

REAL ESTATE BUILDERS RECORD AND GUIDE.

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INCOME STATEMENT IN REALTY OPERATION

Through Logical Presentation of Facts, Final Result Is Obtained
Showing Relation Between Individual Items and the Total

By CHARLES F. KAPPES, of Deed Realty Company

FIGURE 2.
STATEMENT OF INCOME.

AS the income statement shows the profit or loss in operation, it is an essential real estate record. In most kinds of business, the income statement is generally accepted. An understanding of its nature has resulted in a tendency toward uniformity. In real estate operation, however, no such uniformity exists and, in most instances, no comprehensive statements of income from the individual houses are prepared, whatever, because of the supposed technicalities in the preparation of them.

The ideal statement of real estate operation is not technical, however, but simple and comprehensive. Through a logical presentation of facts, the final result is obtained in a manner which shows the relation between the individual items and this result.

The sources of the income statement are the actual cash transactions (past and present) and cash transactions anticipated. Past actual cash transactions are considered only so far as these transactions affect the period of the present report. Cognizance, therefore, is taken in the income statement of that part of water tax and insurance earned in the present period, although paid for in the prior period. Present actual cash transactions consist of cash received and disbursed during the present period.

Proportion Applicable.

Disbursements, such as insurance, may not apply exclusively to the present period, but also to the past and future periods. For this reason, as in the instance of past actual cash transactions, only the proportion of such expenses applicable to the present period should be included in ascertaining the income for the period. Cash transactions anticipated are considered because a proportion of certain items is earned during the period, although paid in a future period. That part of taxes and interest earned during the present period should therefore be included in the statement.

For clearness, the groups underlying these cash transactions may be tabulated (Figure 1).

FIGURE 1.

BALANCE SHEET GROUP.

1. Renovating and improvements.
2. Prepaid items.
3. Accrued items.
4. Accounts payable and receivable.
5. Miscellaneous.

INCOME STATEMENT GROUP.

Income	Rent	
	Telephone	
	Miscellaneous	
	Operating	Repairs and renewals
		Telephone
		Miscellaneous
	Administrative and Renting	Commissions
		Stationery and printing
		Advertising
		Miscellaneous
Outgo	Fixed Charges	Protection—taxes, insurance
		Use of borrowed capital—interest
	Adjustments.	Chiefly miscellaneous items of income and outgo paid during the present period but applicable to prior period, unusual profits or losses, uncollectible rent, etc.

Balance sheet items consist of those items which increase the value of the property, that proportion of such items

Schedule Rent.		
Deductions from Rent:		
Vacancies	\$	
Concessions	\$	
Total Deductions.....	\$	
Net Rent—Income.....		\$
Expenses:		
Repairs and Renewals:		
Plumbing	\$	
Decorating	\$	
Plastering	\$	
Carpentry	\$	
Electrical	\$	
Roof	\$	
Tiling	\$	
Masonry and cement.....	\$	
Glazing	\$	
Shades	\$	
Awnings	\$	
Dumb waiter.....	\$	
Miscellaneous	\$	\$
Service:		
Superintendence:		
Payroll	\$	
Uniforms	\$	
Supplies	\$	\$
Elevator:		
Payroll	\$	
Uniforms	\$	
Repairs	\$	
Power	\$	\$
Heat and Light:		
Payroll	\$	
Coal	\$	
Gas	\$	
Electricity	\$	
Boiler repairs.....	\$	
Miscellaneous	\$	\$
Telephone:		
Payments	\$	
Operator	\$	
Uniforms	\$	
Less: Receipts	\$	\$
Exterminator	\$	
Range rental	\$	
Refrigerators	\$	\$
Miscellaneous Operating:		
Furniture repairs, etc.....	\$	
Ash cans	\$	
Miscellaneous	\$	\$
Total Operating Expenses.....		\$
Gross Income from Operating Building.....		\$
Administrative and Renting:		
Commissions	\$	
Stationery and Printing.....	\$	
Advertising	\$	\$
Net Income from Operating Building.....		\$
Miscellaneous Income:		
Cash discounts	\$	
Interest on Bank Balances.....	\$	
Miscellaneous Income	\$	\$
Total Income		\$
Deductions from Income:		
Water Tax Proportion.....	\$	
Property Tax Applicable.....	\$	
Insurance to Period.....	\$	\$
Income on Value of Building (—% on \$.....)		\$
Less: Interest on Mortgages.....	\$	\$
Income on Equity in Building (—% on \$.....)		\$
Adjustments:		
Miscellaneous Profit:		
Appreciation of Building.....	\$	
Miscellaneous	\$	\$
Miscellaneous Losses:		
Uncollectible rent	\$	
Depreciation of Building.....	\$	
Accounts of prior period.....	\$	\$
Result of Adjustments.....		\$
Net Result to Be Transferred to Profit or Loss.....		\$

as insurance and water taxes paid in present period, but applicable to future period, that proportion of taxes and interest earned during the period but payable in future period, accounts payable and receivable, and miscellaneous items. Note must be taken in the balance sheet of the insurance, interest and taxes prepaid and accrued items to reconcile the final result as shown by the balance sheet with the final result as shown by the income statement.

The income statement thus excludes certain items because they are included in the balance sheet. The remaining items may, therefore, be combined into the income statement. The individual items are of two main groups, income and outgo.

Income items consist of rent, telephone, and miscellaneous items. Rent is the chief source of revenue. In considering this item, rent due but unpaid should be considered in connection with the cash received. Vacancies are, of course, deducted direct from the schedule rent. Concessions cannot be considered as a charge against the month or months in which they are granted, and should be distributed over the entire term of the period affected by them.

Telephone receipts, when the salary of the operator and miscellaneous expenses are considered, are usually insufficient to pay for this service. For this reason, receipts from this source are considered as a deduction from the expense of a special service.

Miscellaneous items are receipts from sources other than the ordinary operation of the house. Interest on bank balances and cash discounts are the most important sources. These items are not earned through the operation of the house, but are extraneous. For this reason, they are not included as income from the house, but are added to the income from the house.

Outgo items consist of disbursements for operating expenses, administrative and renting expenses, fixed charges, and adjustments. Operating expenses may be divided into repairs and renewals, service, and miscellaneous operating expenses. Repairs and renewals consist of expenditures on the building itself as plumbing, decorating, carpentry, and roof repairs. Service items are composed of expense incurred for the special benefit of the tenants, such as janitor, telephone, and elevator services. Miscellaneous operating expense consists of such items applicable to neither the house or special services, as repairs to hall furniture, etc.

Administrative and renting expenses consist of management commissions on expense, stationery and printing, advertising and miscellaneous items of the same nature. Because these items are incurred in the management of the house, they are placed in a separate group, instead of including them in the operating expenses.

Fixed Charges.

At this point, the items of extraneous income are added which give the total income. Fixed charges consist of taxes, insurance, and interest, which are deductions from the total income. In considering fixed charges, items incurred for the protection of the house (taxes and insurance) should be distinguished from payments for the use of borrowed capital (interest). If a division of the two classes of items is not made, the deduction of the entire amount of fixed charges will result in the income on the equity. By deducting taxes and insurance from the total income, the income from the building is ascertained. A further deduction for interest on borrowed capital gives the income on equity. As most real estate men consider the income on equity as the income from the building, the two results should be shown separately to avoid this error, which in many instances is material. For example,

The income from a property on the total value of \$100,000 is 5%, or \$5,000. The average rate of interest on the mortgages of \$80,000 is 5½%, or \$4,400. After the interest of \$4,400 on the mortgages is deducted, \$600, or 3%, remains as the income on the equity of \$20,000. If the property is judged by the result on the equity, the error is 2%.

As stated previously, this error ordinarily is not important, but in the financial plans for the building and in many other instances may be very important. Adjustment items must be considered after the income from the equity is ascertained. These items include unusual profits, such as appreciation of the building, and losses such as rent uncollectible and depreciation of the building. They also include bills applicable to prior period which were not included in the statement for that period and paid for during present period.

The foregoing analysis gives a general idea of the items to be included in an income statement and their relation. From this analysis, a report form, such as Figure 2, is prepared:

This income statement is not exactly adapted to all classes of buildings. In the instances of one-family, two-family, and walk-up houses, many items do not apply. In every instance, however, by amplification or omission, the statement can be adapted to the subject of the income statement.

Although the foregoing statement may seem in too great detail, yet all the information in it is essential for exactness. This information is necessary data upon which to base further plans. By no method other than a detailed statement can this information be presented and no other form of presentation is as satisfactory as the income statement.

VALUE OF CONTRACT BONDS PROVEN THROUGH EXPERIENCE

By WALTER A. HUGHES, President, Ritch-Hughes Co.

NOT so many years ago, when general contractors and sub-contractors were not as numerous as they are today, contracts were given out by owners to general contractors, and by general contractors to sub-contractors with a feeling of confidence that the work would be performed in accordance with plans and specifications, and within the time prescribed.

During recent years the demand for guarantee contract bonds has greatly increased owing to the fact that many new combinations have taken up construction work, some of them experienced and responsible, and others unscrupulous, inexperienced and not responsible. When conditions are such as they have been in recent years, few contracts awarded and a large number of contractors figuring jobs, competition is naturally keen, and a profit is more or less of a gamble. There have been many instances where contracts have been awarded by owners to general contractors, and by general contractors to sub-contractors at prices apparently below cost. When the error was discovered by the bidder the work was abandoned, causing inconvenience to the person who let out the contract, as well as causing the necessity of making new arrangements for the completion of the work.

In order that the owner or the general contractor would have some protection against loss and an experience such as above, guarantee contract bonds are issued by the various surety companies in behalf of contracting firms who can comply with their requirements in favor of the person who gave out the contract, guaranteeing the faithful performance of the work at the contract price and in accordance with all the requirements of the plans and specifications.

It is quite unusual in these days for a contract of any size to be awarded without prescribing for a surety bond to be furnished, ranging in amount from twenty to eighty per cent. of the amount of the contract, guaranteeing its completion. If the person who gave out the contract is furnished with a bond of this character it practically eliminates all cause for doubt as to the work being completed on time and at the price bid for the work.

A guarantee contract bond provides in case the contractor fails to complete the work as called for in the contract, the surety company must either complete the work or reimburse the holders of the bond for the amount of loss sustained.

There have been many instances where contracts have been completed at a price which provided for payment on a scale basis according to the progress of the work, providing for a payment of completion of the work up to the grade level, providing for an additional payment for material manufactured to be installed on the job, and continuing in its provisions for payments in the usual manner until the job is completed, turned over and accepted by the owner or general contractor, as the case may be.

Some of the shrewd combinations would accept contracts of this nature, and would find that in the early stages of the contract payments to which they were entitled would net them a good profit, but to complete the contract would result in a loss. These combinations would complete the work up to that stage where it meant profit to them, and then abandon the balance.

The surety company will issue a guarantee bond only after the applicant has shown necessary qualifications to handle the work, as well as showing and guaranteeing financial responsibility.

It frequently happens that the contracting concern applying for a bond is unable to show sufficient financial strength according to its own resources to justify a bond being issued, but in a case of this kind they have the option of securing the cooperation of some corporation or individual, with necessary financial strength, to offer personal indemnity in behalf of the contractor in order to justify the requirements of the surety companies.

The charge for bonds of this nature is small, being approximately 1% of the amount of the contract, making the premium on a \$50,000 contract approximately \$500. The possibility of procuring and furnishing a guarantee bond issued by a surety company has met with favor by contractors, because it eliminates the necessity of asking personal friends to assume the guarantee.

If a bond has been furnished guaranteeing the faithful performance of any contract and the work does not progress in accordance with specifications, the holders of the bond are simply required to advise the surety company of the failure, and make demand upon the surety company to either complete the work or reimburse them for their loss. There are numerous cases where companies have sustained losses in cases where contractors have failed, or have been unable to complete their work.

Owners and general contractors who require guarantee bonds for their own protection, and contractors who have not heretofore furnished bonds, should get in touch with their broker and be instructed how to make out a financial statement to be filed with the surety company, so that in case a bond is required without delay, it can be applied for and furnished within a few hours' time.

Where bids are being accepted on proposed work a bond is frequently asked for to accompany the bid, guaranteeing the completion of the work at the bid price. Bid bonds should be procured in the same manner as guarantee contract bonds.

Hearing on Gas.

The Public Service Commission has set down for September 18, at 2:30 p. m., a hearing to determine whether the standard for illuminating gas should be changed from a candle power to a heat standard and whether the price to be charged for gas should be based on the actual quantity of heat units furnished for each 1,000 cu. ft. of gas.

MEET FOR ADOPTION OF EQUALIZATION TABLE

Real Estate Board and Allied Council of Realty Interests Confer on State Taxation

ON Tuesday, September 4, the State Board of Equalization will meet in Albany to adopt the equalization table for 1917, on the basis of which the direct State tax, amounting to about \$12,500,000, will be apportioned among the several counties of the State. As a preliminary to the annual meeting of the State Board of Equalization the State Tax Commission held a conference in Albany last Tuesday with representatives of the City of New York, the Real Estate Board of New York and the Allied Council of Real Estate Interests, concerning the assessment of real property in the City of New York.

It is the custom of the State Tax Commission to gather information throughout the State as to ratios of assessments in several counties, and prepare, for the information and consideration of the State Board of Equalization, a tentative table of county rates, based upon the information thus received.

Laurence McGuire, who represented a Joint Committee of these two real estate associations, presented to the conference, in support of his claim that real estate in Manhattan was being assessed considerably over 100 per cent. of real value, the results of a compilation of a sales data made by the real estate interests under the direction of a joint committee. The statement embraced many sales of real property at private contract made during 1916, the considerations aggregating \$25,601,934, which property was assessed on the local tax rolls for \$26,349,800 or 103 per cent. of the total sales price.

Robert R. Rainey, secretary of the Joint Committee, presented the details of many of the sales transactions included in this inquiry, and otherwise undertook to furnish specific information to members of the State Tax Commission regarding properties throughout the city, particularly concerning such cases where the "book values," when compared with current assessed valuations, indicated under assessments.

Frank J. Bell, Chief Deputy Tax Commissioner, presented a statement on behalf of the Department of Taxes and Assessments, setting forth the results of an examination made by that department in connection with its efforts to secure an explanation of disparities between "book values" and assessed valuations contained in certain reports made to the Corporation Tax Bureau of the State Tax Commission by corporations owning real property in New York City. He pointed out that in a number of instances the "book values" were very much in excess of the assessed valuations, but that the inquiry made by the Department of Taxes & Assessments had disclosed just what relation, if any, these reported "book values" had to the real value.

Mr. Bell stated that over 1,000 corporations making reports to the Corporation Tax Bureau were addressed concerning the nature of the "book values" so reported, and that to date over 600 replies had been obtained.

Mr. Bell's statement of the results of his inquiry in this connection made clear the fact that in very few instances did the corporations make any reductions for depreciation from the original costs of their property, and that these properties, as a general rule, were carried on the books of the corporations at their original cost, plus commissions and various other supplementary charges.

R. B. McIntyre, representing the Bureau of Municipal Investigation and Statistics of the Department of Finance, on behalf of Comptroller Prendergast, presented the results of an examination based on sales and appraisal data compiled by title searchers and others in sixteen counties of the State.

Results of this examination, shown below, indicate that with the exception of one county, the rates fixed in the 1916 equalization table exceeded the average rates of assessment disclosed by the Department of Finance Investigation, by from 3 to 23 points:

COUNTY.	Rate given in 1916 Equalization Table.	Average rate of assessment as indicated by this inquiry.	Number of points by which the 1916 rate exceeds the rate indicated by investigation.
Albany	85	74	11
Broome	80	66	14
Dutchess	76	69	7
Erie	73	69	4
Jefferson	75	52	23
Monroe	75	70	5
Niagara	63	51	12
Oneida	71	48	23
Onondaga	79	73	6
Orange	55	46	9
Rensselaer	88	85	3
St. Lawrence	75	59	16
Schenectady	70	61	9
Suffolk	65	47	18
Ulster	68	52	16
Westchester	73	73	..

Mr. Bell left with the State Tax Commission a summary giving the results

of a compilation of sales data affecting property in the City of New York, embracing 5,660 sales, with a total consideration of \$182,916,310, representing the current selling price of property assessed in 1916 for \$188,430,736, or 103 per cent.

The State Equalization Board has been influenced more or less by representations made to it in connection with the reports of corporations which occasionally show "book values" very much in excess of assessed valuations, and the Comptroller last winter had these particular instances transcribed from the Corporation Tax Bureau's records for the express purpose of conducting an examination to determine the exact relation which these "book values" bore to current assessed valuations.

The State Tax Commission did not give any definite intimation as to what they were going to recommend, but Mr. Martin Saxe, president of the Tax Commission, indicated his willingness to vote for a 100 per cent. ratio for New York, Bronx and Kings Counties. The other members reserved their judgment.

Among those present at the meeting were: President Martin Saxe, Commissioner Thomas Knapp and Lewis K. Rockefeller, Deputy Tax Commissioner in Charge, Bureau of Statistics, Assessments and Equalization.

Save Every Pound of Fuel.

The pound of coal that you, Mr. Citizen, may save today may contain the last gasp of energy necessary to drive a shell home true to the enemy and spell victory instead of defeat.

The pounds of coal many Mr. Citizens may save today may forge the shells that may decide the war in favor of a world's democracy.

The pounds of coal many Mr. Citizens may save on many days may hasten the end of the war and save thousands of lives.

This is the statement of Francis S. Peabody, chairman of the national coal board, Council of National Defense, in an appeal issued to all of the people of the country in an effort to have them conserve in the use of fuel so that there may at all times be a sufficient quantity available for battleships, the munition factories, the railroads, and all enterprises that are making materials for use in the war.

"It is not that we do not have the coal in this country," continued Mr. Peabody. "Perhaps no country in the world is so blessed with such a superabundance; but it is a question of digging it out of the ground fast enough and having prompt deliveries by the railroads at the places where it is most needed.

"The less coal the householder uses, therefore, the more there will be for the essential industries, the men of which in this industrial war are all soldiers as much as the man who wears a uniform and marches to the front.

"But the householder asks where he comes in. In the first place, in many homes throughout the country he can maintain a less number of coal fires. He can ever shorten the number of hours they are in operation. He can see that gas stoves are turned off as soon as the cooking is over. When the weather is cool, he can carry lower temperatures in his home than he has been accustomed to, unless there is illness in the house. A temperature of 60 degrees instead of 70 is sufficient. Then he can operate fewer gas and electric lights and see that they are turned off when not needed or when he leaves the room.

"And this leads to the suggestion that, if ever there were need for the introduction of the proposed daylight-saving act throughout the country, it is now. Begin work an hour earlier and quit an

hour earlier. That immediately would take an hour's burden from the street railways, the electric light companies and the electric power companies. The 'owl' car would be an hour earlier. People would be sleeping instead of using lights generated by coal. In compact little England, with daylight saving, they have saved 300,000 tons of coal in a year's time.

"In time of war the coal wasted in this manner is 'luxury' coal, and that leads to the thought that Americans are the greatest advertisers in the world with their brilliantly lighted downtown sections of great cities; the mammoth electric advertising signs blazing for miles, and their elaborate 'White Cities,' their Coney Islands and their 'Dreamlands.' It is all very well to be up and doing and pushing your product is a big way in peace times, reflecting much enterprise upon American methods of doing business. But in war time doesn't all this tremendous expenditure of energy from coal mean the use of 'luxury' coal which ought to be stopped from a pure spirit of patriotism?"

Nassau Street in 1695.

How many of the thousands of people that daily travel through Nassau street know anything of the early history of that interesting thoroughfare? For those that have time to stop for an instant to read the tablet on the building, at the northwest corner of Nassau and John streets, the following historical information is available:

"Nassau Street, Known Originally As 'The Street That Runs By The Pye Woman,' Was Laid Out About 1695 And Was Named In Honor Of The House Of Nassau, Whose Head At That Time Was William The Third, King Of England And Stadtholder Of The Dutch Republic. Nassau Street Became Identified With The Jewelry Trade More Than Half A Century Ago."

The tablet with this inscription is erected on the exterior of the building at a height of about seven feet from the ground. It was placed there by the Maiden Lane Historical Society, in 1916.

Road Improvement.

At the request of Borough President Van Name, the Board of Estimate appropriated \$19,000 to build a new pavement on the Manor Road from the entrance to Sea View Hospital to Bradley avenue. Engineer Theodor S. Orholm is busy preparing the plans and specifications.

LEGAL NOTES AFFECTING REALTY

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

Agreements to Share Commissions.

A COMPLAINT alleged that plaintiff was a real estate broker, employed by realty owners to sell for 5 per cent. commission; that he listed the property for sale with defendant, another broker, accompanied by a letter stating that plaintiff was exclusive agent, and would receive any offer defendant would make, and put it before the owner, allowing defendant 2½ per cent. commission if defendant effected a sale; that defendant acknowledged the letter and agreed to use its best efforts to dispose of the property, and stated that it would be glad to submit any offers received, and that defendant, while the property was listed under plaintiff's letter, procured a purchaser, submitting his offer to the owners, with the result of a sale, whereupon the owners paid 5 per cent. commission to defendant. The New York Appellate Division holds, *Gerard v. Cross & Brown Co.*, 165 N. Y. Supp. 819, that the complaint stated a cause of action, on the theory that defendant agreed with plaintiff to endeavor to effect a sale, and to submit any offer to plaintiff, on the consideration that plaintiff would pay defendant 2½ per cent. in the event of a sale, but that defendant submitted an offer to the owner, and so secured 5 per cent.

Restricting Use of Lands.

The New York Appellate Division holds, *Moubray v. G. & M. Imp. Co.*, 165 N. Y. Supp. 842, that the erection of buildings to be used as retail stores, with dwelling apartments above, does not violate a restrictive covenant, prohibiting establishment of distilleries, coal yards, stables, etc., or any business "dangerous, noxious, or offensive to the neighboring inhabitants"; the general clause being meant to prohibit other kinds of business which are dangerous, noxious, or offensive in the same manner as those specified, the word "noxious" suggesting that which causes or tends to cause injury, especially to health or morals, and the word "offensive" alone being too uncertain for practical enforcement, since individual taste determines what is offensive, and such a store not being "dangerous" to the neighboring inhabitants in any sense of the word. It was immaterial that the neighboring inhabitants testified that the maintenance of such stores would be dangerous, noxious, and offensive, since the construction of the covenant was for the court.

Broker's Right to Commissions.

An action was brought by a real estate broker to recover commissions. The defendants, brother and sister, were joint owners of an apartment house, and they placed the apartment house in the plaintiff's hands for sale. The plaintiff brought the apartment house to the attention of one Horowitz, who offered to purchase the apartment house subject to existing mortgages for \$3,000, one-half to be paid by a mortgage on certain lots in Southampton, \$1,000 in cash, and the remaining \$500 in short-term notes. This offer was made in a conference at which both defendants, Horowitz, and plaintiff's representative (plaintiff being a corporation) were present. According to the testimony of Horowitz and plaintiff's representatives, the defendants accepted this offer, subject to an investigation of the Southampton lots. The defendant Annie Strubbe denied the acceptance, but in one part of her brother's testimony he seemed to admit the acceptance by his sister. Following the conference, the brother wrote plaintiff this letter:

"Mr. Kurz, 370 East 149th St., City—Dear Sir: Having been trying since 8 p. m. to get you on the wire. It is now 10 p. m. Can't make connections with you, so I am compelled to use this means of informing you that I have completed all arrangements to be at your of-

fice at 5 p. m. to-morrow, June 14/16, to close deal as put by you. If you will call me up at the office tomorrow morning, tel. 2208 Morningside, so that I can inform the others accordingly."

At the time appointed in the letter the plaintiff had the purchaser at the office, ready and willing to close the deal. The defendants did not appear. The defendant Herman Strubbe explained his failure to appear by saying that in the meanwhile a representative of the plaintiff had informed him that the purchaser had disposed of the Southampton lots. As the time was less than 24 hours, and as a matter of fact the purchaser had not disposed of the lots, Strubbe's statement is extremely improbable. After the deal fell through, Strubbe transferred his interest in the apartment house to his sister. Thereafter this action was begun, and between the date of the commencement of the action and the date of the trial Miss Strubbe sold the premises to the same Horowitz, whom the plaintiff had originally procured, and on almost the same terms originally mentioned.

From all these facts it was held that the great preponderance of the evidence was in favor of a finding that the minds of the parties met on the terms of sale through the efforts of the plaintiff, and that the latter had therefore earned its commission.—*Kurz v. Strubbe*, 165 N. Y. Supp. 443.

Condition of Sidewalk.

In an action for personal injury from falling into a coal hole while passing in front of the defendant's premises it appeared that the plaintiff stepped on something and fell into the hole up to her right knee. At the same time the coal hole cover flew off to a distance of about two feet. The New York City Court held that the mere happening of the accident did not raise the presumption of negligence. It was incumbent on the plaintiff to show negligence and actual or constructive notice to the defendant of a prior dangerous condition of the sidewalk.—*Miners v. Ausfresser*, 165 N. Y. Supp. 694.

False Representations.

The New York Appellate Division holds, *McNulty v. Myers*, 165 N. Y. Supp., 861, that where one party went to the vendor with a sale proposition, acting for defendant, and the vendor gave him personally an option, and he then negotiated with defendant for a commission, and then at the vendor's suggestion took title in himself and transferred it to defendant through dummies,

but he had made false representations to the vendor, who, through respect for him, depended on them, neither the agent, nor the defendant, was personally liable, since the agent occupied no fiduciary relation to the vendor, and the manner of the transaction, suggested by the vendor, broke the agency's chain.

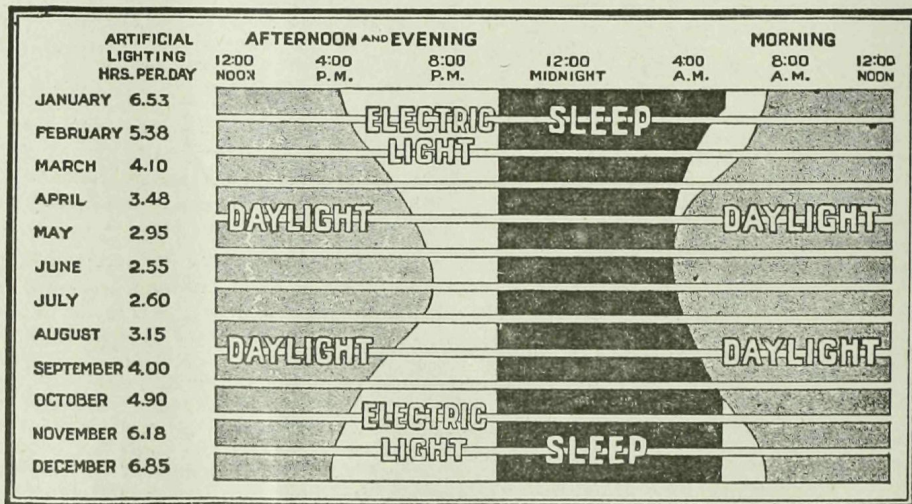
Mortgagor's Personal Liability.

Where a mortgagor has parted with his title to the mortgaged premises, the release of part thereof by the mortgagee without the mortgagor's knowledge or consent will discharge the mortgagor from personal liability for any loss to the mortgagee resulting from a deficiency in the proceeds of a subsequent sale in foreclosure proceedings. By such release the mortgagee assumes the risk of the unreleased portion of the property being of sufficient value to secure his debt. In an audit of the account of a substituted trustee of an assigned estate, it appeared that prior to the assignment the assignor had mortgaged real estate and had given a penal bond to further secure the mortgage debt, and that subsequent to the assignment parts of the realty were released from the lien of the mortgage without the mortgagor's knowledge or consent, and that the mortgaged premises were afterwards sold for a sum insufficient to pay the mortgage. The Pennsylvania Supreme Court held, *In re Hunter's Estate*, 101 Atl. 79, that the mortgagor was discharged of any liability on the bond.

Commission Upheld.

A special Statutory Federal Court, consisting of Circuit Judge Ward and District Judges Veeder and A. N. Hand, sitting in Brooklyn, has denied the application of the Brooklyn Rapid Transit Company for an injunction to restrain the Public Service Commission from taking steps to enforce its order, directing the company to purchase and put in operation 250 new cars on its surface lines. The company was recently defeated in the New York State Courts, in an effort to obtain a certiorari review of the Commission's proceedings and order in the car purchase matter. The company thereupon had recourse to the Federal Courts, maintaining that the order of the Commission was unconstitutional and that the law creating the Commission was also unconstitutional and that the order of the Commission was confiscatory. All of these points have been decided by the Federal Court, in a decision issued per curiam, in favor of the Commission. The Court held that the company had not been deprived of any of its rights; that the order had only been issued after a full and fair hearing and was not unreasonable or confiscatory.

WHY ELECTRIC LIGHT BILLS VARY



THE accompanying chart, prepared by the Society for Electrical Development, shows why electric light bills vary with the seasons. In winter artificial light is depended upon nearly three times

as many hours in each twenty-four as in summer. In December the average use of electric light, in a residence, is almost seven hours a day, while in June the average use of electric light in a residence is about two hours and a half.

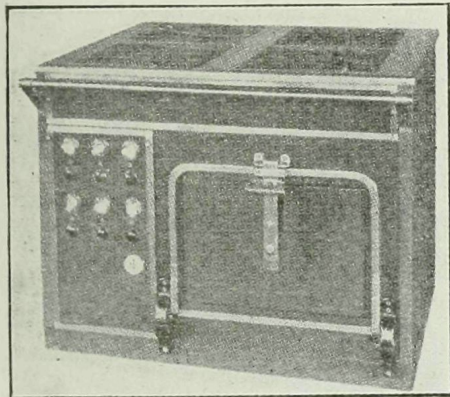
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

New Electric Range.

AMONG the modern cooking appliances that have recently made their appearance on the market is an electric range which consists of an oven and four square hot plates, each provided with a three-heat switch, a cut-out, and enclosed fuses. The oven has a clear working space 27 in. deep and 21½ in. wide. The height is 16½ in. The heaters are of the enameled type and are located in both top and bottom of the oven. The manufacturer claims that all baking and roasting operations can be performed in the space allowed. The walls of the oven are highly insulated and a ventilation flue with a damper control is included. The top of the range consists of a steel top frame holding four flush heaters, each 14 in. square. The switches



are placed in a flush panel in front of one side of the oven, and by removing this panel the switches and fuses, and also their connections, are easily accessible. In this switch panel there is also a plug switch for connecting an extra heating appliance, such as a broiler or rim griddle, a water heater or any other auxiliary apparatus that might be desired for use in connection with cooking operations. The entire wiring of this range, it is claimed, is carefully laid to prevent it coming in contact with either grease or moisture.

Makes Pipe Covering Stick.

IN setting pipe covering on valves, tanks, boilers and other similar surfaces it is often difficult to make the covering stick, according to Popular Mechanics. To overcome this, give the surface a coat of silicate of sodium, known as water glass, and apply dry asbestos by the handful while the surface is wet. The silicate sticks to the metal and retains sufficient asbestos to form a ground for the later coats, applied with a trowel. Wire mesh may also be wrapped around certain forms on which asbestos will not stick readily, and provides a good foundation.

Inside Corner Bead.

THERE is now obtainable an inside corner bead constructed of metal for which is claimed many advantages. These beads are made of open hearth galvanized sheets, in five, six, seven, eight, nine, ten and twelve foot lengths. The use of beads of this type will insure correct lines in plastering where wall meets wall or ceiling, and furthermore, it is said to eliminate the skinning of a coat of mortar from the jambs back to the inner angles of the wall. They prevent the unsightly

fissures so commonly noticed in the angles of a plastered room, as the beads in a large degree take up the strain of building settlement and the consequent warping and shrinking of timbers.

Inlaid Slate.

INLAID slate is a comparatively new roofing material that is growing in popularity on account of its numerous advantages. It is composed of a small tile made by a patented process and applied over a built-up waterproofing with a special high-melting asphalt. The slates measure 3x6 in. in dimension and are split thicker than the ordinary roofing slate. The small size together with the extra thickness doubles their strength according to the claim of the manufacturer, and the 3 in. width allows the material to conform to uneven surfaces of a roof deck, such as gutters, rounded hips or valleys, without the necessity of cutting the slate. As the cost of laying so many small slates on the roof would be excessive, this cost is reduced by one-fifth by making every five slates into a single unit at the quarry. This is accomplished by having a backing of roofing felt bonded to the slate with a high-melting asphalt mingled with sand under heat and pressure. Inlaid Slate is said to be perfectly safe to walk upon.

Glazing Without Putty.

GLASS panes may be held in place without putty by the use of a flexible metal or rubber strip like a partly open tube laid upon the pane and held down by a set of clamps spaced along the pane, according to a writer in the Building World. First apply the glass so that it fits snugly in the usual recess, then lay the prepared metal or spring strip along one side and screw on a plate at the corners of the pane and one at the middle, these being flat plates with a somewhat curved edge where they take hold of the spring strip, and are screwed on to the woodwork at the side of the pane with curved ends projecting out and over the pane so as to enclose the strip. The latter are, of course, put on at all four sides of the pane. A double pane with air space between can be had by using a deep recess and laying a pane, then the strip, next a second pane and finally a strip that should come flush with the woodwork. These are fastened down by metal plates as for a single pane.

Dust Proof Lighting Fixtures.

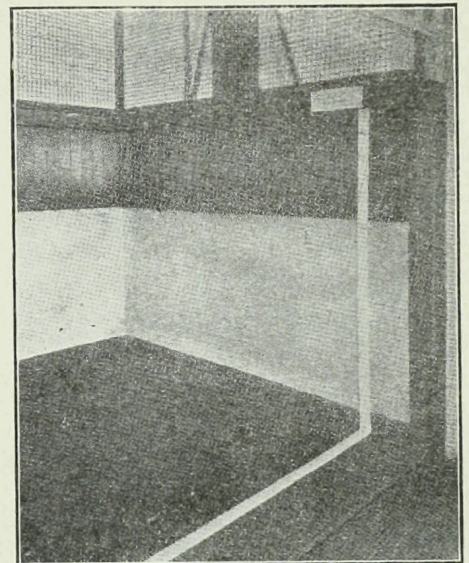
THERE has recently appeared on the market a lighting fixture designed, it is claimed, to preserve the initial efficiency of the unit as long as possible and reduce the cost of maintenance to a considerable extent. These fixtures consist of a one-piece clear inclosing globe to eliminate dust. A top member is superimposed, consisting of a white opal bowl shaped reflector, which furnishes direct lighting, and a bottom member that is attached underneath the inclosing globe, securing the semi-indirect feature and at the same time acting as a screen over the source of light. The top and bottom opal members are separate and can be made in tinted or iridescent glass etched in becoming patterns producing a handsome decorative effect. These separate members can also be made in ruby glass for exit purposes or in blue glass to produce daylight effects.

Solderless Cable Connectors.

SOLDERLESS connectors which have been designed for use with concentric-laid cable are being produced by a well known manufacturer of electrical apparatus. These connectors consist of two tapered and hinged jaws held together by a compression nut which, when screwed on tight, will cause the connector to grip the main cable firmly and also be securely fastened to the branch cable. It is pointed out that this connector has been designed to carry a greater load than the cables themselves and will not bend out of shape or become loose in service. The claim is also made that the use of this connector prevents waste of copper due to ordinary splicing, and that the cost of the connector is less than the actual cost of a soldered splice.

Marking a Danger Line.

MANY elevator accidents are due to the extreme carelessness of the passengers who are willing to take risks that are not necessary or that are contrary to all rulings. These accidents are entirely preventable by care and caution on the part of passengers. In order to guard against accidents due to elevator passengers standing too



close to the front of the car and coming in contact with walls and obstructions in cases where no protection is offered by safety doors or other appliances on freight elevators that are habitually used by employes. A large concern has provided for the elimination of accidents from this source by painting a white line across the open end of the elevator, which marks the extreme distance forward that any passengers are permitted to stand. A strict rule to this effect was promulgated and is being enforced to the letter. The danger line is easily seen by passengers entering the car and acts as a warning that trespass beyond is dangerous.

Kitchenette Range.

AN electric kitchenette range which is a variation from the ordinary combination of hot plates and oven has recently been developed by a prominent manufacturer to meet the requirements of small kitchens. The oven is pivoted at the outside corner so that it will swing over the hot plates and thus not require a separate heating element. There is an open-coil air heater in the top of the oven for broiling, toasting, etc. The oven has double walls, which are insulated and lined with aluminum. With both burners operating at full intensity the oven will attain its maximum temperature in four minutes, according to the statement of the manufacturer. Each hot plate is controlled by a three-heat multiple switch which regulates the power demand to 1,000, 500 or 250 watts, as desired. In order to prevent the radiation of heat from the bottom of the hot plates they are insulated by bowl-shaped inclosures.

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in the Metropolitan District

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Managers of apartment hotels report an excellent demand for space and anticipate with the close of the summer season even better business. Among the reasons advanced for the large increase in hotel dwellers are the abnormal conditions arising out of a state of war and the increased cost of house-keeping.

The National Lumber Association has agreed at a meeting of its executive committee to continue to cooperate with the United States Forest Service in the collection of statistics of American lumber production. The excellent work done by the association in 1916 made similar service during 1917 highly desirable.

Details of the war savings certificate plan, modeled somewhat after the British plan, under which certificates of £1 are purchased in instalments by stamps issued through the postoffices, have been virtually completed and are before Secretary McAdoo for consideration. Complete information will probably be available in a short time.

American electric apparatus is gaining rapidly in popularity the world over. A compilation by the National City Bank of New York, shows that the value of electric machinery, appliances and instruments reported in the fiscal year 1917 aggregated more than \$50,000,000, against \$30,000,000 in 1916, \$10,000,000 in 1914, and \$10,000,000 in 1911.

That new mortgage money is being steadily released into Manhattan realty is evidenced by the records of the Registrar's office. From January 1 to August 23, 1917, a total of \$96,735,177 was loaned, as compared with \$70,562,813 for the corresponding period last year. Of this amount banks and insurance companies furnished \$57,403,600 this year, as against \$30,550,159 in 1916.

Control of Exports.

The proclamation of the President, which places an embargo on a vast amount of exports to neutrals, will have a twofold benefit, first of preventing leakage into Germany, and, secondly, by benefiting local consumers.

The revised list includes many materials needed in building construction, such as pig iron, steel ingots, sheet bars, steel structural shapes, and fabricated iron and steel. The fact that these materials are on the prohibited list should tend to loosen the market on this side of the ocean and shorten the time of delivery.

Until some price revision is decided upon at Washington, there is little doubt but that approximately the present prices will be maintained, with slight variations. When the embargo is in full operation these goods should be more readily obtained locally and expensive delays lessened.

There is every indication that the top of the price movement has been reached and passed, and that the next year will see recessions from the quotations of today. By the same mark real estate values have reached their low mark and improvement should be noted as soon as general conditions are more stabilized.

Real estate prosperity will soon be apparent in Manhattan. It is already noticeable in the suburban sections. Real estate operators and brokers in Nassau and in Westchester County report that there is a shortage of rentable houses and owners are unwilling to sell their holdings, except at a price. The reason for this condition is directly due to the scarcity of new houses, and the argument is advanced that "if I did sell my house, where would I find another?"

Unless history fails to repeat itself, the day is not far distant when the excessive demand will be lessened. A building movement of size will sweep over the country and a large percentage of the unusual reserves now held by the loaning institutions will be released into ordinary channels, and real estate will receive its fair proportion.

The control of exports, just gone into effect, is only one of several obstacles which have been removed during the past month. The fixing of the prices of both bituminous and anthracite coal will redound to the advantage of building and real estate. The fixing of the price of steel, copper and other essentials will bring within the reach of the builders materials necessary to the conduct of his business. So soon as the prices recede money will be obtainable for new construction and a widespread building movement will result.

Real Estate Outlook.

With real estate values at low ebb in a market characterized by quiet investment demand, the question arises as to when and where the next real estate buying movement will take place. An upward turn is inevitable, not only by reason of the inexorable economic law which decrees that business prosperity and depression come and go in alternate cycles, but also because many of the deterrent factors which have been operating to discourage real estate ownership have been cleared away, and others may soon be partially or entirely eliminated.

The present condition of the real estate market is not the result of recent developments but has been brought about by a long series of abuses and annoyances which tended to a great extent to undermine the confidence, not only of the present owners of realty but also of prospective purchasers.

Before the war began the reasons for the then existing real estate depression may be traced to five fundamental sources, firstly, excessive regulation; secondly, promiscuous city growth which permitted the uncontrolled and unrestricted invasion of sections of the city by undesirable neighbors; thirdly, the keen competition of other forms of

investment which resulted in a corresponding rise in mortgage rates and difficulty in obtaining mortgage renewals; fourthly, the general business uncertainty which made capital and investors especially cautious, and lastly, overbuilding of certain types of structures in several sections of the city.

The past years however, have brought in their train important ameliorating influences, tending to materially relieve the situation and aiding to restore in a large measure confidence in real estate as a form of investment. Definite progress was made in relieving property owners from duplication in building inspections and efforts have been made toward co-ordinating the various municipal agencies having jurisdiction over Manhattan properties. Future growth of the city along sane and orderly lines has been guaranteed by the passage of the famous Zoning Resolution of July, 1916, which will prevent the slaughter of equities that accompanied the unhampered up-town advance of factories into residential and high class retail districts.

The era of stock speculation has practically subsided and the merits of mortgages, for investment purposes, are being more generally recognized with every prospect that they will be restored to their former position in the minds of investors who seek a stable and reliable income-producing medium. The general business uncertainty which prevailed is somewhat more clarified. This factor is not operating to any extent as a deterrent for the resumption of real estate activities concerning itself more particularly with industry and commerce.

New York City has become underbuilt on account of the decline of construction of residential and business buildings, and there is at present existing an unprecedented demand for space in buildings of practically all descriptions. This demand will continue to increase as a result of the normal growth of the city and will have to be met soon.

At the present time there is considerable interest being manifested in the outlying sections, especially in those neighborhoods that will be favored with new transit.

The entire Metropolitan district, on account of the decline of residential construction, has been experiencing excellent renting seasons and values have been enhanced.

The next buying movement will receive an additional impetus through the return into the market of the speculative builder, who has been held back by the high cost of materials. Even the exceptional renting demand has not justified his presence in the market. He is awaiting a recession in the prices of materials before he can be expected to participate in a building movement. Coincidentally with the revival of interest on the part of the speculative builder will be the return of the professional operator and he, in turn, will be followed by the investor.

It is questionable whether realty prices will maintain for any extended period at the present low level. The shrewd man of money will do well to look over the field. Many opportunities exist today, and current prices will look cheap once the movement has been started.

Fire Prevention.

During the present tense times, when almost every patriotic citizen is thinking in terms of conservation so that the nation might prosecute the war to the extent of its capabilities, the fire menace and consequent loss presents itself to the minds of those interested in ways and methods of conserving resources, as a matter of prime importance. Every fire, be it large or small, means the utilization of building materials for the reconstruction or repair of the burned structure. Whether the building is wholly destroyed, partially damaged, or the injury only slight, the repairs to the structure will require the use of materials that under the existing circum-

stances might be used to much better advantage along other lines of construction.

The firm demand for structural materials of almost every type has been mainly responsible for the extremely high prices that now maintain. The immense amount of Government building work is taking large quantities of materials out of the market, and even the Federal purchasing agents have been hard pushed at times in their efforts to locate supplies for immediate delivery so that the rapid construction of training quarters, cantonments, base hospitals, and other forms of military building might not be hampered. While it is understood that a certain amount of building activity must of necessity proceed in order to supply the growing demand for rentable space both for the accommodation of families seeking housing and commercial and industrial concerns in the market for business space, unnecessary building called for as a result of carelessness in regard to means of fire prevention should not be countenanced, as this type of construction consumes material and supplies that is sorely needed for other projects.

There has been so much discussion in the past about fire prevention and the immense amounts of money annually expended for the repair of buildings damaged or destroyed by fire that additional comment on the subject is superfluous, but under the circumstances as they exist today, and with the nation in dire need of every facility available for conducting the war to a successful conclusion, any method of conserving materials and supplies and money will be a patriotic effort, and one that should be endorsed by every individual that has the ultimate success of the United States at heart.

Notwithstanding the fact that organizations, both municipal and private, have already accomplished much in reducing the hazard and loss by fire, it still remains that the wastage from this element is excessive, and that some drastic measures must be taken in order to reduce the figures. The operation of reducing fire risk must be of a private nature, as much of the loss and damage is through personal carelessness.

Quite a large proportion of the annual fire loss is due to extreme carelessness on the part of some individual or group. Either the owner or tenant of the burned structure has disregarded the ordinary precautions for safety and prevention that are so easy to install and operate, or individual employees or inhabitants have not lived up to their duty in regard to common preventive measures.

Whatever the cause, the final result is the same, a structure destroyed or damaged to an extent that repairs or reconstruction is necessary before the building is again habitable. Material required that otherwise might have been utilized in the erection of an entirely new structure of a type for which there is such an insistent demand. Material used that will render it more difficult for the Government to complete its schedule of army and navy construction work in the time specified. Funds expended for work of an unnecessary character at a time when every penny is essential to the economic welfare of the nation, and when the entire country is concerned with its financial future. Labor employed, that on account of its great scarcity is keeping other and more important building projects from being consummated.

While the entire idea of the nation is concentrated upon the thought of conservation in some form or other it is an excellent time for the industrial interests and householders also to do their bit along the line of conservation.

One of the best methods, and one which will result in large personal savings and relief from injury or danger will be accomplished by taking every possible precaution to prevent the start and spread of fires, by an attitude of careful thought and consideration for property, by the conservation of materials and supplies for a more thoroughly patriotic use.

Practice In Foreclosure Cases.

Editor of the RECORD AND GUIDE:

It has been a matter of some surprise to the writer, that the "usual" terms of sale in mortgage foreclosure actions, which are in general use by the auctioneers, and printed copies of which terms of sale are posted in the Exchange Sales-room at 14 Vesey street, Manhattan, and also at 3208 Third avenue, Bronx, contain provisions, which since October, 1910, have been in direct conflict with the rules of practice in foreclosure cases, as laid down by the Justices of the Supreme Court.

It may not be amiss therefore to call attention to the fact that the fourth section of the "usual" printed terms of sale, states in effect, that the referee will allow out of the purchase money all taxes, assessments and water rates which are liens or encumbrances upon the property sold, provided the purchaser produces to the referee proof of such liens and duplicate receipts for the payment thereof.

The rules of the Court referred to contain no such authorization of the referee, he being limited to the payment of such taxes, etc., out of the proceeds of sale which may be received by him.

It would seem that the printed forms of terms of sale in foreclosure actions are in need of amendment in this respect to comply with the requirements of practice.

In the opinion of the writer the fifth section of the terms of sale as at present used could be also changed to advantage by stipulating in addition to what is now stated therein, specifically that the purchaser should sign, in duplicate, a memorandum of his purchase, with his name, business address and place of residence.

Experience has shown that occasions do arise when a purchaser at a foreclosure sale refuses to follow the usual course of signing duplicate copies of the terms of sale, and further that serious inconvenience and much delay, as well as at times considerable expense, may be caused to the plaintiff in foreclosure actions, because of inability to find or locate the bidder in at the foreclosure sale, when the time arrives for the delivery of the referee's deed.

JOHN V. IRWIN.

Opportunities in Harlem.

Editor of the RECORD AND GUIDE:

A very regrettable fact is the disinterested attitude of the large number of land speculators throughout the city who, in their eager search for profitable investments, have overlooked the opportunities afforded in that section of Harlem extending from 116th to 122d streets, east of First avenue. During the past decade few sections of the city have been subjected to a more consistent flow of immigration. Land owners throughout the district have been overrun with requests for comfortable apartments, but however willing have been their efforts to meet the emergency they have been obliged to surrender the opportunities.

For the past eight or ten years hardly a building has been erected that could afford to meet modern requirements, such as steam heat, electricity, etc. The present buildings are old and inconvenient and do not satisfy the tenants, consequently that section of the Bronx, east of Third avenue has reaped the fruits destined for Harlem. That section of the Bronx is so densely populated that it proves the argument that similar conditions would produce like results in Harlem.

The demand, however, is not for apartments and private homes but for storage houses, lofts, and industrial buildings of all classes. It is not an unusual sight to see small manufacturers located in stores and basements and even in private houses. In fact, the entire section is overrun with cases that naturally call for relief.

I realize the fact that it is hard at present to obtain loans for improvements, due to the present International conflict, but this condition has been exaggerated.

I do not understand why the people should be called upon to pay \$30 for

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. 262.—Please advise me if I have any claim against John Doe, who agreed verbally to take a vacant lot in West 32d street as a monthly tenant. This agreement was made in the presence of the landlord, two disinterested witnesses and myself on or about June 6, 1917. He agreed to be in my office on June 9 to pay the monthly rent and take possession of said lot. John Doe did not keep his promise and now refuses to enter into said agreement.

OWNER.

Answer No. 262.—Your claim is perfectly good.

Question No. 263.—Has the property owner anything to say with regard to the location of street lamps in front of or adjoining his property? Can he register a protest where a big glaring electric light is erected directly in front of his house, without his knowledge or consent? Where must this protest be registered?

A. C. R.

Answer No. 263.—Selection and location of street lamps is within the exclusive jurisdiction of the Department of Water Supply, Gas and Electricity, Municipal Building. See Greater New York Charter, sec. 469, subd. 5. Any protest should be made to that Department.

Question No. 264.—Has there not been passed a law or ordinance some time this year compelling tenants, and not owners, to pay penalties account of wastage of water, etc.

J. A. K.

Answer No. 264.—A proposed ordinance to compel the installation of water meters in apartment houses, etc., was submitted to the Board of Aldermen by the Commissioner of Water Supply, Gas and Electricity. Public hearings were held and in view of the strong oppositions which developed the Board of Aldermen did not pass the proposed ordinance.

Question No. 265.—In the case of a tenant of store property—the store has all the usual protection, extra bars on the doors, bars on the windows. The tenant is burglarized, the burglars forcing the bars on the rear windows. The tenant now demands that the owner provide more protection, extra bars and reinforcement, so "that this may not happen again." The tenant has burglar insurance. It is customary or necessary for the owner in such cases to go to the additional expense involved—or is it not the business of the tenant or the insurance company (burglar) to make repairs or extra enforcements?

J. A. K.

Answer No. 265.—This is no affair of either the landlord or the insurance company. Tenant has his option whether or not to supply more protection.

four rooms in The Bronx when similar or even cheaper accommodations could be afforded in Harlem. The latter section is more accessible to the business and industrial sections of the city.

Land is by no means more costly in Harlem, in fact, in certain sections may be obtained at cheap prices. Then why are builders and investors overlooking these opportunities?

For the fifteen years that I have been transacting business in this section I have never been called upon for more offers than at present. I have requests for lofts, steam heated apartments, storage houses, and I regret not to be able to meet such profitable requirements. I believe that now is the time to "wake up" to the fact that a field is open to those who are farsighted enough to realize that in a great need lies a great opportunity.

RALPH RUSSO.

REAL ESTATE NEWS OF THE WEEK

Market Conditions Remain Substantially Unchanged
—Buyers Await Speculative Building Movement

CLOSING days of the summer brought little or no change in the condition of the sales branch of the market, although leasing continued fairly active and the rapidly dwindling available amount of both residential and business space was steadily absorbed. This phase of the real estate situation, reflecting the fundamental strength of the entire market, bids fair to furnish the stimulus required for a more general interest in real estate for investment.

The comparative decline in building of both residential and mercantile structures has created the serious lack of the new buildings which New York's steady increase in population and in business lines demand in order that the city retain her economic supremacy over other competing American municipalities. Shortage of space as against increasing demand, has materially strengthened the position of the landlord, who has been enjoying an excellent year from the standpoint of filled houses and larger gross returns. In many instances the keen bidding for desirable space has resulted in increases in rent, whereas, in a number of other instances the advance in the cost of operating expenses has brought about a similar result.

It is unusually interesting therefore, to note that although there are so many well-rented properties returning good

income-returns to their owners, available for purchase, there has been a lack of appreciation on the part of the investing public to this form of investment. There have been many reasons advanced to explain this state of affairs, but in this connection it may be said that interest for the present is even waning in the stock market and there is a general disposition apparent in prospective buyers to "lay low" until matters become more clarified.

There is a growing feeling, however, that the next big real estate buying movement is contingent upon the tremendous building era, which will set in at the first indication of any definite or permanent recession in the present almost prohibitive high building costs. The city has become so underbuilt since the steadily upward trend in the prices of materials, that untold opportunities present themselves to the speculative builder of all kinds of houses. His return to the field will attract the investor, and New York City realty will avail itself of the chance to be accepted once more as the popular medium into which surplus funds may be released.

Pending this ideal development, which is far from an impossibility, in view of the manifest demand for space, owners have a good deal to console themselves in the continuation of the splendid renting market and the restoration of so many holdings to their old-time profitable standings.

JOINT RATES IN FORCE.

Cost is Less Than by Rail—Shippers Derive Benefit.

FOR the first time in the history of the canal joint class rates have been published providing a through rate at less than rail cost with better than rail service' from all ports of the improved Erie Canal to Cleveland, Ohio, and Detroit, Michigan," according to General W. W. Wotherspoon.

"The rates now in effect are applicable via the Shippers' Navigation Company operating the waterway between New York City and Buffalo, in connection with the Cleveland and Buffalo Transit Company and the Detroit and Cleveland Navigation Company.

"For many years past canal-and-lake rates have been in effect to lake ports from New York City, but the lines operating under those rates maintain a through New York-Buffalo service only, and the numerous large manufacturing communities up State have been denied the facilities of the all-water route via the canal and lakes to the extensive industrial area of the Central States.

"The rates now effective are filed with the United States Shipping Board, are covered by marine insurance, governed by the rules and regulations prescribed by the Official Classification, subject to the exceptions published by the canal and lake lines, and are based on ninety per cent. of the prevailing rail-and-lake rates, thus offering shippers a differential of ten per cent. less than the rail-and-lake basis. The rail-and-lake route has provided shippers with exceptionally fine service at less than all-rail cost for years, and the tremendous package freight tonnage handled by the lake lines is ample proof of the popularity of the rail-and-lake route.

"The joining of lake and canal lines in a through rate arrangement was influenced by the demand for through canal-and-lake rates by the shipping interests of the State, and indicates in a certain measure the extent to which the improved canal is being utilized by shippers. Although not yet complete, the waterway is daily demonstrating its efficiency as a transportation instrumentality, and the shippers of the State are gradually awakening to a true realization of the advantages and economies of water transportation.

"Via the route now available a one-week delivery between New York and Detroit or Cleveland is possible. The schedule of the canal line calls for a six-day service between New York and Buffalo and the lake lines give an overnight service between Buffalo and Cleveland.

"The publishing of joint canal and lake rates is the first step in a determined effort to open up the territory tributary to the waterway and to remove obstacles that heretofore have prevented shippers from employing the facilities of the canal. The absence of through rates and route has been a factor contributing largely to the decline of commerce on the canals, but with the operation of the improved waterway, the adoption of modern methods and the construction of terminals at all points equipped with economical trans-shipping machinery, these obstructions are wholly overcome.

"Negotiations are now progressing looking toward the early publishing of through rates via the canal and the numerous rail lines making connection with the canal, and ere this season has passed, or at least before another season arrives, shippers are assured that the canal can be utilized as a part or all of the route for the movement of their freight to almost any territory in the country."

Mileage Rates on Long Island.

In view of the fact that the Public Service Commission has under advisement and will shortly decide whether the Long Island Railroad Company shall be authorized to advance its rates for mileage books, good within New York City, and the question, as well, as to other proposed rate increases, it is improbable that the Commission will institute any proceedings to compel the railroad company to sell mileage books meanwhile at the rate of 2c per mile. The company has sought to increase the mileage rate to 2½c per mile and this proposed increase the Commission has under consideration. It is not yet, however, a legal rate within New York City. The railroad company contends that the Commission for the First District has no jurisdiction over mileage rates within its territory, and until a decision in this respect is made by the Commission, the question of the mileage rate will be left in abeyance.

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New Link to Open Tuesday.

A new era in rapid transit operation in New York City will be ushered in by the beginning of service on the Broadway subway, Manhattan, first trains in which will be operated as far as 14th street, Manhattan, next Tuesday, by direction of the Public Service Commission. The Broadway subway is to be operated by the New York Municipal Railway Corporation, one of the associated Brooklyn Rapid Transit Companies. By the installation of service on this line to 14th street the radius of the transportation obtainable by users of Brooklyn Rapid Transit lines is extended by at least two miles. Eventually this line will extend north on Broadway through Times Square and via Seventh avenue to 59th street, where connection will be had with the 59th street subway, which will reach by tunnel under the East River into Queens, connecting there with the new Astoria and Corona Elevated Lines.

The first service from Brooklyn to 14th street will be by way of the Manhattan Bridge and the Canal street subway. Before the end of the year it is expected the service will be extended north of 42d street and south by shuttle from Canal street to Whitehall street near the Battery. Next year by way of the new so-called Montague street tunnel under the East River, the service will be extended by this new route into Brooklyn, so that passengers on the Fourth avenue subway system, Brooklyn, will have another means of access to the Broadway subway in addition to the Manhattan Bridge route. Thousands of persons living in Brooklyn will be benefited by the new service and will find it possible to save 10c a day in car fare to and from their homes. The Broadway subway is a municipally owned line, constructed partly with city and company money, under the direction of the Public Service Commission. Complete with its tunnel extensions, it will cost nearly \$50,000,000.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 13, against 17 last week and 18 a year ago.

The number of sales south of 59th street was 3, as compared with 6 last week and 2 a year ago.

The sales north of 59th street aggregated 10, as compared with 11 last week and 16 a year ago.

From the Bronx 7 sales at private contract were reported, as against 8 last week and 6 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 277 of this issue.

42 Broadway Transferred.

Title to the twenty-one story office building at 42 Broadway passed this week to the newly incorporated Lower Broadway Realty Company, Henry A. Mark, Arthur G. Quinn and May J. Riether appear as directors in the incorporation papers recently recorded in the County Clerk's office. The structure, which runs through to 61 New street, was sold last December to Kennedy, Mitchell & Co., Inc. Henry A. Mark, of Stoddard & Mark, attorneys, stated that the conveyance does not involve a change of ownership, but was made to clear up certain difficulties of the owning corporation. The building is assessed at \$3,300,000 and the value of the land is placed at \$1,700,000. The structure is completely tenanted. The property fronts 116.3 feet on Broadway, has a depth of 197 feet to New street, where it measures 115.7 feet. Adjoining on the south is the Standard Oil Building and on the north the Standard Arcade. The property was conveyed subject to a mortgage of \$3,000,000, and all existing liens and a second mortgage of \$85,000 given to Joseph F. Cullman, Jr., by the Lower Broadway Realty Corporation. There is a provision in the document that \$5,000 is to be paid off monthly. A satisfied mortgage was also recorded by the New York

Life Insurance Co., for \$1,000,000. This mortgage was made December 29, 1910, by the New York Security Co.

Warehouse for Staten Island.

As the result of the sale of a waterfront plot on the Kill von Kull a warehouse project is contemplated for the storage of cereal and grain. John J. Wood sold, through Ruland & Whiting Co., the plot measuring 225 feet along the Kill von Kull, at New Brighton, S. I., at the foot of Jersey street, extending from Bank street to the Government pierhead and bulkhead line. The property was held at \$100,000, and is opposite the Bayonne plant and piers of the Tidewater Oil Co. On the east is the King Plaster Works. The Tanner Gross Co., 25 Beaver street, Manhattan, is the buyer and will improve the site with a three-story reinforced concrete warehouse, measuring about 112x120 feet. The Industrial Engineering Co., 30 Church street, has the general con-

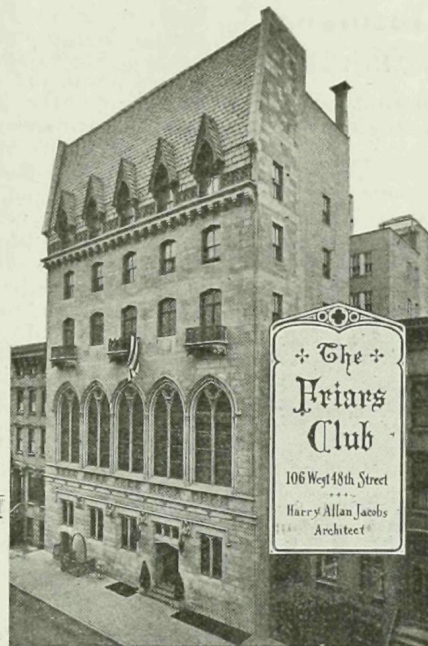
tract and the engineering work will be done by the A. E. Baxter Engineering Co., Elliott Building, Buffalo, N. Y. A private spur connects the property just sold with the Baltimore & Ohio Railroad system. The cost of the warehouse has been placed at about \$125,000.

Westdale in Trade.

Butler & Baldwin and Sharp & Co. sold to the Sexton Realty Co., Inc., the six-story elevator apartment house, known as the Westdale, at 602 and 604 West 139th street, on plot 75x100, for the estate of Theophile Kick. In part payment was given the five-story tenement at 8 West 115th, on lot 25x100.

Buys Realty Securities.

Walter C. Noyes and Alfred E. Marling, receivers of the American Real Estate Company, have been authorized by Judge Learned Hand, in the Federal District Court, to enter into a contract with J. Clarence Davies for the pur-



Around on Forty-eighth Street is that distinctive building, The Friars Club, well-known for its frolics and impromptu entertainments. Although designed in the Tudor-Gothic style of architecture, so typical of the ancient monasteries, it nevertheless is thoroughly modern in its equipment and no detail that might add to the comfort of the club-members has been neglected.

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chase of the 845 shares of the Vanderbilt Avenue Building Corporation, which they hold for the company. According to the agreement, Mr. Davies is to pay \$40,000 in instalments running for a period of fifteen months and to assume the liability of the building corporation to various tenants of their security deposits amounting to \$31,500. In addition to transferring the 845 shares the receivers under the agreement are to relinquish their interest in 105 shares of the corporation's stock held by Mr. Davies and also to transfer to him a claim of the American Real Estate Company for \$20,500 against the Vanderbilt Avenue Building Corporation.

Woman Buys In Platt Street.

Firm of Leonard J. Carpenter and the Charles F. Noyes Company sold for Walter and Richard Trimble the four-story business building lot, 22.4x79.6, at 21 Platt street, adjoining the northeast corner of Gold street, to Josephine C. Wood. Platt street, in the Swamp, is only two blocks long. It runs from William street to Pearl street. The last change in ownership of the Platt street realty, according to the ownership records, was the purchase of No. 5 by Charles L. Huisking in 1913. No. 21 has been owned by the sellers since 1867.

Rolls-Royce Co. Buys.

Cross & Brown Company has closed a lease and sale of a plot 100x180 in Long Island City at the northeast corner of Harris avenue and Sunswick street for Frederick Ayer, of Boston. The tenant and purchaser is the Rolls-Royce Co. Ltd., of London, who will occupy the building, now being erected by J. Odell Whitenack, under the su-

pervision of the engineers of the Cross & Brown Co., as a service station and repair shop. The building is to be of reinforced concrete, fireproof construction, brick and tile finish, 100x135, one story and basement, with provision for several additional floors.

Manhattan.

South—of 59th Street.

WOOSTER ST.—Peter P. Cappel resold through the Charles F. Noyes Co. and Arthur A. Goldstein the old school building at 180-84 Wooster st, on plot 75x100, near Houston st, to Peter Praperio. The structure is one of a group of former city-owned properties recently acquired by the seller from the Riggs estate.

25TH ST.—William H. Archibald sold for Rose Quimby the 5-sty tenement 356 West 25th st, on lot 25x98.9. The purchaser, who owns several choice pieces of property in the city, also owns the two 5-sty tenements on the 50-foot plot adjoining. The property will be held as an investment and no improvement is contemplated.

North—of 59th Street.

MT. MORRIS PARK WEST.—The Laura A. Dayton estate, Charles W. Dayton, executor, is reported to have sold 1 Mt. Morris Park West, a 4-sty dwelling, on lot 25x78. The selling family has owned the property since 1891.

77TH ST.—Frederick Brown bought from Henry G. Trevor the three 4-sty dwellings at 307, 323 and 325 West 77th st, the former having a frontage of 18.6 ft. and the other two 19x102.2 each. Goodale, Perry & Dwight were the brokers.

93D ST.—John A. Steinmetz sold for the Trojan Building Corporation to Benjamin Harris 316 East 93d st, a 6-sty tenement, 37.6x100.8, between 1st and 2d avs.

131ST ST.—Porter & Co. sold for the Wells Holding Co. to August F. Frubling the property at 523 West 131st st, on lot 25x100, improved with a frame dwelling.

132D ST.—J. Edgar Leavcraft & Co. sold for the New York Life Insurance and Trust Co. 223 West 132d st, a 3-sty dwelling, 15x99.11, near 7th av. The buyer will occupy it.

132D ST.—J. Edgar Leavcraft & Co. and George Brokaw Compton sold the 3-sty dwelling, on lot 15x99.11, at 227 West 132d st, between 7th and 8th avs.

189TH ST.—Nehring Brothers sold for the A. & K. Construction Co. 561 and 563 West 189th st, a 5-sty new law 30-fam. apartment house, on plot 62.6x100, near St. Nicholas av. The sellers built this and the adjoining house about a year ago. They each rent for about \$11,000 annually and have been held at \$90,000 each. Nehring Brothers will maintain the management. The Queen Mab Co. is the purchaser.

SHERMAN AV.—The Nason Realty Co., Max N. Natanson, treasurer, bought from the Hasco Building Co. two 5-sty apartments, 160 to 164 Sherman av, each 50x150, 200 ft. from 204th st, and held at \$175,000. Eyrne & Baumann were the brokers in the deal. The sellers acquired the property in June.

1ST AV.—Supreme Court Justice Erlanger has granted permission to the Children's Aid Society to sell 2225 and 2227 1st av, 3-sty brick and 1-sty frame houses, on plot 50.10x100, near 114th st, to the Dallon Realty Co. for \$25,000.

Bronx.

209TH ST.—Morris Sax sold for the West Bronx Building Co., John P. Boyland, president, 365 East 209th st, corner of Decatur av, a modern 5-sty apartment house, on a plot 45x95. The property was held at \$53,000.

FULTON AV.—Henry Morgenthau Co. sold 1699 Fulton av, a 4-sty apartment house, 28x95, at the southwest corner of 173d st and Fulton av. In part payment the purchaser gave 1648 Ocean av, a dwelling, on plot 50x151.6. Philip Pollak was the broker.

LINCOLN AV.—Alois Soeller has sold to clients of Pierre A. Geis the northeast corner of Lincoln av and 137th st; the southwest corner of Anuerson av and 165th st, and a plot, 50x111, on the east side of Ogden av, 300 ft. north of 170th st.

OGDEN AV.—Pierre A. Geis has sold for the Hammer Construction Co. 1380 Ogden av, a 5-sty modern apartment, on plot 50x111.

PAULDING AV.—J. Clarence Davies resold for Bertha Kleinberg the plot, 50x100, on the west side of Paulding av, 100 ft. north of Mace av. The seller purchased the plot at the auction sale of the Lorillard Spencer Estate.

TYNDALL AV.—Edward J. Thompson sold for the Lawyers' Title and Trust Co. the plot, 59.9x98x irreg., on the west side of Tyndall av, about 100 ft. north of 260th st, in the Riverdale section. The property was taken over by the selling company last March in foreclosure proceedings.

VYSE AV.—The Galveston Building Corporation sold to the Public Square Realty Co., represented by Morgenstern Brothers, the new 5-sty apartment at the northeast corner of Vyse av and Home st, on plot 64x100. It is fully rented and was held at \$75,000.

Brooklyn.

PACIFIC ST, ETC.—Nicholas J. Occhifinto sold for Mary P. Pell a 1-fam. dwelling, on lot 25x100, 963 Pacific st to Louis Capasso; also with Domenick De Natta for Mary A. Smith a 2-sty dwelling, 20x90, at the southeast corner of Rutland rd and East 48th st, Flatbush, and lot 20x90, adjoining, to Felice Casalino. Mr. Occhifinto also sold for Concetta Esposito

to Theodore Forrello a 2-sty dwelling and store, on lot 16x55, at 609 Grand av.

EAST 5TH ST, ETC.—The Maynard Construction Co. sold the following dwellings, with garages, in the new residential development bounded by Av M and East 3d st to East 5th st: 1378 East 5th st, 26x100, to Charles Freeman; 415 Av M, 26x98, to Samuel Wacht, Jr., and 417 Av M, 25x98, to Benjamin Shapiro.

EAST 34TH ST.—John F. Kennedy & Co. sold for Albert P. Hogle 974 East 34th st, a dwelling, on plot 80x100, to C. Hathaway.

50TH ST.—Tutino & Cerny sold for William L. Condy the 2-sty 2-fam. dwelling at 547 50th st.

63D ST.—The Alco Building Co., associated with Realty Trust, sold the semi-detached house, with garage, 2165 63d st, in the Mapleton District, to Henry Gerner.

64TH ST.—Artee Realty Co. associated with Realty Trust, sold for occupancy to Daniel John the 1-fam. dwelling 1764 64th st.

71ST ST.—B. J. Sforza sold for Charles Jelinek to Giovanni Ansaldi the 1-fam. cottage, on plot 40x100, at 1370 71st st.

74TH ST.—Frank A. Seaver & Co. sold the 2-fam. house 569 74th st for P. S. Bogart.

82D ST.—Walter S. Ross and C. C. Gret-singer sold for the Ovington Builders the 1-fam. house in the north side of 82d st known as 343 82d st.

82D ST.—Walter S. Ross and C. C. Gret-singer sold for the Ovington Builders the 1-fam. house in the north side of 82d st, west of 4th av, known as No. 353.

COLONIAL RD.—E. J. Hollahan (Inc.) sold the 1-fam. house, on plot 40x100, at 6815 Colonial rd for M. Jung, Jr. (Inc.).

RIDGE BLVD.—Cornelius B. Van Brunt sold for Robert M. Fair his residence, 8501 Ridge bld, extending from 85th st to 86th st, to Field S. Pendleton, of Pendleton Brothers, ship owners, who will occupy the place, one of the finest along the Shore rd. It is held at \$100,000 and is beautifully landscaped with gardens, trees and winding driveways.

5TH AV.—Tutino & Cerny sold for Peter N. Meinke the 3-sty business building at 4614 5th av, on lot 25x100.

Queens.

FOREST HILLS, L. I.—The Sage Foundation Homes Co. sold to G. F. Barnard the plot, 59x 92, with a dwelling, on the north side of Greenway North, 115 ft. west of Puritan av, for a reported price of \$20,000.

LONG ISLAND CITY.—Cross & Brown Co. sold for Mary T. Dulcken, Gertrude Totten and William Totten a block front, comprising about 14 lots, on the west side of 17th av, between Flushing av and Potter av. The purchaser is a landlord and operator who has been active in the Bronx for the past few years.

MALBA.—Malba Estates Corporation, associated with Realty Trust, sold Bellavista, a hollow tile residence in Italian style at the southeast corner of Malba dr and North dr.

FAR ROCKAWAY.—H. Frankfort sold for the Home Mortgage and Trust Co. its property on Brewster av, Far Rockaway, to John Rubenstein.

Out of Town.

LITCHFIELD, CONN.—John Crawford and C. R. Duffie sold the Silas Griswold place on Bantam River for Mrs. Carrie I. Clark to Dr. E. Yarnell, of Lowell, Mass. The property consists of 45 acres, with a house and stable, and adjoins the large estate of S. Edson Gage, of New York.

DUNELLEN, N. J.—James T. Barry sold to Mary Hebron the Louis Harris farm, consisting of 18¾ acres, with dwelling and outbuildings, on the New Market-Stelton rd.

EAST RUTHERFORD, N. J.—J. Sterling Drake and Edward S. Brown sold for Hassel-huhn-Williams Co. to the Burns Manufacturing Co. two acres of land to be used as a site for a chemical plant. The property fronts on Pat-erson Plank rd and the rear rests on Erie Rail-road, main line, with a private siding into the property.

EAST ORANGE, N. J.—Louis Schlesinger (Inc.) sold for the United Security Life In-surance & Trust Co., of Philadelphia, Pa., 29 William st, the southwest corner of North 16th st, consisting of a plot 35x100, having a frame dwelling, to William Cadmus for occupancy.

JERSEY CITY, N. J.—Floyd S. Corbin and George R. Franklin sold for P. Derby & Co. the large factory building on the south side of Communipaw av, between Woodward st and the Morris Canal.

NORTH BERGEN, N. J.—J. I. Kislak sold at North Bergen four lots at the northeast corner of Anderson and Dell pls and 782 Van Wagenen pl; in Jersey City 241 to 243 South st, 293 Griffith st and 204-210 18th st, and in Hoboken 140 Garden st.

PLAINFIELD, N. J.—A. W. Riley, of Albert B. Ashforth (Inc.), sold for Louis Hosmer his 21½-acre country estate and farm to Hugh M. Krumbhaar, who purchased the property as a gift to his wife, Harriet Ware, composer of music. The Hosmer place contains a brick and frame residence that is said to be 150 years old, and is still in an excellent state of preservation, and several outbuildings. The reported price was \$15,000.

PRINCETON, N. J.—The Batson Farm Agency sold the country estate of Thomas R. Coates of twenty acres to A. Branch, of Charlestown, W. Va.

SHREWSBURY, N. J.—William A. Hopping sold for Samuel G. Allen his estate on Sycamore av, consisting of about 14 acres, cottage and out-buildings. The buyer, Albert Motley, of London, England, a retired inventor, will make it his home.

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THE RECORD AND GUIDE

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WEST ORANGE, N. J.—The Payson McL. Merrill Co. sold for the estate of Jessie R. Barr to Calvin A. Agar, for occupancy, four acres on Tulip and Wildwood avs, Llewellyn Park. The property is improved with a large dwelling and numerous outbuildings.

PELHAM HEIGHTS.—Fish & Marvin sold for Mrs. Fred R. Farrington her property on Cliff av to George W. Hinckley, of Pelham. The property is located on one of the highest points in Pelham and comprises a large plot with a stucco residence. The place was held at \$18,000.

PELHAM MANOR, N. Y.—Fish & Marvin sold for the Wynnwood Realty Co. one of their new houses on Wynnwood av to Edward E. Kimball, of this city. The property was held at \$15,000, and will be occupied by the purchaser as a permanent residence.

SCARBOROUGH, N. Y. — Rear Admiral Charles F. Stokes, U. S. N., retired, has purchased Rockledge, the summer home of Clinton S. Arnold, near Scarborough, through Richard Ayles. It consists of a stone mansion, a garage, a stable and an ice house, on twelve acres with a 200-foot frontage on the Hudson River. The place is near the home of Frank A. Vanderlip. The reported price was \$80,000.

SCARSDALE.—Fish & Marvin sold for Mrs. Agnes A. Lauben her residence on Circle rd in the Overhill Estate. The property consists of a large residence of stucco and half timber construction, a garage with room for several cars and an acre of ground. The purchaser is Edward C. Rossmasser, of the Sauquoit Silk Manufacturing Co. Mr. Rossmasser is at present living at South Orange, N. J., and will take possession of the property the latter part of next month.

LEASES.

Montgomery Ward & Co. Leases.

M. & L. Hess, Inc., leased for Viscount William Waldorf Astor the building 309 and 311 Sixth avenue, northwest corner of 19th street, occupied at one time by the Simpson-Crawford Company. The building measures 62x153 feet, extends to a height of seven stories and has a total floor area of about 81,000 square feet. Montgomery Ward & Co., the mail order house, is the lessee. The lease is for a term of years, the aggregate rental being reported at \$150,000. The leasing company is one of the largest mail order concerns in the country and operates four establishments outside of New York, the principal one being in Chicago, Ill. They also have a very large branch at Kansas City, Mo., and distributing houses at Fort Worth, Texas, and Portland, Ore. The new premises will be used for their buying office and for the distribution of their women's wearing apparel, which are at present located at 28 and 30 West 23rd street, 9 to 19 West 22nd street and 45 West 23rd street. The rapid growth of their business since their establishing in the East necessitates their taking larger quarters immediately, and they will occupy the premises on or about December 15, when the alterations now being made on the building will be completed. They will continue to operate their Brooklyn branch as heretofore, where they will handle their other lines of merchandise, the space now occupied by the fashion department being needed by other merchandise departments.

Store in Silk Zone Leased.

Mark Rafalsky & Co. leased for the 251 Fourth Avenue Co., to Klein & Jackson, the store and basement at 251 to 255 Fourth avenue, being the northeast corner of 20th street, to the Wechsler-Barber Silk Co. The renting of this store removes from the market the last store in the section. It was held at \$13,000 per annum. The lease is for a term of years.

Long Island City Lease.

Cross & Brown Company and N. A. Berwin & Co., who represented the tenant and purchaser, have closed a lease and sale of a plot 95x226 at the northeast corner of Van Alst avenue and 14th street, Long Island City, for Frederick Ayer, of Boston. A two-story and basement concrete fireproof building, 75x211, is now being erected by J. Odell Whitenack under the supervision of the engineers of the Cross & Brown Co. for the Premier Metal Etching Co. This project represents about \$100,000, for the account of the tenants who buy the completed building under a long term contract.

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Tea Room in John Street.

Charles B. Van Valen leased to the Misses Emma, Louise and Whilemina Bruckner the two center stores at 50 to 56 John street, between Nassau and William streets. The Elm Tree Tea Room will be opened on the premises. The lease is for a term of years at an aggregate rental of about \$50,000, and completes the rental of the building, which is showing an increase on rents of 45 per cent over last year. Among the tenants are the Sanipure Lunch, N. J. Felix & Sons and Thoms & Eron.

Long Lease in Elizabeth Street.

Louis Carreau leased for Mrs. Elizabeth C. Dessecker 152 and 154 Elizabeth street, southeast corner of Kenmare street, a three-story building, which will be used for garage purposes. The lease is for twenty-one years.

Manhattan.

AMES & CO. rented the store at 11 East 22d st to the Franklin Woolen Co.; also the store 128 West 34th st to Michael Newman, and a store 142 West 31st st to I. Levinson.

BASTINE & CO. leased apartments at 319 West 95th st to Dr. Grandin, Norman Anthony and Mrs. Mary Thurston, and at 839 West End av to Mrs. Ella Remington, Mrs. E. Eurt and Dr. R. C. Howard.

BASTINE & CO. leased apartments at 839 West End av to Philip Brock, Y. Joel Greenbaum, Thomas Keary and William J. Goulding; and at 319 West 95th st to Mrs. J. Pearce, John Barnes Wells, Miss Belle Risdon and Charles Simoni.

CARSTEIN & LINNEKIN leased space in 396 Broadway to Samuel Rubin; in 13-21 Park Row to William Duborgh, Paul G. Peterson, Hanover Contracting Co., John P. Finneran and Richard Mortense; in 456-60 4th av to J. Kaiser & Co.; in 215-19 4th av to The Western Products Corp. and Zuckerman & Bernstein; also the store in 21 East 15th st to The Mountain Paper Co.

CROSS & BROWN CO. leased the store and basement at 1823 Broadway to John R. Thompson Co., in conjunction with R. K. Kaufman of the Mercantile Trust Co., St. Louis; at 114 5th av space to Gardsteen Embroidery Co.; at 109-23 West 64th st space to Charles B. Warren.

DUFF & BROWN CO. leased the 3-sty dwelling 467 West 140th st for The Model Fireproof Tenement Co. to Anna Radley, and the 3-sty dwelling 8 Hamilton terrace for Lillie R. Duhme to Emma Irwin.

DUROSS CO. leased the store at 174 8th av for Louis Feldman to N. Perril; also the store 131 West 14th st for Bernard Kempner to Warner Brothers, and the store 421 West 16th st to Francis Florio.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av, covering the two entire city blocks, between 47th and 48th sts, for the Vanderbilt Av. Realty Corporation, Charles V. Paterno, president, to J. T. McChesney; sublet an apartment in 417 Park av for John H. Poole to Frederick W. Woerz; sublet an apartment at 122 East 76th st for Townsend Lawrence, and have secured an extension of the lease from the owner, John I. Downey, to the Rev. Samuel M. Hamilton; and sublet an apartment at 103 East 86th st for F. S. Chipman to Miss Grace B. Johnson.

DOUGLAS L. ELLIMAN & CO. leased for Miss Elsie de Wolf her house 131 East 71st st, a 5-sty dwelling, on a plot 17x102, to Mrs. H. W. Sage, of Albany, N. Y.

DOUGLAS L. ELLIMAN & CO. leased the parlor floor and part of the basement at 15 East 43d st for Frank Kines to Mary C. McLean. The premises will be occupied as a tea room. Douglas L. Elliman & Co. also leased for the estate of Ella S. Flagg to Rimer & Co. 45 West 45th st, a 4-sty and basement remodeled building. The lessee will, after alterations, offer the premises for rent, with Douglas L. Elliman & Co. as rental agent.

DOUGLAS L. ELLIMAN & CO., with Geo. R. Read & Co., leased 12 East 56th st, between 5th and Madison avs, a 4-sty dwelling. The lessee will occupy the premises for business purposes.

DOUGLAS L. ELLIMAN & CO. leased for the Rev. Wilton Merle Smith, pastor of the Central Presbyterian Church, Madison av and 57th st, his residence 29 West 54th st, a 5-sty residence, on lot 22.6x100, to Mrs. Grace Tyson.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building under construction at 125 East 72d st for Julius Tishman & Sons to William J. Hyde; also an apartment in 108 East 82d st for Mrs. R. W. Downing to Harry B. Byrne; in 64 East 86th st for Samuel A. Herzog to Alfred E. Smith; and renewed leases of apartments in 157 East 81st st to Charles M. Ward and in 130 West 57th st to Henry M. Ward and Miss A. V. D. Malcolm.

J. B. ENGLISH leased for Adeline Molyneaux the 4-sty dwelling 327 West 101st st to Waldemar A. Chadbourne.

J. ARTHUR FISCHER leased to A. L. Dale the 4th loft in 111 West 48th st.

GOODWIN & GOODWIN leased apartments in the St. Urban, 89th st and Central Park West, to Daniel Weinstein; in Richmond Court, Broadway and 164th st, to Matilda D. Nale; in the Yucatan, 1580 Amsterdam av, to Alfred M. Morris; in the Alfredo, Broadway and 162d st, to Clarence Mayer; in the Talladega, 61 Hamilton pl, to Dr. Benzion Liber; in Bervie Hall, Broadway and 144th st, to Charles C. Hanan and Bertha Sachs; in Lydia Court, 545 West 162d st, to William Natanson; at 200 West 130th st to I. E. Berkey and W. B. Gibson; in Balmoral Court, Broadway and 163d st, to Arthur J. Sigel.

GOODWIN & GOODWIN rented for Eda C. Fleming to Isaac M. Shaine the 3-sty dwelling at 128 West 119th st.

GOODWIN & GOODWIN rented to Arthur Harrison and Edward H. Wallock a store in "Bervie Hall," at 3524 Broadway.

HOUGHTON COMPANY leased for Isidore Hershheim 228 West 72d st, on a lot 25x102.2, a 5-sty dwelling, containing an elevator, to Elizabeth Ehrgott.

HOUGHTON COMPANY leased to Dr. John B. Lynch the 4-sty dwelling 140 West 74th st for the Townsend Jones estate, represented by Jesse Knight.

HOUGHTON COMPANY, in conjunction with Ogden & Clarkson, leased the 4-sty dwelling 71 West 95th st to William Frisch.

LOUIS JACOBS rented for Walter G. Butler the store at 1204 Lexington av to J. Simmonds.

PHILIP JESELSON leased to M. Erler the 4-sty dwelling 212 East 18th st.

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MICHAEL E. LIPSET leased the 6th loft at 30-4 West 26th st to I. Belley Co.; the 5th loft at 3-5 East 28th st to Meyer Bros.; and the 1st loft at 30-2 West 21st st to Mindlin & Feldman.

SAMUEL H. MARTIN leased for Bolton Hall the dwelling 141 West 63d st to Margaret H. King.

SAMUEL H. MARTIN has leased for the estate of Charles Garneau the 4-sty dwelling 165 West 64th st to Marie Busch.

SAMUEL H. MARTIN has leased for Susie Scott Hall the 3-sty dwelling at 56 Edgecombe av to Bessie S. Allien.

SAMUEL H. MARTIN leased for Howard Pauson Wilds, attorney, the 4-sty dwelling 325 West 137th st to Mary Mulhern.

A. H. MATHEWS leased the 4-sty and basement buildings 330-342 West 13th st, through to 1-13 Gansevoort st, area about 50,000 sq. ft., for Douglas Robinson, Charles S. Brown Co., agents, to the Atlanta Warehouse Co. (Inc.) for six years; also the 7-sty building 62 Thompson st for Dr. M. O'Donovan to the General Warehouse Co. for five years.

A. H. MATHEWS leased for Charles E. Weyand the store and basement at 22-26 Howard st to the Charles Schweinler Press Co.; also for Douglas Robinson, Charles S. Brown Co. the store and basement 68 Greene st to Ajax Trucking Co., and store and basement 413-5 Broadway to the Sanitary Stamped Wares Specialty Co.

PAYSON McL. MERRILL CO. leased apartments in 257 West 86th st to P. H. Griffin, Mrs. Alice L. Nash and Carter Phelps.

PAYSON McL. MERRILL CO. sub-leased for William J. Taylor a duplex studio apartment at 15 West 67th st to Leon M. Gordon, and for Mrs. Malcolm E. Smith an apartment at 137 East 66th st to Mrs. Ellen Emmet Rand.

PAYSON McL. MERRILL CO. leased for the Rodin Studios a large duplex housekeeping studio apartment at 200 West 57th st, southwest corner of 7th av, to Charles K. Eagle, and with E. De Forest Simmons, two apartments in the same building to Drs. William C. and Harry A. Deane.

MOORE, SCHUTTE & CO. rented 519 West 150th st, a 4-sty private dwelling, to Dr. Herbert Adler for the Kings County Savings Institution.

MOORE, SCHUTTE & CO. rented 474 West 145th st, a 4-sty dwelling, for five years to William Guilfoyle for Minnie G. Goddard.

OGDEN & CLARKSON CORPORATION leased the 5-sty dwelling at 14 East 95th st; also 127 West 95th st, 136 West 95th st and 63, 65 and 67 West 95th st.

PEASE & ELLIMAN leased for the Park Av. & 76th St. Corporation, controlled by George F. Johnson, Jr., a large duplex apartment in 830 Park av, the southwest corner of 76th st, to Thomas Cardeza; also an apartment in 40 East 83d st to Mendel Gottesman; for John Volz and apartment in 480 Park av to Mrs. S. Brockway; and subleased for A. H. Ealson his apartment in 39 West 55th st to D. E. Erenemann; renewed the lease of the parlor floor in 20 West 47th st held by Bryon C. Adams and Harry C. Lyons; made the following renewals of apartment leases: in 146 East 49th st to Mrs. E. F. Engel and to Hiram Kirk; in 1190 Madison av to F. Singer; in 315 West 115th st to Mrs. L. E. Brown; in 214 West 92d st to M. B. Isaacs; in 213 West 85th st to Mrs. T. B. Lawler; and in 65 West 68th st to William B. Beam.

PEASE & ELLIMAN leased for Mrs. Marks Arnheim the parlor floor, 21x100 ft., in 21 East 57th st, a newly altered building which was formerly the residence of the Arnheim family, to Juliette Nicole, whose trade name is Nicole de Paris; Pease & Elliman also subleased, furnished, for C. W. Lyons his apartment in 115 East 53d st to C. S. Ascherson; and subleased for Dr. H. L. Schelling his apartment in the newly constructed building at 125 East 72d st to Gerson Beringer.

L. J. PHILLIPS & CO. leased 3819 Broadway, the southwest corner of Broadway and Fort Washington av, in the new taxpayer recently erected on the former site of the Church of the Intercession to La Louise. It will be opened on the completion of necessary alterations as a branch of other establishments conducted by the same concern in this city; also 3801 Broadway, northwest corner of 158th st, in the new arcade building, to Louis Schoen for "Quality Pastry Shop"; 1152 St. Nicholas av to Pellenberg & Avron, as an automobile sundry and accessory salesroom.

L. J. PHILLIPS & CO. and James N. Wells Sons have leased 241 8th av, adjoining the corner of 23d st, for Mary E. Wells to James Butler (Inc.) as an addition to the chain of grocery stores.

THE E. A. POLAK REALTY CO. has leased for the estate of Henry Goodkind the dwelling at 98 Greenwich av to Mrs. R. Wilkinson.

LEWIS B. PRESTON (Inc.) leased apartments in the Roxborough, 251 West 92d st, corner of Broadway, to Benjamin Rosenschien, J. H. Cohen, M. L. Ernst, J. E. Kilsheimer, and Mrs. Sarah Wohlgemuth.

GEO. R. READ & CO. rented the following private houses: 336 Convent av, southwest corner 144th st, for Thomas B. Hidden to Miss Catherine Edwards; 454 West 144th st for Mrs. Kate A. Hastings to Lindsay Perkins; 460 West 144th st for Mrs. Edna P. Jenkins to Charles F. Tibbs; and 464 West 144th st for Mrs. Evelyn S. Hastings to Eleanor B. Gardner.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented, unfurnished, the 4-sty residence at 48 West 52d st for Mrs. W. H. Young to Archibald M. Brown.

WALTER ROSENBERG has taken a 5-year lease of the Fourteenth Street Theatre, at 14th

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et and 6th av. The house will be renovated and is to open about October 1 with photoplays.

SCHINDLER & LIEBLER leased for Charles Dorn the 3-sty dwelling 528 East 87th st.

SLAWSON & HOBBS rented for Mrs. B. L. Dorflinger 124 West 71st st to Mrs. E. A. Braut.

SLAWSON & HOBBS leased for P. E. Amy to A. M. Guinzburg the dwelling 24 West 87th st.

SLAWSON & HOBBS leased for Mrs. F. K. Brown the dwelling at 125 West 81st st to S. B. Slocum.

MALCOLM E. SMITH & RUDOLPH C. CULVER (Inc.) rented apartment in 13-14 Central Park West to Col. C. F. King.

SPEAR & CO. rented to Michael Cooper the top floor in 133-141 West 21st st.

SOL STERN leased for John Herman Heider to the Manick Hardware Co. the store and basement 151 Grand st, southwest corner of Lafayette st, with "L" to 158 Lafayette st, for a long term. This completes the renting of the building.

E. K. VAN WINKLE leased an apartment at 110 Riverside dr to H. P. Knowles; at 723 St. Nicholas av to Miss Ada E. Dona; and at 36 Gramercy Park East to Martin M. Foss, and made the following renewals: at 59 West 76th st to Charles Laughlin; at 723 St. Nicholas av to F. A. Harlow; also leased for George B. Fife his furnished apartment at 236 West 70th st to Lothar Ullmann, and renewed the lease of the store at 804 West End av to Henry Scharf.

E. K. VAN WINKLE leased for Mrs. Charles Ginsberg her furnished apartment at 620 West 115th st to W. G. Moore.

UNGER & WATSON (INC.) leased to the American Asiatic Association the entire building at 627 Lexington av for their editorial rooms and executive offices.

WHITE-GOODMAN leased the entire 3d and 4th floors at 452 Broadway, through to Crosby st, containing about 20,000 sq. ft., to Berner & Friedman, manufacturers of the Universal Wardrobe Trunks, who have been located at Grand and Crosby sts for a number of years. This lease is for a long term.

ARTHUR E. WOOD leased for Miss Anna Anderson the 3-sty dwelling at 55 East 120th st to Mrs. A. Horowitz.

Bronx.

SYDNEY S. COHEN leased to the Inwood Theatres Corporation the McKinley Square Theatre, office building and stores at Boston rd and 169th st.

GOODWIN & GOODWIN rented for the S. E. and M. E. Bernheimer Co. to Samuel Visotsky the store 830 East 163d st.

Brooklyn.

OGDEN & CLARKSON CORPORATION leased the southeast corner of Vanderbilt av and Fulton st to a prominent druggist.

WILLIAM J. SMITH leased for Herman Huebsch the Prospecta Theatre, 9th av and 17th st, to the Rialto Pictures Corp.; also the Parkway Theatre, Schenectady av and St. Johns pl, for the R. N. Building Co. to M. Cohen.

Queens.

H. FRANKFORT rented cottages for Susanna Faber to I. Ackerman for three years in State st; for Mrs. A. T. Whitson to George I. Seidman for two years in Woodbine la; for Mrs. M. Levy to Isaac Landman for three years on Cedar av; for Mrs. A. Hobson to E. R. Ballis for two years on Forest av; for the Muhlebach estate to Percy Toff in Muhlebach court, and for Mrs. Mary Halpin to Julius Lichter for three years on Hollywood av.

Richmond.

JOSEPH P. DAY leased to Major Robins, of the United States Army, a large tract at Kearny, N. J., fronting on the Passaic River. The property comprises about eight acres, with a 300-ft. bulkhead frontage on the river, and the government will use the property as one of their storage sites.

HENNING RYDEN, artist, has leased a Colonial house on the heights of New Brighton, overlooking the Bay, for use as a studio.

Out of Town.

FEIST & FEIST (INC.) leased for the Manufacturers' Investment Co. the upper portion of the 3-sty building at the northeast corner of Mulberry and Murray sts, Newark, to the Gammon Motor Co.; also for Joseph Oshwald to the Willys-Overland Co. the new service station to be erected at the southwest corner of Plane and Hackett sts, Newark.

FISH & MARVIN leased the property of Milton C. Herrmann at Dobbs Ferry-on-Hudson to Frederick Stallforth, of this city. The property comprises 45 acres, a large stone residence and outbuildings.

EDWARD C. GRIFFIN AND P. H. COLLINS rented at Larchmont the Dr. E. J. Smith cottage on Beach and Willow avs to Horace Parker, and the Hodgeman cottage at Walnut and Grove avs to John M. Galloway.

GRIFFEN, PRINCE & RIPLEY (Inc.) leased the residence of Charles J. Mason, corner of Circle and Overhill rds, Scarsdale, furnished, to Arthur Roche; also rented the residence of Livingston Roe, 13 Greenridge av, White Plains, to Jane Darling.

LOUIS SCHLESINGER (Inc.), has leased for the Morris County Realty Co. the front portion of the 4th floor at 9-11 Franklin st, to the City Plan Commission; also for Mrs. Emma F. Hobbs to Feinstein Bros., the 4th floor on the Mulberry st side of 346-8 Mulberry st, southwest corner of Oliver st.

REAL ESTATE NOTES.

ELY BERNEIS is the buyer of 562 and 563 West 190th st, recently reported sold by the A. & K. Construction Co. through Nehring Brothers.

OGDEN & CLARKSON CORPORATION have been appointed agents for 127 West 95th st; also the 7-sty apartment house at 63 East 74th st, northwest corner of Park av.

MRS. H. N. PALMER, who has been living in the West, is the buyer of the 4-sty dwelling, 33 West 74th st, sold recently by Slawson & Hobbs for Mrs. R. C. Ketterer.

CHARLES B. WALKER and Frederick Fox & Co. negotiated the recently recorded sale of 208 Lafayette st, a 4-sty store and loft building, for the Quiller Morgan Co. to Lewis Solnier.

WERTHEIM & CLEAR have sold for Carlos M. Barbey the lease, good will and furnishings of the Hotel Terminal, at the southeast corner of Lexington av and 44th st, to Mrs. Margaret Nathanson.

GEORGE L. WILLIAMS is the buyer of 16 East 67th st, formerly the home of Benjamin Yoakum, president of the Rock Island Railroad, recently sold through William B. May & Co. Mr. Williams will occupy it. The house was held at \$250,000 and was erected by Cornelius W. Luyster, Jr., from whom Mr. Yoakum bought it in 1906. It is a 6-sty building on a lot 25x100.5, just west of Madison av.

WILLIAM R. WILCOX, chairman of the Port Commission, recently appointed by Governor Whitman, announced that the commission had established offices at 115 Broadway. The other members are Arthur Curtiss James and E. H. Outerbridge. They are to work in conjunction with a similar commission appointed by Governor Edge, of New Jersey, consisting of J. Spencer Smith, chairman; Frank R. Ford and De Witt Van Buskirk. Major General George W. Goethals has been appointed chief consulting engineer of the commission; William Leary, secretary, and C. A. Ruhlmann, assistant secretary.

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 showing Manhattan conveyances for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table showing Manhattan mortgages for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Amount, No. at various interest rates, and Amount.

Mortgage Extensions.

Table showing Manhattan mortgage extensions for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing Manhattan building permits for 1917 and 1916, comparing August weeks and Jan 1 to Sept 1. Includes New Buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table showing Bronx conveyances for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., No. with consideration, and Consideration.

Mortgages.

Table showing Bronx mortgages for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Amount, No. at various interest rates, and Amount.

Mortgage Extensions.

Table showing Bronx mortgage extensions for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing Bronx building permits for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes New Buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table showing Brooklyn conveyances for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., No. with consideration, and Consideration.

Mortgages.

Table showing Brooklyn mortgages for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes Total No., Amount, No. at various interest rates, and Amount.

Building Permits.

Table showing Brooklyn building permits for 1917 and 1916, comparing August weeks and Jan 1 to Sept 1. Includes New Buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table showing Queens building permits for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes New Buildings, Cost, and Alterations.

RICHMOND.

Building Permits.

Table showing Richmond building permits for 1917 and 1916, comparing August weeks and Jan 1 to Aug 31. Includes New Buildings, Cost, and Alterations.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH many of the leading architectural and contracting concerns of this city are pessimistic when discussing the present building situation they still hold much hope for the future. Their attitude in regard to prospective work is mainly based upon the anticipated Governmental action through which the price of structural steel and other essential materials of construction will be fixed, and they generally feel that just as soon as the announcement is made, commodity prices will be substantially lowered.

As a consequence of reduced material prices a number of structures that are at present being held in abeyance on account of the excessive construction costs will be started and rushed to completion. It is only in this manner that the demand for accommodations, both for living purposes and industrial and commercial expansion, will be satisfied. There are numerous new projects in prospect, the plans and specifications for which have already been prepared, and the owners are only waiting for a recession in material prices to a point where construction is possible on a more reasonable cost basis.

Leading contractors do not hesitate to predict that as soon as the present war is ended that this country will experience one of the largest building movements in its history. Furthermore, the activity will not be confined to any one locality or district, but will be general throughout the entire nation.

Not for a long period has there been such a large volume of projected building work out for estimates as was noticeable during the past week. Among these contemplated operations are numbered many important structures, representing large expenditures of capital.

It is almost needless to state that there is practically no work of a speculative nature included in the list, but otherwise the projects are diversified in character and all types of construction fairly well represented. It is interesting to note in connection with the present building situation that the construction of schools, both public and private, and other educational, religious and philanthropic institutions is well sustained,

Common Brick.—Aside from a further weakening price tendency, conditions in the market for Hudson River common brick remain approximately the same as those of one week ago. Brick from this section is now selling at \$8.00 to \$8.25 a thousand, in cargo lots to dealers, with increasing difficulty encountered in obtaining the higher figure. The slight margin of profit possible at the present low price is influencing some manufacturers to suspend producing operations for the season, in fact, some of the Hudson River plants have already ceased operations for this year, as was recently reported, and if the existing adverse conditions continue for any length of time there will undoubtedly be a further cessation of brick-making activities in the Hudson Valley. Considering the general state of the building industry in the Metropolitan district, common brick sales have been fair, but still are in no wise up to the volume that would be considered normal in other years. The only change in the manufacturing conditions is the constantly decreasing supply of labor. This feature has been the prime difficulty of the brick producers for the past twelve months and is a condition that will most likely outlast the war. Inquiries have been light. Some weeks ago there was an indication that structural activities were to be resumed on a large scale as evidenced by the number of inquiries for common brick future deliveries, but up to

notwithstanding the existing high material costs and the many other deterrent factors that have been responsible for the adverse building situation.

Another important phase of construction that is showing evidence of increased activity to a marked degree is the alterations of existing structures to meet with modern requirements, both for business and living. In Manhattan and also the other boroughs of the city there is quite a number of projects of this type. In total this class of work will involve the expenditure of large sums and consume immense quantities of materials.

In addition to the alteration work already under way there is infinitely more for which plans have been prepared and which will undoubtedly be started the moment that building material markets become stabilized and owners able to proceed in confidence that the cost of their alteration or extension will not be greater than they are able to afford.

While the markets for building materials have been quiet throughout the week there have been remarkably few price fluctuations. As a general thing prices have held at the levels that were established some weeks ago. Common brick from the Hudson River district is the principal exception and the price of this commodity was slightly reduced.

Sales of material have been extremely light, but for the greater part this has been attributable to the fact that in any year the last two weeks of August are notably quiet ones in all lines of business on account of vacations and holiday preparations. There is considerable hope throughout the allied building industry, that early in September, when business recovers from the summer lassitude and settle down to serious work, that conditions will have greatly improved and that the long predicted building movement will have started.

The labor market is quiet but scarcity of both skilled and unskilled labor continues to complicate a situation that is far from normal. From all quarters come complaints of shortage of men to operate plants to full capacity, and there is no one able to predict when these conditions are likely to improve or to offer a solution to the problem.

the present time sales from these leads have not materialized. There has been no change in the situation in the Raritan district. Prices for Raritan brick are holding firmly at the \$8.50 to \$9.00 level and sales are said to be most satisfactory at these figures. The face brick market is firm, with prices holding steadily and indications of improved trade conditions ahead.

SUMMARY—Transactions in the North River brick market for the week ending Friday, August 31, 1917. Condition of market: Demand fair; prices slightly lower. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 28. Distribution: Manhattan, 10; Brooklyn, 6; New Jersey points, 7; Bronx, 2; Astoria, 1; outside, 2.

Structural Steel.—Although practically the only new business registered in the market for fabricated steel has been for Government requirements and railroad work, the price of structural material is holding firmly. Buying for private construction is almost at a standstill and were it not for the railroads and Governmental work, which have kept life in the industry, the business transacted during the past week would have been negligible. From present indications there will be no improvement in the structural steel situation, as applied to material for private building operations, until the expected announcement in regard to the price fixing policy of the Government is made. Prospective builders are holding off, hoping that

through anticipated action structural steel prices will be substantially reduced and that building at a profit will be possible where now any attempt at construction is a hazardous adventure on account of the excessive material prices. There has been no change in the mill quotations for plain material from those announced one week ago. Mill shipments of fabricated material are being quoted at 4.695c to 5.195c, New York, according to time of delivery.

Wire Products.—There is practically no change in the market situation for these commodities; prices are holding steadily at the levels that have maintained for some time, and the mill conditions are substantially the same as they have been for some weeks past. The industry is undoubtedly marking time pending an announcement of action by President Wilson in regard to fixing the prices on steel products. The expectation throughout the industry is that prices will be materially lowered through Governmental action and buyers are waiting for the expected reduced prices. Wire nail prices remain as they have been for some time, the American Steel & Wire Co. selling at \$3.20 base per keg and the independent mills obtaining \$4 base per keg, or \$16 a ton in excess of the price quoted by the American Steel & Wire Co.

Linseed Oil.—Although the market for this commodity is generally dull, oil prices have remained firm, and at the present outlook there is no great prospect of important changes. Practically the only business of the past week was that registered by a few large manufacturing consumers who have placed their contracts for future deliveries. The fact that building construction during the last few months has been so slack has substantially affected the oil market, and until building work is resumed on a large scale there will probably not be a great amount of life in the market. Linseed oil will most likely advance in price, following increased structural operations, as there is a decided scarcity of flaxseed, and some of the leading distributors of oil are anticipating difficulty in filling orders.

Masons' Materials.—Owing to the general quietude in the building situation the market for these materials has been correspondingly slack. There has been but little new demand during the past week for supplies for immediate consumption. Inquiries, however, have been fairly brisk, and seem to indicate that there is quite a volume of prospective work just waiting for a favorable opportunity to start. In this market the prices have remained almost stationary, and there is no fluctuation of any consequence anticipated under the present building conditions. The consensus of opinion in the trade is that the coming months will be fruitful ones for the building trade and allied interests.

Cast Iron Pipe.—There is but slight activity in the market for this commodity. Municipal commitments are negligible and private buying has slowed down to a considerable extent. Producers of this material are busy on Government orders for cantonment requirements and for the supplies that are on order for shipment to France. There have been no changes in price since last report. Carload lots in 6 in., 8 in. and heavier are being quoted at \$65.50 per net ton, tidewater, and 4 in. at \$68.50.

Window Glass.—There is but little activity in the market for this commodity owing to the general dull building season. Prices are steady and well maintained. Present prices are now 85 per cent. discount on A and B qualities, all brackets, both single and double thick.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

North River common.....	\$8.00@	\$8.25
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, 1½ in. (nominal)...	\$1.00@	
Trap rock, ¾ in. (nominal)...	1.20@	
Bluestone flagging, per sq. ft....	.17@	0.18
Bluestone curbing, 5x16.....	.40@	

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

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

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....	\$1.90@	
Eastern finishing.....	2.10@	
Hydrated common (per ton)....	12.00@	
Hydrated finishing (per ton)...	14.93@	

LINSEED OIL—

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

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

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

LUMBER (Wholesale prices, N. Y.):

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

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

base price, per M.....	29.50@	
Hemlock, W. Va., base price		
per M.....	27.00@	\$28.00

(10 mixed cargo price add freight \$1.00.)

Spruce, Eastern, random car-		
goes, 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
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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.....	63.00@	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, return-		
able at 10c. each, per ton..	6.75@	7.25

Block, 2 in. (solid), per sq. ft....	\$0.06@	
Block, 3 in. (hollow).....	0.6@	
Block, 4 in. (hollow).....	.08	

Boards, ¼ in. x 8 ft.....	.12½@	
Boards, ¾ in. x 8 ft.....	.15½@	

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.	4.695@	5.195
Beams & channels over 14 in.	4.695@	5.195
Angles 3x2 up to 6x8.....	4.695@	5.195
Zees and tees.....	4.695@	5.195
Steel bars, half extras.....	4.695@	5.195

TURPENTINE:

Spot, in yard, N. Y., per gal.	\$0.42@	\$0.42½
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WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first		
three brackets.....	85%	
B grade, single strength, first		
three brackets.....	85%	
Grades A and B, larger than the		
first three brackets, single		
thick.....	85%	
Double strength, A quality.....	85%	
B quality.....	85%	

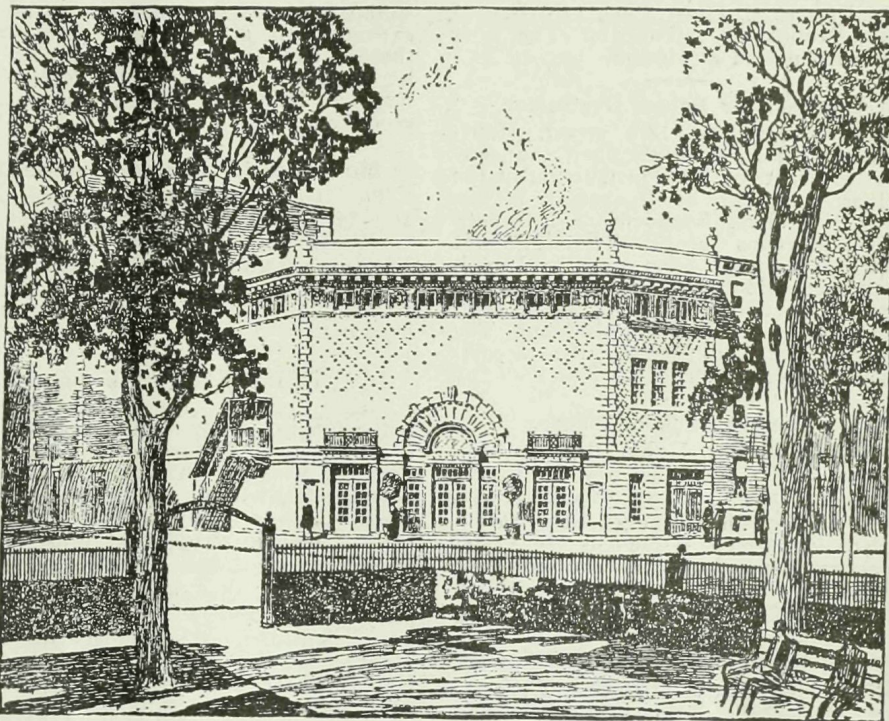
**GREENWICH VILLAGE THEATRE
TO FOSTER COMMUNITY SPIRIT**

Unique Playhouse Will Cost About \$100,000

AMONG the recent improvements and developments in the Greenwich Village and Washington Square sections of Manhattan there is probably no more important feature, tending toward the fostering of community interest and spirit, than the new theatre, now in course of erection. During the last two years this part of the city has undergone a decided metamorphosis in its character. From a section of dilapidated and tumbledown dwellings, tenements, stables and shops it has emerged again into a residential district of high character, the dwellers of which take pride in present improved conditions and renewed interest in the future of their

The Greenwich Village Theatre, as this project will be known, has ground dimensions of 53 x 101 feet, and will be of fireproof construction throughout, with every precaution taken in planning and construction for safety from fire and panic hazard. Seating arrangement for four hundred persons has been provided and the stage will be complete with modern equipment.

Among the concerns that have obtained contracts for the supply of labor and materials for the construction of this theatre are the following: W. K. Squires, 4 West 33d street, structural steel; E. J. Wohl, 378 First avenue, roofing and sheet metal work; George E. Gibson Co., 59 East 21st street, heating;



Herman Lee Meader, Architect.

THEATRE PROJECT NEARING COMPLETION.

neighborhood. The playhouse is now well advanced and, if the present plans do not miscarry the building will be completed and opened this month. The structure is located at 218 to 220 West 4th street, at the junction of Seventh avenue in a neighborhood easily accessible from all parts of the city. The new Seventh avenue subway nearing completion, has a station practically at the doors of the theatre, and the Sixth avenue elevated and surface lines and the Fifth avenue buses operate within a short distance of the site. The plans and specifications were prepared by Herman Lee Meader, architect, 2 West 33d street, and the construction is proceeding under his direct supervision. The work is by separate contracts awarded by the architect. The cost of construction is placed at approximately \$100,000.

Leiber and Nobbe, 1328 Broadway, tile; Hermann & Grace, 673 Bergen street, Brooklyn, hollow metal windows; Frank Scolaro, 340 Jackson avenue, L. I. C., interior marble; Standard Fireproof Sash and Door Co., 230 Greenpoint avenue, Brooklyn, kalamein work; Henry Hainlein & Son, 417 East 103d street, limestone and exterior marble; White Fireproofing Construction Co., 286 Fifth avenue, floor arches and cement work; Oderwald Iron Works, 51 Clark street, Astoria, L. I., ornamental iron work; Lasette & Murphy, 238 West 108th street, plumbing; Micweil Company, Inc., 162 East 23d street, mason work; C. W. Klappert's Sons, Inc., 328 East 25th street, carpenter work; L. S. Fischl's Sons, Inc., 22 University place, painting; Hoffman & Elias, 549 Columbus avenue, electric work.

STANDARD SHORT FORMS.

Deeds, Mortgages and Other Instruments Greatly Reduced in Length.

THE new standard short forms for mortgages and deeds affecting real estate go into effect today. The new short forms are authorized by laws passed by the last Legislature. The new forms are much shorter than the old ones; and should result in considerable saving to the public in recording fees, in addition to making a large reduction in the operating cost of the Register's office.

The adoption of the standard short forms by the Legislature is the culmination of the work done in this direction by Register Hopper during the past three years.

The law provides that if the old long forms are used in cases where the

statute provides a short form the Register shall collect a penalty of five dollars in addition to the regular recording fees.

In order that there may be no confusion and that the public may have opportunity to procure the new forms and not incur the risk of paying the statutory penalty, many law printers and stationers of the city and the various title companies have been working for some weeks with the representatives of the Register's office, so that the forms offered for sale throughout the city may be in harmony with the provisions of the statute and with the forms officially adopted by the Register's office.

Real estate owners, dealers, and attorneys are cautioned to ask for the new forms in all transactions where the papers must be recorded on or after today.

Zinc Company Will Build.

Preliminary plans have been completed for the seven-story brick and stone office building, 80x90, at the northwest corner of Front street and Maiden lane, by H. J. Hardenbergh, 47 West 34th street, architect, for the New Jersey Zinc Company, Edgar Palmer, president, 55 Wall street. The steel contract has been awarded to the Harris, Sivers, Baker Company, Broadway and 42d street. Purdy & Henderson, 45 East 17th street, are the steel engineers.

New Long Island City Theatre.

The Willmer & Vincent Theatre Company, of which Walter W. Vincent, 33 West 42d street, Manhattan, is president, contemplates the erection of a two-story theatre and store building, to measure 158x268 feet, on the north side of Jackson avenue, 53 feet west of Farrington avenue, Long Island City. Plans for the proposed building are being prepared by E. C. Horn Sons, 1476 Broadway, Manhattan, architects. The cost has been placed at \$160,000.

Contract for Refuse Destructor.

Kelly & Kelley, 12th street, Hunt-erspoint, L. I., have obtained the general contract for the construction of the refuse destructor at Rockaway, to occupy the block bounded by Elizabeth place, Barados creek, Thursley and Beach 63d streets, from plans by Joseph P. Powers, Boulevard, Rockaway, architect. The contract calls for the general construction also for the plumbing. The structure will be used by the Department of Street Cleaning.

Complete School Plans.

Gordon Wright, Union Building, Syracuse, N. Y., architect, and H. C. Allen, City Hall, Syracuse, City Engineer, have completed plans for the rebuilding of the Porter school, at 512 Emer-

son avenue, a two and three-story building, to contain twenty-four classrooms, for the Board of Education of Syracuse, George M. Fairchild, president. The cost has been placed at \$150,000.

Hotel Roof Rifle Range.

A rifle range is to be built on the roof of the Vanderbilt Hotel, Park avenue and 34th street, for the use of the Rifle Shooting Club now being organized by Miss Martha Maynard, 129 East 66th street. Between the high wall that encloses the two wings of the hotel an English sporting ground and lodge will be laid out from plans by Charles Wetmore, architect. The rifle range will be under the direction of Miss June Haughton.

Plan Times Square Theatre.

The plot 105x100 at 215 to 223 West 42d street, which Sol Bloom leased last May from the Sperry & Hutchinson Company for a long term, is to be improved with a brick and terra cotta theatre and store building. Plans will be prepared by Percival R. Pereira and Eugene DeRosa, 150 Nassau street, architects.

Monument for General Butterfield.

The General Butterfield monument at 122d street and Claremont avenue, by G. Borglum, sculptor, and Ludlow & Peabody, architects, will be erected by the John Hegeman Company, 33 W. 42d street, which has obtained the general contract.

To Build Factory Group.

The General Electric Company, Schenectady, N. Y., contemplates the erection of a factory group, at Cold Springs, N. Y. J. A. Wood, 50 Church street, Manhattan, is the advisory architect. It is understood that the project will go ahead next year.

PERSONAL AND TRADE NOTES.

National Electric Utilities Corporation, 1043 Park avenue, is distributing a bulletin describing its electric ranges.

Alfred Baruth, fuel economy specialist, representing the Combusto Devices Corporation, which manufactures coal saving apparatus, has opened offices at 250 West 54th street.

Gilbert L. Robinson, formerly connected with the steel department of Gaston, Williams & Wigmore, Inc., New York, has resigned to become associated with F. W. Highberger & Co., coal, coke, pig iron and steel, 30 Church street, New York.

J. L. Philips & Co., wholesale and manufacturing Yellow Pine specialists, 32 Broadway, Manhattan branch office, New Orleans, La., have incorporated under New York State laws. The officers of the new corporation are: president, J. L. Philips; vice president, C. L. Robinson, and secretary treasurer, E. R. Philips.

McCarthy Drill & Tool Corporation of Toledo, Ohio, with executive offices at 30 Church street, New York City, has purchased the Toledo Drill & Tool Company, which has just moved into a new and enlarged fireproof two-story structure, and where they have arranged to turn out large quantities of high-speed drills in addition to a full line of cutters and reamers.

Hardware & Supply Dealers' Association of Manhattan and the Bronx Boroughs, Inc., has made elaborate plans for its sixth annual outing and clam-bake on Wednesday, Sept. 5, at Duer's Whitestone Park, Whitestone Landing, L. I. The association has chartered the steamer Ursula, which is scheduled to leave from the Battery, New York City, at 9 a. m. sharp and from 138th street at 10 a. m. The ticket, which includes boat, breakfast, clam-bake and refreshments, costs \$5.

Witherbee, Sherman & Co., New York, announce that, pursuant to action of the board of directors at a meeting

held Aug. 20, the officers of the company are as follows: Walter C. Witherbee, chairman of the board, Port Henry; Lewis W. Francis, president, New York; E. A. S. Clarke, vice-president, New York; George C. Foote, vice-president and general manager, Port Henry; Silas H. Witherbee, treasurer, Port Henry; Ralph E. Rogers, secretary, New York.

Sperry & Bittner, Pittsburgh, Pa., is the name of a new firm that has opened offices in the First National Bank Building as manufacturers' agents. Ralph C. Sperry was formerly Pittsburgh district manager of the Brilliant Electric Division of the National Lamp Works. William A. Bittner has for the last ten years been connected with the Union Electric Company of Pittsburgh as office manager and purchasing agent. Both are well known to the electric fraternity. At present they represent the Steel City Electric Co., of Pittsburgh; A. O. Schoonmaker Co., of New York City, and the Argus Lamp & Appliance Co., of Cleveland, Ohio.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y. (SUB).—The contract for an electric lighting system for the structural shop at the Brooklyn Navy Yard has been awarded to the L. K. Comstock Co., 30 Church st, Manhattan, on a bid of \$10,490.

FORT JAY, GOVERNOR'S ISLAND, N. Y.—Neptune B. Smyth, 417 East 34th st, Manhattan, has the general contract for the 2-sty and 1-sty brick, frame and concrete addition to the barracks shops, waiting room and offices for the United States Government, Construction Quartermaster, on premises, from privately prepared plans.

CHARLESTON, S. C.—The U. S. Government, Chief of the Bureau of Yards and Docks, Washington, D. C., is taking bids on the general contract, to close September 4, at 11 a. m., for a 4-sty reinforced concrete storehouse, 80x200, from privately prepared plans. Cost, \$150,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

STAMFORD, CONN.—The City of Stamford, J. J. Steat, Mayor, is receiving competitive sketches for a terra cotta and stucco bathing pavilion, 79x280, at Shippan Point. Cost, \$100,000.

DUNKIRK, N. Y.—The Knights of Columbus, c/o Peter Schwartz, has purchased property at 4th and Park sts and contemplate the erection of a club house, for which no architect has been selected.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

ENGLEWOOD, N. J.—Harde & Hasselman, 56 West 45th st, Manhattan, architects, are taking bids on the general contract for the 2½-sty brick veneer and frame residence, 30x62, for Oswald Kirkby, Grand av, Englewood, owner. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the general contract for the alteration and extension to the Jewish Maternity Hospital at 272 East Broadway, from plans by Lewis Lewis A. Abramson, 220 5th av, and desire bids from sub-contractors at once.

MANHATTAN.—The Charles Brady Co., 18 West 34th st, are figuring the general contract for the alteration and extension to the Jewish Maternity Hospital at 270-272 East Broadway, from plans by Lewis A. Abramson, 220 5th av, and desire bids from sub-contractors at once.

GREENWICH, CONN.—William B. Tubby, 81 Fulton st, Brooklyn, architect, is taking bids on the general contract, to close September 4, for the 2½-sty brick, stucco and stone nurses' home, 85x35, with a wing 32x35, for the Greenwich Hospital, William st, Greenwich, owner.

MUNICIPAL.

MANHATTAN.—The City of New York, Police Department, 240 Centre st, is taking bids, to close 12 noon, Sept. 4, for repairs to the station house of the 276th Precinct, from privately prepared plans. Consists of installing new plumbing work, fixtures and a steam heating apparatus; also the making and completion of repairs.

MANHATTAN.—The City of New York, Dept. of Parks, Municipal Bldg, is taking new bids, to close 3 p. m., Sept. 6, for a comfort station in Madison Square Park, from plans by Jaros Kraus, Municipal Bldg, architect. Cost, \$24,000.

BRONX.—The City of New York, Pres. of the Borough of the Bronx, Municipal Bldg, Tremont and 3d avs, is taking bids, to close 10.30 a. m., Sept. 6, for sewers, paving, grading, regulating and repaving on Spofford av, East 138th st, East 235th st, University av, Boston rd, etc.

BROOKLYN.—The City of New York, Dept. of Parks, Municipal Bldg, is taking bids, to close 3 p. m., Sept. 6, for regulating, grading and pavement on Fort Hamilton Parkway, between Ocean Parkway and 72d st.

RICHMOND.—The City of New York, Pres. of the Borough of Richmond, Borough Hall, St. George, S. I., is taking bids, to close 12, noon, Sept. 5, for regulating, regrading and paving Decker av, Post av and Catherine st.

LONG ISLAND CITY.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., Sept. 12, for a 1-sty brick, stone and terra cotta post office building, 102x56, on the northwest side of Van Alst av, between 9th and 10th sts, for the United States Government, Washington, D. C., owner. Cost, \$200,000.

FREEHOLD, N. J.—The Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner, is taking bids on the general contract to close 11 a. m., September 5, for improvements in Smithburg rd, from plans by George D. Cooper, 60 Broad st, Red Bank, N. J., County Engineer. Cost, \$30,000.

TENNENT, N. J.—The Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner, is taking bids on the general contract to close 11 a. m., September 5, for road improvements from Tennent to Englishtown, N. J., from plans by George D. Cooper, 60 Broad st, Red Bank, N. J., County Engineer. Cost, \$20,000.

NEW HAMPTON, N. Y.—City of New York, Dept. of Corrections, Municipal Bldg., Manhattan, is taking bids on the general contract, to close 11 a. m., Sept. 5, for a power house; also on plumbing, drainage, water supply and heating equipment, and also for the erection of a radial brick chimney for the power house at the New York City Reformatory, from privately prepared plans.

ALBANY, N. Y.—State of New York, Dr. Herman M. Biggs, State Health Commissioner, Albany, N. Y., is taking bids on the general contract, to close 3 p. m., Sept. 5, for a 3-sty laboratory, 148x51, on New Scotland av, from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, \$65,000.

BROOKLYN, N. Y.—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., Sept. 5, for a 10-sty brick, stone and reinforced concrete City Hospital, 163x128, on the north side of Auburn pl, between 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.

ALBANY, N. Y.—The City of Albany, Board of Contract and Supply, Isidore Wachsman, secy, City Hall, 91 State st, Albany, owner, is taking bids on the general contract, to close 3 p. m., Sept. 5, for the construction of a bldg for police headquarters, at Eagle, Beaver and Daniel sts, from plans by W. H. Van Guysling, 1 Clin-ton sq, Albany, architect.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, architects, are taking bids on the general contract, to close 10 a. m., September 4, for the 3-sty and 2-sty brick and reinforced concrete school, dormitory and administration bldg, 30x105, 24x45 and 23x35, at 1483 Pacific st, for the Brooklyn Training School for girls, Mrs. J. J. Roberts, pres., 841 President st,

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.

THEATRES.

SYRACUSE, N. Y.—Thomas W. Lamb, 644 8th av, Manhattan, architect, is taking bids on the general contract for the brick, stone and terra cotta theatre, store and business bldg, 72x120 and 118x147, at 410-418 South Salina st, for Keith & Albee, 1564 Broadway, Manhattan, owners. Cost, \$500,000.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—The Westchester Street Railroad Co., New Haven, Conn. owner, is taking bids on the general contract for a 2-sty brick operating bldg, 30x18, in the south side of Main st, near the railroad station, from privately prepared plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

113TH ST.—P. Gregory Stadler, 1246 Taylor av, Bronx, completed plans for interior alterations to the 4-sty brick apartment, 18x53, at 544 West 133d st, for the R. A. McEntee Co., Rose A. McEntee, 560 West 113th st, pres. Cost, \$10,000.

RIDGE ST.—Cohn Brothers, 361 Stone av, Brooklyn, N. Y., have completed plans for the alteration to the 5-sty brick apartment, 20x50, at 150 Ridge st, for Nathan Engelhardt, 8693 17th av, Brooklyn, N. Y., owner and builder. Cost, \$3,500.

BANKS.

WALL ST.—Taylor & Levi, 105 West 40th st, Manhattan, completed plans for the alteration of the bank at 56 Wall st. Consists of installing office partitions on 1st floor, etc., for the American Foreign Bank Corp., 61 Broadway, Manhattan, Mr. Harris, in charge. Cost, \$5,000.

CHURCHES.

103D ST.—Charles M. Straub, 147 4th av, has plans in progress for the alteration of the 3-sty brownstone residence into a church, 16x45, at 137-139 East 103d st, for the Sharon Baptist Church (colored), William A. Campbell, on premises, pastor.

DWELLINGS.

11TH ST.—George R. Ainsworth, 33 West 15th st, completed plans for the alteration to the 3-sty brick residence and restaurant, 22x92, at 62 West 11th st, for William J. Farrell, owner, on premises. Cost, \$4,000.

PARK AV.—Emery Roth, 119 West 40th st, has plans in progress for the interior and exterior alterations to the 3-sty brick, stone and stucco residence, 16x48, at 1149 Park av, for the Orinoco Realty Co., A. M. Bing, pres. 119 West 40th st. Cost, \$10,000.

91ST ST.—William Koppe, 830 Westchester av, Bronx, completed plans for the alteration to the 4-sty brick residence, 18x53, at 25-27 West 91st st, for Max Marx, 128 Broadway, owner. Cost, \$15,000.

RIVERSIDE DRIVE.—C. P. H. Gilbert, 1123 Broadway, completed plans for the alteration to the brick and stone residence at the northeast cor of Riverside dr and 89th st for Solomon Schinasi, on premises, owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROADWAY.—Stoyan & Korastoyanoff,

114 East 28th st, have completed plans for a 1-sty brick store and warehouse bldg, 50x144, at 4892-4894 Broadway, for the Arras Garage and Auto Supply Co., 4896 Broadway, owner. Cost, \$35,000.

HALLS AND CLUBS.

15TH ST.—Eugene Schoen, 106 East 19th st, has completed plans for the alteration of the 6-sty brick and stone loft bldg, 35x100, into a social and educational bldg, for the Society of the Commonwealth Centre, c/o of Hillquit & Levine, 30 Church st, owner, and the Rand School et al, 140 East 19th st, lessees. Cost, \$5,000.

STABLES AND GARAGES.

131ST ST.—Frederick E. Glaser, 70 Manhattan st, completed plans for the alteration to the 2-sty brick garage, 50x96, at 527-9 West 131st, for Margaret G. O'Connell, c/o T. I. O'Connell, on premises, owner and builder. Cost, \$8,000.

56TH ST.—Irving Margon, 372 East 149th st, Bronx, completed plans for the alteration and extension to the 4-sty brick garage, 100x100, at 239-45 East 56th st, for Philip Weinstein & Sons, 1397 Stebbins av, Bronx, owner and builder. Cost, \$35,000.

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31ST ST.—James R. Gordon, 507 5th av, Manhattan, has plans nearing completion for the alteration to the 6-sty brick fireproof garage and storage bldg, 146x98, at 142 East 31st st, for William H. Seach, pres. of the Seach Realty Co., 78 Riverside dr, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—R. H. Almiroty, 220 Fifth av, Manhattan, has plans in progress for the alteration to the 5-sty brick store and office building, 50x80, at 1968 Broadway, for Frank E. Campbell, on premises, owner. Cost, \$15,000.

MISCELLANEOUS.

30TH ST.—Walter W. Cook, c/o F. H. Seeler, 30 East 42d st, Manhattan, completed plans for the alteration and addition to the 3-sty brick settlement house, 19x57, at 206 East 30th st, for the Bellview Settlement House, on premises, Mrs. Edwin Tatham, Katonah, New York, pres. Cost, \$6,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
WOODYCREST AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have revised plans in progress for the two 5-sty brick and terra cotta apartments, 100x100, at the northwest cor of Woodycrest av and 166th st for the Peter Baget Co., 45 John st, Manhattan, owner.

NELSON AV.—J. M. Felson, 1133 Broadway, Manhattan, has new plans in progress for the 5-sty brick, stone and terra cotta apartment, 100x60, at the cor of Nelson av and Boscobel st, for the Duffy Realty Co., Stephen J. Duffy, pres., 160 West End av, Manhattan, owner and builder.

DWELLINGS.

COLDEN AV.—Anthony J. De Pace, 637 Post st, Bronx, completed plans for a 2-sty brick residence, 21x30, on the east side of Colden av, 125 ft north of Mace av, for Frank Myari, 867 East 181st st, owner. Cost, \$3,000.

STABLES AND GARAGES.

FOX ST.—Irving Margon, 370 East 149th st, Manhattan, has plans in progress for the 1-sty brick garage, 15x52, to accommodate five cars, at the rear of the southeast corner of Fox st and Westchester av. Owner's name will be announced later. Cost, \$2,000.

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.

177TH ST.—B. & J. Walther, 147 East 125th st, have completed plans for the 1-sty brick private garage, 20x24, at 43 West 177th st, for John Graf, owner. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

JEROME AV.—A. J. Thomas, 137 East 45th st, Manhattan, completed plans for the 1-sty brick store, 59x50, on the east side of Jerome av, 100 ft north of 193d st, for the Remler Realty Corp., Henry U. Singhi, 1 E. Fordham rd, Manhattan, pres. Cost, \$4,000.

CROTONA AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 1-sty brick bakery and store, 27x100, at 1420 Crotona av, for Mr. Wolf, on premises, owner. Cost, \$8,000.

163D ST.—Moore & Landsiedel, 148th st and 3d av, Bronx, have been selected architects for the 1-sty brick store building, 210x100, at the cor of 163d st and Southern Blvd, for the D. D. Land & Improvement Corp., c/o Morris & McVeigh, 32 Liberty st, Manhattan, owner and builder.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
SOUTH 3D ST.—Sass & Springstein, 32 Union sq, Manhattan, have plans in progress for a 6-sty brick and stone tenement, 50x87, at 247-249 South 3d st, Brooklyn, for Cohen & Duberstein, 515 Kent av, owners and builders. Cost, \$45,000.

SOUTH 3D ST.—Sass & Springstein, 32 Union sq, Manhattan, have completed plans for a 6-sty brick and stone tenement, 75x82, at 218-222 South 3d st, for Philip Schoenfeld, 235 Roebing st, Brooklyn, owner and builder. Cost, \$60,000.

DWELLINGS.

IRWIN ST.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 2-sty brick dwelling, 26x26, in the east side of Irwin st, 280 ft north of Oriental blvd, for Henry E. Knight, 1537 Brooklyn av, owner. Cost, \$45,000.

48TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for four 2-sty brick dwellings, 18x55 and 19x55, in the

south side of 48th st, 118, 100 and 150 ft west of 8th av, for the D. & A. Realty Corp., 5204 5th av, Bklyn, owner. Total cost, \$26,000.

GATES AV.—E. H. & C. N. Whinston, 8d av and 148th st, Bronx, have completed plans for the alteration of the 3-sty frame dwelling with store, on the north side of Gates av, 150 ft west of Ralph av, for David C. Oppenheimer, on the premises, owner. Cost, \$5,000.

STONE AV.—Edward M. Adelson, 1776 Pitkin av, has completed plans for the alteration and extension to the two 2 and 3-sty dwellings with stores, on the west side of Stone av, 175 ft south of Pitkin av, for Sadie Garten, 388 Stone av, owner. Cost, \$3,000.

WEST END AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 2½-sty frame dwellings, 20x42, on the east side of West End av, 400 ft north of Hampton av, for Joseph Sommer, 63 West End av, Brooklyn, owner and builder. Cost, \$5,500 each.

ATLANTIC AV.—A. Brook, 350 Fulton st, completed plans for the alteration and addition to the 1-sty brick dwelling, 30x32, at 986 Atlantic av, for J. Coluca and A. Vigiante, on premises, owners. Cost, \$3,500. Consists of interior alterations and 2-sty brick addition, 20x32.

NARROWS AV.—J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, N. Y., has plans in progress for the 2-sty residence, about 40x36, at the northwest cor of Narrows av and 83d st, for Howard E. Jones, c/o James W. Elwell Co., 17 State st, Manhattan, owner.

TOMPKINS AV.—Tobias Goldstone, 50 Graham av, Brooklyn, has completed plans for the interior alterations to the 2-sty and basement brick residence, 19x45, on the east side of Tompkins av, 41 ft south of Madison st, for Sarah Klein, 538 Gates av, Brooklyn, owner. Cost, \$3,500.

VAN SICKLEN AV.—Morris Rothstein, 197 Snediker av, Brooklyn, N. Y., completed plans for the 2-sty brick residence and garage, 20x37, at the northeast corner of Van Sicklen av and Belmont av, for Samuel Shipreen, on premises, owner. Cost, \$3,500.

JAMAICA AV.—Shampan & Shampan, 772 Broadway, Brooklyn, N. Y., have completed plans for the alteration to the 3-sty brick residence and cafe on the corner of Jamaica av and Freedom pl, for Welz & Zerweck, J. Welz, 1562 Myrtle av, Brooklyn, pres. Cost, \$8,000.

47TH ST.—Brooks & Carso, 4914 5th av, completed plans for the 2-sty concrete block residence, 22x50, at 818 47th st, for Carmane Imbriale, cor 9th av and 47th st, Brooklyn, owner and builder. Cost, \$5,500.

EAST 10TH ST.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for two 2½-sty frame residences, 20x42, in East 10th st. Owners name and exact location will be announced later. Cost, \$4,500 each.

EAST 7TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for the 2½-sty frame residence, 24x39, in the west side of East 7th st, 140 ft south of Av J, for the Miller Bergs Co., 1199 Flatbush av, owner. Cost, \$4,500.

BATH AV.—Kallich & Lubroth, 215 Montague st, have completed plans for the four 2-sty brick residence and stores, 17x40 on Bath av, 20 ft south of Bay 23d st, for Isaac Levinson, 295 Bay 24th st, owner. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Bly & Hamann, 833 St. Johns pl, Brooklyn, N. Y., have completed plans for the interior alterations to the 1-sty storage and factory bldg on the north side of Johnson av, 76 ft east of Varick av, for H. Hemmerding, 513 Johnson av, Brooklyn, owner. Cost, \$15,000.

BROOKLYN, N. Y.—G. M. Langdon, 103 Park av, Manhattan, has plans nearing completion for the alteration to the 5-sty brick cold storage bldg and packing house on the west side of Hall st, 114 ft south of Flushing av, for Hutwelker & Briggs Co., 14 Hall st, Brooklyn, owner. Cost, \$10,000.

3D AV.—Plans are being revised privately for the 3-sty brick storage bldg, 100x150, on 3d av, 100 ft south of 24th st, for the Todd Shippard Corp., 15 Whitehall st, Manhattan, owner. Cost, \$72,000. G. E. Tilt & Co., 90 West Broadway, Manhattan, have the general contract.

DEGRAW ST.—John A. Gorman, 445 Penimore st, Brooklyn, N. Y., are revising plans for the extension to the 9-sty brick and stone factory at the northeast corner of Degraw st and Tiffany pl, for Herman Pehr & Co., on premises, owner. Cost, \$7,500.

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HOSPITALS AND ASYLUMS.

HENRY ST.—Gibbons Co., 318 Columbia st, Brooklyn, N. Y., completed plans for interior and exterior alterations to the 5-sty brick hospital at the southwest cor of Henry and Congress sts for St. Peter's Hospital, Rev. Mother Superior Sigfrieda, 374 Henry st, Brooklyn, owner. Cost, \$7,000.

SCHOOLS AND COLLEGES.

MERMAID AV.—H. M. Devoe, 131 Livingston st, Brooklyn, completed plans for 1½-sty frame school, 60x66, on the north side of Mermaid av, 40 ft east of West 32d st, for the City of New York, Board of Education, Wm. G. Willcox, Park av and 59th st, Manhattan, pres. Cost, \$8,500.

STABLES AND GARAGES.

ROCHESTER AV.—Laspia & Salvati, 525 Grand st, have completed plans for a 1-sty private garage, 30x80, at the northeast cor of Rochester av and Dean st, for John T. Birch, 1821 Dean st, owner. Cost, \$4,000.

36TH ST.—Samuel Millman & Sons, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 109x149, at the northwest cor of 36th st and Tahama st, for the Biltmore Construction Co., David Greenwald, pres., 215 Montague st, owner and builder. Cost, \$25,000.

TROUTMAN ST.—Cannella & Gallo, 1163 Herkimer st, have completed plans for a 1-sty brick garage, 21x70, in the south side of Troutman st, 180 ft east of Evergreen av, for John Dagiovanna, on the premises, owner. Cost, \$3,000.

3D AV.—Thomas Bennett, 79th st and 5th av, Brooklyn, N. Y., has plans in progress for a 1-sty brick garage, 50x100, on 3d av, exact location and owner's name to be announced later. Cost, \$15,000.

OCEAN AV.—Samuel Millman & Son, 1780 Pitkin av, completed plans for the 1-sty brick and stone public garage, 50x105, at the southeast cor of Ocean av and Av Y, for Pohl-Abbott Co., Inc., A. W. J. Pohl, 180 Montague st, Brooklyn, pres., owner and builder. Cost, \$12,000.

DEAN ST.—John C. Watson, 271 West 125th st, Manhattan, completed plans for the 2-sty brick garage, 53x120, in the north side of Dean st, 122 ft west of Franklin av, for Robert Thadford, 221 East 67th st, Brooklyn. Cost, \$45,000.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, Brooklyn, N. Y., are revising plans for the 1-sty brick garage, 100x127, at Coney Island av and Montgomery st, for the Realty Circle, N. Levy, 189 Montague st, Brooklyn, pres., owner and builder. Cost, \$25,000.

MISCELLANEOUS.

ST. MARKS AV.—Cohn Bros., 361 Stone av, Brooklyn, have plans in progress for the addition to the 3-sty reinforced concrete laundry, 25x70, at the northwest cor of St. Marks and Classon avs, for the Jewish Hospital of Brooklyn, C. E. Stras-ser, supt., on premises. Cost, \$12,000.

Queens.

DWELLINGS.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has plans in progress for a 2½-sty frame and shingle residence, 16x40, on the north side of Broadway, 262 ft west of Pearl pl, for Dennis Killane, Springfield, L. I., owner. Cost, \$3,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has plans in progress for a 2½-sty frame and shingle residence, 16x40, on the north side of Davison st, 75 ft west of Willow pl, for Dennis Killane, Springfield, L. I., owner. Cost, \$3,000.

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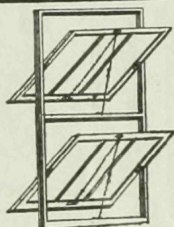
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FOREST HILLS, L. I.—Plans are being completed privately for the seven 2½-sty brick residences, 20x39 and 20x44, on the east side of Continental av, Bow st to Ardway pl, for the Sage Foundation Homes Co., 27 Greenway terrace, Forest Hills, owner. Cost, \$64,000.

ROCKAWAY PARK, L. I.—J. M. Felson, 1133 Broadway, Manhattan, has plans in progress for the 3-sty brick and terra cotta boarding house, 62x65, at the southwest cor of 7th av, 180 ft south of Washington av, for Isaac H. Lubin, 334 East 50th st, Manhattan, owner and builder.

SCHOOLS AND COLLEGES.

DOUGLSTON, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for interior alterations to the public school on the west side of Main av, 774 ft west of Cedar st, for the City of New York, Board of Education, William G. Wilcox, pres., cor Park av and 59th st, Manhattan. Cost, \$6,000.

STABLES AND GARAGES.

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

MISCELLANEOUS.

RIDGEWOOD, L. I.—Louis Berger & Co., Myrtle av, Ridgewood, have completed plans for the 1-sty brick thermometer laboratory, 20x38, on the east side of Prospect av, 75 ft north of Woodbine st, for Charles Kaiser, 216 Himrod st, Brooklyn, N. Y., owner. Cost, \$3,500.

Nassau.**MISCELLANEOUS.**

MASSAPEQUA, L. I.—Alfred Hopkins and Charles S. Keefe, 101 Park av, Manhattan, have plans in progress for the alteration to the 1½-sty frame and shingle gardener's cottage and new farm buildings at Country rd for Mrs. C. R. Thorn, Country rd, Massapequa, owner. Group includes cow barn, hay barn, horse barn.

Westchester.**DWELLINGS.**

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

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—John L. Gill, 30 Church st, Manhattan, completed plans for a factory on Saw Mill River rd for Single Service Package Co. of America, 326 Hudson st, Manhattan, Alfred R. Turner, pres., owner.

New Jersey.**APARTMENTS, FLATS & TENEMENTS.**

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for two 3-sty brick and stone apartments measuring respectively 32x76 and 30x81, at 74-78 Clifton pl, for Isidor Yulinsky, 445 Bergen av, Jersey City, owner and builder. Total cost, \$38,000.

GARFIELD, N. J.—A. S. Ginsburg, 11 Bloomfield av, Passaic, has plans in progress for a 2-sty frame and clapboard flat, 22x55, at the cor of Willard st and Blakely pl, for Philip Wilensky, 153 Hope av, Passaic, N. J., owner. Cost, \$5,000.

PASSAIC, N. J.—A. S. Ginsburg, 11 Bloomfield av, Passaic, has plans in progress for the addition and alteration to the 2-sty frame flat at 246 Sumner st; will consist of interior alterations and new additions, for M. Solvinsky, 250 Sumner st, Passaic, N. J., owner. Cost, \$3,000.

CHURCHES.

ELIZABETH, N. J.—Gray & Ring, 280 North Broad st, Elizabeth, have plans in progress for the addition to the 1-sty frame and siding chapel at the cor of Stiles and Magie sts for the Epworth Methodist Episcopal Church, Rev. F. C. Mooney, pastor, 536 Westfield av. Cost, \$3,000.

DWELLINGS.

NUTLEY, N. J.—Plans are being completed privately for the 1½-sty frame residence, 28x18x22, in Centre st, for Joseph Kraduchkar, Nutley, owner and builder. Cost, \$2,500.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for the 1½-sty frame bungalow, 27x42, on Washington av, for W. E. Flint, 387 Orange rd, Montclair, N. J., owner.

DEAL, N. J.—Clinton B. Cook, Asbury Park Trust Bldg, Asbury Park, N. J., has

plans in progress for the 2½-sty frame and stucco residence, 39x37 and ext, 22x17, to include a 2-sty garage, 20x24, with living apartments, on Hathaway av, for B. F. Bailey, 10 Thomas st, Manhattan, owner.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty brick veneer and shingle dwelling, 27x42, for the Montclair Realty Co., Peter Boon, 188 Park st, Montclair, pres. Cost, \$12,000.

PERTH AMBOY, N. J.—George E. Savage, 807 Witherspoon Bldg, Philadelphia, Pa., architect, and J. N. Pierson & Son, Raritan Bldg, Perth Amboy, associate architect, are preparing plans for a 1-sty brick church, 90x68, in Market and Madison sts, for the First Baptist Church of Perth Amboy, Rev. William H. Bawden, pastor, 133 Garden st, Perth Amboy, owner.

FACTORIES AND WAREHOUSES.

KEARNY, N. J.—Plans are being prepared privately for the 4-sty reinforced concrete, flat slab const. assembling plant, 300x500, on Newark Bay, between Passaic and Hackensack Rivers, for the Ford Motor Co., Highland Park, Mich., Gaston Plaintiff, 1723 Broadway, and 17 Battery pl, Manhattan, room 1136, and Eber C. Sherman, New York, managers.

CARTERET, N. J.—Armour & Co., 208 La Salle st, Chicago, Ill., are having plans prepared privately for an addition to the fertilizer plant at Carteret.

JERSEY CITY, N. J.—C. F. Long, 1 Montgomery st, Jersey City, is preparing plans for a 1-sty coopeage store bldg, 90x100, and a 2-sty stable, 40x50, in 18th st, near Erie st. Owner's name will be announced later.

HALLS AND CLUBS.

RAHWAY, N. J.—Seymour Williams, Woodruff Bldg, Rahway, has revised plans in progress for a 2-sty brick and terra cotta Masonic Temple and office bldg in Irving st, for the Craftsman Club, of Lafayette Lodge, No. 27, F. & A. Masons, 125 Irving st, Rahway, owner, and the Common Council of the City of Rahway, lessee of the entire first floor. Cost, \$35,000.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—J. N. Pierson & Sons, Raritan Building, Perth Amboy, N. J., have plans in progress for two additions to the 2-sty and basement brick non-fireproof public school No. 2, on Wood av, for the Board of Education, Fred. McGillivray, Linden, pres. Cost, \$50,000.

STABLES AND GARAGES.

NEWARK, N. J.—P. T. MacLagan, 552 Sumner av, Newark, has completed plans for a 1-sty cement block and concrete public garage, 60x75, at 885-887 Clifton av, for Foster L. Hatch, 891 Clifton av, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has completed plans for the two 1-sty hollow tile and stucco stores, 35x40, in Hiram st, near Burnet st, for A. & G. Levy, 308 Burnet st, owner. Cost, \$5,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Dept. of Streets and Public Improvements, City Hall, Jersey City, has been granted an appropriation of \$60,000 for the shore development of the Hackensack River at the foot of Howell st.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
STAMFORD, CONN.—William H. McRedmond, South st, Stamford, has completed plans for the 2-sty frame apartment in Henry st, for Mr. Nelson, c/o Stamford News Co., Atlantic st, Stamford, owner. Cost, \$8,500.

DWELLINGS.

EAST AURORA, N. Y.—Meade & Hamilton, Cleveland, Ohio, will draw plans for a dwelling and garage for Mrs. S. H. Knox, 1045 Delaware av, Buffalo, N. Y., owner. William Pitkin, Cutler Bldg, Rochester, N. Y., is the landscape architect. Cost, \$50,000.

GREENWICH, CONN.—W. R. Steinmetz, Smith Bldg., Greenwich, completed plans for a residence for Ralph Morroe, 153 Greenwich av, Greenwich, owner. Cost, \$4,500.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, have completed plans for the 1½-sty frame residence for Mrs. Eva Reynolds, 24 River st, Stamford.

FACTORIES AND WAREHOUSES.

CORNING, N. Y.—R. H. Canfield, engineer, c/o owner, is preparing plans for a 2-sty reinforced concrete factory, 26x86, for the Corning Glass Co., A. B. Houghton, pres., Walnut st, Corning, N. Y., owner and builder.

UTICA, N. Y.—Rex G. Witherbee is preparing plans for a 3-sty brick store house in Broad st for the Utica Steam and Mohawk Valley Cotton Mills, owner, 1000 Broad st, Utica..

GLENS FALLS.—Plans have been completed privately for the 3-sty and basement frame and stucco wood floor, storage bldg and store, about 40x70, in Warren st, for H. A. Stevens & Sons, furniture, cor. South and Park sts, Glens Falls, owner.

ALBANY, N. Y.—Fuller & Robinson, 93 State st, Albany, are preparing preliminary sketches for the rebuilding of the reinforced concrete and brick factory, about 200x250, in North Ferry st, for the Rathbone Sard Co., Grange Sard, North Ferry st, Albany, pres.

HOSPITALS AND ASYLUMS.

DELAWARE COUNTY, N. Y.—Pember & Campaigne, 24 James st, Albany, have preliminary plans in progress for a frame tuberculosis hospital, two miles from Walton, N. Y., for the Board of Supervisors of Delaware county, A. R. Connor, chairman, Walton, owner. Cost, \$30,000.

SUFFERN, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, are preparing sketches for a tuberculosis hospital for the Rockland County Tuberculosis Hospital.

MUNICIPAL.

OSSINING, N. Y.—Wilson Potter, 1 Union sq, Manhattan, is preparing plans for the completion of the third floor of the Municipal Building for the City of Ossining, owner. Cost, \$9,000.

SCHOOLS AND COLLEGES.

BINGHAMTON, N. Y.—T. I. Lacey, 1110 Press Bldg, Binghamton, completed revised plans for addition to the Bevier Street School for the City of Binghamton, M. R. F. McCarthy, pres., Board of Education, 43 Main st, Binghamton, owner. Cost, \$75,000.

MISCELLANEOUS.

FAYETTEVILLE, N. Y.—Guy Moulton, 301 East Water st, Syracuse, has plans in progress for a reinforced concrete bridge over Limestone Creek for the Barge Canal Commission, W. W. Wotherspoon, Supt. of Public Works, Capitol, Albany, N. Y., owner. Cost, \$35,000.

ALLEGHANY, N. Y.—The State Highway Dept., Edwin E. Duffy, Comr., 55 Lancaster st, Albany, N. Y., owner, is having plans prepared privately for paving in Main st. Cost, \$55,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MADISON AV.—The Magoba Construction Co., 1178 Broadway, Manhattan, has the general contract for the alteration to the 5-sty brick store and apartment, 17x90, at 152-6 Madison av, northwest cor of 32d st, for the Holworthy Chambers Co., H. W. McCullough, 100 William st, Manhattan, owner, from plans by Sommerfeld & Steckler, 31 Union square, Manhattan, architect. Cost, \$20,000.

MADISON AV.—The Dall Construction Co., 10 East 23d st, has the general contract for the alteration for three floors in the Verona, at Madison av and 64th st, from plans by Cross & Cross, 681 5th av. Owner's name withheld. Cost, \$15,000.

CHURCHES.

RAVENA, N. Y.—Thomas P. Farrelly, 6 Fulton st, Albany, N. Y., has the general contract for the 1½-sty brick and wood church, 44x72, for St. Patrick's R. C. Church, Rev. Father Francis Roache, pastor, Ravena, owner, from plans by M. L. & H. G. Emery, 42 North Pearl st, Albany, N. Y., and Bible House, Manhattan. Cost, \$15,000.

BROOKLYN, N. Y.—G. W. Carlson, 47 West 34th st, Manhattan, has the general contract for the 3-sty brick and terra cotta church and school, 40x100, at the northwest cor of Gates and Franklin avs, for Church of Jesus Christ of Latter Day Saints, Rev. W. Munson, rector, 1140 Bedford av, 265 Gates av, Brooklyn, owner, from plans by E. O. Holmgren, 271 Fulton st, Brooklyn, architect.

ROCHESTER, N. Y.—A. Friederich & Sons Co., 710 Lake av, Rochester, has the general contract for remodeling the 1-sty frame church, 44x98, in Helena and Putnam sts, for the North German Lutheran Concordia Evangelical Church Rev. C. N. Conrad, pastor in charge, 104 Rockingham st, Rochester, owner, from plans by J. Foster Warner, 1036 Granite Bldg, Rochester, architect. Cost, \$14,000.

BLOOMFIELD, N. J.—Richard L. Tobin Co., 11 Washington pl, East Orange, N. J.,

has the general contract for the 2½-sty brick parsonage, 44x50, at 415 Franklin st, for the Westminster Presbyterian Church, Franklin st cor Fremont st, Bloomfield, owner, from plans by John F. Capens, 207 Market st, Newark, N. J., architect. Cost, \$20,000.

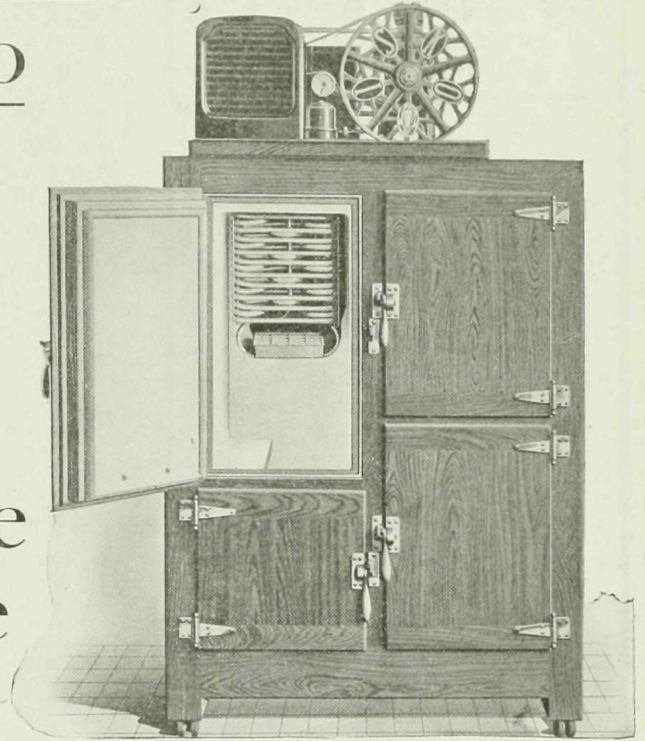
DWELLINGS.

WESTFIELD, N. J.—Anthony Albert, Scotch Plains, N. J., has the general contract for a 2½-sty frame and shingle dwelling, 30x72, on Springfield road, for Mrs. Edith H. Eddy, Fetherwood, Plainfield, N. J., owner, from plans by J. T. Tubby, 81 Fulton st, Manhattan, architect. Cost, \$20,000.

GLOVERSVILLE, N. Y.—George H. Noble, 9 5th av, Gloversville, has the general contract for a frame dwelling, 42x26, in West Fulton st, for Charles L. Troutwine, 92-102 2d st, Gloversville, owner, from plans by Comstock & Van Dreser, 29 West Fulton st, Gloversville, architects. Cost, \$8,000.

GREENWICH, CONN.—H. H. Vought, Jr., Grand Central Terminal, Manhattan, has the general contract for a 2½-sty hollow tile and stucco Spanish villa, 65x90, for D. A. Calhoun, Calhoun dr, Greenwich, Conn., owner, from plans by Walter H. Jackson, 320 5th av, Manhattan, architect. Cost, \$40,000.

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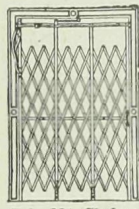
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EAST ORANGE, N. J.—W. Wikstrom, 58 James st, Montclair, N. J., has the general contract for a 2½-sty frame dwelling, 26 x41, for August Roche, Jr., 41 Burchard av, East Orange, owner, from plans by Charles E. Birge, 29 West 34th st, Manhattan, architect. Cost, \$10,000.

MADISON, N. J.—Julian Leadbeater, Maplewood av, Maplewood, N. J., has the general contract for alterations and addition to the 2½-sty frame and stucco residence at 83 Prospect st for Edwin S. Wilsey, on the premises, owner, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects. Cost, \$9,000.

ENGLEWOOD, N. J.—L. E. Tucker, 29 Broadway, Manhattan, has the general contract for the 2½-sty terra cotta blocks and stucco residence and hollow tile and frame garage and farm house, 150x30, for Malcolm Campbell, Englewood, from plans by J. J. Petit, 103 Park av, Manhattan, architect. Cost, \$75,000.

ORIENT POINT, L. I.—M. E. Sullivan, 312 South 3d av, Mt. Vernon, N. Y., has the general contract for the 2-sty hollow tile and stucco residence, 90x60, for Miss Edna Goodrich, 97 Central Park West, Manhattan, owner, from plans by Edward Warren Young, 30 Church st, Manhattan, architect.

STAMFORD, CONN.—J. C. Brundage, Sound Beach, Conn., has the general contract for the 2-sty frame residence, 26x32, on Fairfield av, for Clarence Burley, Fairfield av, owner, from privately prepared plans. Cost, \$3,000.

WOODCLIFFE, N. J.—Palisade Construction Co., North Bergen, N. J., has the general contract for the 1½-sty frame bungalow at 75 33d st, for Herbert P. Messmer, North Bergen, N. J., owner, from privately prepared plans. Cost, \$4,500.

WESTFIELD, N. J.—Nelson S. Archbold, 124 St. Paul st, Westfield, has the general contract for the 2½-sty frame and shingle residence and garage, 34x52, at the southwest corner of Lawrence av, 100 ft south of Sinclair place, for Mrs. W. B. Andrews, "The Riverside," Cranford, N. J., owner, from plans by Hollingsworth & Bragdon, 9 East 40th st, Manhattan, architects. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

LION, N. Y.—R. Richards & Son, 246 Elizabeth st, Utica, N. Y., have the general contract for the top addition to the 4-sty brick factory, 50x300, for the Remington Typewriter Co., 52 East Clark st, Lion, owner, from plans by Linn Kinne, Mayro Bldg, Utica, N. Y., architect. Cost, \$30,000.

BUFFALO, N. Y.—J. W. Cowper Co., Fidelity Bldg, Buffalo, has the general contract for rear addition to the 1-sty brick and steel factory, 100x225, on Military rd, for the Ericsson Mfg. Co., 1100 Military rd, Buffalo, owner, from privately prepared plans. Cost, \$50,000.

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, at the rear of present plant, for the U. S. Hoffman Co., 329 Temple st, Syracuse, owner, from plans by M. E. Granger, Gurney Bldg, Syracuse, architect. Cost, \$20,000.

EAST ORANGE, N. J.—The American Concrete Steel Co., 27 Clinton st, Newark, has the general contract for addition to the 5-sty reinforced concrete factory bldg, 100x200, for the Crocker Wheeler Co., Ampere, N. J., owner, from privately prepared plans. Cost, \$165,000.

SYRACUSE, N. Y.—Thompson & Binger, Inc., 280 Madison av, Manhattan, have the general contract for the factory at East Water and University av for the Continental Can Co., East Water st, owner, from privately prepared plans. Cost, \$60,000.

PASSAIC, N. J.—The John W. Ferguson Co., 152 Market st, Paterson, has the general contract for addition to the 4-sty brick mill bldg, 140x220, on Dayton av, for the Botany Worsted Mills, Edward Stoehr, pres., Dayton av, Passaic, owner, from privately prepared plans.

SCOTTSVILLE, N. Y.—F. H. Rapp & Co., 123 West Main st, Rochester, has the general contract for alterations and addition to the 1-sty brick paper mill, 60x70, for the Flower City Tissue Mills Co., A. T. Wyan, supt, Driving Park av, Rochester, N. Y., owner, from plans by Howard W. Cutler, Cutler Bldg, Rochester, architect and engineer. Cost, \$35,000.

FLUSHING, L. I.—John H. Deeves & Bros., 103 Park av, Manhattan, have the general contract for the 2-sty brick, steel and concrete substation and store house, 94x103, on the east side of Lawrence av, 450 ft north of Broadway, for the New York & Queens Elec. Light, Heat & Power Co., 444 Jackson av, L. I. City, owner,

from plans by W. W. Knowles, 37 West 39th st, Manhattan, architect. Cost, \$50,000.

PLAINFIELD, N. J.—Levering & Garriques, 552 West 23d st, Manhattan, have the general contract for the additions to the factory of the Walter Scott Printing Machine Co., South av, Plainfield, owner from privately prepared plans. Cost, \$100,000. Consists of three additional bldgs factory, 80x231, office bldg, 20x43, and storage bldg, 63x86.

NEW BERLIN, N. Y.—Lewis & Lawyer, Binghamton, N. Y., have the general contract for the addition to the 1-sty brick and steel silk mill, 56x150, for the Rossville Silk Mills, c/o W. T. Hawe, 356 4th av, Manhattan, owner, from plans by Dwight Seabury, Providence, R. I., architect. Cost, \$22,000.

GARFIELD, N. J.—John Westerveld, 140 Market st, Paterson, N. J., has the general contract for a 1½-sty brick and steel fireproof boiler house, 70x100, for the Garfield Worsted Mills, Garfield, owner, from plans by Lee & Hewitt, 1123 Broadway, Manhattan, architect.

BUFFALO, N. Y.—Eastern Concrete Steel Co., Morgan Bldg, Buffalo, N. Y., has the general contract for the 2-sty reinforced concrete express bldg, platforms and sheds, 60x500, in Curtiss st, for the N. Y. C. & H. R. R. Co., Alfred H. Smith, pres., 70 East 45th st.

JAMESTOWN, N. Y.—Warren Construction Co., Corkey Bldg, Jamestown, has the general contract for the alteration to the factory No. 1 plant for Art Metal Construction Co., Jones st and Av G, Jamestown, owner.

PATERSON, N. J.—Harold Bank, 483 East 30th st, Paterson, has the general contract for the 1-sty mill bldg, 46x100, at the cor of Bleecker and Shady sts, for Max Solomon, 119 Slater st, Paterson, N. J., owner, from plans by Joseph De Rose, 119 Ellison st, Paterson, architect. Cost, \$6,000.

BUFFALO, N. Y.—Austin Co., 14230 Euclid av, Cleveland, O., has the general contract for the 1-sty brick and steel power house, 50x164, with an "L" 50x50, at 2000 Elmwood av, for the Curtis Aeroplane & Motor Co., foot of Churchill st, Buffalo, owner, from plans by Smith, Hinchman & Grylls, Detroit, Mich., architects and engineers.

BROOKLYN, N. Y.—William Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract for the alteration and addition to the 5-sty brick factory, 85x100, at the southwest cor of Bridge and Front sts, for Boerum & Pease, 84 Hudson av, Brooklyn, owners, from plans by J. A. Gorman, 445 Fenimore st, Brooklyn, architect. Cost, \$6,000.

MANHATTAN.—Philip Repatsky, 205 Penn st, Brooklyn, N. Y., has the general contract for the alteration to the 5-sty brick auto repair shop, 55x70, at 211-13 Wooster st, for Samuel Batelman, 15 Elizabeth st, Manhattan, owner, from plans by F. Albert Hunt, 245 West 55th st, Manhattan, architect. Cost, \$10,000. Consists of new fireproof stairs and freight elevator.

HARRISON, N. J.—E. M. Waldron, 665 Broad st, Newark, has the general contract for the addition to the 1-sty and mezzanine machine shop, 35x100, on Manor av, for the National Hoisting Eng., 313 Manor av, Harrison, owner, from plans by Percy B. Taylor and William A. Bishop, Essex Bldg, Newark, N. J., architects.

BROOKLYN, N. Y.—J. N. Morrison Building Co., 228 State st, Brooklyn, has the general contract for the 1-sty brick storage bldg, 50x99, in the north side of State st, 156 ft east of Boerum pl, for the J. D. Johnson Co., 43 Boerum pl, owner, from plans by Voss & Lauritzen, 65 De Kalb av, Brooklyn, architects. Cost, \$8,000.

HOTELS.

NEW YORK CITY, N. Y.—Thomas McWalters, 225 5th av, Manhattan, has the general contract for the alterations to the Hotel Schuyler for the U. S. Trust Co., Edward W. Sheldon, 49 Wall st, Manhattan, pres., from plans by A. E. Nast, 546 5th av, Manhattan, architect. Cost, \$3,000. Consists of removing street encroachments.

MANHATTAN.—Hedley Construction Co., 121 West 42d st, Manhattan, has been reawarded the general contract for the alteration and addition to the 4 and 5-sty Hotel Cosmos, 25x100, and 25x120, at 100-102 West 44th st, for the Corsican Realty Co., 15 West 42d st, Manhattan, owner, from plans by John H. Scheier, 25 West 42d st, architect. Cost, \$5,000.

MUNICIPAL.

CLOSTER, N. J.—The contract for the reconstruction of the Closter Dock rd has been awarded to Traveriere & Johnson, Main st, Closter, by the Borough of Clos-

ter, Foster Nostrand, Borough Clerk, Court House, Hackensack, N. J.

STABLES AND GARAGES.

NEWARK, N. J.—P. Pellecchia, 21 Mt. Prospect av, Newark, has the general contract awarded for the 1-sty brick public garage, 45x112, at 51 and 53 Pennington st, for Adolph Furst, 21 Tichenor st, Newark, owner, from plans by Frank Grad, American National Bank Bldg, Springfield and Belmont avs, Newark, architect. Cost, \$10,000.

BROOKLYN, N. Y.—Antonio Cannella, 1139 St. Marks av, Brooklyn, has the general contract for the 1-sty brick garage, 48x100, on the east side of Waverly av, 129 ft north of Myrtle av, for J. W. Bohens, 882 Greene av, Brooklyn, owner, from plans by Cannello & Gallo, 1163 Herkimer st, Brooklyn. Cost, \$6,000.

MANHATTAN.—M. H. Rothchild, 244 West 99th st, Manhattan, has the general contract for the alteration and extension to the 2-sty brick garage, 100x50, at 222-3 East 47th st, Manhattan, for Clausen & Flanagan Brewery, DeWitt C. Flanagan, pres., 441 West 25th st, owner, and the 47th St Garage, Inc, John P. Pell, 362 West 23d st, lessee, from plans by George N. McCabe, 96 5th av, architect. Cost, \$10,000. Includes a 1-sty extension.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Reuben Cantor & Co., 218 Rutledge st, Brooklyn, N. Y., have the general contract for the alterations and addition to the 5-sty brick store and show room, 20x98, at 122 West 34th st, for Matthew Micoline, Washington Market, Manhattan, and Max Sulken, 130 West 34th st, owners, from plans by B. H. & C. N. Whinston, 509 Willis av, Bronx, architect. Consists of new front wall, elevator and shaft and 2-sty extension. Cost, \$15,000.

MANHATTAN.—Charles A. Cowen Co., 30 East 42d st, Manhattan, has the general contract for the alteration to the 2-sty brick restaurant, office and roof garden, 100x125, at 2527-2537 Broadway, Manhattan, for Thomas Healy, Columbus av and 66th st, owner, from plans by William H. Gompert, 171 Madison av, Manhattan, architect. Cost, \$50,000. Includes a mezzanine story and roof garden with balconies.

MANHATTAN.—Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for the alteration to the store and loft bldg at 341 Madison av for Charles A. Dards, 341 Madison av, Manhattan, owner, from plans by G. A. & H. Boehm, 7 West 42d st, Manhattan, architects. Consists of removal of encroachments.

BRONX.—Louis Brill, 1816 Bathgate av, Manhattan, has the general contract for the seven 1-sty brick, stone and terra cotta stores and bakery, 79x78, at the northeast cor of 169th st and 3d av, for Wattenberg, Cahn & Pittman, 960 Prospect av, Manhattan, owners, from plans by M. W. Del Gaudio, 401 East Tremont av, Manhattan, architect. Cost, \$15,000.

THEATRES.

MANHATTAN.—Margolies Construction Co., 19 East 33d st, has the general contract for the interior alterations of the 5-sty brick and terra cotta warehouse into a theatre and office building, 111x100x irreg, at 1567-1569 Broadway, for the Jason Building Co., Jacob J. Shubert, 225 West 44th st, pres., from plans by Herbert J. Krapp, 116 East 16th st, architect. Cost, \$50,000.

MANHATTAN.—The Fleischman Construction Co., 7 West 45th st, have the general contract for the alteration to the theatre at the northeast cor of 47th st and 7th av for the Columbia Amusement Co., J. Herbert Mack, pres., from plans by William K. McElpatrick, 701 7th av, Manhattan, architect. Cost, \$3,000. Will consist of an extension to elevator shaft, new entrance and removing street encroachments.

HACKENSACK, N. J.—J. E. Vroman Co., Town of Union, N. J., has the general contract for a 1-sty brick moving picture theatre and stores, 54x122, at Banta pl, for the Cinema Co., B. M. Wood, 50 Broad st, Manhattan, pres., from plans by C. V. Bogert, 167 Main st, Hackensack, architect.

MISCELLANEOUS.

BROOKLYN, N. Y.—Mortenson Woodworking Co., 6409 3d av, Brooklyn, N. Y., has the general contract for station finish work for 11 stations on the Culver Rapid Transit R. R., Bay Parkway Station of the Broadway, 4th Av Rapid Transit R. R., for the Public Service Commission for the 1st Dist., Oscar S. Straus, chairman, 129 Broadway, Manhattan.

MT. KISCO, N. Y.—H. H. Vought, Jr., Grand Central Terminal, Manhattan, has the general contract for 2-sty frame and concrete farm bldgs, garage and cottage of various dimensions, two miles from

station, for Arthur H. Scribner, State road, Mt. Kisco, owner, from plans by Edward A. Burnett, 470 4th av, Manhattan, architect.

RED BANK, N. J.—F. J. Manson, Monmouth av, Red Bank, N. J., has the general contract for surface water sewer at Maple av and Gold st, for the Borough of Red Bank, Arthur A. Patterson, Mayor, Borough Hall, Red Bank, owner, from plans by George K. Allen, Jr., 60 Broad st, Red Bank, Borough Engineer. Cost, \$2,693.

MANHATTAN.—John T. Brady & Co., 103 Park av, have the general contract for storage bldgs at shaft No. 11, at the

City Tunnel, for the City of New York, Board of Water Supply, owner, from privately prepared plans. Consists of removing a steel frame superstructure, finishing and erecting a portable steel bldg and erecting a brick storage bldg; also furnishing a steel truck and doing miscellaneous work.

CHAUTAUQUA, N. Y.—Lee & Fletcher, Ivy st, Jamestown, have the general contract for a drainage system in the Chautauqua High School Bldg for the Board of Education of School Dist. No. 3, from plans by Harry G. Lee, 19 Cokey Bldg, Jamestown, N. Y., engineer.



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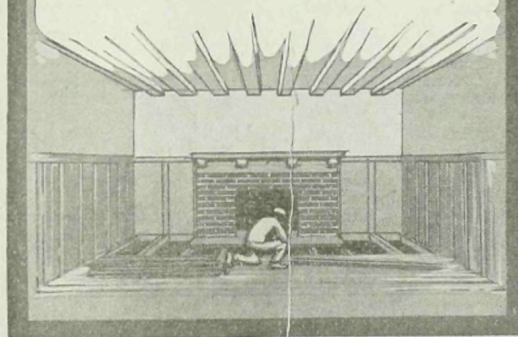
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TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN ELECTRIC CHEMICAL SOCIETY will hold its autumn meeting at the William Penn Hotel, Pittsburgh, Pa., October 2-5.

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

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

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

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

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

NATIONAL EXPOSITION OF SAFETY AND SANITATION will be held in the Grand Central Palace, New York, September 10-15, under the joint auspices of the

American Museum of Safety and the National Safety Council.

NATIONAL ASSOCIATION OF PORT AUTHORITIES will hold its annual convention at Cleveland, Ohio, September 11-14. The full program of the convention may be obtained from W. J. Barney, secretary, 110 West 40th st, New York City.

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

NATIONAL SAFETY CONGRESS will hold its sixth annual meeting at the Hotel Astor, New York, September 10-14. A feature will be a national exposition of safety and sanitation at the Grand Central Palace, in which the American Museum of Safety will co-operate. Monday, September 10, will be devoted to special committee meetings. Tuesday morning will be given up to registration and the annual meeting, including reports and election of officers. There will be a general round table discussion Tuesday afternoon and a general session Wednesday with addresses. The remaining days will be devoted to sectional meetings. The iron and steel section will meet Wednesday, Thursday and Friday afternoons and the foundry section will have its meeting Thursday morning.

- 102 st, 442 E—Alex & Cohn.....FA-NoS
104 st, 435 E—Guiseppa Eusco.....D&R
106 st, 438-50 E—J & J G Stelts.....El(R)
108 st, 324 E—Nicolas Marino.....D&R
108 st, 328 E—Andrew Greco.....D&R
108 st, 332 E—Rocco Domato.....D&R
108 st, 336-38 E—Joseph Caputo.....D&R
108 st, 334 E—F Pacotagi.....D&R
107 st, 337 E—T Capo & Co.....D&R
109 st, 75 E—The Kossin Drug Co.

- RQ-D&R-FA-FP(R)
120 st, 447-53 E—Madison Iron Works.....D&R-CF
East Houston st, 21-25—Paul Zguris.....Rec
8 av, 938—Harry Witzleben.....Rec-NoS
8 av, 950—Samuel Schenkel.....CF-NoS
Elm st, 42—11 Progresso Italo Americano.....Rec
1 av, 1733—Gollinger & Friberg.....FA-Rec
1 av, 2103—Gagliano & Nicolosi.....D&R
Front st, 153—David Brooks,

- FA-WSS(R)-FP(R)
Goerck st, 35—Dreier Iron Works.....CF
Grand st, 62—Max Spungin.....CF-Rec
Greenwich st, 467—Eastern Metal Spinning Co., Rec-FA
Hester st, 23—Nathan Cohen.....RQ
Jackson st, 65—Appel & Getraer.....RQ
James st, 66—Solomon Shick.....RQ
Jumel pl, 33-35—Walter J Burke.....FA-CF-Rec
John st, 47—Wendell & Co.....FA-NoS-CF-App
John st, 99—Mallinckrodt Chemical Works, D&R-El-CF-FA

BRONX ORDERS SERVED.

- Erook av, 373—Samborwitz.....RQ
170 st, 435 E—S Neiditch.....D&R
Grant av, 1072—Louis Schanz.....D&R
Prospect av, 2408—George Mauer.....Rec
Southern Boulevard, 1002—Abraham Arensberg.....FP(R)
Southern Boulevard, 1555—Simon Blumenstock, FA-Rec-NoS
S of Sound View av—Clason Point Military Academy, Clason Point.....FP
3 av, 4153—J H Eisner, 4197 3 av.....NoS-FA
Intervale av, 935—Philip Greenblatt.....Rec-FA

BROOKLYN ORDERS SERVED.

- Johnson av, 307—S & H Plaut, RefSys(R)-FP-FD-CF-App
5 av, 483—Cranston Construction Co.....A-FD
Himrod st, 117-19—Wm Ulmer Brewing Co, WSS(R)
President st, 238—Brooklyn Deaconess Home of the Methodist Church.....A
Sands st, 148-59—American Chiclo Co, Harris av.....WSS(R)
Throop av, 13-15—J Mueller.....FP
Av A, cor Rockaway Parkway—Brownsville & E N Y Hosp Corp.....A-Tel
No 1st st, 58-60—Archibald Graham, 361 Stuyvesant av.....WSS(R)
No 7 st, 304-8—A B Ansbacher & Co.....WSS(R)
Poplar st, 61—James A Cameron.....WSS(R)
Pacific st, 172—Charles R Crook.....StSys(R)
Livingston st, 85—Irving W Fay, 578 E 21, D&R(R)-DR-FP-Rec-A-FA
Frost st, 30—Paul Kagel & Sons.....Rec-FP-FA
Hamilton st, 340-2—I M Halpern, FA-NoS-CF(Rec(R))-Stys-VSsys
Berry st, 452—McLoughlin Bros, WSS(R)-Ex-FP(R)-ExS
Bleecker st, 13-15—Julius Muller.....FP(R)
Broadway, 31-5—Louis Motcham,FE-Rec-FP(R)
Pt Court st—Michael Elseser.....Rec
Dean st, 583-9—C Kenyon (Inc), FP(R)-WSS(R)-FP(R)-ExS-FE
Franklin st, 38—Brooklyn Union Gas Co, 176 Remsen.....GE
Front st, 258-60—Cornelius Weiss, ExS-Ex(R)-O-WSS(R)
Green st, 291-3—Roman Bronze Works.....Rec-GE
Kent av, 337-43—Robt J Waddell, FE(R)-Ex-FP(R)-ExS-WSS(R)
Kent av, 421—North American Brewing Co, FP(R)-ExS-St(R)-FE-WSS(R)
Kent av, 421—Peter Pavlovich.....Rec-GE-FP
Kent av, 421—Joseph Goldin.....DC
Kent av, 421—Jacob Goldin.....GE
Kent av, 589—Brooklyn Union Gas Co, 176 Remsen.....GE
Kent av, 589—Maria Tagge.....FE(R)
Kent av, 828-36—Coyne & Delaney, St(R)-O-ExS-FP(R)-WSS(R)-GE-Rec
Livingston st, 224—Piano Style Co.....O
Livingston st, 224—Edward Scenichsen.....Rec
Livingston st, 224—Brooklyn Union Gas Co, 176 Remsen.....GE
Livingston st, 224—Pierson DeHart, Rub-ExS-FP(R)-Ex(R)-St(R)-FE
Melrose st, 42—Brooklyn Union Gas Co, 176 Remsen.....GE
Melrose st, 42—Albert Hondleet, WSS(R)-GE-Ex-FE-St(R)
Norman av, 200-96—Frederick Janson, FE(R)-St(R)
Schenectady av, 54-72—Wichert & Gardiner, FP(R)-WSS(R)-Rec-GE-FP(R)-Ex(R)-O-ExS
2 av, 5302-22—F W Bliss Co, Ex(R)-FP(R)-Stp(R)
Stanhope st, rear, 74—Louis Henn, GE-St(R)-FE(R)-ExS-FP(R)
Stanhope st, rear, 74—Eklyn Union Gas Co, 176 Remsen.....GE
Stockholm st, 123—Rudolph Fucher.....FP(R)
Stockholm st, 123—Bklyn Union Gas Co, 176 Remsen.....GE
Summit st, 43-51—Mrs Chas A Childs, FE(R)-St(R)-FP(R)-ExS-Ex
Warwick st, 307-9—Benj Lipschitz.....Rec
Water st, 62—Egan & Rowan.....Ex-Rec
Withers st, 88-90—Schiff & Co.....ExS-FP(R)-GE
Cook st, rear, 103—Meyer Luria.....WSS(R)
Greene av, 665—The Baptist Home.....A

QUEENS ORDERS SERVED.

- West av, 138—Frederick Russell, Stp(R)-Rub-ExS-FP(R)-O

RICHMOND ORDERS SERVED.

- Richmond Terrace Pt, 3063 (Richmond)—S. I. Shipbuilding Co.....Rec
Richmond Terrace, 1833 (West New Brighton)—James A Visely.....FA
Maple av, 175 (Rosebank)—N Y & Richmond Gas Co, 691 Bay, Stapleton.....GE

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, Flisy, 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. 25.

MANHATTAN ORDERS SERVED.

- Attorney st, 161-5—Geo Schuchman Est, c Carl Hine, 132 E 41.....WSS(R)-FP
Beekman st, 36-8—Edward L Finch et al, c Finch & Coleman, 32 Nassau.....WSS(R)
Broadway, 273-77—Edward R Andrews, 119 Eeacon, Boston, Mass.....Stp(R)-WSS(R)
100 st, 204 E—Ethel P Arnold, 221 N 34, Philadelphia, Pa.....WSS(R)
104 st, 334 E—Hy Webedorfer, 338 E 103, WSS(R)
Maiden lane, 41-3—Hugh J Grant, c Julia M M, 20 E 72.....WSS(R)
4 av, 57—Hamilton Fish Corp, 52 Wall.....A
47 st, 8 W—Elise S Chamlers.....WSS(R)
Amsterdam av & 128 st—Bernheimer & Schwartz Pilsner Brewing Co, Ref-Sys(R)-D&R-FD-CF
1 st, 3-5 E—Cohen & Reichstein.....NoS-FA-FP
1 av, 542-P L Bryant.....D&R
Grand st, 71—French Celluloid Novelty Co, CF-Rec-FP(R)-NoS
Lexington av, 1232—Duplex Auto Supply Co.RQ
Mangin st, 108-12—M Spielman & Sons, FA-FP(R)
Moore st, 31—Moore Street Stores (Inc).....FA
Murray st, 38—Hawkes-Jackson Co.....CF
9 av, 263—Rotoprint Gravure Co.....Rec-D&R
Old Slip, 10—John H Banks.....FA
Pearl st, 355—J T Kelly.....CF-Rub-D&R
St Nicholas av, 641—Harry Forrest,FA-Rec-CF
2 av, 2310—Jaffe & Fatrov.....Rec
7 av, 347—Bruno Mindermann.....D&R
7 av, 729—Mutt & Jeff Film Exc.....CF
7 av, 729—Radio Film Co.....FP(R)-D&R-CF
7 av, 729—Film Renovating Co.....CF-D&R
Sheriff st, 78—Elsig Singer & Son.....RQ
6 av, 923—James Martin.....RQ
University pl, 81-95—Golead Mfg Co, WSS(R)-FP(R)
Washington st, 694—General Waste Co, FA-NoS-El
Watts st, 92—D Galante.....FA-FP(R)

- Waverly pl, 153—American Refrigeration Co, D&R
36 st, 261-5 W—Tullar Meredith Co.....El-FA
36 st, 265 W—Lincoln Press.....El-FA
38 st, 48 W—L L Warshauer.....FA-NoS
42d st, 220 W—20th Century Film Co.....CF
West st, 204—E F Pruden & Thompson Co, D&R
West Houston st, 200—E Marando.....D&R
20 st, 508 W—Dearborn Chemical Co.....FP
21 st, 261 W—Nalbandian Bros.....D&R
24 st, 503 W—Mitchell Vance Co.....FA-Rec
27 st, 336-8 W—P Tully.....WSS(R)-FA
27 st, 458 W—Eustachio Stella.....FA-NoS
31 st, 129-31 W—Nathan Lyons.....Rec
36 st, 542-46 W—Union Gilding Co, Rec-FP(R)-El
37 st, 438 W—Baer Bros.....FP(R)
38 st, 48 W—Gross-Levinski Corp, 134 W 26,FA
38 st, 48-56 W—Belnor Hat Co.....FA
42 st, 200 W—Eppfurth Hotel & Cafe Co, RefSys(R)-D&R
42 st, 511-13 W—Promethano Electric Co, FA-NoS
49 st, 244-50 W—Phillips Auto Seat Co,FA-Rec
49 st, 604 W—Renner & Maras.....CF-FA-NoS
52 st, 106 W—James Martin.....FA-O-FP(R)
54 st, 231 W—Rosales Bros,El-FA-Rec-NoS-CF
56 st, 239 W—Hayes-Diefenderfer Co, 1876 Bway.....FP(R)-Rec
70 st, 330 W—F D Underwood.....CF
141 st, 50-52 W—John J Mahon, 152 E 108, CF-Rec-NoS
45 st, 17-19 W—Adolph Luthy & Co.....CF
53 st, 238 W—Crow Motor Co, 1690 Bway, Rec-FA
54 st, 147 W—A B Webb.....Rec-CF-El
141 st, 36 W—Elia Clemento.....FA-NoS
144 st, 259 W—Jacob Warschaw, 496 E 166, FA-Rec
Wooster st, 176—Julius Schwartz.....RQ
Wooster st, 83-85—Moritz Wellen, NoS-FA-Rec
40 st, 345 W—Empire City Film Laboratories, D&R-FA-Rec-CF-NoS
14 st, 62-68 W—Viola Doll Co.....FA-Rec
West st, 290-S Fink.....FA
18 st, 43 W—Greenhut Co, RefSys(R)-D&R-FP(R)-FD-CF
Broadway, 337—Wm B Moffatt, c Cora Bramwell, 2 W 55.....WSS(R)-FP(R)
Broadway, 737—Herman L R Edger et al, St, Nassau.....Stp-WSS(R)
Pier 8, East River—Co Transatlantica.....Rub
3 st, 86 W—Giovanni Canova, c L Porrino, 554 W Bway.....WSS(R)
34 st, 32-34 W—Thos H Barber, c Harriet B T, 18 E 70.....WSS(R)
Av D, 155—Boynton Flooring Corp.....FP-Rec
Baxter st, 125—Capital Polishing & Plating Co.....Rec
Beaver st, 53—Mount & Robertson.....WSS(R)
Broadway, 1751—Packard Motor Car Co of N Y, 165 Bway.....FA
Canal st, 121—Morris Suderov.....FA-CF
Cedar st, 157—Gripwell Pulley Covering Co, GE-Rec
Centre st, 102—Morris Kaplan.....Rec
Centre st, 224—Lithographers Finishing Co, FA-D&R-Rub-Rec-Ex(R)
Christopher st, 181—Bolch & Oliver Co.D&R-FP
Christie st, 115—Nathan Grubstein, FA-Rec-WSS(R)
Christie st, 131—G Pandolfi & Son.....RQ-O
Christie st, 195-7—Nathan Wiener.....RQ
Delancey st, bet Lewis & Goerck—Goldstein Scrap Iron Co.....CF
12 st, 11 E—F Debski.....FA-FP(R)
20 st, 502 E—G C Wooley Co.....RQ-FA-NoS
36 st, 405-11 E—Louis Aronoff.....FA-NoS-D&R
41 st, 342 E—Turner & Johnson.....CF
52 st, 348 E—John Kuhn.....FA-NoS-Rec-Rub
69 st, 137 E—Arthur C James.....CF
68 st, 406 E—Sam Just.....RQ
73 st, 322 E—Shooting Club "Cech".....RQ
74 st, 306 E—Harry Glatter.....RQ
75 st, 502 E—Adler & Eckstein.....FA-D&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.

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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.

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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.

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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.

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

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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, VORHEES & 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. Morningside 958.

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

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

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

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

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

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

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

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

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

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

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

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

Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.
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.

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.