and miscellaneous records. The accounting procedure involved in purchase of property and both financial and time sales is worked out to provide fully for various situations which may arise. As a whole, the book should be a useful guide to accountants who deal in real estate transactions and the managers of real estate concerns.

#### Activities in Queens.

The accomplishments of the Chamber of Commerce of the Borough of Queens for the past year are set forth in an attractive booklet just issued, entitled "What the Chamber of Commerce Is Doing." This booklet not only gives a report of the work of the principal committees for the past year, but also includes alphabetical and classified lists of the membership of the organization. Another interesting circular just issued by the Queens Chamber gives a report of the activities and accomplishments of the Traffic and Industrial Bureaus which were established a year ago and have already accomplished much toward the advancement of the industrial, commercial and residential interests of Queens.

# OCCUPANCY RESTRICTIONS UNDER ZONE LAW

## Doubt Exists as to What Law Permits Though in Force a Year—Operation Explained in Concise Form

By FRANCIS P. SCHIAVONE

### PART TWO.

**I**N the business districts any use permitted in a residence district may be located. In addition, a mercantile business, store, retail or wholesale, offices, salesrooms, showrooms, restaurant, theatre, storage building, etc., may be erected and occupied in the business districts. Industries are either absolutely excluded if of the heavy or noxious types, or limited if of the lighter and less objectionable class. The uses which are excluded from the business zone are the following:

Ammonia, chlorine or bleaching powder manufacture, asphalt manufacture or refining, assaying (other than gold or silver), blacksmithing or horseshoeing, boiler making, brewing or distilling of liquors, carpet cleaning, celluloid manufacture, crematory, distillation of coal, wood or bones, dyeing or dry cleaning, electric central station power plant, fat rendering, fertilizer manufacture, garage for more than five motor vehicles, not including a warehouse where motor vehicles are received for dead storage only, and not including a salesroom where motor vehicles are kept for sale or for demonstration purposes only; gas (illuminating or heating), manufacture on storage, glue, size and gelatine manufacture; incineration or reduction of garbage, offal, dead animals or refuse; iron, steel, brass or copper works; junk, scrap paper or rag storage or baling; lamp black manufacture, lime, cement or plaster of Paris manufacture; milk bottling and distributing station, oil cloth or linoleum manufacture, paint, oil, varnish or turpentine manufacture; petroleum refining or storage, printing ink manufacture, raw hides or skins—storage, curing or tanning, repair shop for motor vehicles, rubber manufacture from the crude material, saw or planing mill, shoddy manufacture or wool scouring, slaughtering of animals, smelting, soap manufacture, stable for more than five horses, starch, glucose or dextrine manufacture; stock yards, stone or monumental works, sugar refining, sulphurous, sulphuric, nitric or hydrochloric acid manufacture, tallow, grease or lard manufacturing or refining; tar distillation or manufacture; tar roofing or tar waterproofing manufacture.

#### Offensive Uses.

In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; but car barns or places of amusements shall not be excluded.

The term garage for more than five motor vehicles is being construed to include one or more buildings, the aggregate number of vehicles in which exceeds five. In the absence of any other limitation, a garage or series of garages may be erected in the business zone irrespective of the ownership or use of the motor vehicles housed and without its being accessory to any other building. The only limitation imposed by the Zone Law is that the number of vehicles housed shall not exceed five. A stable for not more than five horses may also be erected without regard to the ownership or use of the animals. A combination of garage and stable will be limited to five as the total of motor vehicles and horses.

The garage for five cars permitted in a business district may be for pleasure cars, business cars, hacks, taxicabs or heavy trucks or any combination of these types. Cars may be in a single ownership or in several. This provision is

not to be construed, however, as permitting a repair shop for motor vehicles in a business district even if the number of cars or cycles is limited to five. Such a repair shop is specifically excluded. The term repair shop might not include a place for the sale of accessories. If the application is done elsewhere. It will, however, include a service station for general repairs, body repairs, assembling, etc.

A filling station for gasoline and oil is permitted in a business district.

The term "slaughtering of animals" is construed to include chicken slaughtering.

Section 4 (b) will include all noxious uses not specifically mentioned in Section 4 (a). It is probable that ice and other large manufacturing and technical plants will be included in this classification.

#### Manufacturing Use.

In a business district no building or premises shall be used, and no building shall be erected, which is arranged, intended or designed to be used for any kind of manufacturing, except that any kind of manufacturing not included within the prohibitions of paragraphs a and b of this section may be carried on provided not more than 25 per cent. of the total floor space of the building is so used, but space equal to the area of the lot may be so used in any case, although in excess of said 25 per cent. The printing of a newspaper shall not be deemed manufacturing. No use permitted in a residence district by section 3 shall be excluded from a business district.

This is a partial prohibition or limitation of those trades or industries which do not come within the foregoing listed or generally prohibited classifications Sec. 4 a and b. Under this provision an unobjectionable trade or industry is permitted to locate in a business district, but is restricted to a floor area not exceeding 25 per cent. of the total floor area of the building, or if such 25 per cent. is less than the lot area, then to 100 per cent. of the lot area. Thus those engaged in the clothing, millinery, jewelry, department store and other such businesses which require space in conjunction with stores or display rooms for the manufacture, alteration and repair of their goods may so devote a portion of their premises. There is no restriction upon the apportionment of this 25 per cent. among or upon the various floors of the building. Incidentally a one-story building may have its entire floor space devoted to any unobjectionable industry or trade. Basements and cellars may be regarded as a part of the total floor space only insofar as they are devoted to manufacturing.

#### Law Not Retroactive.

Existing buildings and existing uses may remain unchanged because the Zone Law is not retroactive. Buildings are considered as existing if their plans were filed on or before July 25 and if work upon them has been prosecuted in accordance with Section 24 of the Building Zone Resolution. If the existing use is one permitted in the district the building may be structurally altered, extended or the use converted to any other permitted use at will. If the existing use is one prohibited in its district, it may be extended, but only throughout its building. Such extension of use may not be accompanied by structural alterations. This provision should not be construed as allowing the conversion of a permitted use in the building for the purpose of extending an existing prohibited use. Thus the residence uses of an apartment house in a residence zone may not be converted into a business to permit the extension throughout the build-

ing of a ground-floor store. If there is no change or extension of the existing prohibited use, structural alterations may be made but not to exceed 50 per cent. of the value of the building above the foundations. Of course, a conversion of an existing prohibited use to a permitted use may be made with any desired extension or structural alteration.

In order to simplify an understanding of the rules governing the conversions of prohibited uses other than to a permitted use, it may be advisable to classify the prohibited uses. Relative to a residence district all business and industry are prohibited. Relative to the business zones all heavy or noxious trades or industries, specifically those listed in Section 4 (a) and those generally described in Section 4 (b) are prohibited. Other trades and uses are limited as in Section 4 (a) and those generically defined be divided into three classes: 1, those prohibited in a residence zone but permitted in a business zone, as stores, offices, theatres, showrooms, etc.; 2, those prohibited from entry into the residence zones, but permitted under limitations in the business district, as needle trades, jewelry, millinery, etc.; 3, those absolutely prohibited from entry into either the residence or business zones.

#### Conversion and Extension.

In a residence district any use in Class 1 may be converted to any other use in Class 1 and may be extended throughout the building. No structural alteration may accompany such conversion or extension. A use in Class 1 may not be converted to a use in either Class 2 or Class 3.

In either a residence or business district a use in Class 2 may be converted into any other use in Class 1 or Class 2, but not into a use in Class 3. Either the existing or the new use may be extended throughout the building. No structural alterations may accompany either conversion or extension except in the case of a conversion to Class 1 in a business zone.

In either a residence or business district a use in Class 3 may be converted into any other use in Class 1, 2 or 3 and either the existing or the new use may be extended throughout the building. Neither the conversion or extension may be accompanied by structural alterations, except in the case of a conversion to a use in Class 1 in a business zone.

#### Structural Alterations.

Regarding structural alterations the general rule is that there shall be none where there is any conversion of use whether within a class or from one class to another unless to a permitted use. No structural alterations are allowed where there is any extension of a prohibited use even without conversion. Structural alterations in connection with a prohibited use are allowed only when the prohibited use is to be continued without conversion or extension.

However the Board of Appeals has held that "any existing public stable may be converted into a public garage or vice versa, irrespective of location, provided that any structural changes necessary in such conversion do not exceed the 50 per cent. limitation as to value fixed by Section 6 of the Building Zone Resolution and that the provisions of other existing laws and ordinances relating to the construction or occupancy of such buildings are complied with."

The provision in Section 6 "except as required by existing laws and ordinances" was intended to permit without limitation those structural alterations which are made to comply with an existing law or ordinance and are not an incidental or necessary accompaniment of a conversion or extension.

THE END.

## LEGAL NOTES AFFECTING REALTY

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

### Boundaries—Controlling Elements.

THE general rule is that in determining boundaries resort is to be had, first, to natural objects or landmarks, because of their very permanent character, next, to artificial monuments or marks, then to boundary lines of adjacent owners, and then to courses and distances. But this general rule, as to the relative importance of these guides to the ascertainment of a boundary of land, is not an inflexible or absolute one. The use of the rule is as a means to the discovery of the intention of the parties. There is no such magic in a monument called for that it will be made to control in construction invariably. If it controls it is only because it is to be regarded as more certain than course or distance. If it should in a given case be less certain, the rule would fail with the reason for it and the monument would yield to the course and distance, and an artificial monument will yield more readily than a natural one. A mere adjacent boundary will yield more readily to course and distance than would an artificial monument. The rule that course and distance yield to monuments or adjacent boundary lines is usually applied in fuller force to large boundaries of land in the country, where mistakes in the use of a surveyor's claim may easily occur, and with less potency in towns or cities. This for a manifest reason: "When the

lines are so short as evidently to be susceptible of entire accuracy in their measurement, and are defined in such a manner as to indicate an exercise of care in describing the premises, such a description is regarded with great confidence as a means of ascertaining what is intended to be conveyed."—White v. Luning, 93 U. S. 514; Pritchard v. Rebori, Tennessee Supreme Court, 186 S. W. 121.

### Specific Performance.

Where an offer to purchase land embodied in an earnest receipt was unqualified except that it was subject to the approval of the owner, the tender of performance by the owner was an acceptance and completion of the contract.

Although in an earnest money contract to purchase land there are no specific terms binding the purchaser to take the land, that will be implied. In such a

### EAST RIVER CHANNEL.

#### Deeper Waterway Should Increase Freight Traffic to Bronx.

A SHORE area development that has been envisioned by the Bronx Board of Trade for many years will be realized, at least in part, should President Wilson sign the 1917 Rivers and Harbors Bill, which recently passed the House and the Senate.

In that bill there is an item, included through the activities of the Representative from the Bronx-Harlem district, the Hon. Murray Hulbert, aided by the administration, which provides for a forty-foot channel in the East River, from the Brooklyn Navy Yard to the Long Island Sound.

It is a depth of channel that will permit of the East River being utilized in routing trans-oceanic and coastwise shipments on the largest steamships afloat, providing, as it does, a second and most valuable entrance and exit for the Port of New York for such vessels.

It has taken a great war, one in which the United States has become involved, to bring about a successful outcome of the efforts of the Bronx Board of Trade and other important city and State bodies, to thus provide for the future commerce of this great port, of which practically the only undeveloped waterfront is that in the Bronx area, especially that portion between Throggs Neck and the Bronx Kills, all of which is on the East River.

#### Double Facilities for Port.

The slogan of "preparedness" was raised in behalf of the introduction of this important item into the aforesaid Rivers and Harbors Bill, due to the fact that such a channel as proposed would afford a double entrance and exit for the Navy Yard, and moreover, would, in the opinion of the Secretaries of War and Navy, tend to prevent the bottling up of the American fleet in the port by a superior enemy fleet off Sandy Hook, a condition which is possible now.

However, if an American fleet at rendezvous in the Port of New York could use an East River route to the Long Island Sound and could thus reach the open sea via Montauk Point, it would be greatly aided in effectiveness, and it would require much stronger fleets at both exits to sustain a successful blockade.

This was the "preparedness" argument advanced in behalf of inserting the item in the bill, and it bore fruit. Not only was the administration behind the plan, but also Congress apparently realized for the first time that the Port of New York was playing a great part in the handling of the commerce of the world, and that its immediate development, in order that its effectiveness might be increased as the war continues, demanded such a measure.

Nevertheless, urges the Bronx Board of Trade, the improvement to the East River proposed is desirable just as much from a commercial standpoint as from one of "preparedness."

contract, a provision for the forfeiture of the earnest money in case the purchaser fails to comply does not furnish the full measure of the vendor's damages in that contingency, but the vendor may still enforce specific performance.—Feuersteneck v. Clark, Texas Civil Appeals, 195 S. W. 294.

### Marketable Title—Incumbrances.

Incumbrances upon premises concerning which a purchase contract has been made, which do not appear by the record to have been satisfied, will render the title doubtful and therefore unmarketable, even though the vendor be able to show satisfaction outside of the record. They are a cloud upon the title which should be removed before the purchaser is called upon to complete the contract. Although there may be an extreme improbability that a mortgage lien will ever be enforced, still the title will be subject to objection. Whenever the abstract or record shows that an incumbrance exists, specific performance by the purchaser will not be enforced on the ground that it is doubtful whether the incumbrance will ever be foreclosed.—Alling v. Vander Stucken, Texas Court of Civil Appeals, 194 S. W. 443.

### Cellar Stairways and Railings.

The New York Appellate Division holds, Auerbach v. Rabiner, 165 N. Y. Supp. 428, that cellar steps from the street to a basement are not a stairway in a tenement house, within Tenement House Law (Consol. Laws, c. 61) § 35, requiring such stairways to be equipped with proper banisters and railings, and a landlord is not liable to his tenant for failure to provide railings.

### CONVENTION TO BE HELD.

#### American Association of Port Authorities to Meet at Cleveland.

THE American Association of Port Authorities will hold a convention at Cleveland, Ohio, from September 11 to 14, inclusive. All those interested in the advancement of the port and terminal facilities in this country are invited to attend and take part in the deliberations.

The meeting will be specially important, as it will be devoted almost exclusively to the consideration of definite recommendations for legislation requiring common carriers to separate their terminal and through charges. Other matters of importance will be considered. The program follows:

#### September 11.

Welcome address by Hon. Harry L. Davis, Mayor of the City of Cleveland.

Response by Hon. W. G. Ross, of Montreal, president of the Association.

Reading and discussing of papers:  
(1) Wharves and docks of the Great Lakes, by J. D. Carey, of the Cleveland River and Harbor Commission.

(2) Establishment of exact lines for port planning, by Charles W. Staniford, Chief Engineer, Department of Docks and Ferries, New York City.

(3) Water-borne traffic on the Great Lakes, by Harvey D. Goulder, general consul for the Lake Carriers' Association.

(4) Administration of the New York Canals, by Maurice W. Williams, Engineer in Charge of Mechanical Equipment of Barge Canal Terminals.

(5) Cuyahoga River Straightening at Cleveland, by Major Charles P. Bond, United States District Engineer.

(6) The Port of Cleveland, by Harry C. Cahn, of the Cleveland River and Harbor Commission.

#### September 12.

Entire day devoted to discussion of the resolution adopted at the Montreal Convention in September, 1916, calling for investigation by the Interstate Commerce Commission of terminal and port conditions, railroad charges, free wharfage, etc., evincing the need for increased terminal efficiency through pooling and joint use of terminals, segregation of terminal charges, etc. (All members are earnestly requested to come fully prepared to give definite information on these various features of the operation and administration of their own port.)

Evening session for the further discussion.

#### September 13.

Inspection of Cleveland's river and harbor and points of interest. Banquet given by the Cleveland River and Harbor Commission.

#### September 14.

Business meeting, reports of committees, election of officers, etc. Final and conclusive discussion and action on the Montreal resolution. Evening: Members desiring to take the regular night boat for Buffalo will be enabled to inspect the head of the New York State Barge Canal on September 15.

### CITY BUDGET FOR 1917.

#### Preliminary Work Being Pushed by Sub-Committee.

PRELIMINARY work in the preparation of the city budget for 1917 is already under way. The law, as amended at the last session of the Legislature, provides that departmental estimates be submitted on August 1. Heretofore the date was September 10th. Many of the departments have already complied, but not a few of the departments, especially the larger ones, have been compelled to take more time than allowed by the law in the task of getting the mass of figures together for submission to the Tax Budget Committee of the Board of Estimate and Apportionment. This committee consists of William A. Prendergast, Comptroller, as Chairman; Frank L. Dowling, President, Board of Aldermen; Lewis H. Pounds, President, Borough of Brooklyn, and Douglas Mathewson, President, Borough of The Bronx.

The Bureaus of Personal Service, Contract Supervision and Municipal Investigation will at once begin careful analyses of the estimates, and the preparation of recommended allowances for the consideration of the Sub-Committee on Tax Budget which will commence its public hearings on August 20.

This committee consists of Robert B. McIntyre, Supervising Statistician and Examiner, Bureau of Municipal Investigation and Statistics, Department of Finance, Chairman; Leonard M. Wallstein, Commissioner of Accounts; Albert E. Hull, Assistant to the President of the Board of Aldermen; Tilden Adamson, Director, Bureau of Contract Supervision, Board of Estimate; George L. Tirrell, Director, Bureau of Personal Service, Board of Estimate; Mrs. Mathilde C. Ford, Secretary to the Committee on Education, Board of Estimate and Apportionment; Paul C. Wilson, Assistant Secretary to the Mayor; J. W. F. Bennett, Consulting Engineer, office of the President of the Borough of The Bronx; George W. Tillson, Consulting Engineer, Borough of Brooklyn.

When the Sub-Committee has completed its labors and its recommendations have been passed upon by the main Tax Budget Committee a further opportunity will be afforded the public to discuss the tentative budget. Public hearings will be held by the Board of Estimate between October 10 and October 28. These meetings will be held in the Board of Estimate Chamber, City Hall.

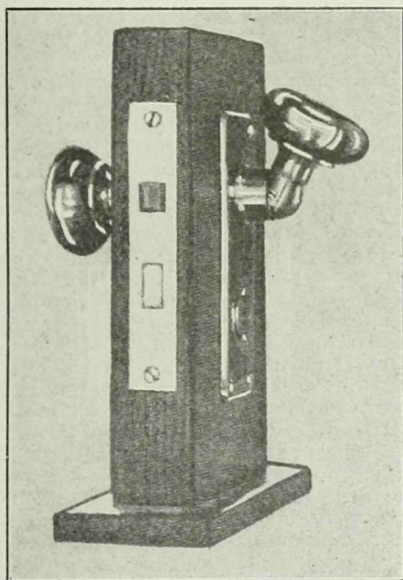
## NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

### Safety Door Lock.

THERE has been introduced lately to the hardware trade a safety door lock that has been especially designed to enable the door to be securely locked from the inside and without the aid of a key. The inner side of this lock is so constructed that by closing the door and



simply lifting up the knob, the door is locked. One of the principal advantages of this lock, as claimed by the inventor, is that in the event of fire or panic the door may be opened instantly without fumbling with a key; it also does away with the possible danger of losing or misplacing the key. A person on the inside of the room always is able to see whether the door is locked or not by merely glancing at the position of the knob. The statement is made that locks of this type are particularly adaptable for bathrooms, bedrooms, offices and hotels.

### Ventilating Window Lock.

A SAFE and simple window lock has lately been introduced to hardware and supply dealers for which the manufacturer claims numerous advantages. The statement is made that this appliance is burglar proof and at the same time allows the window to be opened to any desired height, either the top or bottom sash, or both, thus obtaining excellent ventilation for the room. The application of the device is also said to prevent the rattling of windows during severe storms. The lock is easily adjusted to the window and can be removed at any time without damage to the frame.

### Improved Pipe Hickey.

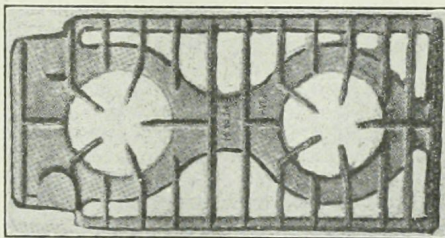
AN automatic grip pipe hickey with one fixed and one automatically movable jaw has lately been introduced to the trade. The movable jaw, according to the claim of the manufacturer, utilizes for clamping all the force required for properly bending the pipe. The jaws are set at an angle to the handle socket and are similar at each end, thus permitting the bending of pipe from either side. The movable jaw has a bearing of  $2\frac{1}{4}$  inches in diameter, and the pin is subjected to no strain, as it serves only to prevent the jaw from falling out.

### Material Distributing Machine.

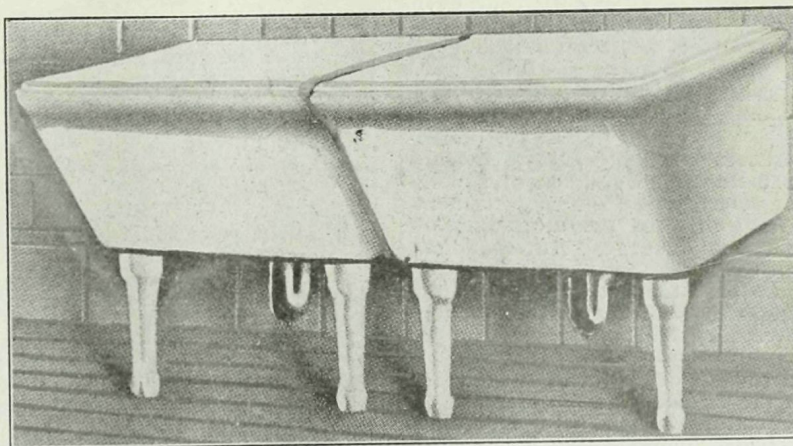
IN order to reduce the labor element to a minimum in the construction of macadam roads there has recently been developed and patented a mechanical stone and gravel spreader, designed to work in combination with a bituminous-spraying truck. Some experimental machines are already under construction, and it is hoped that they will materially cut the cost of several elements in bituminous construction and maintenance.

### Hot Water Grate.

THERE has been placed recently on the market a new hot water grate designed for use in connection with gas stoves. This grate, which is hollow, takes the place of the ordinary grate on a gas cooking stove and connects with the hot water. The water which circulates through the coils around the burners is heated by the waste heat which is thrown off the bottom of the cooking utensils. Another advantage claimed by the manufacturer for this grate is that it is not necessary after meals to place a kettle on the stove to heat water for washing dishes, the water already having been heated during cooking hours by the



waste heat underneath the utensils. The manufacturer further states that if during the day the range has not been used, the water in the boiler may be warmed by placing a pan of water or asbestos covers over the gas burners. This throws the waste heat back into the boiler.



### Concrete Fence Posts.

RECENT announcement has been made of the invention of a new concrete fence post, the predominant feature of which is a means of providing material on the face of the post for nailing or stapling. This is accomplished by inserting in the wet concrete when the post is made, strips of tarred roofing felt embedded in the post to a depth of approximately  $1\frac{1}{4}$  inches. The inventor claims that this has held firmly under test and provides an excellent means of holding the staples and wires in place.

### Rapid Letter Opener.

THOSE who have had the task of opening a thousand letters by hand or by hand-operated letter openers know the enormity of the labor involved and the amount of time consumed in the operation. In addition, the greatest care has to be exercised in the opening process in order that any enclosures might not be mutilated. Much of the labor can be eliminated and the amount of time reduced to a minimum by the use of the motor-operated letter opener that is now on the market. This device opens the letters in a continuous stream, cutting only a thread from the edge of the envelopes, and in a seemingly uncanny manner missing the enclosures. One of these letter openers in actual operation has opened 73,000 letters in a working day of eight hours, according to the claim of the manufacturer. In operation, the unopened letters are placed on a feed table back of a guard, which has a capacity of 50 letters at one time. They are fed through one at a time by means of two rubber rollers which pass them along past two cutting wheels. The guard eliminates all possibility of the fingers of the operator coming into contact with the cutters. The depth of the cut may be varied at will. After the letters are opened they are automatically thrown out and stacked up in the case of the machine. This appliance is operated by means of a 1-20 h. p. electric motor connected to the driving mechanism by means of a silent endless belt. By the use of a cord and plug it may be connected to the nearest electric light socket, ready for instant use. For business houses where the daily contents of the mail bags is heavy the installation of a device of this character should mean earlier mail distribution.

### Enamelled Steel Tub Covers.

AN interesting departure in the sanitary equipment of modern kitchens and laundries is supplies by the white porcelain enamelled steel wash tray covers that have been placed on the market. The makers claim them to be absolutely sanitary and so constructed that they cannot be marred by having dishes and cooking utensils placed on them. The surface of these covers is like a china plate and can be kept spotless by the use of a damp cloth. The color is a pure china white which retains its lustre indefinitely. When wash trays are installed in kitchens, the use of covers of this type add greatly to the appearance of the room. With ordinary care and use these covers will last for many years without indicating signs of wear.

### New Mop Wringer.

THERE has lately appeared on the market an improved mop wringer which, according to the claim of the manufacturer, is large enough to hold any pail up to fourteen-quart capacity. This appliance is constructed with extra large maple rolls,  $2\frac{1}{2}$  in. in diameter, designed to wring the largest mop with comparative ease. The journals of this wringer are made with cold-rolled steel bushings to prevent them from wearing or cutting off. Only materials of the best quality are used in the manufacture of this appliance.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Secretary McAdoo announces that the next bond issue will be known as the "Second Liberty Loan of 1917." The date of the loan has not yet been determined.

"One million acres of wheat for New York" is the slogan of the State Agricultural Department in the movement just inaugurated to double the wheat area. The idea is an interesting one, because New York is not in the wheat belt. Other States may well emulate this example.

Bradstreet's index of commodity prices, as of August 1, touched a new high level, an advance of 2 per cent. over July 1, of 43 per cent. over August 1 a year ago and of 88 per cent. over August 1, 1914, at the beginning of the war. During July 37 products advanced, 22 declined and 45 remained unchanged.

Conferences are being held at the office of the Borough President of Brooklyn with reference to the improvement to the highways in the Boroughs of Brooklyn and Queens. Automobileists in particular have been agitating for some time past the need for providing better highway facilities in this section of Greater New York.

Postal savings depositories in Manhattan and the Bronx show an increase of 1,380 depositors during July, according to figures just announced by Postmaster Patten. In July \$845,279 was received over and above withdrawals. Within the year the deposits in Manhattan and the Bronx have advanced from \$19,229,180 to \$28,408,339, distributed among 155,498 depositors.

The Council of National Defense has announced its intention of creating a Labor Adjustment Commission, composed of nine members, which will settle disputes between employers and employees, when the number of laborers does not exceed one thousand. Three of the members are to represent employers, three to represent employees and the remainder to represent the Government.

### Terminal Markets.

That New York City needs "Home Rule" is once again demonstrated as the result of the proposed legislation affecting terminal markets throughout the State. The bill as presented by Senator Brown provides that each municipality is to provide for one-half of the funds required and the State will pay the remaining half. This arrangement will cause a direct hardship to fall upon New York City, and at a time when taxpayers can ill afford additional burdens.

Senator Lockwood, of Brooklyn, has been active in having an amendment prepared which provides that each municipality pay the costs of its own markets. In other words, if Albany or Buffalo need markets, let them pay for them and not call upon the State to furnish any of the funds.

The reason for desiring the State to contribute is apparent. The City of New York will have to supply 68 per cent. of the total, which has been estimated at between \$50,000,000 and \$60,000,000. If the former figure is correct, the city's share will aggregate about \$34,000,000.

The cost of the markets, so far as the State's share is concerned, would have to be raised either by bond issue or through direct taxation. Every effort should be made by taxpayers and real estate organizations to check this sort of legislation.

### Fire Insurance Investigation.

There should be no delay in starting the investigation of fire insurance rates by the State Superintendent of Insurance, recently requested by the Board of Estimate. Since the report of Fire Commissioner Adamson some weeks ago calling attention to the great discrepancy between the large sums collected in the form of premiums, and the relatively low fire loss, there has been a well defined opinion that there should be a careful investigation of the situation and a possible readjustment of rates. Commissioner Adamson is authority for the statement that \$25,000,000 was collected in premiums during 1916, about \$16,000,000 in excess of the fire loss.

While it cannot be assumed that this enormous difference represents profit, and it must be granted that those engaged in the fire insurance business have operating expenses in the form of rentals, maintenance, taxes and commissions, and that as a result the actual profit would not be \$16,000,000, it would still be large enough to warrant a decline in rates for another reason. The Fire Department of New York City has reached a high state of efficiency and city property, within recent years, has had the advantage of being admirably protected from severe fire loss by the introduction of the most modern fire fighting appliances, and by the unusual activity of the Bureau of Fire Prevention. There is no doubt but that there has been a perceptible decline in the amount of fire loss in New York, but as far as is known, there has been no lowering of rates.

The proposed investigation is therefore timely, and should have the support of all those seeking an equitable adjustment of the matter. It should not be difficult to learn the amount of money paid out annually in premiums for insurance on buildings and personal property, the amount of loss sustained, and the percentages paid to agents for carrying on the business, besides other operating expenses. Insurance plays an important part in each real estate transaction, and is recognized as an essential element in the ownership of every parcel of improved real estate. Property owners do not under-estimate its importance. If property owners in New York City have been paying more than their just share of insurance premiums in spite of the steadily increasing efficiency in fire fighting and fire protection methods, they are most certainly entitled to relief.

The authorized investigation should proceed with the earliest possible dispatch. The matter has been given considerable publicity within recent weeks, and many property owners have become alive to the situation. There is nothing to be gained by further delay.

### Labor Saving Appliances.

The existing chaotic condition of the labor market and the unsatisfactory outlook for an early improvement seems to make it an imperative matter that some drastic action be taken, tending toward the relief of this tense situation. Practically all branches of business and industry have been adversely affected to a considerable extent by the intolerable labor conditions. The fact that the conditions are attributable to natural causes and are not the result of neglect or mismanagement on the part of labor consumers does not alter the situation in the slightest respect.

The building trades and allied industries have been particularly hard hit by the recent scarcity of labor and although the construction of new buildings and alterations to existing structures is held up largely as a result of the excessive material prices, still the labor shortage is being felt, and if a sudden revival of building activity were to occur it is difficult to figure out how the labor necessary to the consummation of these operations could be obtained.

There are numerous indications that instead of improving, the difficulties attendant upon the labor situation will become more pronounced after the call for the men accepted for the draft. Furthermore, belligerent European countries and Canada are calling for men required to operate their factories and to rebuild the destroyed areas, and already they have taken men from the United States for this purpose. The military construction undertaken by our own Government has taken thousands of skilled and unskilled mechanics out of the labor market and although the end of construction of this character must of necessity occur in a comparatively short time, there are strong indications and predictions that most of this labor will be readily absorbed.

By virtue of the scarcity of labor and the intense demand for available men for every type of labor, the use of labor-saving appliances has been greatly augmented since the outbreak of the European war. Mechanical devices for various operations, formerly performed by human labor, have been designed, constructed and successfully tried out, and the number of these appliances is steadily growing. A larger use of mechanical devices designed for the release of man power for other operations is undoubtedly one of the most important mediums for the successful solving of the labor difficulties that is hindering industry to such a marked degree.

The partial solution of the problem that has been one of the most difficult of the many that recently confronted business and industry in the United States will be the employment of every type of labor-saving device now available and the invention and construction of others designed to meet special requirements. Any machine that will release men for operations that cannot be performed by mechanical means, will assist in a large measure in solving the vexatious labor problem. It becomes the patriotic duty of employers of labor to look about them for devices of this character applicable to their particular business and in so doing they will be increasing their own opportunities for larger profits, as it has been generally conceded that the use of machinery makes important savings in operating costs.

Clearly this is the time for contractors and contracting engineers to make provision for the purchase and operation of labor-saving appliances. Every man is a valuable economic unit and the demand for his services is insistent. The present tense labor situation will undoubtedly continue throughout the entire period of the war and may possibly last for a long time even after hostilities have ceased and peace declared. There is a prospect that after the war is ended, thousands of aliens will desire to return to their mother countries to assist in the rebuilding of the devastated towns and villages, and if they do not go back it is almost fair to assume that there will be but little immigration into this country for many years to come, as the man-depleted European Governments will undoubtedly prevent emigration.

### The War Convention.

A war convention of business men is scheduled to take place at Atlantic City September 17 to 21, under the auspices of the Chamber of Commerce of the United States, which may develop into one of the most important executive sessions of its kind since the beginning of the war. The hope of the Allies lies in American industry and finance, and ultimate victory will depend to a great extent on the power and intelligence of American industry and its ability to produce better than ever before those commodities essential toward the waging of efficient warfare.

"The war is the nation's chief business," stated the president of the National Chamber, "and every business man, firm and corporation must now subordinate individual interests to the common cause. This they are ready to do; all that is needed is direction as to what to do. The results of this meeting will show business the way and inform the public as well." The convention will meet a long felt want and in all probability attain the purpose for which it is designed. Tremendous problems confront the American business man in practically every field, even in those lines which have not been engaged in the manufacture of munitions. New and unforeseen labor conditions have presented themselves, creating crises among those enterprises not necessarily essential to the nation in war time, but which yet hold an important position in our economic structure.

Many questions will present themselves for which answers will be sought. How can the business man most effectively support his Government? What policy should be pursued in order that full duty should be performed to the Government without jeopardizing the existence of the industry, and the elimination of all profit? What should be done to control prices? How shall greater efficiency in transportation be developed? How shall there be systematic readjustment at the close of hostilities? What steps shall be taken to prevent any business crisis upon declaration of peace when thousands of men will be turned to the ordinary pursuits in life, and hundreds of plants engaged in turning out munitions will lose their principal markets?

It is obvious that a convention which seeks to discuss these and other great problems of moment should attract and hold the attention of leaders in the various fields of business endeavor throughout the United States. A solution of most of the problems lies in the interchange of constructive ideas. American business men have manifested unusual patriotism during all the trying days within the past few months when American industry sought to adjust itself to the newly created conditions. The same spirit will inspire the deliberations of this war convention, and the best brain and genius of American business life concentrating intensively upon these all-important questions should not be without concrete and definite results.

### Loans on Urban Properties.

Editor of the RECORD AND GUIDE:

Regretting deeply that my letter in your paper of August 11 did not meet with your approval as expressed in your editorial on "Moratorium on Mortgages," may I make another suggestion for the relief of those property owners whose mortgages are called, with the hope that this latter proposal may secure the valued endorsement of your paper?

Farmers have received loans aggregating forty million dollars from the National Government during the past year.

A heading of the Government's Official Bulletin of August 11 reads: "Loans to farmers made at rate of nearly \$1,000,000 a day by Federal Farm Board. System in complete operation in every State one year after being founded." Why should not city real estate receive the same privilege? The act is plainly unconstitutional unless all property owners may share in its benefits. I have drawn a bill applicable to urban property; if any interest is shown in the plan, I will have it introduced in Congress. Urban property owners should not alone bear the evil pecuniary results of war.

J. BLEEKER MILLER.

### Building Situation.

Editor of the RECORD AND GUIDE:

Throughout the building trades there has been considerable discussion in reference to the expected boom in building, but up to the present time there have been no signs that activity along this line is anything more tangible than in the minds of a certain group of individuals or concerns who hope to profit largely by increased business.

True, there is a demand for many additional buildings. The shortage applies to almost every type of structure. But who, other than investors of independent means, are able to compete profitably with the excessive prices now demanded for building materials and also the other deterrent influences that have held up operations for many months.

Where is to be obtained the necessary labor to erect these structures when there is the constant cry "scarcity of labor?" To what extent are the loaning institutions willing to come forward to make it easier for the prospective builder to start his contemplated operation?

All of these factors, and doubtless additional ones, enter in an important manner into the present building situation and, unless some means of cooperation between the interests involved is speedily perfected, the present unsatisfactory condition in the building industry will continue indefinitely. On the other hand the condition could be measurably improved were the interests represented to get together in a concerted attempt to solve these difficulties.

But little can be attained by individual effort in these times. The combined efforts of all those interested in furthering the prosperity of the building industry are needed now more than ever before and, if such cooperation is possible, I am sure that the end will justify the means.

BUILDER.

### Traffic Congestion.

Editor of the RECORD AND GUIDE:

Traffic in the streets of New York City has become most congested and steps must be taken to relieve the situation. I understand that a Commission is about to be appointed by the Board of Estimate, and a thorough study will be given to the problem.

There is little doubt but that considerable time will elapse before a decision is reached. Some drastic steps will in all probability be suggested. If adopted, these will take additional time. In the meanwhile there are some simple rules which might be enforced which will do much to help matters.

As an example, were automobiles prohibited from turning around in the middle of a block, much confusion and delay might be obviated. I have seen several times automobiles hold up considerable traffic while backing and filling in order to turn around. Were these motors compelled to go around the block this confusion would be stopped, and I believe time would be saved and danger eliminated.

ONLOOKER.

## 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. 260.—I own a plot, a small portion of which is restricted under the Zoning Law to business, but by far the greater portion is unrestricted under the law. There are two-story buildings on it, all but an end lot being used as stables. I desire to convert them into one four-story non-fireproof garage. Can this be done under the new ordinance passed by the Aldermen a few weeks ago? Or, can it be done irrespective of that ordinance, because practically the whole plot is in an unrestricted zone? Is it your opinion that the Board of Appeals would grant permission to convert the small restricted portion (which also is not used strictly as a stable) and make it a part of the four-story, non-fireproof garage?  
OWNER.

Answer No. 260.—In an unrestricted district the Zone Law permits either the conversion into or the erection of garages without any provisions as to fireproofing, height, size, etc. The Board of Appeals has the power under Section 7 of the Zone Law to permit a use allowed on the unrestricted portion of a plot in one ownership on July 25, 1917, to extend into the business portion of the plot, but not more than 25 feet beyond the unrestricted portion. The recent Aldermanic Ordinance amending Section 72 of the Building Code permits the erection of non-fireproof garages to a height not exceeding fifty feet. These garages will be subject to rules to be drafted by the Board of Standards and Appeals providing for special fire protection of columns, girders, roof and floor construction, etc.

Question No. 261.—Will you please answer the following questions: I am holding a ten years' lease on three pieces of property which are to be sold by the city at auction August 28, 1917, for unpaid taxes. Will this affect my lease in any way? Can I buy in these tax liens and will I get tax lien title if I buy same in before the day of sale, August 28, 1917? What is the time limit for owner to redeem such a tax lien?  
O. R.

Answer No. 261.—A lien of taxes would be superior to any lease or other encumbrance on the property, and a transfer of tax lien constitutes a first lien and may be foreclosed as such. When the lien is offered it may be purchased by the person who bids the lowest rate of interest, and can be foreclosed for failure to pay the subsequent taxes six months after delivery of the lien, or for failure to pay interest, which will be due January 1 and July 1 (for thirty days).

Question No. 262.—Would you be good enough to advise me if a law has passed to compel storage and warehouse companies to make a public record of the address to where the party has moved?  
J. H.

Answer No. 262.—An ordinance relating to public carts and cartmen, requiring the latter to keep a record and make weekly returns to the Commissioner of Licenses, was before the Board of Aldermen some weeks ago. It has not yet passed and now is in the General Welfare Committee of that body.

## SHOW YOUR PATRIOTISM—BUY A SECOND LIBERTY LOAN BOND

A LIBERTY LOAN BOND may be likened to a share of preferred stock in the gigantic corporation called the United States of America. Like preferred stock in other corporations, it may not return at times so large a dividend as common stock, but the return from it is certain and sure. It is stock that pays 3½ per cent. dividend, but the stock and dividend cannot be taxed. The owner of a Liberty Bond holds written tangible evidence of being a preferred stockholder in the United States, the greatest, the most glorious and the most successful corporation in the world. He holds a certificate of being a citizen willing to support his Government and to lend money to his country in war time.

## REAL ESTATE NEWS OF THE WEEK

Market Shows Broadening Tendencies—Leases  
Reflect Continuation of Business Expansion

CONSIDERABLE strength developed in both the selling and leasing branches of the market this week, and a number of transactions were closed, which indicated broadening tendencies along well defined lines. The demand for well located apartment houses was still maintained, and several desirable properties on the West Side and in the Bronx passed into new ownership.

The block front in the north side of 163d street, from Simpson to Fox streets, which was sold some months ago, by the receivers of the American Real Estate Company, to the Nason Realty Company, was resold to an investor who gave as part payment farms in Catskill, N. Y. The Green Court apartment, at Seventh avenue and 111th street, and the Hunting Field, at 615 West 113th street, also figured in deals, the loft building at 327 Bowery being given in part payment for the latter property.

Another transaction involving multi-family structures concerned the Rocklyffe, at Broadway and 141st street, and the adjoining house at 572 West 141st street, which figured in a \$500,000 exchange for a Hudson River country estate. Gramercy Park contributed the sale of a four-story residence, which is to be remodeled into bachelor apartments to meet the growing demand for accommodations of this character in that section of the city. The five-story building at 58 West 14th street, forming part of the old Fourteenth Street Store, was acquired by a well-known firm dealing in ladies' wear and apparel, which has been established for years in the same street.

Commercial expansion was indicated in a number of important leases, in which garages played a conspicuous part. Deals of this kind involving garages in course of construction or contemplated concerned properties at the southwest corner of Lexington avenue and 120th street, 438 to 444 West 55th street, and at 231 to 233 East 43d street. Announcement is also made that a ten-story cold storage plant might replace the old Fulton Fish Market, occupying the block bounded by Fulton, Beekman, South and Front streets, which was recently acquired by the Riggs Estate from the city, in exchange for park land on Inwood Hill. The one-time market property has been taken by a syndicate of wholesale fish dealers for a long term, and it is known that the modernization or rebuilding of the property along modern lines has been decided upon.

An interesting lease on Fifth avenue, near 28th street, will result in the opening of another branch of the Automat restaurants, which has grown to such an extent within recent months that forty-eight branch establishments in various cities are now being operated. The lease indicates the changing character of this section of Fifth avenue. Other commercial leases involved buildings at 29 Burling Slip, and space in the former Simpson-Crawford building, at Sixth avenue and 20th street, which is being rebuilt to meet present day demands.

A total of \$120,000 was realized for 100 plots at Brightwaters, last Saturday, by the Jere Johnson, Jr., Company, at the liquidation sale of the unsold portion of the Brightwaters residential colony near Baysore on the Great South Bay. The remaining fifty-five plots will be offered in the Vesey Street Exchange Salesroom, 14 Vesey street, Manhattan, at 2 p. m. on Monday, August 20. They include frontages on the Yacht Harbor and near the bay; also on the South Country road, contiguous to the lakes. The prices realized at the sale ranged from \$475 to \$1,200 a plot, some of the larger plots bringing higher prices. Among the buyers were C. W. Keith, Joseph Murray, J. N. Blackman, R. E. Williamson, F. H. Reeve, C. A. Roth-

well, G. W. Baker, Roy L. McCardell, A. B. Gritman, Mrs. Walter Browne, William L. Love, J. W. Reynolds, and Joseph Thorn.

Joseph P. Day will sell this afternoon, at Keyport, N. J., on the premises, seventy-eight residence plots averaging in size 50 x 150 feet. The property to be sold is located in the Vandevanter Park section, and is near the railroad station. The sale will be held in a large tent, commencing at 2:30 p. m.

## Opposes Market Bill.

The Real Estate Board of New York, while it has not taken any stand on the food control legislation pending in the extraordinary session of the Legislature, has made a protest to Governor Whitman, Majority Leader Elon R. Brown of the Senate, Speaker Sweet of the Assembly, and Minority Leader Robert F. Wagner of the Senate, against the section of the bill which provides that terminal markets and warehouses erected in the various municipalities shall be financed in part by the State through a direct tax. The effect of this would be to saddle on New York City large expenditure for such terminal warehouses erected in cities other than New York.

In protest against this proposed unfairness the Real Estate Board has sent to the Governor and the legislators mentioned above the following telegram, through Laurence McGuire, president.

Real Estate Board of New York protests vigorously against food bill plan to make New York City pay for up-State terminal markets. If adequate Federal legislation must be duplicated by State legislation, this ought at least to be done along lines that will not mulct New York City for the benefit of other localities.

## To Broaden Scope.

The Public Service Commission announces that it will hereafter participate actively through its counsel, in proceedings before the Interstate Commerce Commission which involve freight and passenger rates vitally affecting the public interest of the city. Many cases affecting freight rates, and thus the cost of commodities largely used in New York City, are heard each year by the Commission at Washington, merely as an issue between shippers and railroads, without representation of the public point of view and the public interests. The Commission will therefore hereafter undertake to fulfill the duty of expertly representing the public interests of the people and shippers of the city.

## Rate Advance Refused.

The Public Service Commission has refused permission to the Long Island Railroad Company to put into effect an increase in its mileage book rates from \$10.00 to \$11.25 for a five hundred (500) mile book, pending the decision of the Commission upon a number of rate increases proposed by the company and now under consideration by the Commission. The mileage book rate has been increased outside the city limits and the company attempted to put into effect an increase permissible in other parts of the State, in New York City. It is to this course that the Commission's objection goes.

## Commission Wants Action.

The Public Service Commission has urged the Sinking Fund Commission of New York City to take prompt action and inform the Commission whether it is willing the latter should obtain a portion of the abandoned Jerome Reservoir site for a storage yard of the Jerome avenue branch of the Lexington avenue subway. The matter has been pending for several months and the Commission is desirous of obtaining early action in order to promote the best operation obtainable from the new rapid transit lines.

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**"Drafting Legislation in the Open."**

The Public Service Commission has announced a plan for "drafting legislation in the open." The law under which it was created explicitly authorizes the Commission to recommend legislation which it deems wise or necessary in the public interest as to corporations and matters within its jurisdiction and provides that the Commission may hold hearings and take testimony in respect to any matter of legislation. This method the Commission proposes to apply to the formulation of future legislation amending the Public Service Commission's law; the Railroad Law; the Transportation Corporation's Law and other statutes affecting public service corporations and their rates and service. Corporations will be invited to submit their legislative proposals in advance for scrutiny. Individuals interested in the perfecting of legislation will be also invited to follow the same course. Every company under the jurisdiction of the Commission has been invited to participate in the hearings which began last Wednesday. Various individuals and public organizations, including the Bar Association, the Central Federated Labor Union and other organizations, also were invited to participate.

**Big Insurance Year.**

Abnormal conditions resulting from the war were in a measure responsible for a "banner year" in 1916 for American life insurance companies.

At the close of 1916 life insurance companies authorized in this State had assets of \$5,144,624,477, an increase of \$293,927,596 over 1915. Liabilities, excluding gross surplus and special funds of \$291,675,271, totaled \$4,852,949,206, an increase of \$265,999,003.

Business in force in the State at the end of 1916 and transacted therein during that year by all life insurance companies of this and other States, including both "ordinary" and "industrial" insurance, was:

Policies in force, 8,036,874, insuring \$3,757,103,221; policies issued, 1,220,995, insuring \$627,020,701, an increase in insurance in force of \$325,065,267 and in insurance written and paid for in 1916 of \$101,686,275.

**Trolleys Must Operate.**

The Public Service Commission has refused to direct the discontinuance of trolley operation over the Norton's Point line to and from the Sea Gate section of Brooklyn, after midnight as petitioned by Mary E. Felt, Supreme Court Justice Bartow S. Weeks and other signers. The petitioners complained that the operation of cars after midnight was unnecessary, as few passengers used the service and that operation caused an annoyance to residents of the section in question.

**National Forests' Receipts.**

Receipts from the National Forests in the fiscal year just closed exceeded those for 1916, the banner previous year, by more than \$600,000, and totaled more than \$3,450,000. The cost of operating the forests, about \$4,000,000, was virtually the same as in 1916.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 19, against 16 last week and 19 a year ago.

The number of sales south of 59th street was 6, as compared with 8 last week and 9 a year ago.

The sales north of 59th street aggregated 13, as compared with 8 last week and 10 a year ago.

From the Bronx 4 sales at private contract were reported, as against 2 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 213 of this issue.

**Enlarges Downtown Holdings.**

George Peabody Wetmore has purchased, through the firm of Leonard J. Carpenter, from Harvey N. Weed, the

old building at 191 Pearl street, and the abutting property at 1 Cedar street. He also acquired from Samuel P. Tull, through Cammann, Voorhees & Floyd, the adjoining buildings at 187 to 189 Pearl street. Mr. Wetmore already owns 193 and 195 Pearl street and 102 and 104 Maiden lane, and his newly acquired property gives him a frontage of 99 feet in Pearl street, 34.6 feet in Maiden lane, and 93.4 feet in Cedar street, comprising a total area of approximately 13,000 square feet. The sale marks the first transfer of the Weed property in more than one hundred years.

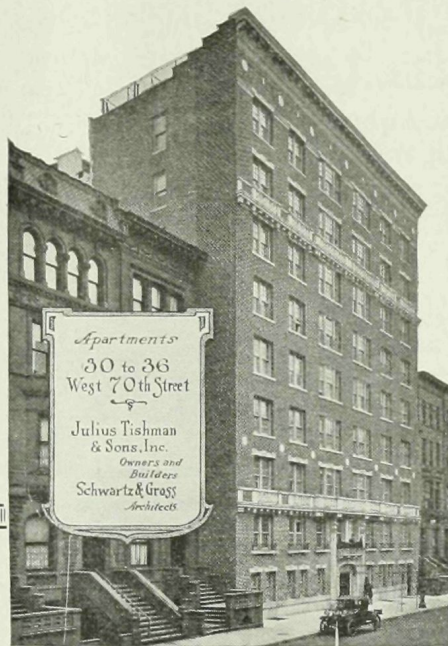
**Large Heights Purchase Closed.**

The Hudson Investing Company, Frederick S. Finch president, bought the former Foster Estate tract, comprising about twenty-five lots on the westerly curve of Riverside Drive, just north of 158th street, and running to the north side of that street. The plot begins a short distance above the junction of

those thoroughfares, and fronts 283 feet on the drive, 317 feet in 158th street, and has a depth of 115 and 230 feet respectively on the east and west lines. The property was purchased one month ago by the Leander Realty Company, Harry London, president, from Macomb G. and Pell W. Foster, heirs of Caroline M. Foster. Two old frame houses occupied by the Foster family are on the property. Leo Solomon represented the Hudson Company as broker in the present deal. Clifford C. Roberts was the attorney for the buyer and Louis Mannheim acted as representative of the seller.

**Rocklyffe in Exchange.**

The Broadledge Company, Albert Blackman, president, sold the Rocklyffe apartment house, a seven-story structure, at the southeast corner of Broadway and 141st street, and the adjoining building at 572 and 574 West 141st street. The two buildings occupy a combined plot measuring 99.11 feet on Broadway, and 120 feet in the street.



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The new owner gave as part payment the Cruger homestead on the Hudson, a property of 250 acres; also thirty lots and two dwellings on Franklin avenue, Astoria. The deal is reported to involve about \$500,000. The Broadway houses were acquired by the selling company from the Interborough Building Company in 1915, subject to two mortgages aggregating \$240,000, the larger one being held by the Metropolitan Life Insurance Company. The buyer is Herbert C. Plass.

#### Investor Buys in the Bronx.

Nason Realty Company, Max N. Nantanson president, sold the block front in the north side of 163d street, from Simpson to Fox streets, known as 999 to 1001 East 163d street, 941 Simpson street and 940 Fox street, to B. R. Stoddard, who was represented by Charles H. Bellows as attorney. The property comprises three five-story apartment houses, fronting 225 feet in 163d street, and 101 feet in each of the other thoroughfares. The property was acquired by the selling company in February from Judge Walter C. Noyes and Alfred E. Marling, receivers of the American Realty Company. The Nason Realty Company subsequently installed 17 stores along the 163d street end, and made other changes to the structures. The buyer gave in part payment the Dunwoodie and Priest farms in the Village of Catskill, N. Y. The farms are free and clear and were valued at \$100,000. The Bronx property was held at \$400,000. A. Robinson and D. Sylvan Crakow were the brokers.

#### Sale in 14th Street.

Part of the property formerly occupied by Henry Siegel & Company, known as the "Fourteenth Street Store," has been purchased by R. Smith & Company, now established at 52 West 14th street. The property involved is the five-story building at 58 West 14th street, on lot 25x103.3. Douglas Robinson, Charles S. Brown Company, were the brokers, and the Fidelitas Realty Corporation the seller. The selling interests acquired the property in May, 1915, from the Title Guarantee & Trust Company, which obtained it for \$100,000 through a foreclosure suit against F. A. Cohen and others to recover liens aggregating \$123,670.

#### Bryce Estate Buys.

Sophor Realty Company sold the Hunting Field, an eight-story modern elevator apartment house on plot 50 x 100, at 615 West 113th street, for the Estate of Edith Bryce. The buyer gave in part payment 327 Boverly, a five-story loft building, on lot 25 x 79, adjoining the southeast corner of Second street. Nassoit and Lanning were the brokers in the deal.

#### Purchaser for Apartment.

Daniel H. Jackson resold to the Long Beach Automobile Storage Company, Inc., represented by Cass & Apfel, the six-story elevator apartment house, known as Green Court, at the southeast corner of Seventh avenue and 111th street. The property, which was held at \$300,000, measures 110 x 100.11 feet. Mr. Jackson bought Green Court three weeks ago from the Bendheim Estate. The deal was negotiated by B. & I. Freedman.

#### Dwelling in Gramercy Park Sold.

The four-story residence at 11 Gramercy Park, between Irving place and Fourth avenue, was sold by the St. Brain Realty Company to C. W. Sherwood, who will alter the residence into bachelor apartments. The house has a frontage of 26.8 feet and a depth of 109 feet, and is 53 feet west of the National Art Club. The alteration, it is reported, will amount to about \$28,000. The property is assessed at \$56,000.

#### Manhattan.

#### South—of 59th Street.

BEDFORD ST.—Katharine Foley, of Elmhurst, L. I., is reported to have sold 64-66 Bedford st, two 2½-sty frame houses, 37.6x69, just west of the junction of Morton st and the 7th av extension.

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37TH ST.—Mrs. C. S. Cook has sold the 4-sty dwelling, on lot 20x98.9, at 154 East 37th st to a buyer, who will occupy. Albert B. Ashforth and Henry C. Ward were the brokers.

**North—of 59th Street.**

77TH ST.—Joseph F. A. O'Donnell has sold for Harry G. Trevor three 4-sty dwellings, each on lot 19x100 ft., at 307, 323 and 325 West 77th st, between West End av and Riverside dr. This is the first change of ownership of the property in about twenty years.

84TH ST.—Adolph Weiss purchased from a client of Millard Veit 154 and 156 East 84th st, two 6-sty flats, with stores, on a plot 54x100, near Lexington av. The houses were held at \$60,000.

90TH ST.—Ennis & Sinnott bought from Anna L. Martin 38 West 90th st, a 3-sty dwelling, on lot 20x100. Robert T. McGusty was the broker. The property was later resold, through Philip Jeselson, to Lewis Holtzman, who gave in exchange 112 West 78th st, a 4-sty dwelling.

117TH ST.—Kurz & Uren (Inc.) sold for the Ruhl Real Property Co. the 5-sty tenement at 218 East 117th st, near 3d av.

128TH ST.—The Lawyers' Mortgage Co. sold 220 West 128th st, a 4-sty apartment house, on plot 33.4x100. John J. Brodbeck was the broker.

129TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the Fidelitas Realty Corporation to Leonard Weill the 3-sty dwelling 222 West 129th st, on lot 17x99.11, between 7th and 8th avs.

137TH ST.—Leonard Weill bought, through the Douglas Robinson, Charles S. Brown Co. from the Fidelitas Realty Corporation 323 West 137th st, a 4-sty dwelling, on lot 16x92, between Edgecombe and 8th avs.

158TH ST.—Ennis & Sinnott resold through L. J. Phillips & Co. 642 West 158th st, a 3-sty dwelling, on lot 18.8x100. The new owner will occupy.

RIVERSIDE DR.—Mrs. Margaret C. Devoe sold, through the office of Joseph P. Day, to Mrs. William T. Ericson the 4-sty dwelling 63 Riverside dr, on lot 21.3x91.4. The purchaser will occupy the premises after extensive alterations are made. Among several unique changes to the property, Mrs. Ericson will install a ramp leading to the basement to be used as a private garage.

5TH AV.—The Sidem Building Co., Robert E. Simon, president, sold 1449 5th av, a 5-sty flat, on plot 25x85, between 117th and 118th sts. The corporation took in part payment 1111 Forest av, a 2-fam. house, on plot 20x87.6, between 166th and Home sts. The 5th av house was taken by Sidem Building Co. in part payment for the 1-sty business building at the northwest corner of 188th st and Grand Boulevard and Concourse recently.

**Bronx.**

CROTONA AV.—Frederick Brown bought from Harry Koster the 5-sty apartment, on plot 40.4x116.1, at the northwest corner of Crotona av and 170th st, held at \$50,000. The brokers were Nassoit & Lanning.

GRAND BOULEVARD.—E. Osborne Smith and A. G. Bechman sold for the Concourse and 170th St. Co. the 5½-sty apartment house at the northeast corner of Grand Boulevard and Concourse and 170th st, on plot 78x105. The buyer, Irene A. Levenelin, gave as part payment the dwelling, with garage, on lot 18x125, at the southeast corner of 130th st and St. Nicholas av; also the plot, 200x101, on the east side of Undercliff av, 281 ft. north of Sedgewick av.

ROSEDALE AV.—John A. Steinmetz has sold for Henry C. Katz to Bonato Ticiulo 1493 Rosedale av, a 1-fam. dwelling, on plot 50x54.

**Brooklyn.**

LEXINGTON AV.—Frank H. Tyler reports the sale of 153A Lexington av for Hannah Herzfeld.

PACIFIC ST.—Bulkeley & Horton Co. sold the 3-sty dwelling 1253 Pacific st for the New Jersey Land Co.

EAST 19TH ST.—James B. Fisher sold for Teresa Collet the 2-sty frame dwelling at 1061 East 19th st to Blanche Phillips.

47TH ST.—I. Salzberg sold for A. E. Morris to J. H. Connelly the plot, 40x100, in the south side of 47th st, 240 ft. west of 15th av.

53D ST, ETC.—Thomas Kilcoyne has sold 1450 53d st, 1-fam. house, on plot 50x100, for M. Beckelmann to L. Rubenstein; 1440 54th st, 1-fam. house, on plot 140x100, for L. Meade to L. Hanbin, and 5103 14th av, on plot 60x100, for N. Brosman to H. Wadelweiss.

83D ST.—Sidoti Brothers sold two 2-fam. houses, 642-644 83d st, for the McBen Building Co. to Dr. D. F. Ognibene, who gave in part payment four lots in Flushing, L. I.

BAY RIDGE.—The Crescent Hill Improvement Co. sold the northwest corner, 100x100, of Narrows av and 83d st, directly opposite the Crescent Athletic club ground, for a reported price of \$15,000. The purchaser, Howard E. Jones, a member of the firm of James W. Elwell & Co., intends to construct a home on the plot. It is directly opposite the large plot, 200x120, recently purchased by Mr. Jones' father, David H. E. Jones, on which he is now constructing a home.

PATCHEN AV.—Frederick J. Meyer sold for Emma L. Fraser the 2-sty dwelling at 116A Patchen av.

VANDERBILT AV.—Bulkeley & Horton Co. sold for Mrs. Frances Usher 128 Vanderbilt av, a 3-sty dwelling, near Myrtle av.

3D AV.—E. J. Hollahan (Inc.) sold the store building 7104 3d av for the Premier Construction Co.

20TH AV.—Meister Builders (Inc.) resold 7901 20th av, corner 79th st, on lot 25x100.

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### MORTGAGE MONEY WANTED.

Principals, Brokers, or Attorneys for Estates having funds to loan in large amounts on first class mortgage security are invited to correspond with me regarding several large loans on Al Cleveland property at 5 and 6 per cent. interest which clients wish to secure. Particulars will be given to parties having funds to loan and wishing to investigate Cleveland security for such funds.

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P. O. Box 101, Station E, Cleveland, Ohio.

HIGH-CLASS renting man, familiar with down town office buildings. Only applicants with office renting experience considered. Address RENTING MAN, P. O. Box 1936, New York.

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RESPONSIBLE, experienced party will rent and collect rents in high-class apartment house for suite as part compensation; highest references. R. A. THOMAS, 125 Putnam Ave., Brooklyn.

## FOR SALE OR TO LEASE

FOR SALE—Cheap, 4-room cottage; might exchange for lots. MRS. GRAHAM, 124 Ashby Ave., South Ozone Park, L. I.

EXCHANGE 94 acre \$6,000 Orange Co. farm for acreage (\$3,000) in Westchester Co. or on Long Island; good garden soil; commuting distance Manhattan. Owner, R. A. THOMAS, 125 Putnam Ave., Brooklyn.

### PARK RIDGE, N. J.

On account death will sacrifice  
Two Lots at Park Ridge, N. J.  
Will Sell on Monthly Installments.  
MRS. C. HANNA, 21 Way Ave., Corona, L. I.

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

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

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

### FOR LEASE OR SALE.

Eight Acre Estate in Englewood, N. J., Dutch Colonial style residence, all modern improvements; 7 Masters' Bedrooms; four baths; lawn; shade, forest and fruit trees; grapevines; vegetables; flowers; hedge; tennis court; brook, poultry house, garage-barn, etc. Fronts 337 feet on a principal roadway within corporate limits. One mile from railway and Ft. Lee Trolley Stations, thirty minutes' trip to New York; also adopted for club house. Possession October 1st or sooner. Address A. O. K., Room 816, 1133 Broadway, N. Y.

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

FOR SALE—Two lots, 20x100, on beautiful lake at Patchogue Lake Park. Write or call GEO. W. STEVENS, 57 Bleecker St., Newark, N. J.

## PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Aug. 10, 1917.—Sealed proposals will be opened in this office at 3 p. m., Sept. 24, 1917, for the construction of the United States post office at Cohoes, N. Y. Drawings and specifications may be obtained from the custodian of the site at Cohoes, N. Y., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Electric Elevators at Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, August 22, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2764. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Kings Park State Hospital, Kings Park, 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. ELWOOD, Secretary,  
State Hospital Commission.  
Dated: August 11, 1917.

Sealed proposals will be received by the undersigned, on behalf of the common council of the city of Little Falls, at the office of the undersigned until Tuesday evening, September 4th, at 8 o'clock, for the furnishing of the lighting fixtures in the new municipal building at Little Falls, N. Y., in accordance with plans and specifications as prepared therefor by William Neil Smith, architect, which can be obtained at the office of the city clerk and from William Neil Smith, architect, at 101 Park avenue, New York City. All bids should be tendered in a sealed envelope and must be accompanied by a certified check for one and one-half (1½) per cent. of the amount of bid, payable to the order of the city treasurer, deposited on the condition that same shall be considered as forfeited to the city of Little Falls, N. Y., as liquidated damages, unless the party whose bid is accepted shall appear at the office of said council within three days after notice by mail to the contractor at the address stated in his proposal that his bid has been accepted and execute the contract therefor, and give the bond required by the specifications.

The common council of the city of Little Falls, N. Y., reserves the right to reject any and all bids.

Dated, Little Falls, N. Y., August 13, 1917.  
CHARLES BYRON,  
City Clerk.

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Queens Borough Real Estate  
AGENT BROKER APPRAISER  
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## Queens.

LONG ISLAND CITY.—The City Real Estate Co. sold to the city the plot, 50x125, on the south side of Jackson av, 100 ft. east of Orchard st. The property is improved with 2-sty buildings, which will be used as a Street Cleaning Department station.

## Richmond.

LIVINGSTON.—Cornelius G. Kolff sold for Theodore Kiernan the 3-sty frame store and dwelling property 276 Davis av, to M. Dunkel.

## Out of Town.

GREENWICH, CONN.—Fish & Marvin, in conjunction with Thomas N. Cooke, sold for Dr. Frank Terry Brooks his property to Mr. Leslie F. Keiffer. It comprises two acres with a bungalow, and was held at \$35,000.

DIX HILLS, L. I.—Ward & Ward sold for Allison Lowndes a tract of 30 acres adjoining the Peck farm at Dix Hills and other property in that section for Julius Miller. Harry K. Warner purchased a tract of about 25 acres near the Jericho turnpike and Deer Park rd through the same brokers.

GREAT NECK, L. I.—Henry Staier, of the stock brokerage firm of Staier Bros., has purchased the Erastus J. Parsons house on Overlook av, Great Neck Hills, through Kehoe & Gilliar.

ROSLYN, L. I.—L'Ecluse, Washburn & Co., represented by Hunter W. Finch, sold to H. W. Meinz the home of Louis Hellner at Roslyn, L. I. This property consists of a 10-room dwelling and pergola with garage and other outbuildings, occupying a plot surrounded by a California privet hedge, on the corner of Elm av and Jefferson st with a frontage on Elm av of 175 ft. and facing 100 ft. in Jefferson st. It was held at \$11,000.

SANDS POINT, L. I.—Baker Crowell (Inc.), with Pell & Tibbitts, sold the G. T. Brown property at Wamapage Shores to J. E. Ruhl, of Manhattan.

BOONTON, N. J.—Pease & Elliman, Cross & Brown Co., in conjunction with Eugene B. Welch and Edward J. Cahill, sold for the Knox Hat Co., Inc., the factory which it formerly occupied before moving its plant to Brooklyn. The property consists of about five acres with brick buildings, a private artesian well water supply and a railroad siding. The purchasers are Stevenson & Co., a new concern, which will use the factory for its own business, that of refining cocoanut oil into edible products, an example of the tendency to food conservation through the use of hitherto unused raw materials.

FLORHAM PARK, N. J.—Edward Cole sold fifteen acres at South Orange av and Créscent rd to Minerva J. Nielson, of Brooklyn.

IRVINGTON, N. J., ETC.—Louis Schlesinger (Inc.) sold for William L. Glorieux a plot 175x218 in Coit st to the Asher Manufacturing Co. of Willimantic, Conn., which will build a laundry machinery factory; also sold for Charles J. Barkhorn the dwelling 65 Girard pl, Newark, to Milton A. Maas; for the estate of Charles L. Watter the dwelling at the northwest corner of Grafton and Clinton avs to Joseph C. Potts; for Frank B. Heller the 2-fam. residence 41 Treacy av to Mrs. Clara J. Schonwalter, and for the Northwestern Building & Loan Association the dwelling 610 North 4th st to Elnora A. Irving.

JERSEY CITY, N. J.—Edward M. Taylor sold for Thomas F. Lynch to Herman Wurret 216 Garfield av, Jersey City, a 2-fam. dwelling, 25x100. The buyer gave in part payment a bungalow at Lexington Boulevard and Raritan rd, Rahway.

MORRISTOWN, N. J.—Gustave Stickley sold, through George Howe, his 650-acre estate, known as Craftsman Farms, near Morristown, N. J., to Major George S. Weinberg, U. S. A. It is one of the most interesting developments in the suburbs of New York. The main house is built along the lines of a log cabin. There are also three cottages and a number of farm buildings. Mr. Stickley spent many years in the accumulation and development of the estate, on which he is said to have expended about \$350,000.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Charles Muesle to Edward T. Casebolt the residence at 38 Johnson av, on plot 45x150.

PASSAIC, N. J.—The Ware & Dalley Building, at Lexington av and Madison st, has been sold by James Crowley to Arthur W. Clapp, of Passaic, for about \$75,000. The property, which is in the heart of Passaic's business district, fronts 68 ft. on Lexington av and 100 ft. in Madison st. It is understood that when certain leases expire the structure will be altered to house the Fourth Ward Trust Co., of Passaic, in which Mr. Clapp is a director.

BRONXVILLE, N. Y.—Burke Stone (Inc.) sold for Mrs. C. G. Tieman her property, consisting of seven lots, on the corner of Miburn st and Front av, directly opposite the Bronxville station.

LARCHMONT, N. Y.—Edward C. Griffin and P. H. Collins sold for John Neilson a large house and grounds on Magnolia av, Larchmont, N. Y., close to Long Island Sound, to Mrs. Emily Louise Johnston.

PELHAMWOOD, N. Y.—Fish & Marvin sold for Alexander Meffert his new Colonial residence at Pelhamwood. The purchaser, Gardner Hazen, will occupy.

MT. VERNON, N. Y.—The Tichborne Realty Co. sold the dwelling 37 North 8th av for Mrs. Goodsell, of Portland, Ore., to M. Quinn; also 128 West Sidney av to A. Gottlieb for the Gibson Distilling Co.

TARRYTOWN, N. Y.—Hornor & Co. sold for the receivers of the American Real Estate Co. the R. B. Dula estate, taken by the company in exchange for the Harriman National Bank Building on January 1, 1916. The buyer, whose name is withheld, will occupy the property. It is one of the show places on the Hudson River. The estate has a frontage of nearly 1,000 ft.

on Broadway and contains about 50 acres, on which are a mansion, a garage, a lodge and outbuildings. The grounds are beautifully developed.

WEST NEW YORK, N. Y.—The M. S. W. Construction Co. sold to William Walsler 644 to 654 Fillmore pl, six 3-sty flats, 149x100. Mr. Walsler resold 644 to Stephen Lagomarsino.

**LEASES.**

**Automat Restaurant for Fifth Avenue.**

Pease & Elliman leased to the Horn & Hardart Company, owners of the Automat Restaurants in New York City and Philadelphia, the ground floor and basement at 236 and 238 Fifth avenue, between 27th and 28th streets, for the Castilla Corporation, represented by M. Rosenthal & Company. The lease is for twenty-one years at a reported rental aggregating \$300,000. The leasing company will open a branch establishment on the premises so soon as alterations are completed under the supervision of Stuckert & Company, architects, of Philadelphia. The Horn & Hardart Company own and operate forty-eight branch establishments in New York City, Philadelphia, Boston and Chicago, and recently leased through Pease & Elliman at an aggregate rental approximating \$2,000,000, a large space in the Mercantile Building,

Fourth avenue and 23d street; Coogan Building, Broadway and Houston street; Sun Building, at 150 Nassau street; Nissen Building, Broadway and John street; Schulte Building, at 384 and 386 Broadway; City Hall Theatre Building, at 31 and 32 Park Row, and in addition have procured for establishments space in the property at the southwest corner of Broadway and 41st street, Irving place and 14th street, Fifth avenue and 42d street; also additional locations in Boston and Chicago.

**Fish Dealers Lease Fulton Market.**

Following the report published in the Record and Guide of May 26, it is learned that a ten-story cold storage plant, estimated to cost \$1,500,000, is likely to replace the old Fulton Fish Market, occupying the plot bounded by Fulton, Beekman, South and Front streets. The property has an area of almost 35,000 square feet, and has been leased by the Riggs heirs to a syndicate of wholesale fish dealers, composed of Henry J. Uberitz and Harry A. Trimm, composing the Hunter & Trimm Company, and W. Ellsworth Sprague. The lease is for forty-two years, and was arranged by Frederick V. Shaw as broker. The rental is to be \$17,000 and taxes a year, and the lease carries an option of purchasing the property within five years. While the cold storage plant idea has not been definitely decided upon, it is looked upon by the lessees with favor. If this is not carried through, the old two-story brick market building will be dismantled and rebuilt along modern lines.

**Lease of East Side Stable.**

Geo. K. Read & Company leased for Philip Wagner the five-story stable, on a plot 50 x 100, at 231 and 233 East 43d street, at a net annual rental of \$6,500, to the Commodore Realty Company, which will alter the building into a fire-proof garage, from plans by Nicholas Serracino, at an estimated cost of \$50,000.

**Garage for Lexington Avenue.**

Dr. Edward L. Finch and Judge Edward R. Finch, as trustees of the Estate of Anna K. Finch, leased the group of frame houses at the southeast corner of Lexington avenue and 120th street, to a client of A. H. Levy, who will reimprove the site with a two-story commercial garage. The property has a frontage of 110.9 feet on the avenue and 111.9 feet in the street, and has been rented for twenty-one years with two renewal privileges. The aggregate rental for the first term is \$162,500. A. L. Kehoe, architect, is now preparing the plans for the new building. The recently reported lease of the property for a laundry improvement was not closed. Several months ago the Finch Estate

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leased a 100-foot plot at 166 to 172 East 120th street, to the Klosk Contracting Company, which will erect a garage for the Arend Garage Company. The latter concern will pay \$6,250 a year, the lease extending for fifteen years.

#### \$300,000 Lease Closed.

Huberth & Huberth leased for Daniel Meenan the six-story service building now under construction on a plot 100 x 100, at 438 to 444 West 55th street, between Ninth and Tenth avenues, to the Hollander Sales & Service, Inc., authorized agents and distributors of the Ford motor cars. The lease is for a long term, and the rentals aggregate about \$300,000.

#### Large Lease on Lower Sixth Avenue.

Brett & Goode Company leased for a term of years at an aggregate rental of \$75,000 30,000 square feet, comprising the two top floors, in the former Simpson-Crawford Building, at the southwest corner of Sixth avenue and 20th street, for the Estate of Mary A. Chisholm. The tenant is Adelberg & Beriman, Inc., retailers of wearing apparel.

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### Oil Concern Changes Location.

Cammann, Voorhees & Floyd leased the building, 29 Burling Slip, to Alfred G. Balden & Company, which, for the past forty-two years, has occupied the building at 145 Maiden Lane. The brokers have been appointed agents for the building.

### Manhattan.

LEON S. ALTMAYER leased the 4-sty business building 60 East 86th st; also the vacant lot at the southwest corner of 97th st and 2d av.

AMES & CO. leased the parlor store at 59 East 34th st to the G. A. Massack Co.; also a store at 44 East 34th st to the Natty Boot Shop.

A. V. AMY & CO. leased for the Kemp estate, for a term of years, to the United Cigar Stores Co., the store at the northwest corner of 8th av and 113th st.

ALBERT B. ASHFORTH (INC.) leased space in the Acker, Merrill & Condit Building, 366 5th av, to M. F. Buchman; also space in the Frances Building, southeast corner of 5th av and 53d st, to Dr. B. Scher and Mary E. Flynn.

BASTINE & CO. leased apartments at 839 West End av to Dr. Emily Lewi, Louis Rothschild, R. R. McConkey, and at 319 West 95th st to Guy K. Benson, Arthur Aylesworth and Miss Elizabeth Parker.

BRETT & GOODE CO. rented the dwelling at 160 East 37th st to Max Weber; also the 5th floor at 416 West 33d st to Robert Teller Sons & Dorner, music publishers.

CAMMANN, VOORHEES & FLOYD leased the building at 217 Front st to Russell's Express (Inc.) and have sublet for them and extended the lease with the owner, Adele Kneeland, to Bassman & Oislander, now at 147 Maiden la.

CARSTEIN & LINNEKIN (INC.) leased space at 396 Broadway to Philip Barnett, Capital Muslin Underwear Co. and Zebulun Sallick; a loft at 37 West 19th st to Samuel Levine; space in 24-26 East 21st st to M. Drachman & Son and G. Silverstein; also space at 215 4th av to Grubnick & Chargar.

CROSS & BROWN CO., in conjunction with Stephen H. Tyng, Jr., & Co., rented the corner store at 1140 Broadway, corner of 26th st, in the new 16-sty building recently built by Frederick Ayer. This completes the rental of the store floor having a frontage of 105 ft. on Broadway. The other tenants are the Western Union Telegraph Co., Frankel Display Fixture Co., Onondaga Trading Co. This building is now 97 per cent. rented. Cross & Brown Co. also leased the 1-sty building at 216-218 West 30th st to Depot Quartermaster, U. S. A., and at 243-5 West 60th st the ground floor to Franklin Motor Car Co.

DUROSS CO. leased the 3d loft at 314 West 14th st for James M. McCunn to Charles A. Hillig and Helen Tihanyi, and the 3d loft at 16 East 15th st to Louis Fischel Co.

L. W. ELBERSON leased the loft at 350 Madison av to Mary Clery, dressmaker; also the parlor floor at 120 East 40th st to Dr. Shober Smith.

DOUGLAS L. ELLIMAN & CO. leased, as agents for Livingston Phelps, the 6th loft at 14 East 46th st to Ida M. Smith, for a dress-making establishment; also rented an apartment at 122 East 73th st to Irving G. Knox, and an apartment at 64 East 86th st to Alfred Hawes.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 115 East 53d st for Moore & Wyckoff, agents, to W. Ross Proctor, Jr., and have subleased an apartment at 40 Central Park South for C. K. Eagle to Dr. John I. Middleton; also renewed leases of apartments at 20 East 48th st to Mrs. Rae Martin; at 130 West 57th st to Miss Muriel Phalen, and at 930 Madison av, corner of 74th st, to Mrs. Stanley Fleetwood.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty American basement dwelling at 25 East 73d st, on a lot 20x80, for the Misses A. M. and E. M. Kohlsaat to J. Searle Barclay.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty dwelling at 48 East 52d st, on a lot 19.6x 100, for Mrs. Arthur H. Hahlo to Mrs. M. E. Green.

DOUGLAS L. ELLIMAN & CO. leased two large apartments at 270 Park av, covering the entire block between 47th and 48th sts and Park and Madison avs, for the Vanderbilt Av. Realty Corporation, Dr. Charles V. Paterno, president, to F. L. Lavanburg and Miss E. Ramez. This building will furnish hotel service to the tenants if desired, through a recent arrangement with the Ritz Carlton Restaurant & Hotel Co., which company will operate the large restaurant on the Park av side of the building.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building nearing completion at 112 East 74th st for the Mitler Banner Syndicate to G. Stanton Floyd-Jones, and have sublet a large apartment, of 12 rooms and 4 baths at 45 East 62d st for Thomas B. Scott to F. R. Pulsifer; also subleased an apartment at 116 East 58th st for John J. McSweeney to H. Kligenfeld, and have obtained an extension of the lease for Mr. Kligenfeld from the owner.

J. ARTHUR FISCHER leased to Charles Truncali the store at 581 Columbus av; the 3d and 4th lofts at 63 West 37th st to the Adel Embroidery Co.; this completes the rental of the building; also leased the 2d loft at 65 West 37th st to Reswig Brothers.

GOODWIN & GOODWIN rented for five years for Rebecca A. Spalding to B. Duby the 4-sty dwelling at 248 Lenox av.

M. M. HAYWARD & CO. leased for a long term to a new garage corporation the 3-sty garage at 212-216 West 124th st. After extensive alterations the premises, will be a modern garage. The aggregate rental is about \$75,000.

HEIL & STERN leased for the Silk Realty Co. the 9th floor in 8-14 West 30th st to Sig. Rosenthal Co., manufacturers of waists, now at 3-5 East 28th st; also the 7th floor in same building to Cohn & Katz, manufacturers of waists, now at 22-6 West 32d st. Both leases are for a long term from Feb. 1, 1918.

M. & L. HESS (INC.) rented the 3d floor at 192-6 Greene st to Herman Moritz and the Excessor Shrinkage Co.; the 3d floor at 24 East 22d st to M. M. Blitzblau; space at 27-55 West 24th st to the Original Dress Co.; space at 148-56 West 23d st to J. D. Diamond; also on the 5th floor at 231-35 West 40th st to Schackine Case Co.; the 12th floor at 30-2 West 15th st to Bernstein, Spiro Co., and space on the 6th floor at 28-32 West 36th st to R. & F. Grinoch; and at 30-2 East 20th st to Louis Wile.

HENRY HOF has leased the store at 565 3d av for Louisa H. Clausnitzer to P. J. Skeffington; also the store at 696 3d av for Mrs. F. Heilbronner to J. Leonard.

HENRY HOF leased the entire building at 230 East 36th st for Mrs. Alice Howe to John McConville, furniture manufacturer; also to Jacob Metch the store and basement at 371 3d av; and also in conjunction with Cross & Brown Co. the 3-sty private stable at 153 East 38th st to Dr. Charles R. L. Putnam.

H. HOLTZ & CO. leased to Alfred and Emma Friedrich the dwelling at 309 West 33d st for five years.

HOUGHTON COMPANY leased the 4-sty dwelling at 302 West 72d st to Alice B. and Lola M. Wentworth for Cornelius E. Byrne, and renewed the lease on the 4-sty dwelling at 141 West 64th st for Mary E. Patten to I. Mary Plasse.

THE HOUGHTON COMPANY has renewed the lease on the 4-sty dwelling 140 West 86th st for Carl Callmann to William Henry.

MICHAEL E. LIPSET leased for F. R. Wood, W. H. Dolson Co., as agents, the store and basement at 109-15 West 26th st to Liberman, Horwitz & Co. for five years, at a total rental of \$22,000.

SAMUEL H. MARTIN leased the store and basement at 803 9th av to John Haas.

MOORE, SCHUTTE & CO. rented 459 West 144th st, a 4-sty dwelling, for Edward Sheehy to Mary Gallager; also for Senator George Simpson 510 West 142d st to George Buchanan.

MOORE, SCHUTTE & CO. leased the 4-sty dwelling at 470 West 143d st for five years for Nellie C. Bauer to Dr. H. A. Keune.

PEASE & ELLIMAN leased for the owner of 120 Water st the entire building to the Gem Fountain Co. for a long term, the ground floor to be used as a branch establishment and the upper portion for manufacturing purposes; also for the Wearwell Neckwear Co. the 2d loft at 66 Vesey st to M. T. Horn Co.

PEASE & ELLIMAN leased, as agents, the store in 42 West 39th st to James A. Jenkins, bookseller; also as agents for Gustav and Hugo Blumenthal a floor in 20 West 47th st to Hildin J. S. Anderson; and for J. E. R. Carpenter an apartment of 11 rooms and 3 baths in 960 Park av, northwest corner of 82d st, to C. E. Bailey.

PEASE & ELLIMAN leased, furnished, for Mrs. C. Ehlermann her apartment in 129 East 82d st to Mrs. E. M. Fowler; for Morris Kosofsky part of a floor in 44 West 57th st to Montague B. Cole; for L. J. Phillips & Co., as agents, an apartment in the "Chatsworth," at 72d st and Riverside dr, to Mrs. C. B. Fox; and for Joseph Paterno an apartment in 464 Riverside dr to H. Z. Cobb.

PEASE & ELLIMAN leased for the estate of E. N. Taiter to Lyman T. Dyer the 4-sty dwelling at 6 East 86th st; for Mortimer Van Cott, Jr., to the Albert Gas Fixture Co. the 1st and 2d floors, covering an irregular shaped plot about 100 ft. square, at 137-41 East 41st st, between 3d and Lexington avs; and leased for Edgar Ellinger and his associates an apartment in the house nearing completion for occupancy in the fall at 70 East 77th st to James M. Smith.

CHARLES F. ROGERS, president of the Twenty-eighth Street Co., owner of the Prince George Hotel at 14 East 28th st, and long a builder and operator in the Borough of Manhattan, has leased for the winter from the heirs of the late Prescott Hall Butler the house at 22 Park av for his own occupancy. Wm. A. White & Sons represented the Butler family, and the Douglas Robinson, Charles S. Brown Co. represented Mr. Rogers.

SCHINDLER & LIEBLER leased a store at 1357 3d av to the Novelty Art Works and the parlor floor and basement at 219 East 79th st to the Women's City Club.

JOSEPH F. SEITZ has leased for the Henry Morgenthau Co. the stable at 692-696 Lexington av, between 56th and 57th sts; also the top loft in 123 East 59th st to F. Van Reeth; and the parlor floor store in 798 Lexington av to Nathan Aberman.

SHAW & CO. leased to the Young Women's Christian Association, for the Anglo Commercial Agency, the southeast corner of Lenox av and 121st st, a 5-sty building. They will use the building as their Harlem headquarters. The Young Women's Christian Association is about to improve the southeast corner of Lenox av and 124th st, recently purchased by them, enlarging their present headquarters in 124th st, adjoining the corner of Lenox av.

SLAWSON & HOBBS report that they have leased every apartment in the "Langhorne," 846 Riverside dr, at 158th st. This building is not completed and all of the apartments were rented from the plans. The "Langhorne" is a 6-sty fireproof apartment house with a frontage of 214.7½ ft. and is being built by the

West Side Construction Co., Jacob Axelrod, president. The same builders are also improving the block front on the east side of Broadway, between 169th and 170th sts.

SLAWSON & HOBBS rented to J. Proben, druggist, the southeast corner of Amsterdam av and 74th st.

WILLIAM R. WARE leased the following apartments: in the Adrian, at 58 West 72d st, to Mrs. L. E. Henderson, Professor le Berny, Mrs. Katherine E. Sands and Mrs. Ana de Zaldo; in the Aylmere, at 60 West 76th st, to A. Caturegli, Adolf Horowitz, Edmond N. Skinner, the Rev. Dr. F. O. Hall, George W. Danziger, Charles Essig, Irene P. Boone, Mrs. Mary A. Hughes, Samuel L. Davis, John M. Cory, Phillip Blaskopf, George L. Howard and Alonzo Burg; at 235 West 76th st to Edward O. Belais, Mrs. Jean S. Romaine, Mrs. Angeline A. Bell, Miss Maria P. Mendes, Mrs. Fuller and Thomas P. Howard; in the Portaferry, at 323 West 83d st, to Thomas S. Whitaker, Mrs. Julia L. Sheffield, Mrs. Lillian G. Carroll, Mrs. Katherine Van Zandt and Mrs. Sus; at 316 West 84th st to Dr. Jacob Diner, General Amos Stickney, Henry A. Forster, Mrs. Evelyn Hilburn, Albert L. Bennett and Daniel L. Collier; at 318 West 84th st to Benjamin S. Crocker, Captain Francis M. Gibson, Mrs. Anna D. De Witt, Edward G. Zabriske, A. Schullinger and Carlton Montgomery; and at 66 West 84th st to Miss M. A. McMichael, Merle E. Small, Robert A. Graham, Miss Else Christensen and Louis Sachs.

F. R. WOOD, W. H. DOLSON CO. leased apartments in the Belnord, Broadway and 86th st, to Frank E. Briggs; in 264 Riverside dr to Israel H. Burstein; in 37 West 93d st to Sidney Katz; in 251 West 95th st to Mrs. Filla L. Coplan; in 203 West 81st st to Earl Burgess; in 209 West 97th st to Mrs. Sallie D. Archer; in 204 West 81st st to Lilla B. Damon; in 209 West 97th st to Morris L. Edman; in 244 Riverside dr to Kelley Graham, and in 817 West End av to R. H. Gordon.

Brooklyn.

ERNEST A. HOWARD rented dwellings at 103 Lincoln pl to Charles A. Reynolds; 180 St. Johns pl for Mrs. A. S. Rose, and 133 Berkeley pl to Miss Margaret Dunn.

E. T. NEWMAN leased the 3-sty dwelling 210 Garfield pl to Adelaide Paasch.

ROMAN-CALLMAN CO. and E. E. Sudyam leased a loft in the new concrete factory on Greenpoint av for the estate of Charles C. Miller to the Perfect Window Regulator Co.

Out of Town.

DOUGLAS L. ELLIMAN & CO. leased, in conjunction with Duryee & Co., of Saranac Lake, the Bianchi Camp on Lower St. Regis Lake to Philip S. McFadden.

FEIST & FEIST (INC.) leased for a long term the ground floor and basement at 741 Broad st, Newark, for the Prudential Life Insurance Co. to Adrian Kins; also the 5th floor in the Wilkinson-Gaddis Building at Broad and Lafayette sts to the Charms Candy Co.

JOHN N. GOLDING rented for the Lawyers' Realty Co. a property on Raquette Lake with a number of cottages to Mrs. George Whelan, who owns an adjoining place.

EDWARD C. GRIFFIN and P. H. Collins rented for Mrs. M. Murdock her property on the water front at Mamaroneck to A. S. Jorjy; for Frank Cuce his cottage on Sound View av, Larchmont Park, to A. A. Manchester and H. Riley, and for Mrs. Henrietta Clulow her cottage at Beach and Magnolia avs, Larchmont, to Joyce Killmer.

F. H. REEVE leased one of the Lottie Blair Parker houses at Great Neck to R. H. McKinney.

LOUIS SCHLESINGER (INC.) leased the 1-sty concrete block building at 344 Thomas st, Newark, for Angelo Pogano to the Orr Chemical Co.; also for Mrs. Martha C. Guthrie to Emma L. Smith the 3-sty dwelling 26 East Kinney st.

BURKE STONE (INC.) leased for the Village Investing Co. apartment No. 10 of Willow Circle group in Rose st to Joseph W. Heimstoh, of New York City; also for the same company to John J. Hardy cottage No. 7 of the Willow Circle group; for L. M. Gosney first floor apartment, west, in "Stoneleigh," on Pondfield rd, in the Alger Court group, to Charles A. Green, of Valentine & Co.; and for Francis E. Neaklehis a cottage at Meadowdale to R. H. Revell, of New York City.

S. S. WALSTRUM-GORDON & FORMAN have leased for Miss Clara L. Low 54 Etuelbert av to B. Q. Powers, of Chicago, Ill., and for William H. Seyboldt 72 Lenox av, Ridge-wood, N. J., to Charles J. Holsten, of Brooklyn, N. Y.

REAL ESTATE NOTES.

HENRY HOF has been appointed agent for 210 East 88th st.

E. T. NEWMAN has been appointed agent for the 4-sty apartment house 557 4th st, Brooklyn.

AMES & CO. have been appointed managing agents for the two business buildings at 117-119 Park Row.

FRANK H. TYLER has been appointed agent for 1091 St. Johns pl, 335 Jefferson av and 207 Troy av, Brooklyn.

BASTINE & CO. represented Edward H. Delafeld, the seller, in the sale reported last week of the residence at 5 West 50th st to Edith A. Crews.

CROSS & BROWN CO. has been appointed agent for the property at 48 to 54 East 34th

st. Plans have been filed for the alteration of the existing buildings into stores and bachelor apartments.

M. MORGENTHAU, JR., CO. placed two mortgage loans aggregating \$55,000 for John V. Dollard et al on the old Staten Island House at 57-58 Whitehall st, a 5-sty hotel, and on 88-90 Light st, two 5-sty tenements.

A. D. PHELPS & DAMIANE negotiated the sale of the plot 50x86.5 at 334 and 336 East 149th st, near Courtlandt av, for Mrs. M. A. S. Elterich to Mollie Glauber. The site will be improved with a 3-sty automobile building.

THE TENANT of the new garage building at 237-247 East 63d st, between 2d and 3d avs, recently leased by S. Osgood Pell & Co. for 21 years, is a newly formed corporation, H. S. Black's Garage Co. (Inc.), Henry S. Black, president. The building will be completed and ready for occupancy about October 1, 1917.

SCHWAB & CO. were the brokers in the recently recorded sale of the 5-sty apartment house 2617 Jerome av for the 173d Street Realty Co., Aaron Miller, president, to Nathan Wolf, who gave as part payment the 5-sty flat at 327 East 47th st; also in the sale for the same realty company of 2607 Jerome av to William Gruner, who gave as part payment the two 4-sty houses at 3526-3528 Park av and the 2-sty dwelling at 309 East 180th st.

WILLIAM A. WHITE & SONS report that since January 1 they have placed more than \$5,000,000 in mortgages. Among the loans recently put through by that firm are the following: for the Lefcourt Realty Co., \$300,000 on the 12-sty loft 42-46 West 88th st; \$14,000 on the 4-sty building 316 Washington st; \$83,000 on the 10-sty office building 16 East 18th st; \$200,000 on the 12-sty apartment house at the southeast corner of 57th st and Park av; \$40,000 on the 3-sty building 68-70 Wooster st; a \$50,000 building and permanent loan to erect a 3-sty garage at 533-535 West 27th st and 534-536 West 28th st; \$19,000 on the 5-sty building 111 Bowery; \$23,000 on the dwelling 103 East 39th st; a \$262,500 building loan to erect a 16-sty bachelor hotel at 141-147 East 39th st, and \$50,000 on the 8-sty loft 511-513 West 42d st.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Manhattan Conveyances with rows for Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Manhattan Mortgages with rows for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Amount, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Manhattan Mortgage Extensions with rows for Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 Aug. 11 to 17, 1916 Aug. 12 to 18, and Jan. 1 to Aug. 17.

Summary table for Manhattan Building Permits with rows for New Buildings, Cost, Alterations, and Amount.

BRONX.

Conveyances.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Bronx Conveyances with rows for Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Bronx Mortgages with rows for Total No., Amount, To Banks & Ins Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Bronx Mortgage Extensions with rows for Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Bronx Building Permits with rows for New Buildings, Cost, Alterations, and Amount.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 Aug. 9 to 15, 1916 Aug. 10 to 16, and Jan. 1 to Aug. 15.

Summary table for Brooklyn Conveyances with rows for Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with 3 columns: 1917 Aug. 9 to 15, 1916 Aug. 10 to 16, and Jan. 1 to Aug. 15.

Summary table for Brooklyn Mortgages with rows for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Brooklyn Building Permits with rows for New Buildings, Cost, Alterations, and Amount.

QUEENS. Building Permits.

Table with 3 columns: 1917 Aug. 10 to 16, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 16.

Summary table for Queens Building Permits with rows for New Buildings, Cost, Alterations, and Amount.

RICHMOND. Building Permits.

Table with 3 columns: 1917 Aug. 9 to 15, 1916 Aug. 11 to 17, and Jan. 1 to Aug. 15.

Summary table for Richmond Building Permits with rows for New Buildings, Cost, Alterations, and Amount.

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**A**CCORDING to the impressions of the last few days, there is evidence of a substantially improved feeling throughout the building and allied industries, engendered no doubt by the noticeably bettered building situation. During the latter part of last week and the fore part of the current week there have been indications that denote a start of the long hoped for building movement, and although the proportions of the movement are not yet large, they certainly do allow of the prediction that the autumn months will be a period of exceptional promise.

As those individuals even remotely connected with the building and its allied industries are fully aware, activity along construction lines during the current season has been sorely hampered by the excessively high prices of structural materials. The condition has made building almost prohibitive. The situation has been further complicated by the difficulties of obtaining delivery of the necessary supplies for those projects that might have been started in spite of the high construction costs. At the present moment there are signs of a willingness on the part of manufacturers and dealers in building materials to make concessions in commodity prices for the purpose of stimulating structural operations, and the railroad freight situation is undoubtedly considerably improved. Altogether there is an excellent reason for a more optimistic mental attitude on the part of the building fraternity, and if the promise of the present time is any criterion of the future, there are prospects ahead for a busy autumn for the building trades.

Builders and investors have been anxiously awaiting for favorable action by the Government in regard to the stabilization of the material situation. There is no doubt but that many important operations are being held in abeyance pending a settlement of the structural steel supply and the regulation of prices both for Governmental and private consumption. Other building commodities are also involved in the investigation, and the condition makes it exceedingly difficult for prospective builders to definitely formulate their plans for future operations.

When the Federal authorities an-

nounce the decision in regard to the control of output and the regulation of the prices to be charged for the various commodities that are now under investigation there is a prediction that the construction of new buildings will be stimulated to a marked degree. At present there is a hesitancy to commence operations on account of the uncertainty of Governmental action, but once announcement is made, be it favorable or unfavorable, the trade will know exactly how to figure and a revival of structural work is almost sure to immediately follow because of the firm demand for new structures that exists in many parts of the country. The present scarcity of accommodations for living purposes, as well as manufacturing and general business, is not only a local problem, but one that extends to many other large cities and towns throughout the nation. This demand must be catered to and to accomplish this end new structures are a vital economic necessity.

In general, the building material markets have been quiet throughout the past week. Sales of building materials for immediate use in the erection of buildings are comparatively light, but there are inquiries for future deliveries that denote an undercurrent of activity that properly handled and cultivated should, in a short time, develop into a building season of no mean proportions. Several leading architects report that they have important projects on the boards and that their clients are expecting to commence operations as soon as the conditions warrant. The consensus of opinion is that before long the general building situation will have improved to an extent that the start of new projects will become a daily occurrence.

Labor scarcity has been an acute problem for some months and from all accounts there is not much hope for better conditions in the immediate future. The military activities, both in the construction of training camps and other structural projects, and by the removal of men from peaceful employments to answer the call of Federal military service, is complicating a situation that was almost hopeless. From this condition there is at present but slight prospect of relief.

**Common Brick.**—Practically the only event of interest in the market for Hudson River common brick during the last week was a further weakening of the price for this commodity. The quotations are now ranging from \$8.00 to \$8.50 for barge run, with slight concessions from the level for off loads. A sufficient amount of brick is now coming into the market to supply all demands, as sales are comparatively light, even with the inducement of lowered prices. While there are bright prospects of an improvement in the general building situation, the brick market has not as yet felt the effect of the conditions by reflection in stimulated sales. The Hudson River plants are as active as possible under the adverse conditions that continue to hamper production, namely, inadequate labor and high prices of fuel and other raw materials. With the present operating costs there is every likelihood that brick will again rebound to a price level that presents a more favorable comparison to operating costs, and if higher prices for new brick are not obtained the manufacturers might as well cease producing, as no margin of profit is possible at the existing price levels. The Raritan brick situation is indicating signs of improvement in the building trades and the manufacturers of common brick are ex-

periencing some difficulty in keeping production up to the demand. Prices are firm at the \$8.50 and \$9.00 level and there is no disposition to recede from these figures. Throughout the Raritan district there is a better sentiment than has maintained for some months, and brick makers predict that by September 1 a decided improvement in the building situation should be noticeable throughout the industry.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, August 17, 1917. Condition of market: Demand fair; prices lower. Quotations. Hudson Rivers, \$8.00 to \$8.50 to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 29. Distribution: Manhattan, 11; Brooklyn, 8; New Jersey points, 7; Bronx, 1; Astoria, 1; outside, 1.

**Structural Steel.**—Commitments for fabricated steel have slowed down to an extent that indicates better than any other one factor the negligible amount of private building work that is under way or in prospect, and although there are signs of better conditions impending no definite improvement is expected before the announcement of the policy of the Federal Government in regard to price fixing. Prominent among the commitments of the past week were the orders for the steel for the Philadelphia subway, 15,000 tons of which will be supplied by the McClintic-Marshall Co.,

and 7,200 tons by the American Bridge Co. The Pennsylvania Railroad and Central Railroad of New Jersey are in the market for steel for bridge and pier work respectively, and there are some inquiries in the market for steel for private work. According to the records of the Bridge Builders and Structural Society, it is shown that during the month of July, 1917, forty-one and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This is a new low ebb for the steel industry. There have been no material changes in the prices of fabricated steel. Mill shipments are being quoted at 4.699c to 5.169c. New York for delivery in two to four months.

**Lumber.**—Although conditions in the lumber market at the present time are fairly satisfactorily, there are predictions in the trade that within comparatively a short period there is likelihood of a serious shortage of retail stocks. This condition will doubtless be brought about by the interruption to transportation facilities and lack of cars, the dearth of supplies at mill points and the low stocks on hand at the local distributing points due to the faulty transportation situation. Lumber prices are generally firm, with a strong tendency to further advances in some grades. Lumber interests are looking forward to a considerably improved building situation throughout the country, and if the movement reaches the proportions that in some quarters are being freely predicted there will certainly be a scramble for the necessary supplies and a scarcity almost amounting to a lumber famine, with prices increased to prohibitive levels.

**Portland Cement.**—Conditions in the cement market are most satisfactory, with prices firmly established at the \$2.12 level and a demand for the material that from all quarters indicates an improved building situation. Although the construction of private residences and structures of a speculative character are at a low ebb, the industrial and Government work in progress and in contemplation gives a good tone to the market, and the outlook is for even better conditions by the coming autumn. The shipments of Portland cement compare favorably with those of last year, which was the banner year for the industry, and there is every prospect that the current twelvemonth will exceed the gross business of one year ago.

**Hydrated Lime.**—The market for this commodity is unchanged, but is indicating signs of better conditions throughout the building industry. Purely local building is quiet and the lime industry is interested only in those operations that are at present under way. The conditions throughout the Metropolitan district are spotty, some sections being comparatively busy while others have little or no active work in progress. Hydrated lime prices are steady and well sustained and there is slight prospect of a change from the established level.

**Linseed Oil.**—This market is showing signs of strength with prices holding firm owing to the uncertain position of the seed markets. Consumers are hesitating to buy except for immediate requirements. Quotations for this commodity in carload lots are steady at \$1.20.

**Copper.**—The market for this metal has been quiet during the week, with no changes in price from those quoted one week ago. There is but little prospect of improved market conditions until announcement is made of the Government's price fixing policy.



**CURRENT WHOLESALE PRICES.**

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

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

**BRICK** (Cargo lots, at the wharf. to dealers only), per M.:  
 North River common.....\$8.00@\$8.50  
 Raritan common.....8.50@ 9.00  
 Second hand common, per load of 1,500.....8.50@ —  
**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** (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):  
**Exterior—**  
 4x12x12 in., per 1,000.....\$87.50  
 6x12x12 in., per 1,000.....122.50  
 8x12x12 in., per 1,000.....148.75  
 10x12x12 in., per 1,000.....175.00  
 12x12x12 in., per 1,000.....218.75  
**Interior—**  
 3x12x12 in., per 1,000.....\$66.00  
 4x12x12 in., per 1,000..... 74.25  
 6x12x12 in., per 1,000..... 99.00  
 8x12x12 in., per 1,000.....132.00

**LIME** (standard 300-lb. bbls., wholesale):  
 Eastern common.....\$1.90@ —  
 Eastern finishing..... 2.10@ —  
 Hydrated common (per ton)...12.00@ —  
 Hydrated finishing (per ton)...14.93@ —

**LINSEED OIL—**  
 City Brands, boiled, 5 bbl. lots. \$1.20@ —  
 Less than 5 bbls..... 1.21@ —

**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..... 29.50@ —  
**Hemlock, W. Va., base price**  
 per M..... 27.00@ \$28.00  
 (To mixed cargo price add freight \$1.00.)  
**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.....\$4.25@ \$4.50  
**Cypress lumber (by car, f. o. b. N. Y.):**  
 Firsts and seconds, 1-in....\$57.00@ —  
**Cypress shingles, 6x18, No. 1**  
 Hearts..... 10.00@ —  
**Cypress shingles, 6x18, No. 1**  
 Prime..... 8.50@ —  
**Quartered oak**.....\$90.00@ \$95.00  
**Plain oak**..... 68.00@ 73.00

**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**..... 39.00@ —  
**N. C. Pine, flooring, Norfolk**. 40.00@ —

**PLASTER—(Basic prices to dealers at yard, Manhattan):**  
**Masons' finishing in 100 lb. bags, per ton**.....@ \$15.00  
**Dry Mortar, in bags, returnable at 10c. each, per ton.** 6.75@ 7.25  
**Block, 2 in. (solid), per sq. ft.**....\$0.06 3/4  
**Block, 3 in. (hollow)**..... 0.6 3/4  
**Block, 4 in. (hollow)**..... .08  
**Boards, 1/4 in. x 8 ft.**..... .12 1/2  
**Boards, 3/8 in. x 8 ft.**..... .15 3/4

**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%

**MODERN APARTMENT AT KEW GARDENS**

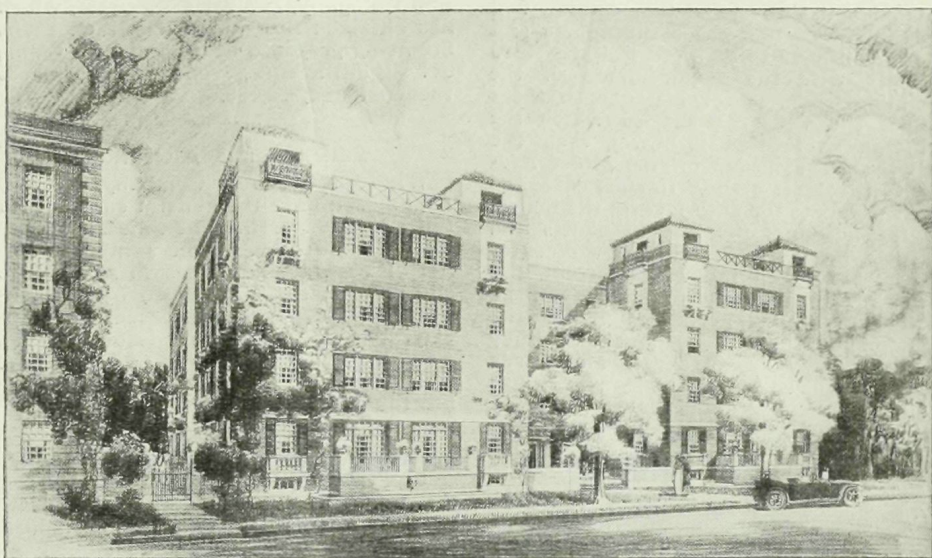
New Project Now Under Construction  
 Contains Many Interesting Features

**D**URING the past few years there has been a strong movement toward the rection of high class multi-family dwellings in suburban communities and the outlying sections of Greater New York. The success already attained by improvements of this type has, in a large measure, been responsible for the commencement of new projects of a similar character. The latest operation of this type has recently been started at Kew Gardens, L. I., on a plot located on the north side of Metropolitan avenue, 175 feet west of Lefferts avenue. The construction will be rushed so that the structure will be completed and ready for occupancy early next spring. Andrew J. Thomas, architect, 137 East 45th street, Manhattan, prepared the plans and specifications, and the building is being erected by the owner, the Riviera Construction Cor-

be a light gray and green that will be restful harmony with the rural surroundings of the building.

One of the primary features of this apartment will be the large size and excellent proportions of the various rooms. The arrangement of the floors will be in suites, containing six and seven rooms, with two or three baths. The structure will also contain a limited number of smaller units. According to the plans this building will contain living accommodations for a total of twenty families and will embody all of the latest ideas in modern multi-family house construction and equipment. There will be laundries and drying rooms located in the basement, private telephone service, elevator, and all-night elevator and hall service.

The apartment feature of suburban living has not always appealed to householders for the simple reason that in the



Andrew J. Thomas, Architect.

**INTERESTING QUEENS APARTMENT PROJECT.**

poration, 2650 Broadway. The architect estimated the cost of the project to be in the neighborhood of \$150,000, exclusive of the value of the plot.

The building, for which the foundations are now under construction, will be four stories in height, with ground dimensions of approximately 126 x 85 feet. The facades are to be built of face brick with trimmings of Indiana limestone and terra cotta. They have been designed in an adaptation of the Indian style with open courts, characteristic roof lines of belvederes, and spacious garden effects. The structure will be of equal sightliness from every viewpoint, all four elevations having been architecturally treated in a similar manner. The color scheme will

past many of these structures were erected on inferiorly located plots. During recent months, however, there has been a strong movement toward the construction of high class apartment houses on well located sites and the management of the buildings is up to the highest standard. These buildings are subject to the same restrictions that fine private residences would be. The structures already completed at Bronxville, and in the Oranges, in New Jersey, have amply demonstrated the success of this type of building for out-of-town locations and have in a large way influenced the construction of these projects now under way on Staten Island, and at Forest Hills, L. I.

**FIRE RETARDING RULES.**

**Garages Which Have Complied With Rules of Bureau Will Be Legalized.**

**T**HE Board of Standards and Appeals has served notice of intention to adopt rules for retarding construction in connection with the garage ordinance which went into effect last month. A hearing will shortly be held by the Board, and it is expected that the entire matter will be adjusted by the end of the month.

"The tentative rules," said A. L. Libman, architect, "provide covering (a) wood under-flooring with a covering of waterproof paper or felt and a membrane of two-ply waterproofing cover, with two and one-half inches of reinforced concrete; (b) wood under-flooring with a membrane of three-ply waterproofing, flashed to a height of three inches; all shaft enclosures and columns covered with two-inch plank.

"Ceilings are to be protected by any one of three methods: (a) one-half inch plaster boards with No. 26 U. S. gauge

metal; (b) two thicknesses of one-quarter inch asbestos boards; (c) No. 24 U. S. gauge attached to furring strips and plastered with three-quarter inch Portland cement mortar.

"Columns and girders are required to be protected, except that columns whose lateral dimensions are not less than eight inches require no protection, and all columns are to be jacketed, when necessary for protection, to a height of five feet. Preference is given to mill construction and to buildings having sprinkler systems, and considerable leeway will be permitted in these types of buildings. All shaft enclosures will be required to be protected in a manner somewhat similar to the ceiling protection, except that existing plastered partitions are only required to be protected on one side.

"With respect to existing garages, the requirements of Article 4 of Chapter V, Code of Ordinances, relating to special fire protection in non-fireproof buildings hereafter used as garages, and for similar purposes, shall apply, unless waived by the Fire Commissioner;

provided further, that permits may be reissued for existing garages where, in the opinion of the Fire Commissioner, the fire hazard does not warrant compliance with the rules for fire retarding construction.

"Recently the ordinance permitting omission of oil separators was enacted, and the enactment of the new rules will release a large number of plans for garages and the conversion of existing buildings into garages that have been prepared but held in abeyance pending the final determination of this matter."

#### Opinion Relating to Tenements.

The Tenement House Department is in receipt of an opinion from the Corporation Counsel to the effect that Section 2, Subdivision F and Section 135 of the Building Code apply to tenement houses because of the provisions of Section 171 of the Tenement House Law, which section reads in part as follows:

Wherever the provisions of any local ordinance or regulation impose requirements for lower height of building or a less percentage of lot that may be occupied or require wider or larger courts or deeper yards, the provisions of such local ordinance or regulation shall govern.

One of the effects of this opinion will be that in certain cases the courts and yards will have to be increased in size to comply with the requirements of the Building Code, as for instance, in cases where the widest street on which the building is located is lower than the center of the facade on the street having the greatest grade. In such cases the measurements for determining the height of the building, the size of courts and yards will have to be taken at the center of the facade on the widest street, the effect being that the building will be lower than that permitted under the Tenement House Law and also they have to have larger courts and yards than is required by the Tenement House Law.

#### Fee System of Army Contracts.

Col. I. W. Littell, of the Quartermaster's Department of the Army, who is in charge of the work of building the new Army cantonments, has made public the fee system of the cantonment contracts. The fees vary from 10 per cent on small contracts of \$100,000 or less to 6 per cent on contracts of more than \$3,500,000, with a final upset limit of \$250,000. The fees in all cases cover both profit and overhead expense. They were fixed upon by the department acting with the assistance of the Emergency Construction Committee of the General Munitions Board and other civilian advisers.

"In deciding on the cantonment contracts we have had to consider three main points of practically equal importance," Col. Littell said. "The first has been the absolute necessity of speed; the second, proper construction, including sanitation and communication and transportation facilities; the third, economy. Taking all three into consideration, and also the fact that time will not permit the completion of drawings and specifications which would be necessary in order to ask for competitive bids before the work must be started, the Quartermaster Corps, acting in conjunction with the emergency construction committee, decided to make contracts on the percentage, or cost plus basis, at the same time using all possible safeguards in the shape of guaranties from the contractors as to their capacity and integrity.

"The profit system has been decided on only after weeks of study to find a basis for the fees which would assure the country of the highest grade of work from the contractors and at the same time prevent extravagance through the payment of excessive profits. It is a pleasure to pay tribute to the loyalty and patriotism of the great majority of contractors who have come here to discuss the question with us. With a few exceptions they have acquiesced willingly in our contention that the profits must be kept down to the lowest level consistent with high-grade work. Some

#### Changes Building Plans.

Plans have been filed for a six-story store, office and showroom building at the northeast corner of Broadway and 54th street, to cost \$300,000, for the Ford Motor Company, by A. Kahn and E. Wilby, architects. It was originally intended to build a sixteen-story building on the site of which the upper thirteen stories were to be used as an annex to the Hotel Woodward, which adjoins. The three lower floors were to be used for the purposes of the Ford Motor Company. Thomas D. Green, proprietor of the hotel, is said to be contemplating the erection of a ten-story addition in 55th street.

#### Studios at Fort George.

The Fort George Amusement Company, in which Joseph M. Schenck and Marcus Loew and Nicholas M. Schenck are interested, contemplates the erection of two large moving picture studio buildings, at 193d street and Amsterdam avenue. They will be three and one-half stories in height, of reinforced concrete, brick and steel construction, and will be erected by the Fleischmann Construction Company, 7 West 45th street, which has obtained the general contract. Plans are being prepared by Thomas W. Lamb, 644 Eighth avenue, architect, who places the cost at \$350,000.

#### Park Avenue Alteration.

Wharton Green & Company, 22 William street, have the general contract for the alteration of the one-time Arion Society Club House, at the southeast corner of Park avenue and 59th street, into showrooms, to be occupied by the Anderson Galleries, which leased the property some time ago from George Ehret. Plans have been prepared by Starrett & Van Vleck, 8 West 40th street, who figure the approximate cost at \$50,000.

firms have offered to do the work on a cost basis, but we have considered this an unwise policy both economically and nationally. The utmost speed and efficiency must be developed in these and future building jobs for the Government, and the acceptance of offers of free service might easily disrupt the high-grade contracting firms best qualified to do the work effectively.

"Steps are being taken by committees also to safeguard the Government from paying unreasonable prices for materials.

"This careful graded scheme will, of course, not be satisfactory to some contractors, and we have naturally received many protests against the low fees. It is a satisfaction to know, however, that the great majority of the reputable firms have assented loyally and patriotically to the Government's determination to take radical precautions against excessive profits. The criticisms of the few are perhaps the best evidence we could have of the care the Government is taking in its plans for the cantonments."

If the cost of the work is under \$100,000, a fee of 10 per cent of such cost.

If the cost of the work is over \$100,000 and under \$125,000, a fee of \$10,000.

If the cost of the work is over \$125,000 and under \$250,000, a fee of 8 per cent of such cost.

If the cost of the work is over \$250,000 and under \$266,666.67, a fee of \$20,000.

If the cost of the work is over \$266,666.67 and under \$500,000, a fee of 7½ per cent of such cost.

If the cost of the work is over \$500,000 and under \$535,714.29, a fee of \$37,500.

If the cost of the work is over \$535,714.29 and under \$3,000,000, a fee of 7 per cent of such cost.

If the cost of the work is over \$3,000,000 and under \$3,500,000, a fee of \$210,000.

If the cost of the work is over \$3,500,000, a fee of 6 per cent of such cost.

The total fee to the contractor hereunder shall in no event exceed the sum of \$250,000, anything in this agreement to the contrary notwithstanding.

#### May Alter Club House.

The 229 West 46th Street Corporation represented by Bloomberg & Bloomberg, 5 Beekman street, contemplates remodeling the club house at 227 West 46th street, from plans by Thomas W. Lamb, 644 Eighth avenue, architect. This property was formerly occupied by the White Rats Club, and it is understood that negotiations are now under way for its purchase or lease by the National Vaudeville Artists (Inc.), Henry Chesterfield, secretary, 1587 Broadway. If this deal is consummated, extensive alterations will be made to meet the requirements of the new occupants.

#### New Broadway Playhouse.

Herbert J. Krapp, 116 East 16th street, is preparing plans for the alteration of the five-story brick warehouse, 111x100, at 1567 to 1569 Broadway, into a theatre and office building, for the Jason Building Company, Jacob J. Shubert, 225 West 44th street, president. The estimated cost of the project has been placed at \$50,000.

#### Planning Big Garage.

The Lancastershire Realty Co., Louis Gold, president, 44 Court street, is having plans prepared by Shampman & Shampman, 772 Broadway, Brooklyn, for a four-story brick automobile service station, which will measure 207x400 feet. It will be erected at the northeast corner of Bedford and Atlantic avenues, at a cost of about \$450,000.

#### PERSONAL AND TRADE NOTES.

**George Giffault**, formerly with Fitz, Dana & Brown, metals, has become associated with the Baltimore Copper Smelting & Rolling Co. at New York. The New York office for the sheet copper department has been moved to 128-130 Fourth avenue, near Union Square, and a stock of the products of the American Smelting & Refining Co. is carried. W. C. Dickey is New York manager.

**Thomas F. Meehan & Son, (Inc.)**, have been organized in Brooklyn with a capital of \$230,000, to do a general lumber, timber and ship repairing business. The incorporators are H. R. Dawson, F. W. Morrell, C. R. Delmage.

**J. H. Williams & Co.**, Brooklyn, N. Y., have issued a forty-two page catalog printed in Russian. This catalog, which has been very carefully arranged showing the company's extensive line of drop-forged tools, will be mailed to dealers upon request.

**George B. North** has been appointed general sales manager of the Hazard Mfg. Co., Wilkes-Barre, Pa. He will have offices at 533 Canal st., New York.

A war inventions committee has been formed by the Engineering Council as follows: H. W. Buck, consulting engineer, New York; Prof. A. M. Greene, Jr., Rensselaer Polytechnic Institute, Troy, N. Y., and E. B. Kirby. The committee is to co-operate with the Naval Advisory Board and other departments at Washington, if desired, in the promulgation to engineers of war problems now before the Government.

**Shepard Electric Crane & Hoist Co.** has established an export department at 30 Church street, New York.

A course of 15 lectures on international trade is to be given to the employees of the Vulcan Steel Products Co., 120 Broadway, by Dr. Roy P. MacElwee, head of the department of physics of the College of the City of New York. An additional course dealing with the iron and steel industry in detail is to follow the course given by Dr. MacElwee.

**De Barros Moreira**, formerly general representative in Brazil of the United States Steel Products Co., has been appointed agency division manager of the Vulcan Steel Products Co. of 120 Broadway, New York. Mr. Moreira was a member of the Pan-American Conference in 1910, a delegate to the International Chamber of Commerce and a former president of the American Manufacturers' Export Association.

**GOVERNMENT WORK.**

**LAKE DENMARK, N. J.**—Snare & Triest Co., Woolworth Bldg, Manhattan, has the general contract for five 1-sty steel and concrete temporary buildings for the U. S. Government, Navy Dept., F. R. Harris, Chief, Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$150,000.

**IONA ISLAND, N. Y.**—The Guarantee Construction Co., 140 Cedar st, Manhattan, has the general contract for two 1-sty stone and concrete storage bldgs, 150x150 ft each, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$35,000.

**LAKE DENMARK, N. J.**—The U. S. Government, Treasury Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract for two 2-sty steel or concrete storage bldgs, 50x160, from privately prepared plans. Cost, \$90,000.

**IONA ISLAND, N. Y.**—Snare & Trieste Co., Woolworth Bldg, Manhattan, has the general contract for two metal sash and frame temporary bldgs, 60x200 ft each, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$60,000.

**SANDY HOOK PROVING GROUND.**—The U. S. Government, William A. Phillips, Major, Ordnance Dept., U. S. A., Administration Officer, Sandy Hook Proving Ground, P. O. Fort Hancock, N. J., is in the market for structural and other classes of material, machine tools, raw material products, etc.

**GOVERNORS ISLAND.**—The Foundation Co., Woolworth Bldg, Manhattan, has the general contract for a group of thirty 1-sty warehouses, principally frame and sheet iron, for the U. S. Government, c/o Col. I. W. Littell, Constructing Quartermaster, Treasury Dept., Washington, D. C., owner, from privately prepared plans. Cost, from \$2,000,000 to \$3,000,000.

**NO ARCHITECTS SELECTED.**

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

**BUFFALO, N. Y.**—Hiram Robbins, c/o L. O. & J. J. Dennison, Ellicott sq, Buffalo, N. Y., has recently purchased seven buildings at the southeast cor of Main st and Woodlawn av, and is undecided whether to remodel the property or tear down and rebuild. No architect has been retained and details will be available later.

**LEICESTER, N. Y.**—The Board of Supervisors, George T. Webster, Chairman Bldg Commission, Conesus, N. Y., owner, contemplates erecting a 1-sty hollow tile and stucco County Hospital, for which no architect has been selected. Cost, \$20,000.

**MADISON COUNTY, N. Y.**—The Board of Supervisors of Madison County, Court House, Wampsville, N. Y., owner, contemplates erecting a county hospital, for which no site or architect has been selected.

**WAYNE COUNTY, N. Y.**—The Board of Supervisors, Beal M. Smith, clerk, Court House, Lyons, N. Y., owner, contemplate erecting a tuberculosis hospital, for which no architect or site has been selected. Details will be available later.

**PLANS FIGURING.**

**APARTMENTS, FLATS & TENEMENTS.**  
**MANHATTAN.**—John E. Nitchie, 602 World Bldg, architect, is taking bids on the general contract to close August 20, for alterations to the 5-sty brick studio apartments, 26x99, at 11 Gramercy Park, for Mrs. Charles W. Sherwood, 110 East 16th st, owner. Cost, \$30,000.

**CHURCHES.**

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

**DWELLINGS.**

**BROOKLYN, N. Y.**—Frederick Putnam Platt, 1123 Broadway, Manhattan, architect, is taking bids on the general contract to close about August 27 for a 2½-sty frame dwelling, 35x48, at 575 East

18th st, for A. E. McAdam, Sr., 97 Lexington av, Brooklyn, owner. Cost, \$15,000.

**HARRISON, N. Y.**—Godley & Haskell, 244 Madison av, Manhattan, architects, are taking bids on the general contract for a 3-sty fieldston and stone trim dwelling, about 100x35, for William J. Knapp, owner. John L. Greenleaf, 1 Broadway, Manhattan, is the landscape architect.

**BLOOMFIELD, N. J.**—Harry J. Hendricks, Florence av, Bloomfield, owner, is taking bids on the general contract to close August 21 for a 2½-sty frame and shingle dwelling, 24x33, on Florence av, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$3,500.

**MANHATTAN.**—Frederick Junius Sterner, 150 East 62d st, architect, is taking bids on the general contract to close August 21, for alterations and extension to the 4-sty brick dwelling, at 110 East 80th st, for Miss Lydia Locke, owner. Includes 2-sty rear extension, 12x18.

**HOSPITALS AND ASYLUMS.**

**BROOKLYN, N. Y.**—The Cumberland Street Hospital, c/o City of New York,

Dept. of Public Charities, John A. Kingsbury, Comr., Municipal Bldg, Manhattan, owner, is taking bids on the general and separate contracts, to close 10.30 a. m., September 5, for a 10-sty brick, stone and reinforced concrete City Hospital, 163x128, on the north side of Auburn pl, bet North Portland av and Elliott pl, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, are the steam and electrical engineers. Cost, \$800,000.

**MUNICIPAL.**

**FRELINGHUYSEN, N. J.**—The Township of Frelinghuysen, Township Committee, Lundy Armstrong, Town Clerk, Marksboro Hotel, Marksboro, N. J., owner, is taking bids on the general contract to close 3 p. m., August 20, for road improvements on Allamuchy and Johnsonburg roads, Township road No. 56.

**BAYONNE, N. J.**—The Passaic Valley Commissioners, Joseph H. Quigg, clerk, Essex Bldg, 31 Clinton st, Newark, owner, is taking bids on the general contract to

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close 9.30 a. m., August 28, for the construction and completion of the super-structure for the Bayonne shaft house, and all appurtenances, etc., at Hudson blvd and 64th st, from plans by William H. Brown, chief engineer. Cost, \$3,000.

### SCHOOLS AND COLLEGES.

**BRONX.**—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner, is taking bids on the general contract to close 11 a. m., August 22, for alterations to Public Schools Nos. 13, 25, 30, 37, 39, 51 and 52, from privately prepared plans.

**NEW BRUNSWICK, N. J.**—The City of New Brunswick, Board of Education, Henry G. Parker, pres., 261 Redmond st, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., August 24, for a 3-sty brick junior high school bldg, 160x180, on the block bounded by Livingston av, Welton and Redmond sts, from plans by Alexander Merchant, 363 George st, New Brunswick, architect. Cost, \$250,000.

**ROCHESTER, N. Y.**—The City of Rochester, Board of Education, J. S. Mullen, secy, Municipal Bldg, Rochester, owner, is taking bids on the general contract, to close 12 noon, August 31, for a 3-sty brick junior high school (Jefferson), 240x240, at Saratoga and Packus avs, from plans by Gorden & Madden, and William G. Kaelber, 300 Sibley Block, Rochester, architects. Cost, \$500,000.

**POUGHKEEPSIE, N. Y.**—The City of Poughkeepsie, Board of Education, Sylvester Shear, secy, Administration Bldg, Poughkeepsie, owner, is taking bids on the general contract for a 3-sty brick and stone public school, 104x60, and a 1-sty wing, 40x50, at the Warring School, in Smith st, bet Dutcher and Mansion pl, from plans by Edward C. Smith, 39 Market st, Poughkeepsie, architect. Cost, \$50,000.

**ENGLEWOOD, N. J.**—The Board of Education of Englewood, Miss Alice Coe, secy, Englewood, owner, is taking bids on the general and separate contracts, to close 8.30 p. m., September 5, for a 2-sty brick public school ("Lincoln"), 130x60, to contain 16 classrooms, on Englewood av, from plans by Guilbert & Betelle, 665 Broad st, Newark, architects. R. D. Kimball & Co., 15 West 38th st, Manhattan, are the steam engineers.

### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—Charles D. Strong South Portland and Atlantic avs, Bklyn, owner, is taking revised bids on the general contract for a 1-sty brick public garage, 25x100, on the west side of South Portland av, 150 ft north of Atlantic av, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$7,000.

**MANHATTAN.**—The 47th Street Garage, Inc., John P. Pell, 362 West 23d st, lessee, is taking bids on the general contract for alterations and extension to the 2-sty brick garage, 100x50, at 222-8 East 47th st, for Clausen & Flanagan Brewery, De Witt C. Flanagan, pres., 441 West 25th st, owner, from plans by George N. McCabe, 96 5th av, architect. Cost, \$10,000.

### STORES, OFFICES AND LOFTS.

**BROOKLYN, N. Y.**—J. Shapiro and H. Erhart, 14 Howard av, Bklyn, owners, are taking bids on the general contract for interior alterations to the 1-sty cafe on the north side of Denton av, bet East 96th st and Rockaway Parkway, from plans by E. M. Adelson, 1776 Pitkin av, Bklyn, architect.

### MISCELLANEOUS.

**ASTORIA, L. I.**—The City of New York, Board of Education, William C. Willcox pres., 500 Park av, Manhattan, owner, is taking bids on the general contract to close 11 a. m., August 22, for the construction of a roof, etc., over the locker, dressing and toilet bldg at the athletic field at Munson and Orchard sts and the East River, Astoria.

**SCHENECTADY, N. Y.**—The General Electric Co., George E. Emmons, general manager, owner, is taking bids on the general contract to close August 20 for a 1-sty brick and steel drop forge bldg, 80x400, at the General Electric Works, from plans by C. G. Hulth, architect and engineer.

**BROOKLYN, N. Y.**—The Brooklyn Pacific Library, 26 Brevoort st, Brooklyn, owner, is taking bids on the general contract to close August 20, for fire repairs to the Pacific Library, at the southeast cor of 4th av and Pacific st, from plans by R. F. Almirall and Philip Cusacks, 12 East 46th st, Manhattan, architects.

**ELMIRA, N. Y.**—Henry D. Whitfield, 160 5th av, Manhattan, architect, is taking bids on the general contract to close

12 m., September 1, for a 2-sty brick and stone library bldg, 80x50, at the southeast cor of Lake and East Church sts, for the Steel Memorial Library, Boyd McDowell, secy, cor East Market and Lake sts, Elmira, owner, and the Carnegie Foundation, 576 5th av, Manhattan, donor.

**ROCKAWAY, L. I.**—The City of New York, Maurice E. Connolly, pres., Borough of Queens, Queens Subway Bldg, 68 Hunterspoint av, L. I. City, owner, is taking bids on the general contract to close 11 a. m., August 23, for the general construction, also for the plumbing of a refuse destructor for the Bureau of Street Cleaning, at Elizabeth pl, Barados Creek, Thursley st and Beach 63d st.

**CLARK TOWNSHIP, N. J.**—The Board of Chosen Freeholders, Court House, Elizabeth, N. J., owner, is taking bids on the general contract to close 2.30 p. m., August 24, for repairs to the two bridges, one over Rahway River, near Vreelands Mills, and the other over the Rahway River at White's Pond, from plans by Jacob L. Bauer, 120 Broad st, Elizabeth, county engineer.

**NEW HAMPTON, N. Y.**—The City of New York, Dept. of Correction, Burdette G. Lewis, Comr., room 2400, Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 11 a. m., August 20, for the erection and completion of power house and connecting tunnels of the New York City Reformatory, from privately prepared plans.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

### APARTMENTS, FLATS & TENEMENTS.

**GRAMERCY PARK.**—John E. Nitchie 602 World Bldg, completed plans for alterations to the 5-sty brick studio apartments, 26x99, at 11 Gramercy Park, for Mrs. Charles W. Sherwood, 110 East 16th st, owner. Cost, \$30,000.

### DWELLINGS.

**5TH AV.**—Little & O'Connor, 103 Park av, completed plans for alterations to the 5-sty brick dwelling at 876 5th av, for Daniel J. Leary, 37 East 49th st, owner. Cost, \$10,000.

### STABLES AND GARAGES.

**56TH ST.**—Irving Margon, 372 East 149th st, Bronx, has plans in progress for alterations and extension to the 4-sty brick garage at 239-245 East 56th st. Owner's name will be announced later. Cost, \$35,000.

**101ST ST.**—Lucian Pisciotta, 149th st and 3d av, has plans in progress for alterations to the 1-sty brick garage in 101st st, east of 1st av, of which Max Levinstin, 575 East 187th st, is lessee. Owner's name will be announced later. Cost, \$3,000.

**35TH ST.**—S. Albert Hunt, 245 West 56th st, completed plans for a 2-sty brick garage, 75x94, at 332-6 East 35th st, for Daniel J. Goodwin, 332-6 East 95th st, owner. Cost, \$40,000.

**120TH ST.**—A. L. Kehoe, 1 Beekman st, has plans nearing completion for a 2-sty reinforced concrete garage, 110x110, at the southeast cor of 120th st and Lexington av, for Judge E. R. Finch, 21 East 84th st, owner of land, and the Klosk Construction Co., 416 East 108th st, lessee of land and owner of bldg.

### STORES, OFFICES AND LOFTS.

**5TH AV.**—Stuckert & Co., Brozer Bldg, Philadelphia, Pa., has plans in progress for alterations to the brick and stone restaurant at 236-8 5th av, for Horn & Hardart, 600 West 50th st, owners.

**BROADWAY.**—Henry Boehm, 7 West 42d st, will draw plans for alterations to the brick and stone business building at 1845-7 Broadway, for the Upright Co., Abraham Miller, pres., 154 Nassau st, owner, and the Colt-Stratton Co., 109 West 54th st, lessee of ground floor.

### MISCELLANEOUS.

**3D AV.**—Lord & Burnham Co., 30 East 42d st, completed plans for alterations to the 6-sty brick greenhouses, 200x240, at 990-1008 3d av, for Bloomingdale Bros., 992 3d av, owners. Cost, \$7,000.

**39TH ST.**—Joseph Stern & Co., Arthur A. Otis, supt., 630 West 40th st, owner, has had plans completed privately for extension to the 1 and 2-sty brick coal pocket and boiler house, 47x55, at 633-5 West 39th st. Cost, \$10,000.

**60TH ST.**—John P. Voelker, 979 3d av, completed plans for alterations to the 4-sty brick work shop and studio, 20x52, at 225 East 60th st, for George Vogt, 305 East 60th st, owner. Cost, \$5,000.

**Bronx.**

**DWELLINGS.**

**BRONXWOOD AV.**—The Kreymborg Architectural Co., 1029 East 163d st, completed plans for a 2½-sty frame dwelling, 20x38, on the east side of Bronxwood av, 27 ft south of 231st st, for Catherine Wilders, 446 Furnam av, owner. Cost, \$4,000.

**STABLES AND GARAGES.**

**JACKSON AV.**—M. J. Garvin, 3307 3d av, completed plans for a 1-sty brick and stone garage, 50x200, on the east side of Jackson av, 155 ft south of 149th st, for Robert Ferguson, 528 Jackson av, owner. Cost, \$20,000.

**STORES, OFFICES AND LOFTS.**

**169TH ST.**—M. W. Del Gaudio, 401 East Tremont av, has plans in progress for a 1-sty brick, stone and terra cotta taxpayer, seven stores and bakery, 98x125, at the northeast cor of 169th st and 3d av, for Cahn & Pittman, 3d av and 149th st, and Philip Wattenberg, 960 Prospect av, owners and builders. Cost, \$15,000.

**JACKSON AV.**—Henry Nordheim, 1087 Tremont av, is preparing sketches for the alteration of the 4-sty brick flat, 25x100, on the west side of Jackson av, 120 ft south of 158th st, into stores, for Nathan Barber, 4054 3d av, owner. Cost, \$15,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**BEDFORD AV.**—Shampan & Shampan, 772 Broadway, have plans nearing completion for the alteration of the 3-sty brick dwelling, 25x78, at 627 Bedford av, into a tenement, for I. Berkowitz, on premises, owner and builder. Cost, \$4,000.

**76TH ST.**—Kallich & Lubroth, 215 Montague st, are preparing sketches for a 4-sty brick and stone tenement, 27x70, in 76th st, for a company now forming. Owner's name and exact location will be announced later. Cost, \$18,000.

**WARREN ST.**—Benjamin F. Hudson, 319 9th st, has plans nearing completion for the alteration of the 3-sty brick dwelling, 25x40, at 265 Warren st, into a tenement, for Mrs. E. F. Hart, 1375 Ocean Parkway, owner and builder. Cost, \$3,500.

**HOOPER ST.**—Seaberg Elevator Co., 407 Douglas st, Manhattan, completed plans for alterations to the apartment houses in the south side of Hooper st, 132 ft west of Lee av, for Harry M. Greenberg, 127 DeLancey st, Manhattan, owner. Cost, \$3,000.

**DWELLINGS.**

**AV N.**—Benjamin Hudson, 319 9th st, has plans in progress for a 2½-sty frame and shingle dwelling, 20x42, at the cor of Av N and East 26th st, for M. Lucas, 2121 Bay av, owner and builder. Cost, \$4,000.

**SHORE RD.**—Slee & Bryson, 154 Montague st, have plans nearing completion for a 2½-sty brick and frame dwelling on Shore rd for J. E. McCormack, owner. Cost, \$15,000.

**61ST ST.**—Frederick W. Eisenla, 571 71st st, completed plans for four 2-sty brick dwellings, 20x55, in the south side of 61st st, 20 ft west of 6th av, and at the southwest cor of 61st st and 6th av, for the H. J. Wolf Construction Co., 872 71st st, owner. Total cost, \$16,500.

**NARROWS AV.**—J. Sarsfield Kennedy, 157 Remsen st, will draw plans for a 2-sty dwelling, about 40x35, at the northwest cor of Narrows av and 83d st, for Howard E. Jones, owner, c/o James W. Elwell Co., 17 State st, Manhattan.

**COLONIAL RD.**—Slee & Bryson, 154 Montague st, completed plans for two 3-sty frame dwellings, 22x41, on Colonial rd.

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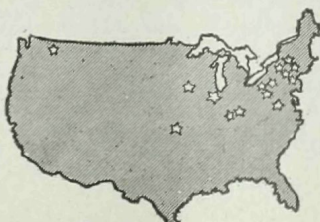
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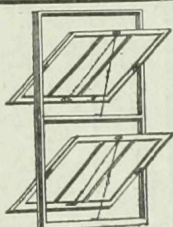
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**WEST 35TH ST.**—Shampan & Shampan, 772 Broadway, are preparing plans for a 2½-sty brick and stone dwelling, 40x118, in the east side of West 35th st, 180 ft south of Mermaid av, for Mrs. J. Finkleman, 157 Grafton st, owner. Cost, \$15,000.

**WILLOUGHBY AV.**—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for interior alterations to the 3-sty dwelling, on the south side of Willoughby av, 238 ft west of Marcy av, for K. Goss, 496 Willoughby av, owner. Cost, \$2,000.

**30TH ST.**—James Boyle, 367 Fulton st, Bklyn, completed plans for exterior alterations to the 3-sty dwelling and garage, in the north side of 30th st, 260 ft west of 4th av, for P. Dinanto, 143 30th st, owner. Cost, \$2,000.

**CONEY ISLAND.**—Charles A. Olsen, 1649 69th st, completed plans for four 1-sty frame bungalows, 19x32. Owner's name and exact location will be announced later. Cost, \$6,000.

**NEWPORT AV.**—Morris Rothstein, 1767 Pitkin av, completed plans for a 2-sty brick and stone dwelling and store, 24x55, and 20x28, on the south side of Newport av, 70 ft east of Sackman st, for David Siegel, 570 Powell st, owner and builder. Cost, \$7,500.

**EAST 14TH ST.**—M. M. Foley, 2160 East 13th st, completed plans for interior alterations to the 2-sty dwelling and garage in the east side of East 14th st, 221 ft west of Voorhees av, for William Burke, East 14th st and Voorhees av, owner. Cost, \$2,000.

**STONE AV.**—E. M. Adelson, 1776 Pitkin av, completed plans for alterations to the 3-sty dwelling and store, on the west side of Stone av, 175 ft south of Pitkin av, for Sadie Garten, 388 Stone av, owner. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

**ATLANTIC AV.**—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 4-sty factory on the south side of Atlantic av, 134 ft east of Henry st, for E. W. Skoldberg, 124 Atlantic av, owner. Cost, \$8,000.

**SHEFFIELD AV.**—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick storage bldg, 24x100, on the west side of Sheffield av, 67 ft north of Sutter av, for the Sheffield Theatrical Specialties, 308 Sheffield av, owner. Cost, \$4,000.

**GATES AV.**—Louis Allmendinger, 20 Palmetto st, completed plans for a 2-sty brick storage bldg, 25x100, on the north side of Gates av, 225 ft west of Hamburg av, for Anna M. Braun, 1316 Gates av, owner. Cost, \$6,000.

**56TH ST.**—Otis Elevator Co., 250 11th av, Manhattan, completed plans for alterations to the 5-sty factory at the northwest cor of 56th st and 2d av for the American Machine Co., 5520 2d av, owner. Cost, \$2,500.

### SCHOOLS AND COLLEGES.

**BELMONT AV.**—H. M. Devoe, 131 Livingston st, completed plans for extension and interior alterations to the 4-sty school on the north side of Belmont av, bet Ashford and Warwick sts, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan owner. Cost, \$16,000.

**HUMBOLDT ST.**—H. M. Devoe, 131 Livingston st, completed plans for alterations to the 3-sty school, at the northeast cor of Humboldt st and Meeker av, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner. Cost, \$12,000.

### STABLES AND GARAGES.

**STERLING PL.**—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x137, in the north side of Sterling pl, 103 ft east of Washington av, for Hattie M. Ries, 475 Sterling pl, owner. Cost, \$13,000.

**LEXINGTON AV.**—Brook & Hirsch, 350 Fulton st, Bklyn, have plans in progress for a 1-sty brick garage, 28x100, on Lexington av. Owner's name will be announced later. Cost, \$4,500.

**MAUJER ST.**—Shampan & Shampan, 772 Broadway, completed plans for the alteration of the 1-sty brick stable, 50x100, at 41 Maujer st, into a garage, for Benjamin Dansky, 43 Maujer st, owner and builder. Cost, \$12,000.

**MESEROLE ST.**—Louis F. Waillant, 394 Graham av, completed plans for extension to the 1-sty garage in the north side of Meserole st, 175 ft east of Waterbury st, for Charles Schaefer, 757 Bushwick av, owner. Cost, \$2,500.

**AV C.**—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 200x84, at the southwest cor of Av C

and Coney Island av, for Robert S. Nelson, 330 Park av, owner. Cost, \$60,000.

**HEYWARD ST.**—George E. Crane, 4563 Jamaica av, Richmond Hill, L. I., completed plans for alterations to the 2-sty stable in the south side of Heyward st, 190 ft north of Harrison av, for E. M. Zeigler, 215 Middleton st, owner. Cost, \$7,000.

**NORTH 1ST ST.**—Shampan & Shampan, 772 Broadway, completed plans for a public garage, 82x146, at the southwest cor of North 1st and Berry sts, for the Ruth Construction Co.

### STORES, OFFICES AND LOFTS.

**BEARD ST.**—G. E. Tilt & Co., 90 West Broadway, Manhattan, completed plans for alterations to the 3-sty offices and dining room in the north side of Beard st, 215 ft west of Dwight st, for the Robins Dry Dock and Repair Co., 15 Whitehall st, Manhattan, owner. Cost, \$8,000.

### Queens.

#### CHURCHES.

**BAYSIDE, L. I.**—Albert L. Marinelli, 13 West Jackson av, Corona, L. I., has plans in progress for a frame and siding church, 35x80, bet Prince and Bell avs, for the Russian Orthodox Church, Rev. Dan Kriehl, pastor, Bayside, owner. Cost, \$10,000.

#### DWELINGS.

**FAR ROCKAWAY, L. I.**—Joseph H. Cornell, O'Kane Bldg, Far Rockaway, has plans in progress for two 2½-sty frame and stucco dwellings, 22x50, on Cedar av, near Mott av, for Mrs. T. Dolan, Far Rockaway, owner and builder. Cost, \$15,000.

**CORONA, L. I.**—R. Johnson, Hunt st, Corona, completed plans for alterations to the 2½-sty frame and shingle dwelling, 22x48, in Whitney st, near Kingsland av, for T. Mead, 604 Humboldt st, Brooklyn, owner. Cost, \$3,000.

**EAST ELMHURST, L. I.**—Albert Marinelli, 13 West Jackson av, Corona, L. I., completed plans for a 2½-sty brick and frame dwelling, 18x40, in Humphrey st, 200 ft west of Lyons av. Owner's name will be announced later. Cost, \$3,500.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., completed plans for a 2-sty frame dwelling, 34x30, on the north side of Foothill Terrace, 617 ft east of Dunton av, for T. A. Thompson, 1122 Atfield av, Dunton, L. I., owner and builder. Cost, \$6,000.

**CORONA, L. I.**—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for three 2-sty frame dwellings, 18x50, in the east side of Steenwyck st, 43 ft south of Hayes av, for Louis Fagnont, Pol av, Corona, owner. Cost, \$9,000.

**CORONA, L. I.**—A. L. Marinelli, 13 W. Jackson av, Corona, completed plans for the alteration to the 2½-sty frame residence of a Mr. Markey, 7350 1st st, Corona, L. I., owner. Cost, \$1,500.

**CORONA, L. I.**—A. L. Marinelli, 13 W. Jackson av, Corona, completed plans for the alteration of the 2½-sty frame dwelling, 40x26, of Mrs. Mahoney, in the west side of 51st st, 320 ft south of Hayes av. Cost, \$2,000.

**CORONA, L. I.**—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for a 2-sty frame dwelling, 18x50, on the west side of Hayes av, 78 ft south of Steenwyck st, for Louis Fagnot, Polk av, Corona, owner. Cost, \$3,000.

**KEW GARDENS, L. I.**—D. W. Terwilliger, 1 West 34th st, Manhattan, completed plans for a 2½-sty frame dwelling, 37x35, in the north side of Audley st, 70 ft west of Abingdon road, for Edgeworth Smith, 528 Cedar av, Richmond Hill, owner. Cost, \$9,500.

**FLUSHING, L. I.**—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 1½-sty stucco bungalow, 29x46, in 30th st, 100 ft south of State st, for Emma Ferrara, owner. Cost, \$3,500.

**GLENDALE, L. I.**—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for a 2-sty brick dwelling, 20x57, in the east side of Sherman st, 102 ft north of Myrtle av, for Charles Weiss, 434 Kossuth pl, Glendale, owner. Cost, \$5,000.

**ELMHURST, L. I.**—Charles J. Stidolph, 18 Maurice av, Elmhurst, completed plans for a 2½-sty frame dwelling, 22x32, in the north side of Jennings st, 160 ft west of Hanover st, for Gustave Y. Kempf, 21 Queens blvd, Elmhurst, owner. Cost, \$3,500.

**LONG ISLAND CITY.**—T. J. Reidy, 76 Hoyt av, L. I. City, completed plans for alterations to the 2-sty brick dwelling, in the east side of 16th av, 250 ft south of Broadway, for George Weillienkel, on premises, owner. Cost, \$1,000.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY.**—The Ravenswood Paper Mills Co., owner, has had plans completed privately for a 1-sty brick extension to rear of paper mills on the west side of Van Alst av, 223 ft north of Paynter av. Cost, \$1,500.

**STABLES AND GARAGES.**

**EAST ELMHURST, L. I.**—A. L. Marinelli, 13 W. Jackson av, Corona, completed plans for a 1-sty stucco and concrete garage and pergola, 20x20, for D. Solat, Ditmars av, East Elmhurst, owner. Cost, \$1,000.

**Richmond.**

**MISCELLANEOUS.**

**WEST NEW BRIGHTON, S. I.**—The Christian Machine Co., 30 Church st, Manhattan, owner, contemplates erecting a 1-sty frame and concrete stock bldg on plot 76x100, at the southwest cor of Richmond Terrace and Bodine st, from privately prepared plans.

**Nassau.**

**DWELLINGS.**

**BROOKVILLE, L. I.**—James B. Clews, 15 Broad st, Manhattan, owner, contemplates erecting a dwelling to cost \$150,000. Name of architect will be available later.

**Westchester.**

**DWELLINGS.**

**HARRISON, N. Y.**—Godley & Haskell, 244 Madison av, Manhattan, have plans nearing completion for a 3-sty fieldstone and stone trim dwelling, about 100x35, for William J. Knapp, owner. John L. Greenlead, 1 Broadway, Manhattan, is the landscape architect.

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

**WHITE PLAINS, N. Y.**—Carretto & Forster, 50 East 42d st, Manhattan, are revising plans for a 2½-sty frame and stucco dwelling and garage, 66x26. Owner's name withheld. Cost, \$10,000.

**NEWBURGH, N. Y.**—Frank E. Estabrook, 75 2d st, Newburgh, will draw plans for dwellings to be erected at various locations for the Chamber of Commerce, 22 Water st, Newburgh, N. Y., owner. Details are undecided.

**YONKERS, N. Y.**—A. J. Van Suetendael, 15 North Broadway, Yonkers, has plans in progress for a 2½-sty frame and shingle dwelling, 30x35, on Glenwood av, for Terry J. McManus, 225 4th av, Manhattan, owner.

**PELHAM, N. Y.**—W. S. Moore, 30 East 42d st, Manhattan, completed plans for alterations and addition to the frame and stucco dwelling and store on Wolfs lane, for John Smith, Wolfs lane, Pelham, owner and builder. Cost, \$6,000.

**STABLES AND GARAGES.**

**YONKERS, N. Y.**—Lorillard Wise, 251 Huguenot st, New Rochelle, N. Y., completed plans for a 1-sty hollow tile and stucco garage, 73x90, on Tuckahoe rd, for the Yonkers Nursery Co., Herbert W. Heinrichs, supt. of construction, on premises, owner and builder. Cost, \$18,000.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**JERSEY CITY, N. J.**—A. Schule, 360 Av C, Bayonne, N. J., completed plans for a 3-sty brick flat, 29x76, at 15 Marion pl, for B. Falzarano, 47 Wales av, Jersey City, owner and builder. Cost, \$15,000.

**BELLEVILLE, N. J.**—Robert Sellick, 225 Jelliff av, Newark, completed plans for a 3-sty frame flat and store, 38x40; also a 1-sty hollow tile block garage, 48x20, at the northeast cor of Garden av and John st, for Mrs. Charles and Rosina Zizzo, 122 Badger av, Newark, N. J., owner. Cost, \$11,000.

**CHURCHES.**

**HACKENSACK, N. J.**—The First Presbyterian Church, Rev. C. P. Kuebler, pastor, 280 Park st, Hackensack, owner, contemplates the erection of a Sunday school in Main st, from plans by Frank B. Eurich, 175 Main st, Hackensack, architect. Details will be available later.

**DWELLINGS.**

**ENGLEWOOD, N. J.**—McKim, Mead & White, 101 Park av, Manhattan, completed sketches for a dwelling for Dwight Morrow, owner, c/o J. P. Morgan & Co., 23 Wall st, Manhattan.

**PATERSON, N. J.**—Joseph De Rose, 119 Ellison st, Paterson, has plans nearing completion for a 2½-sty frame dwelling, 22x38, on Delaware av, for T. Pedmursky

and Louis Wasilowicz, 560 Straight st, Paterson, owners. Cost, \$4,000.

**MONTCLAIR, N. J.**—Christopher Meyers, Crane Bldg, Montclair, completed plans for a 2½-sty frame dwelling, 24x32 at 34 Aubrey pl, for Thomas Curtis, 47 Forest st, Montclair, owner and builder. Cost, \$6,000.

**ARLINGTON, N. J.**—Stanley A. Dennis, 69 Pavia av, Arlington, completed plans for a 2½-sty frame and shingle dwelling, about 26x27, in the north side of Forest st, 384 ft south of Seeley av, for Carl Lacker, 323 Davis av, Arlington, owner and builder. Cost, \$3,500.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, has plans in progress

for two 2½-sty frame and shingle dwellings, 22x28 ft each, in Irving st, near Elmwood av, for A. D. Crane Co., 31 Clinton st, Newark, owner. Cost, \$4,000 each.

**NEWARK, N. J.**—R. Bottelli, 207 Market st, Newark, completed plans for a 2½-sty brick dwelling, 38x38, and a 1-sty brick garage, 30x20, at 270 Van Buren st, for Nicola Pannullo, 243 Olive st, Newark, owner. Cost, \$10,000.

**HAWORTH, N. J.**—Herman Fritz, News Bldg, Passaic, completed plans for three 2½-sty frame dwellings, 24x28, for M. Mussiker, Passaic, owner and builder. Cost, \$4,000 each.

**WALLINGTON, N. J.**—Joseph De Ross, 119 Ellison st, Paterson, completed plans

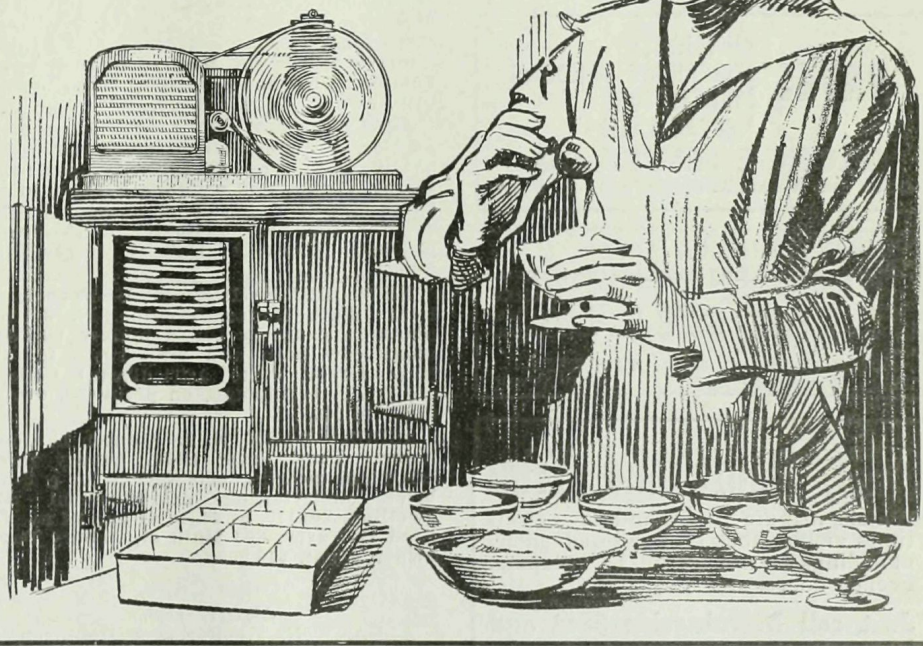
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for a 2½-sty dwelling, 20x34, for Frank Piekar, 142 9th st, Passaic, owner. Cost, \$3,500.

MAPLEWOOD, N. J.—August M. Klee-man, 763 Board st, Newark, has plans in progress for a 2½-sty frame dwelling and store, 24x36, on Springfield av near Model Park, for Fred Hoornig, 465 Clinton av, Newark, owner. Cost, \$4,500.

SOMERVILLE, N. J.—F. R. Watson, 1211 Walnut st, Philadelphia, Pa., completed plans for remodeling the 3-sty frame dwelling for C. H. Worroll, Esq., Somerville, owner. Cost, \$5,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for a 2-sty frame dwelling at Halcyon Park, for George Hunter, Brookside pl, Bloomfield, owner and builder.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Elliott R. Coe, Romaine Bldg, Paterson, completed plans for a 3-sty hollow tile and stucco mill bldg, 25x50, at 15-17 Governor st, for Samuel Goldberg, owner. Cost, \$7,500.

HALLS AND CLUBS.

JERSEY CITY, N. J.—William Neumann, 314 Palisade av, Jersey City, has plans in progress for a 2-sty brick club house, 75x100, on Webster av, near Griffith st, for the Hudson City Turn Verein, Charles Kruger, pres., 156 Webster av, Jersey City, owner.

STABLES AND GARAGES.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for twelve 1-sty hollow tile block and stucco garages, 18x73 and 18x48, at 20 North 12th st, for M. Polakoff, 22 North 12th st, Newark, owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, completed plans for a 1-sty brick public garage, 86x100, at the cor of Montgomery and Colgate sts, for A. Margulies, 21 East 41st st, Bayonne, N. J., owner and builder.

NEWTON, N. J.—J. J. Vreeland, Jr., 16 Blackwell st, Dover, N. J., completed plans for a 1-sty brick public garage, 55x163, in Main st, for Lewis Harden, Newton, N. J., owner. Cost, \$10,000.

UNION, N. J.—Alexander C. Schoen, 711 Bergenline av, West New York, completed plans for a 1-sty brick public garage, 25x100, at 318 Lewis st, for Otto Heuer, 321 Lewis st, Town of Union, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for three 1-sty brick stores, 53x39, at the northeast cor of Mt. Prospect and Montclair avs, for Charles T. Shipman, Essex Bldg, Newark, owner. Cost, \$7,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for alterations to the brick store at 141 Market st, for D. Price & Co., on premises. owner. Cost, \$3,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed preliminary plans for a 4-sty brick and stone labor temple, 85x120x60, at 2937-2945 Boulevard, for the Hudson County Labor Temple, Orpheum Theatre Bldg, Jersey City, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City has plans in progress for two 2-sty brick stores, 57x159, and a public garage, in the north side of Montgomery st, near Bergen av, for the Casino Realty Co., Edward Erickson, pres., 117 Oak st, Jersey City, owner.

NEW BRUNSWICK, N. J.—Francis H. Bent, State House, Trenton, N. J., has plans in progress for a hollow tile and stone cow barn and milk room for the New Jersey State Agricultural College, c/o Dr. J. P. Lipman, on premises, owner. Cost, \$5,000.

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

Other Cities.

CHURCHES.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, Albany, are preparing preliminary sketches for a 1½-sty church at Woodlawn av and Quail st for the First Congregational Church, Rev. Charles S. Hager, pastor, 464 Hamilton st, Albany, owner. Cost, \$45,000.

CLEVELAND, N. Y.—A. F. Lansing, Sherman Bldg, Watertown, N. Y., will draw plans for a 1-sty parish house for St. James Church, Cleveland, N. Y., owner. Details will be available later.

DWELLINGS.

AMSTERDAM, N. Y.—Howard F. Daly, East Main st, Amsterdam, N. Y., completed preliminary plans for a 2½-sty brick parochial residence, 50x35, in Vanderveer st, for St. John the Baptist R. C. Church, Rev. Father Peter Nowak, pastor, Amsterdam, N. Y., owner. Cost, from \$15,000 to \$20,000.

HALLS AND CLUBS.

PITTSFORD, N. Y.—Arnold & Stern, East Av Bldg, Rochester, N. Y., have revised plans in progress for a 1 and 2-sty frame club house at Pittsford, near Rochester, N. Y., for the Irondequoit Country Club, M. A. Stern, chairman Bldg Committee, 87 North Clinton av, Rochester, owner.

HOSPITALS AND ASYLUMS.

POMFRET, N. Y.—Green & Wicks, 111 Franklin st, Buffalo, architect, and J. Foster Warner, 1036 Granite Bldg, Rochester, advisory architect, completed working plans for a 2 and 3-sty brick and concrete memorial tuberculosis hospital for the Newton Memorial Hospital, Judge Lambert, Fredonia, and Bradley H. Philips, 804 Morgan Bldg, Buffalo, trustees. Cost, \$135,000.

SUFFERN, N. Y.—Tooker & Marsh, 101 Park av, Manhattan will draw plans for a tuberculosis hospital for the Rockland County Tuberculosis Hospital, Mr. Cutler, in charge, owner. Details will be available later.

OTSEGO COUNTY, N. Y.—Roy E. Guard, Baker Bldg, Norwich, N. Y., completed plans for a 2-sty frame tuberculosis hospital, 170x75, at Mt. Vision, near Milford, N. Y., for the Board of Supervisors, Ursil A. Ferguson, site comr., Oneonta, N. Y., owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, Poughkeepsie, has revised plans in progress for a 2-sty brick and stone public school, 104x60, with a 1-sty wing, 40x50, at the Warring School, in Smith st, bet Dutcher and Mansion pl, for the City of Poughkeepsie, Board of Education, Sylvester Shear, secy, Administration Bldg, Poughkeepsie, owner. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Wood & Bradney Mutual Life Bldg, Buffalo, have plans in progress for remodeling the 5-sty brick business block, 35x200, to include stores, offices, arcade billiard and pool room, at 319 Main st, through from Main to Washington sts, for Dr. and Conrad E. Wittlaufer, 1234 Delaware av, Buffalo, owner.

ROCHESTER, N. Y.—Gordon & Madden, 300 Sibley Block, Rochester, have working plans in progress for addition to the 2-sty brick and tile School No. 27, in Central Park, cor 1st st, for the City of Rochester, Board of Education, J. S. Mullen, 37 Exchange st, Rochester, owner. Cost, \$16,000.

GREENWICH, CONN.—W. R. Steinmetz, Smith Bldg, Greenwich, has plans nearing completion for alterations to the business block on Greenwich av for F. D. Knapp & Son, 267 Greenwich av, Greenwich, owner.

BINGHAMTON, N. Y.—C. M. Carlton and L. J. Kaley, associate architects, O'Neill Bldg, Binghamton, will draw plans for alterations and repairs to the 2-sty brick Oak st school, for the Board of Education, E. J. Kelly, supt., City Hall, Binghamton, owner. Cost, \$50,000.

MISCELLANEOUS.

BUFFALO, N. Y.—A. H. Van Cleve, 238 Larkin st, Buffalo, N. Y., completed plans for a 1-sty brick and steel coal house, 41x88, covered scrap yard, 40x321, and electric furnace, 88x214, at 228 Larkin st, for the Sizer Forge Co., 238 Larkin st, Buffalo, owner. Cost, \$109,500.

HARTWICK, N. Y.—Linn Kinne, Mayo Bldg, Utica, N. Y., has revised plans in progress for a 2½-sty brick girls' dormitory, four miles from Cooperstown, for the Hartwick Seminary, Rev. Frank Wolford, in charge, Cooperstown, N. Y., owner. Cost, \$12,000.

ROME, N. Y.—J. Plunkett, City Hall, Rome, N. Y., city engineer, completed plans for a storm water sewer in West Liberty st, for the City of Rome, Al. McMaster, City Clerk, City Hall, Rome, N. Y., owner.

BOLIVAR, N. Y.—A. J. McDewitt, Bolivar, owner, contemplates rebuilding the 1-sty power house from privately prepared plans.

BUFFALO, N. Y.—Henschien & McLaren, 37 West Van Buren st, Chicago, Ill., completed plans for a 5-sty brick, steel and concrete hog slaughter house, 65x175, in the rear of 749 William st, for Jacob Dold Packing Co., 741 William st, Buffalo, owner. Cost, \$125,000.



**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**NIAGARA FALLS, N. Y.**—Mitchell Wilson, 354 11th st, Niagara Falls, N. Y., has the general contract for a 2½-sty brick apartment and store, 28x64, in East Falls st, for J. & F. Nowakowski, 1315 East Falls st, Niagara Falls, owner, from plans by W. H. Zawadzki, 798 Fillmore av, Buffalo, architect. Cost, \$17,000.

**BROOKLYN, N. Y.**—R. Cantor, 217 Rutledge st, Bklyn, has the general contract for the alteration of the 3-sty brick dwelling, 20x52, at 496 Willoughby av, into a tenement, from plans by Shampman & Shampman, 772 Broadway, architects. Cost, \$5,000.

**DWELLINGS.**

**EASTHAMPTON, L. I.**—Edward M. Gay, Newtown lane, Easthampton, has the general contract for a 2½-sty frame and stucco dwelling, 105x30, with a 1½-sty garage, for Wallace Reid, 56 Maiden lane, Manhattan, owner, from plans by Arthur Truscott, 19 Springfield av, Merchantville, N. J., and J. C. Lawrence, Main st, Easthampton, associate architects. William H. Richie, 41 South 15th st, Philadelphia, Pa., is the landscape architect. Cost, \$25,000.

**SARATOGA SPRINGS, N. Y.**—W. J. Case & Son Co., 45 Philadelphia st, Saratoga Springs, N. Y., has the general contract for a 2½-sty brick veneer on terra cotta block dwelling and garage, 34x158, for E. Clarence Jones, c/o E. Clarence Jones & Co., 505 5th av, Manhattan, owner, from plans by Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Cost, \$100,000.

**RYE, N. Y.**—Steen & Symes, 30 Church st, Manhattan, have the general contract for a 2-sty hollow tile and stucco dwelling and garage, 90x100, irreg, on Hill Top pl, for Richard E. Forrest, c/o American Phillipine Co., 50 Broad st, Manhattan, owner, from plans by Grosvenor Atterbury, 20 West 43d st, Manhattan, architect. Cost, \$40,000.

**KINGSTON, N. Y.**—Elmer E. Swart, 110 Elmendorf st, Kingston, has the general contract for alteration and addition to the frame dwelling at 95 Orchard st for Dwight McEntee, on premises, owner, from plans by George Lowe, Fair st, Kingston, architect. Cost, \$2,000.

**LARCHMONT, N. Y.**—Peter A. Cameron, 21 Morri st, New Rochelle, N. Y., has the general contract for a 2½-sty dwelling and garage, 25x150, at Pryor Point, for E. D. White, owner, from plans by Patterson & Dula, 527 5th av, Manhattan, architects. Cost, \$30,000.

**LINDEN TOWNSHIP, N. J.**—John L. Onslow, Elm st, Linden, N. J., has the general contract for a 2-sty frame dwelling on the south side of Washington av, near Gibbons st, for Conrad Schuessler, Township of Linden, N. J., owner, from privately prepared plans. Cost, \$4,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—G. E. Tilt Co., 90 West Broadway, Manhattan, has the general contract for a 3-sty brick storage bldg, 100x150, on 3d av, 100 ft south of 24th st, for Todd Shipyard Corp., 15 Whitehall st, Manhattan, owner, from privately prepared plans. Cost, \$72,000.

**MANHATTAN.**—J. A. Millard, 151 Lexington av, has the general contract for alterations and addition to the 2-ssty brick warehouse and office, 25x100, at 293 Pearl st, for George H. Schroch and Nathaniel H. Squires, 291 Pearl st, owner, from plans by Lowinson & Schubert, 366 5th av, architect. Cost, \$6,000.

**BUFFALO, N. Y.**—The Austin Co., 14230 Euclid av, Cleveland, Ohio, has the general contract for a 1-sty brick factory, 200 x700, at 1992-2160 Elmwood av, for the Curtis Aeroplane & Motor Corp., Churchill st, Buffalo, owner, from privately prepared plans. Cost, \$400,000.

**SYRACUSE, N. Y.**—T. H. McHale & Son, Cahill Bldg, Syracuse, have the general contract for a 1-sty reinforced concrete factory, 70x174, in Taylor st, in the rear of present plant, for the U. S. Hoffman Co., 329 Temple st, owner, from privately prepared plans. Cost, \$20,000.

**ROCHESTER, N. Y.**—Alexander, Shumway & Utz Co., 409 Exchange Pl Bldg., Rochester, has the general contract for a 1 and 2-sty reinforced concrete factory, 50 x120, at 1000 University av, for the Gleason Works, 1000 University av, Rochester, owner, from plans by John W. Vickery, 300 Sibley Block, Rochester, architect. Cost, \$75,000.

**NIAGARA FALLS, N. Y.**—The Turner Construction Co., Prudential Bldg, Buffalo, has the general contract for four factory

bldgs on Buffalo av for the Carbarundum Co., F. W. Haskell, pres., Buffalo av and 18th st, Niagara Falls, N. Y., owner, from privately prepared plans.

**MIDDLETOWN, N. Y.**—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, has the general contract for addition to the brick factory for Clemsen Bros., 81-99 Highland av, Middletown, owner, from privately prepared plans. Cost, \$40,000.

**WATERLOO, N. Y.**—Frederick T. Ley & Co., Springfield, Mass., has the general contract for rebuilding the 5-sty brick and timber factory for the Waterloo Woolen Mfg. Co., E. K. Baldwin, Waterloo, owner, from plans by Charles T. Main, 201 Devonshire st, Boston, Mass., engineer. Cost, \$50,000.

**HOBOKUS, N. J.**—P. S. Van Kirk Co., 85 Fulton st, Paterson, N. J., has the general contract for additions to the brick factory for the Hohokus Bleachery, Hohokus, owner, from privately prepared plans. Cost, \$25,000.

**IRVINGTON, N. J.**—Enstice Bros. Co., 40 Clinton st, Newark, has the general contract for a brick factory in Coit st near Lyons av, for the Asher Mfg. Co., Williamantic, Conn., owner, from plans by Bartlett & Marsh, 738 Broad st, Newark, architects. Cost, \$29,000.

**HALLS AND CLUBS.**

**YAPHANK, L. I.**—Thompson Starrett Co., 49 Wall st, Manhattan, has the general contract for a 1-sty frame recreation hall, 60x100, at the Army Mobilization Camp for the Knights of Columbus, Rev. Father Louis O'Hearn, Woodward Bldg, Washington, D. C., owner, from plans by George N. Ray, Wilkins Bldg, Washington, D. C., architect.

**NEW LONDON, CONN.**—Edward F. Miner Building Co., 25 Foster st, Worcester, Mass., has the general contract for a Y. M. C. A. bldg at the Army Y. M. C. A., New London, owner, from privately prepared plans. Cost, \$5,000.

**HOSPITALS AND ASYLUMS.**

**MANHATTAN.**—John E. Roberts, 2 West 29th st, has the general contract for the alteration of the 4-sty brick and stone dwelling, 43x86, at 301-313 East 19th st, into a hospital, for the New York Skin and Cancer Hospital, J. Cleveland Cady, pres., on premises, owner, from plans by William S. Gregory, 40 West 32d st, architect. Cost, \$30,000.

**AMSTERDAM, N. Y.**—Michael Reinig, Upper Guy Park av, Amsterdam, has the general contract for addition to the 2½-sty brick "Margaret Van Wie" Memorial Hospital, 40x80, with wing, 10x52, at 220-226 Guy Park av, for the Amsterdam City Hospital, William McCleary, pres. of Board of Trustees, Amsterdam, N. Y., owner, from plans by Leland H. Niles, 364 Division st, Amsterdam, architect. Cost, \$45,000.

**SCHOOLS AND COLLEGES.**

**MANHATTAN.**—George A. Shedden Co., 37 East 28th st, has the general contract for alterations to the 5-sty brick and stone art school at the northwest cor of Lexington av and 30th st for the New York School of Applied Design, Frank Tilford, secy, on premises, owner, from plans by Lord & Hewlett, 345 5th av, architects. Cost, \$2,000.

**KINGSTON, N. Y.**—Campbell & Dempsey, 92 St. James st, Kingston, have the general contract for reconstructing the 2-sty brick School No. 5 on Wynkoop pl, near Foxhall av, for the Board of Education, Samuel Bernstein, pres., Kingston, N. Y., owner, from plans by Gerard Betz, 61 John st, Kingston, architect. Cost, \$22,343.

**NEWARK, N. J.**—E. H. Waldron & Co., 84 South 6th st, Newark, has the general contract for alterations to the McKinley Public School, at Factory st and 8th av, for the City of Newark, Board of Education, R. R. Argue, pres., City Hall, Newark, owner, from plans by Louis Sonntag, City Hall, Newark, school architect.

**STABLES AND GARAGES.**

**MANHATTAN.**—J. F. Collins, 57th st near 11th av, has the general contract for a 1-sty brick garage, 80x100, in the north side of 57th st, 100 ft east of 12th av, for the Thatford Eitz Coal Co., 57th st, near 11th av, from plans by Benjamin F. Hudson, 319 9th st, Brooklyn, architect. Cost, \$10,000.

**BROOKLYN, N. Y.**—Justus D. Doenecke & Son, 35A Kosciusko st, Bklyn, have the general contract for a 1-sty brick garage at the southwest cor of Knickerbocker av and Madison st for Anton Kallina, 358 Sumner av, owner, from plans by Charles Gastmayer, 1652 Myrtle av, architect. Cost, \$3,000.

**BROOKLYN, N. Y.**—Justus D. Doenecke & Son, 35A Kosciusko st, Bklyn, have the general contract for a 1-sty brick garage at the southwest cor of Monroe st and Sumner av for Charles Wellbrock, 760 Greene av, owner, from plans by R. O. Kohler, 161 Gates av, architect. Cost, \$1,700.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—The York Building Co., 103 Park av, has the general contract for alterations to the 5-sty brick loft bldg, 50 x100, at the northwest cor of Broome and Greene sts, for Julia Fitzgerald, 114 West 75th st, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$5,000.

**MANHATTAN.**—The Sims Construction Co., 1170 Broadway, has been reawarded the general contract for alterations to the 3-sty brick store bldg, 30x70, at 1212 Broadway, for Sol Pudlin & Co., on premises, owner, from plans by S. Walter Katz and I. G. Feiner, 505 5th av, architects. Cost, \$6,500.

**MANHATTAN.**—T. J. Murphy Co., 405 Lexington av, has the general contract for alterations to the 14-sty brick store and office bldg, 29x125, at 516 5th av, for the Rowan Realty Co., Dr. George H. Dowsey, pres., on premises, owner, from plans by Seymour & Schonewald, Grand Central Terminal Bldg, architects. Cost, \$8,000.

**MISCELLANEOUS.**

**MANHATTAN.**—William Higginson, 1123 Broadway, has the general contract for alterations and addition to the 6-sty brick office and storage bldg, 33x74, at 27 Burling slip, for Frederick H. Cane, 176 Front st, owner, from plans by Frederick T. Platt, 1123 Broadway, architect. Cost, \$20,000.

**KEARNY, N. J.**—William G. Sharwell & Co., 377 North 5th st, Newark, has the general contract for addition to the 1-sty frame and corrugated iron foundry and cleaning shed, 35x45, near Plank rd, for the Riverside Steel Casting Co., on premises, owner, from plans by William A. Bishop, Essex Bldg, Newark, engineer. Cost, \$2,500.

**MANHATTAN.**—Charles Weinstein, 302 Broadway, has the general contract for alterations to the 6-sty brick and steel bakery, stable and garage, 50x200, at 300-2 Monroe st, through to Cherry st, for Pechter Bros., 79 Ridge st, owner, from plans by Otto Reissman, 147 4th av, architect. Cost, \$30,000.

**YONKERS, N. Y.**—John O. Weston, Radford st, Yonkers, has the general contract for a reinforced concrete bridge at School st and Nepperhan River for the City of Yonkers, Board of Contract & Supply, Edward Walsh, secy, City Hall, Yonkers, owner, from plans by D. H. Fulton, City Hall, Yonkers, City Engineer. Cost, \$28,500.

**MANHATTAN.**—The Gobler Construction Co., 402 Hudson st, has the general contract for alterations to the 7-sty brick lodging house, 69x54, at 14 New Chambers st, for the Children's Aid Society, William G. Osborne, pres., 71 Broadway, owner, from plans by Parish & Schroeder, 280 Madison av, architects. Cost, \$10,000.

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TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

NATIONAL HOUSING ASSOCIATION will hold its annual meeting at Chicago October 15-17, 1917. Headquarters, Hotel LaSalle.

ASSOCIATION OF IRON AND STEEL ELECTRICAL ENGINEERS will hold its eleventh annual convention at the Bellevue-Stratford Hotel, Philadelphia, Pa., September 10-14, inclusive.

NATIONAL EXPOSITION OF CHEMICAL INDUSTRIES will be held in the Grand Central Palace, New York, in the week beginning September 24. Addresses will be made by Dr. Charles H. Herty, chairman of the Advisory Committee of the Exposition and editor of the Journal of Industrial and Engineering Chemistry.

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.

\*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; DG—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; \*SPR—Sprinkler System; \*St—Stairways; \*Stp—Standpipes; SA—Structural Alterations; \*Tel—Telephone 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; \*FHS—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, FHS, 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 Aug. 11.

MANHATTAN ORDERS SERVED.

- Av D, 146—Colonial Metal Bed Co. .... D&R
Baxter st, 125—I G Orenstein. .... FA-Rec
Baxter st, 125—Wecker, Stein & Drechsler. .... Rec
Baxter st, 125—Internat'l Ozakerite Co. .... FA
Baxter st, 149-51—Bartenstein & Meyer. .... Rec
Broadway, 495—Morici Bros. .... CF-Rec
Broadway, 692—Werner Bros. .... Stp(R)
Broadway, 713—Lewis A Goldberg. .... FA
Broadway, 2630—Marcus & Chertoff. .... Rec-FA
Broadway, 3160—Socony Gasoline Station. .... CF
Centre st, 224—Luna Nickel Plating Co. .... FA
Church st, 63—Walter & Mahon. .... NoS
4 st, 15-9—E-S & R Frame Mfg Co. .... FA
68 st, 530 E—Siegfried Laskan. .... D&R
21 st, 501 E—Philip Habersgritz. .... Rec-FA
23 st, 304 E—U S Wall Pocket Mfg Co. .... Rec-FA
35 st, 159 E—Temple Bowdoin Est, c Daniel P Kingsford, 56 Wall. .... CF-PP
72 st, 521 E—Schmiegl & Co. .... Rec
75 st, 322 E—Artistic Button Co. .... Rec
75 st, 412 E—John Donohue & Son, 418 E 75, FA-Rec-El-D&R-PP
76 st, 195 E—S Breman & Son, FA-Rec-El-D&R-PP
81 st, 222 E—Max Greenberg. .... FP
85 st, 2 E—Clifford V Brokaw. .... FP
85 st, 510 E—Hyman Harkavy. .... CF-D&R
92 st, 206-10 E—Jacob Ruppert, 1639 3 av, CF-NoS-FA
104 st, 404-12 E—Wm Hauptmann. .... FP
125 st, 81 E—Progressive Drug Co, CF-D&R-FA-Rec-NoS
1 av, 677-83—French Fur Dveing Co, CF-D&R-FA-Rec-NoS

- Fulton st, 102—Wm Weiser. .... CF-FA
Fulton st, 102—H E O Bealis. .... CF-FA
Fulton st, 102—Theodore Ficke. .... RQ
Grand st, 62—Max Spungin. .... CF-Rec
Grand st, 610-12—Union Table & Spring Co, NoS-Rec
Hubert st, 34-44—Varick Printing Co, FA-Rec-NoS-WSS(R)
John st, 2—Julius Wodiska. .... CF
Lafayette st, 103—Jacob Klevansky. .... FA-D&R
Lewis st, 84 1/2—Rosenberg & Musselman. .... Rec-FA
Lispenard st, 19—Nash Wood Stock Co. .... FA
Mangin st, 70—Oscar J Weisman & Co, FA-O-NoS
Moore st, 32—Arkell & Douglas. .... FA-PP(R)
Mulberry st, 164—N Y Chair Co. .... FA-Rec
Park av, 1984—W C Redlick Co. .... FP(R)-FA-NoS
Pearl st, 38—Henry A Kessel Co. .... O
Prince st, 58—Globe Chemical Laboratories, FA-El
Reade st, 64—G H Lowell Co. .... NoS-Rub
Tompkins st, 31—Louis French. .... Rec-FA
Vesey st, 40—Vesey Hardware & Rubber Co, FA-Rec
Wooster st, 223—Federal Doll Mfg Co. .... FA-Rec
West st, 205—Pruden & Thompson Co. .... FP-D&R
18 st, 249 E—A G Imhof. .... Rub-D&R-O-Rec
23 st, 318 E—M Cherry. .... Rec
23 st, 521 W—Burrows Metal Mfg Co. .... Rec
25 st, 117 W—Oarr Contracting Corp. .... D&R-Rec
30 st, 106 W—Louis Coggiola. .... Rec-FA-NoS-PP
42 st, 220 W—Jos R Miles Motion Picture Ent Film. .... CF-Rec
48 st, 546 W—Stern Picard Co, WSS-PP(R)-CF-Rec-FA-NoS
43 st, 627-49 W—Federal Sign Co. .... Rec-NoS
44 st, 501-3 W—West Star Roofing & Constn Co. .... Ex
45 st, 56 W—Donaldson Mfg Co. .... CF
45 st, 62 W—Walter P McFeigue. .... CF
52 st, 136 W—William Woop Co. .... Rec-Rub
53 st, 514 W—Day & Night Auto Repair Service. .... FA-Rec-WSS(R)
54 st, 410 W—J Dietz & Son. .... Rec-FA-NoS
57 st, 533-5 W—Kelly-Springfield Tire Co, D&R-CF
98 st, 172 W—Nathan Miller. .... FP
109 st, 402 W—Anthony Taddonio. .... FA-NoS
144 st, 259 W—Jacob Warschaw, NoS-FA-Rec-GE
4 st, 1-7 W—W 4th St Realty Corp. .... Ex
Broome st, 344—Cor Bowery & Broome St Co, Ex-PP-St(R)
Great Jones st, 25—Anna S DeSelding, 14 Schermerhorn, Eklyn. .... St(R)
Greene st, 170—Etagloc Holding Co, 59 William. .... Ex-St(R)-FP
27 st, 149 W—Rexmere Realty Co, 162 W 34, FP(R)
131 st, 614-18 W—Annie T L Atterbury, 141 W 86. .... Ex
Warren st, 34—Schermerhorn Est, care Fred A, 25 Liberty. .... FP

BROOKLYN ORDERS SERVED.

- Boone av, 1441—Saveria Ferrago. .... Rec
152 st, 282 E—Lizero Carillo. .... RQ
161 st, 723 E—Bronx Mattress Shop. .... NoS-Rec
E Fordham rd, 55S—Louis Clark. .... CF
174 st, bet McCombes & Nelson avs—LaMura Constn Co. .... FP
Simpson st, 1154-6—Michele Barons, WSS(R)-O-NoS
Tinton av, 777—Chas L Ellinger. .... FP
Van Nest & Matthews avs—N Y, N H & H R, R Co, Grand Central Term. .... CF
Westchester av, 451—Harry Lasky. .... D&R
Bergen av, 607-9—T J Chabot. .... Ex

BROOKLYN ORDERS SERVED.

- Bedford av, 295-7—Bklyn Union Gas Co, 176 Remsen. .... GE
Bedford av, 295-7—Louis Rose. .... Rec-Ex-O
Bedford av, 295-7—Fannie Nagle, St(R)-ExS-PP(R)
Boerum st, 162—Harris Goodman. .... FP(R)
Broadway, 159—Perry Johnson. .... Rec-FA
Broadway, 661—Emma L Sheppard, St(R)-WSS(R)-FP(R)
Broadway, 661—Max Goldstein. .... FP(R)
Bushwick av, 538—Louis Davis. .... FP(R)
Bushwick av, 538—Jacob Ehrlich. .... Rec-PP(R)
Classon av, 52-62—Theron Rockwell, FE(R)-St(R)-Ex(R)-FP(R)-WSS(R)
Classon av, 56-62—Bklyn Union Gas Co, 176 Remsen. .... GE
Cook st, 182-6—Isaac Schusheim. .... FP(R)
Cook st, 186—Moskowitz & Abramowitz. .... FP(R)
Cook st, 182-6—Felix Meygreen. .... FP(R)
Dean st, 120-2—Mary Cahill. .... Rec-PP(R)
Evergreen av, 192 (rear)—Andrew Domasalski. .... FP(R)-DC
Evergreen av, 192 (rear)—Bklyn Union Gas Co. .... GE
Flushing av, 792—Jacob Schaefer. .... WSS(R)
Flushing av, 792—Bklyn Union Gas Co. .... GE
George st, 73-5—Wm Henninger, FE(R)-St-ExS
Graham av, 28—Samuel L Lifehartz. .... Rec-PP(R)
Grand av, 20-28—Pathe Freres Phonograph Co. .... DC
Grand st, 65-7—Est Thomas Kley, ExS-PP(R)-St(R)-Ex
Humboldt St, 55—Oscar Fichtenberg. .... FP(R)
Humboldt st, 55—Joseph Bearman. .... Rec-PP(R)
Huron st, 249-55—Henry Fisher. .... ExS-PP(R)
Huron st, 249-55—Lincoln Dye Works. .... Ex
Johnson av, 365—Farmers Feed Co, FE-ExS-PP(R)-Ex(R)
Johnson av, 365—Bklyn Union Gas Co, 176 Remsen. .... GE
Knickerbocker av, 428—Benj Gittelson. .... FA-Rec
Livonia av, 800—Henry G Young. .... FP
McKinney st, 7—Bklyn Union Gas Co. .... GE
McKinney st, 7—Martin Harding Co, ExS-PP(R)
Metropolitan av, 694-702—Colby & Schwartz, St(R)-Ex-PP(R)-ExS
Moore st, 188—Louis Oshinsky. .... FP(R)
Bushwick av, 358-60—Jacob Meerwitz, St(R)-FE(R)-ExS-Ex(R)
Morrell st, 70—Union Cloak Co, FA-PP(R)-GE-Rec
Moultrie st, 17-21—A Schattzie Est. .... WSS(R)
Myrtle av, 56—Herman Hockhausen, FP(R)-O-ExS-FE(R)-St(R)
N 1 st, 58-60—Archibald Graham, FE-ExS-PP(R)-Ex-Rec-Rub

- Nostrand av, 123—Jacob Goetz, Ex-St(R)-Ex(R)-Rec-O
Nostrand av, 123—Chas Braverman, Ex-GE-Rec-O
Park av, 367-9—L I Bottling Assn, FE-ExS-St(R)-O-PP(R)-GE
Park av, 367-9—Bklyn Union Gas Co, 176 Remsen. .... GE
Park av, 367-9—George Milner. .... DC-GE
Poplar st, 61—Jas A Cameron, 61 Poplar, FE-WSS(R)-ExS-Ex-PP(R)
Richards st, 57-63—Atlantic Smelting & Refining Wks. .... FE(R)-O-PP(R)
Sanford st, 13-5—Wm Golerich. .... FP(R)
Sanford st, 13-15—Bklyn Union Gas Co. .... GE
Sands st, 14-50—Fredk Bischoff, St(R)-FE-ExS-PP(R)-WSS(R)
Siegel st, 124—Progressive Shirt Co. .... FP(R)
S 8 st, 120 (rear)—Thos O'Keefe, FP-FE(R)-St(R)-ExS-PP(R)
Spencer st, 146—David Jones, FP-GE-FE(R)-Ex-ExS
Stanhope st, 72 (rear)—Samuel Hoffman, WSS(R)
Stanhope st, 72 (rear)—Bklyn Union Gas Co, GE
Summerfield st, 2348—Phillip Mahlman. .... WSS
Summerfield st, 2348—Bklyn Union Gas Co. .... GE
Union st, 146—Little Italy House. .... Rec
Varet st, 127—Victor De Blasi. .... Rec-PP(R)
Varet st, 127—Louis Lanersman. .... FP(R)
Varet st, 127—Henry Sussman. .... PP(R)
Washington av, 77-9—Bklyn Union Gas Co. .... GE
Washington av, 77-9—Hudson Bag Co, WSS(R)-FE-Ex-PP(R)-ExS
8 av, 1725—Wm E Sheppard. .... St(R)
11 st, 558—Masonic Hall & Asylum. .... FP
49 st, 509—Tenement House Dept. .... DC
Atlantic av, 16—Welding Supply Co, D&R-NoS-Rec-FA-PP
Atlantic av, 2916-22—Fraward Corp.NoS-FA-Rec
Bay Ridge av, 246-8—Joseph Nitnight. .... CF
Bainbridge av, 197—Gustav Begelman. .... El-D&R
Baltic st, 307—Hermann Rowholt. .... NoS-FA-Rec
Berry st, 411—Max Steigman. .... CF
Bedford av, 896—Margal Mohr. .... WSS(R)
Eush st, 243—Hergal Garage. .... FP
Bedford av, 1311—Bklyn Auto Tire Co. .... D&R
Carroll st, 1210—A W Welch. .... D&R
Carroll st, 515—James Melio. .... NoS-FA-GE(R)
Coney Island av, 736-8—Cortelyou Garage Co, CF-FA-StSys(R)-FP
Columbia av, 180—Sam Bassowitz. .... NoS-FA
College pl, 22—Zeraga Garage. .... CF-PP
Columbia st, 289—Crompton Bros. .... D&R-FA
Division av, 237—H Baumann. .... Rec
Duffield st & Flatbush av—Texas Co, Review av. .... CF
88 st, 240—K Scheffel. .... D&R
East 92 st, 1156-60—George R Krier, CF-D&R-PP
51 st, 227-33—J P Duffy Co. .... CF
44 st, 222—F H Levy Co. .... CF
57 st, 1223—Geo L Allin. .... NoS-Rec
5 av, 699—W J Dick. .... Rec
Flushing av, 1144—Sawdust Products Co.NoS-FA
Fulton st, 127—J F Bromund, NoS-FA-DC-GE(R)-FP
56 st, 674—Walter Holstrom. .... FP
53 st, 1350—E C Schlecht. .... NoS-Rec-FA
Fulton st, 192—Alfred E Tong. .... Rec-Ex-ExS
43 st, 1250—Jno M Bond. .... NoS-Rec-FA
64 st & 2 av—S M Bixby & Co. .... Rec(R)
Greenpoint av, 207—J Dudinsky. .... D&R-PP
Grand st, 305—J Seleznow. .... Rec
Greenpoint av, 100—Metropolitan Show Case Co. .... FA-Rec
Grand & Washington avs—Texas Co, Review av. .... Rec-CF
Greenpoint av, 62-4—August Baumann, NoS-FA-Rec-CF
Herkimer st, 307-25—Masonry Waterproofing Co. .... El
Herkimer pl, 35—Paul Uhlich & Co, CF-DC-Rec-FA
Harrison av, 41—Herman Goldberg. .... Rec-FA-PP
Hamilton av, 493-7—McKay Bros, NoS-FA-Rec-CF
Jefferson av, 102-4—Paul M Marko Co. .... E(R)
Jerome st, 534—Eugene E Norton. .... FA-Rec
Lafayette av, 327—Chas C Dearden. .... Rec-FA
Marion st, 9—Harry A Briggs. .... Rub-Rec
Madison st, 443-5—High Ground Dairy Co. .... FP
91 st, 53—Driscoll & Greene. .... CF
Pitkin av, 2492—Joe Brodsky. .... FA-Rec
Rogers av, 416—Septel Stern. .... FA-Rec
Rogers av, 1295—Adolph Anderson. .... El-D&R
Rogers av, 659—Short Bros. .... NoS-FA
Richards st, ft—Federal S S Corp. .... NoS-FA
Scholes st, 158-62—W H Ludweg. .... CF
16 st, 216-A—J Bingham. .... FA-Rec-El
Stewart av & Harrison pl—Peele Co. .... Rec-FA
Stone av, 333—Abr Kaplowitz. .... Rec
Stone av, 203—Michael Porto. .... Rec-El(R)
17 av, 8751—Saml Orkin. .... NoS-FA-Rec-Rub
Ten Eyck st, 33-D—W Kaatze. .... CF
Watkins st, 556—Max Pilzer. .... NoS-FA-Rec-CF
Manhattan av, 418—Michael Buno. .... RQ
E 3 st, 62—Geo Donhauser. .... D&R
15 st, 163—Eno W Helin. .... D&R
E 3 st, 309—W John Hoffmann. .... D&R

QUEENS ORDERS SERVED.

- Orchard st, 24 (L I C)—East River Gas Co. .... GE
Orchard st, 24 (L I C)—Rosenwasser Bros, Rec-GE-WSS(R)-ExS-St(R)-FP(R)-O-Ex(R)-Ex
Payntar av & Sunwick st (swc)—Mrs Hannah Adler. .... ExS
Railroad & Greenpoint avs—Van Iderstine Co. .... St(R)-FP(R)-WSS(R)
Lawrence st (Flushing)—Nathan Mfg Co, NoS-FA-CF-StSys
Cornelia st, 2376 (Rdgwd)—Rudolph Schneider. .... FA-Rec
Cedar st, 157—Jalqm Polish Co. .... D&R
Myrtle av, 1871 (Evergreen)—Jno Peters, FA-Rec
13 st, 171 (L I C)—Marco Bros. .... CF-Rec-FA-SA

RICHMOND ORDERS SERVED.

- Amboy rd, 6449 (Pleasant Plain)—Paul E Weise. .... CF
Cross st, 1-7—Petrol Co. .... FA-NoS-Rec-PP
Prospect st, 10 (Stapleton)—Jas Callan, FA-Rec-NoS
Richmond ter, 2589 (Elm Pk)—Standard Varnish Wks. .... Ex(R)

# 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.

## Flue Pipe.

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

## Folding Gates.

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

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

## Fumigation and Extermination.

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

## Garbage and Refuse Incinerator.

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

## Gas.

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

## Gates—Folding.

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

## House Mover and Shorer.

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

## House Wreckers.

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

## Insurance.

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

## Iron Grille Work.

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

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

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

## Iron Work—Ornamental.

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

## Lumber.

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

## Lumber—Second Hand.

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

## Lytho-Zinc Reproductions.

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

## Marble and Tile

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

## Masons and Plasterers.

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

## Classified Buyers' Guide — Continued

### Metal Ceilings.

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

### Metal and Metal Covered Work.

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

### Mortgages.

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

### Newspapers.

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

### 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.  
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.  
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.  
BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.  
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.  
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. Vanderbilt 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.  
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.  
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.  
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.  
BURLING REALTY CO., 209 Bridge St. Tel. Main 600.  
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).

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., -2 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.