

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, SEPTEMBER 8, 1917

NEW STANDARD FIRE INSURANCE POLICY

Becomes Operative After January 1, 1918—Superintendent Phillips Instructs Companies—Blanket Forms Prohibited

ON January 1, 1918, the new standard fire insurance policy will go into effect and this form of contract must be strictly adhered to by both fire insurance agents and companies. There must be no variations from the form. Following is a letter sent by Superintendent Phillips to stock fire insurance companies:

"I am enclosing herewith a copy of the Standard Fire Insurance Policy of the State of New York, as filed by me in the State of New York on and after January 1, 1918, under the directions contained in section 121 of the Insurance Law as amended by chapter 440 of the Laws of 1917. I am also enclosing a copy of chapter 440 of the Laws of 1917.

"I must call your attention most emphatically to the provisions of section 121, and particularly to the last sentence in the first paragraph of such section forbidding the issuance or use in this State, after January 1, 1918, of any fire insurance policy other than such as conforms in all particulars as to blanks, size of type, context, provisions, agreements and conditions with such printed blank form of contract or policy. It has been the experience of this department that insurance companies and their printers were not sufficiently careful in the preparation of fire insurance policy forms. I am going to insist upon a literal compliance with the requirements of law, and the representatives of your company must, therefore, make sure that the policies which are prepared for use in this State on and after January 1, 1918, conform exactly as to blanks, size of type, context, provisions, agreements and conditions with the copy herewith enclosed.

"In this connection and in order to emphasize still more the necessity for exact compliance, I call your attention to section 1193 of the Penal Law as amended by chapter 440 of the Laws of 1917, and appearing on page 9 of the copy of such law. You will note therefrom that any corporation, officer or agent issuing or delivering a fire insurance policy on property in this State which does not conform in all particulars as to blanks, size of type, context, provisions, agreements and conditions with the policy form herewith enclosed is guilty of a misdemeanor punishable by a fine of not less than \$25 nor more than \$100 for the first offense, and of not less than \$100 nor more than \$250 for each subsequent offense.

"By the provisions of the law herewith enclosed, you will note that the new form enclosed herewith must be used on and after January 1, 1918. You will also note that the existing section 121 of the Insurance Law requiring the use of the present form is repealed, to take effect January 1, 1918. Therefore, the form now in use must be used exclusively until that date. I have received inquiries with respect to the use of the large form of policy, sometimes known as the 'blanket form,' and, inasmuch as there is nothing in the law authorizing its use, I would advise you that, after January 1, 1918, such blanket form, even containing the provisions of the new form, may not be used.

"I call your attention to the following paragraphs of the law:

"Under paragraph 1, the name of the company, its location, date of incorporation, description as 'stock' or 'mutual,' and device or devices adopted by the company, may be printed in the space at the head of the policy entitled 'Space for insertion of name of company or companies issuing the policy and other matter permitted to be stated at the head of the policy.'

"Paragraph 2 prescribes the method by which provision is to be made for signatures.

"Paragraph 3 provides for the use of the space entitled 'Space for description of property' and also provides for agreements or riders. The requirements of this paragraph should be very carefully observed.

"Paragraph 4 requires the printing of 'Provisions required by law to be stated in this policy.'

"Paragraph 9 permits the printing upon the filing back of the policy of the name of the company, its location, capital, device or devices adopted by it, and the name of the agents. This paragraph also permits the addition at the top of the filing back of the names of any other States in which this precise policy form may be standard.

"Paragraph 10 permits the printing at any other point than upon the first and second pages or the filing back, of the names of officers and directors, and a form providing for assignment of interest or removal, and a form of receipt, subject to my approval. I may say, in general, that I will approve the use of

the same forms in these receipts, as were contained in the original policy adopted in 1886, and which are still in use by many companies.

"I also call your attention to the last paragraph on page 7 of the law as herewith enclosed respecting the approval of riders, endorsements, clauses, permits, forms or other memoranda to be attached to and made a part of the contract. Subsequent rulings are to be expected as to such forms.

"Please permit me to reiterate that all company officials, employes and printers preparing policies for companies should observe most literally the provisions of this law, in order to avoid the inevitable embarrassments which will result from a failure to strictly comply with all its provisions.

"Please acknowledge receipt of this letter at once, and when your forms are printed, please send one copy thereof to this department, so that we may retain same in our files. Do not send copies or proofs in advance for approval. We have no facilities for approving same nor is it our function under the law. It is for you to see to it that your form is in exact compliance with requirements, not only to avoid unnecessary embarrassments but the serious penalties to which your attention has been called above."

Accompanying the foregoing letter is a copy of Chapter 440 of the New York Laws of 1917, to which many references are made in the superintendent's letter.

STANDARD FIRE INSURANCE POLICY OF NEW YORK

[Space for insertion of name of company or companies issuing the policy and other matter permitted to be stated at the head of the policy.] No.

Amount \$..... Rate..... Premium \$.....

In consideration of the stipulations herein named any of dollars premium does insure and legal representatives, to the extent of the actual cash value (ascertained with proper deductions for depreciation) of the property at the time of loss or damage, but not exceeding the amount which it would cost to repair or replace the same with material of like kind and quality within a reasonable time after such loss or damage, without allowance for any increased cost of repair or reconstruction by reason of any ordinance or law regulating construction or repair and without compensation for loss resulting from interruption of business or manufacture, for the term of from the day of 19... at noon, to the day of 19... at noon, against all direct loss and damage by fire and by removal from premises endangered by fire, except as herein provided, to an amount not exceeding dollars, to the following described property while located and contained as described herein, or pro rata for five days at each proper place to which any of the property shall necessarily be removed for preservation from fire, but not elsewhere, to wit: [Space for description of property.]

This policy is made and accepted subject to the foregoing stipulations and conditions, and to the stipulations and conditions printed on the back hereof, which are hereby made a part of this policy, together with such other provisions, stipulations and conditions as may be endorsed hereon or added hereto as herein provided.

In witness whereof, this company has executed and attested these presents.

[Space for date and for signatures and titles of officers and agent.]

Fraud, misrepresentation, etc.—This entire policy shall be void if the insured has concealed or misrepresented any material fact or circumstance concerning this insurance or the subject thereof; or in case of any fraud or false swearing by the insured touching any matter relating to this insurance or the subject thereof, whether before or after a loss.

Uninsurable and excepted property.—This policy shall not cover accounts, bills, currency, deeds, evidence of debt, money, notes or securities; nor, unless specifically named hereon in

writing, bullion, manuscripts, mechanical drawings, dies or patterns.

Hazards not covered.—This company shall not be liable for loss or damage caused directly or indirectly by invasion, insurrection, riot, civil war or commotion, or military or usurped power, or by order of any civil authority; or by theft; or by neglect of the insured to use all reasonable means to save and preserve the property at and after a fire or when the property is endangered by fire in neighboring premises.

This entire policy shall be void, unless otherwise provided by agreement in writing added hereto.

Ownership, etc.—(a) If the interest of the insured be other than unconditional and sole ownership; or (b) if the subject of insurance be a building on ground not owned by the insured in fee simple; or (c) if, with the knowledge of the insured, foreclosure proceedings be commenced or notice given of sale of any property insured hereunder by reason of any mortgage or trust deed; or (d) if any change, other than by the death of an insured, take place in the interest, title or possession of the subject of insurance (except change of occupants without increase of hazard); or (e) if this policy be assigned before a loss.

Unless otherwise provided by agreement in writing added hereto this company shall not be liable for loss or damage occurring.

Other insurance.—(a) While the insured shall have any other contract of insurance, whether valid or not, on property covered in whole or in part by this policy; or

Increase of hazard.—(b) while the hazard is increased by any means within the control or knowledge of the insured; or

Repairs, etc.—(c) while mechanics are employed in building, altering or repairing the described premises beyond a period of fifteen days; or

Explosives, gas, etc.—(d) while illuminating gas or vapor is generated on the described premises; or while (any usage or custom to the contrary notwithstanding) there is kept, used or allowed on the described premises fireworks, greek fire, phosphorus, explosives, benzine, gasolene, naphtha or any other petroleum product of greater inflammability than kerosene oil, gunpowder exceeding twenty-five pounds, or kerosene oil exceeding five barrels; or

Factories.—(e) if the subject of insurance be a manufacturing establishment while operated in whole or in part between the hours of ten

p. m. and five a. m., or while it ceases to be operated beyond a period of ten days; or

Unoccupancy.—(f) while a described building, whether intended for occupancy by owner or tenant, is vacant or unoccupied beyond a period of ten days; or

Explosion, lightning.—(g) by explosion or lightning, unless fire ensue, and, in that event, for loss or damage by fire only.

Chattel mortgage.—Unless otherwise provided by agreement in writing added hereto this company shall not be liable for loss or damage to any property insured hereunder while incumbered by a chattel mortgage, and during the time of such incumbrance this company shall be liable only for loss or damage to any other property insured hereunder.

Fall of building.—If a building, or any material part thereof, fall except as the result of fire, all insurance by this policy on such building or its contents shall immediately cease.

Added clauses.—The extent of the application of insurance under this policy and of the contribution to be made by this company in case of loss or damage, and any other agreement not inconsistent with or a waiver of any of the conditions or provisions of this policy, may be provided for by agreement in writing added hereto.

Waiver.—No one shall have power to waive any provision or condition of this policy except such as by the terms of this policy may be the subject of agreement added hereto, nor shall any such provision or condition be held to be waived unless such waiver shall be in writing added hereto, nor shall any provision or condition of this policy or any forfeiture be held to be waived by any requirement, act or proceeding on the part of this company relating to appraisal or to any examination herein provided for; nor shall any privilege or permission affecting the insurance hereunder exist or be claimed by the insured unless granted herein or by rider added hereto.

Cancellation of policy.—This policy shall be cancelled at any time at the request of the insured, in which case the company shall, upon demand and surrender of this policy, refund the excess of paid premium above the customary short rates for the expired time. This policy may be cancelled at any time by the company by giving to the insured a five days' written notice of cancellation with or without tender of the excess of paid premium above the pro rata premium for the expired time, which excess, if not tendered, shall be refunded on demand. Notice of cancellation shall state that said excess premium (if not tendered) will be refunded on demand.

Pro rata liability.—This company shall not be liable for a greater proportion of any loss or damage than the amount hereby insured shall bear to the whole insurance covering the prop-

erty, whether valid or not and whether collectible or not.

Noon.—The word "noon" herein means noon of standard time at the place of loss or damage.

Mortgage interests.—If loss or damage is made payable, in whole or in part, to a mortgagee not named herein as the insured, this policy may be cancelled as to such interest by giving to such mortgagee a ten days' written notice of cancellation. Upon failure of the insured to render proof of loss such mortgagee shall, as if named as insured hereunder, but within sixty days after notice of such failure, render proof of loss and shall be subject to the provisions hereof as to appraisal and times of payment and of bringing suit. On payment to such mortgagee of any sum for loss or damage hereunder, if this company shall claim that as to the mortgagor or owner, no liability existed, it shall, to the extent of such payment be subrogated to the mortgagee's right of recovery and claim upon the collateral to the mortgage debt, but without impairing the mortgagee's right to sue; or it may pay the mortgage debt and require an assignment thereof and of the mortgage. Other provisions relating to the interests and obligations of such mortgagee may be added hereto by agreement in writing.

Requirements in case of loss.—The insured shall give immediate notice, in writing, to this company, of any loss or damage, protect the property from further damage, forthwith separate the damaged and undamaged personal property, put it in the best possible order, furnish a complete inventory of the destroyed, damaged and undamaged property, stating the quantity and cost of each article and the amount claimed thereon; and, the insured shall, within sixty days after the fire, unless such time is extended in writing by this company, render to this company a proof of loss, signed and sworn to by the insured, stating the knowledge and belief of the insured as to the following: The time and origin of the fire, the interest of the insured and of all others in the property, the cash value of each item thereof and the amount of loss or damage thereto, all incumbrances thereon, all other contracts of insurance, whether valid or not, covering any of said property, any changes in title, use, occupation, location, possession, or exposure of said property since the issuing of this policy, by whom and for what purpose any building herein described and the several parts thereof were occupied at the time of fire; and shall furnish a copy of all the descriptions and schedules in all policies and if required, verified plans and specifications of any building, fixtures or machinery destroyed or damaged. The insured, as often as may be reasonably required, shall exhibit to any person designated by this company all that remains of any property here-

in described, and submit to examination under oath by any person named by this company, and subscribe to the same; and, as often as may be reasonably required, shall produce for examination all books of account, bills, invoices, and other vouchers, or certified copies thereof, if originals be lost, at such reasonable time and place as may be designated by this company or its representative, and shall permit extracts and copies thereof to be made.

Appraisal.—In case the insured and this company shall fail to agree as to the amount of loss or damage, each shall, on the written demand of either, select a competent and disinterested appraiser. The appraisers shall first select a competent and disinterested umpire; and failing for fifteen days to agree upon such umpire then, on request of the insured or this company, such umpire shall be selected by a judge of a court of record in the State in which the property insured is located. The appraisers shall then appraise the loss and damage stating separately sound value and loss or damage to each item; and failing to agree, shall submit their differences only, to the umpire. An award in writing, so itemized, of any two when filed with this company shall determine the amount of sound value and loss or damage. Each appraiser shall be paid by the party selecting him and the expenses of appraisal and umpire shall be paid by the parties equally.

Company's options.—It shall be optional with this company to take all, or any part of the articles at the agreed or appraised value, and also to repair, rebuild, or replace the property lost or damaged with other of like kind and quality within a reasonable time, on giving notice of its intention so to do within thirty days after the receipt of the proof of loss herein required; but

Abandonment.—there can be no abandonment to this company of any property.

When loss payable.—The amount of loss or damage for which this company may be liable shall be payable sixty days after proof of loss, as herein provided, is received by this company and ascertainment of the loss or damage is made either by agreement between the insured and this company expressed in writing or by the filing with this company of an award as herein provided.

Suit.—No suit or action on this policy, for the recovery of any claim, shall be sustainable in any court of law or equity unless all the requirements of this policy shall have been complied with, nor unless commenced within twelve months next after the fire.

Subrogation.—This company may require from the insured an assignment of all right of recovery against any party for loss or damage to the extent that payment therefor is made by this company.

THE JULY LABOR MARKET IN NEW YORK STATE

MANUFACTURING activity in New York State in July, 1917, was somewhat less pronounced than in June, which in turn showed a slight decline as compared with May, according to the New York State Department of Labor. As compared with June, the number of employees decreased one-half of one per cent. and the total aggregate of wages decreased slightly more. The vacation season, which is utilized for inventory purposes and for making repairs, was chiefly responsible for this decline. Labor disputes likewise played a part. These results are indicated by returns received from a large number of leading factories, including all of the important manufacturing industries and localities in the State and covering the last three years.

As compared with last June, six of the eleven industrial groups reported in July decreases in both number of employees and in amount of wages paid out. In three of the groups, there were increases in employees and in wages. A new high record in wages was established for each of these three. July, 1917, was much more active than the corresponding month in either of the three preceding years. The increase in

employees as compared with July of last year was five per cent. and in wages twenty per cent. Corresponding increases over July, two years ago, were twenty-two and fifty-four per cent. respectively, and over July, three years ago twenty-two and fifty-nine per cent. respectively.

The average per capita earnings of all employees, including both sexes, for one week in July, 1917, were \$16.17 as compared with \$16.20 in the previous month. The corresponding sum for July of last year was \$14.11; for July, two years ago, \$12.66; and for July, three years ago, \$12.54.

The stone, clay and glass products group reported in July, 1917, a decrease of nearly one per cent. in number of employees, and more than six per cent. decrease in wages as compared with June. Lime, cement and plaster mills were more active. There were seasonal decreases in the brick-tile-pottery and in the glass groups. As compared with July of last year, the group as a whole had twenty-two per cent. more employees and paid out forty-one per cent. more in wages. This increase was due in large part to the fact that one large concern which was idle in July, 1916, on account of a strike was operating to capacity in July of this year.

The metals, machinery and conveyances group, which has a much larger number of employees and pays out much more in wages than any other group included in these returns, reported in July a decrease of one per cent. in number of employees and of one and one-half per cent. in amount of wages as compared with June. Only three of the eleven industries in the group reported increased wage payments. The machinery industry, the weightiest in the group, reported an increase, as did also sheet metal work and hardware, and cooking, heating and ventilating apparatus. The most important decrease was in brass, copper and aluminum manufacture. Labor disputes reduced production in boat and shipbuilding. As compared with July, one year ago, the group had six per cent. more employees and paid out twenty-three per cent. more wages.

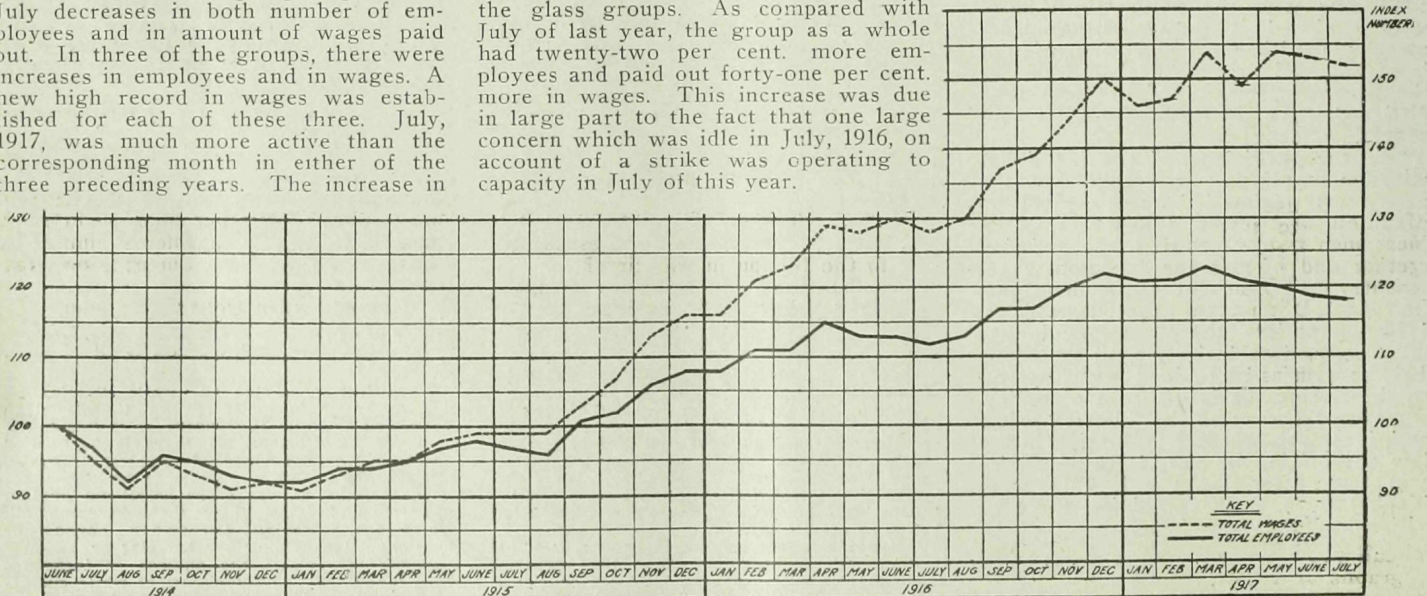


CHART SHOWING WAGE AND LABOR FLUCTUATION IN NEW YORK STATE SINCE 1914.

CITY AUTHORITIES MUST DECREASE BUDGET

Real Estate Board Contends That Useless Expenditures Must Be Avoided—Remedies Suggested

THE Budget Committee of the Real Estate Board of New York has made the following statement on the City Budget for 1918:

"The citizens of New York City, in common with the people of the country generally, are facing a long period of serious financial storm and stress.

"The necessary expense for national defence and the extraordinary expenses consequent to a situation which is practically a state of war, has imposed and will continue for a long period to impose tremendous burdens on the nation, the State and every municipality.

"It is estimated that the National Budget will reach for the first year \$21,000,000,000, the State Budget will reach \$100,000,000, and the Budget of the City of New York for 1918, unless great economies are effected, must total \$230,000,000.

"In ordinary times, and with ordinary methods of taxation, this city contributes 19% of the national expense, 72% of the State expense in addition to the cost of the city government. The burden of taxation, therefore, that the people of this city must sustain, at least until the end of the war and for several years following its conclusion, will be enormous and almost confiscatory. The extraordinary expenses cannot be lessened and will probably increase, but there can and must be economy in administering ordinary functions of government.

"The Budget Committee of the Real Estate Board believes that the Board of Estimate, if it so desires, can so cut the tentative estimates for the 1918 Budget as to afford tremendous relief. They can begin with their own organization.

"The Board of Estimate cost the city in 1905 \$46,548, 1906 \$79,246, 1907 \$117,119, 1908 \$109,578, and in 1916 \$506,828. To waste money now is treasonable, to save public monies the best kind of patriotism.

"Could not the Board of Estimate, harking back to 1908, only nine years ago, determine to do away with all unnecessary and duplicating bureaus and committees, and by giving more of their own time and attention to the task of governing the city, keep their own ex-

penditures down to what they were then? This would mean a saving of \$400,000—nearly one-half a point in the tax levy.

"It is a well known fact to all familiar with the city government that the duties of many secretaries and commissions or to Borough Presidents, and the duties of confidential inspectors, are to a large extent personal and add merely to the comfort or convenience of their superiors.

"In this extraordinary period through which we are passing the Borough Presidents and Commissioners should be willing to make a sacrifice of their secretaries and inspectors. A further saving of \$200,000 could be effected. A similar appeal should be made to the judges and county officials, for they are equally patriotic, and at least another \$100,000 could be saved.

"The office of Commissioner of Accounts is one particularly personal to the Mayor and has at times been used in a merely personal manner. The expense of this office has increased from \$150,000 in 1906 to \$238,000 in 1916. The value of this department to the city is certainly problematical. In such a period as we are now passing through its work could be done by the Auditing Bureau of Comptrollers and the Comptroller's Bureau of Statistics. Here would be a saving of \$238,000.

"The expense of the Department of Licenses has grown, in ten years, from \$48,000 to \$162,000 and the expense of the Bureau of Weights and Measures from \$30,000 to \$59,000.

"Licenses should be an inexpensive bureau in the City Revenue Department in the Comptroller's office, or made a bureau in the Police Department and weights and measures a bureau in the new Department of Markets, \$100,000 yearly could be saved.

"It is generally admitted that there is no need for a City Chamberlain. \$57,000 could be saved if this office is abolished. The First Deputy Comptroller can be made City Treasurer. In this connection there is no reason why water taxes should be collected in a manner different from other taxes. Collect them in the Comptroller's office and save \$500,000. Any citizen familiar with

the tax receiver's office knows that there are periods of weeks when there is but little to do in these offices.

"The Department of Plants and Structures should be consolidated with the Department of Docks and Ferries, although all bridges should be under the jurisdiction of the highway departments of the several Boroughs. \$250,000 could be saved by this consolidation.

"The work of the Tenement House Department and the Bureau of Fire Prevention could be turned over bodily to the Bureau of Buildings of the several Boroughs. Under existing circumstances it would be a criminal waste of money to continue these duplicating departments. Thus \$750,000 could be easily saved yearly.

"In regard to the Department of Charities, the expense of which has grown from \$2,000,000, in 1906, to \$4,600,000, in 1916, the Committee feels that nothing should be done by the city for any individual, except as an act of charity, that the city is not ready and willing to do for every citizen. Without going into details and criticising the tremendously complicated organization of the Charities Department with its thoroughly socialistic idea of personal service entirely foreign to our ideas of the duties of government, the Committee believes that there should be a saving of at least \$1,000,000 in this department.

"The expense of the Department of Health has increased from \$1,700,000, in 1906, to \$3,500,000, in 1916. The same policy should be applied here as with the Department of Charities. This department originally created to adopt and enforce sanitary regulations has grown into an immense organization for personal service to certain of the people of the city. Here again \$1,000,000 can be easily saved.

"What has been said above of some departments is true of all departments to a greater or less degree.

"It should be an imperative duty of the Board of Estimate to carefully investigate every city, County and Borough office with the view to determine how cheaply the ordinary functions of city government can be administered in these extraordinary times."

BRONX BOARD OF TRADE NAMES DELEGATES TO CONVENTION

THE Bronx Board of Trade has named Charles F. Minor, James Brackenridge, Albert Goldman, and Charles E. Reid, secretary, as delegates; J. Harris Jones, Elmer D. Coulter, M. J. deRochemont and Louis Baron, as alternates, to attend the War Convention of American Business Men, to be held under the auspices of the Chamber of Commerce of the United States, with which body the Bronx Board of Trade is affiliated, to be held in Atlantic City, September 18 to 21.

The convention is being called by the Chamber of Commerce so that the business men of the country may meet together and discuss the situation of the country today as it affects them, and that from this meeting the business men of the United States may be shown where they stand in the present crisis, and how they can plan more intelligently to be of greater service to the country in the future.

The convention will consider among other things:

1. The duty that business owes the Government in war.
2. How may the business of the country render greater service in winning the war?
 - (a) How may we best provide for and protect our forces on land

and sea and those dependent upon them at home?

(b) What may be done to control prices?

(c) How may priority be most quickly and effectively established?

(d) How shall greater efficiency in land and water transportation be developed?

(e) What steps may be taken for better education of the Nation on the issues at stake in the war?

3. Ways and means by which business may most readily adjust itself to the conditions produced by the war.

(a) How shall we provide for business enterprises not essential to the Nation in war time?

(b) Food conservation, its special importance to business men.

(c) Industrial relation and employment problems.

(d) Foreign trade, banking and credit in war time.

4. For what readjustments after the war must business prepare?

(a) What will be the course of prices on raw materials and finished products after the war?

(b) How shall we plan for replacing our men industry as they return from the war?

(c) What new responsibilities in international relations may be expected after the war?

At the meeting there will be discussed different phases of the problem of Government control of prices; the establishment of priority in requirements of the Government and of individuals for materials and products of limited supply.

There will be discussed industrial relations during the war, how the Government can best procure the materials and supplies needed for the war and handle the great business problems which arise in connection with the war. There will also be discussed the problems of distribution, including those of the retailer.

The convention will give business men the opportunity to voice their support of the Government in this time of national trial. It will give them the opportunity of expressing to the Government what the experience of business men has been in problems similar to those which the Government is now facing.

They can learn from Government representatives who will be at the meeting what the Government expects of business. But, above all, the meeting will bring business men in contact with the problems of this great industrial war, and give them the opportunity of thinking about these problems and of reaching conclusions.

Many of the most perplexing problems which Washington is facing in connection with the war are problems which arise from business. In solving these problems the knowledge and experience of business men is helpful to the Government.

LEGAL NOTES AFFECTING REALTY

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

Delivery of Deeds.

THE mere placing of a deed in the hands of one of the grantees does not necessarily constitute a delivery, although a strong presumption of delivery may arise therefrom, as where the grantee receiving the deed retains it for several years, until his death, which presumption in such case is overcome by the fact that another deed to the land is delivered a few days after the delivery of the first deed. Delivery is incomplete where the circumstances show that no delivery is intended, as where the intention is merely that the grantee shall examine the deed or transmit it to a third person for a particular purpose, or where the deed on its face is not complete, but requires some further act to be done in order to consummate it, or where the deed is placed in the hands of a grantee with the understanding that it shall be returned to the grantor if he should call for it, but if he should not, it is to be placed on record on his death.—*Ball v. Sandlin*, Kentucky Court of Appeals, 195 S. W. 1089.

Ambiguities in Deeds.

An ambiguity in a deed is an indistinctness, an uncertainty of meaning or expression. There are two kinds of ambiguity: A latent ambiguity, where the writing appears on the face of it certain and free from ambiguity, but the ambiguity is introduced by evidence of something intrinsic, or by some collateral matter out of the instrument; and a patent ambiguity, which is an ambiguity apparent on the face of the instrument. Patent ambiguity occurs when the expression of an instrument is so defective that a court of law which is obliged to put a construction on it, placing itself in the situation of the parties, cannot ascertain what they meant.—*McDougal v. Conn*, Texas Court of Civil Appeals, 195 S. W. 627.

Creation of Easements.

Where the intent to convey an easement is manifest, the employment in a deed of terms that would otherwise describe corporeal property only will not suffice to defeat the purpose of the grant or to render the instrument void as a grant of an easement. The term "land" may, and often does, when consistent with the manifest intent of the parties, comprehend an easement as distinguished from the fee of the soil.—*Alabama Corn Mills Co. v. Mobile Docks Co.*, Alabama Supreme Court, 75 So. 574.

Broker's Right to Commission.

Where real estate is placed in the hands of an agent or broker for sale in the ordinary way, without stipulation expressed or implied that the agent will have exclusive right to sell, the principal is not deprived of the right in good faith to make a sale himself, free from liability to the broker for his commission. In an action by a broker to recover commission claimed, although the sale had been directly made by the principal, where the principal contended that the broker had concealed the fact that he had interested the purchaser to obtain the land at the lowest possible price, the Texas Court of Civil Appeals held, *Andrew v. Mace*, 194 S. W. 598, that evidence that the principal did not know the broker was claiming a commission and would not have sold at the price he had had he known that fact was admissible.

Construction Evidence.

A landlord sued for May rent, and the defendant pleaded constructive evidence May 5th by deprivation of light and air by the erection of an advertising sign. The New York Appellate Division holds, *Bookman v. Polachek*, 165 N. Y. Supp. 1023, that a charge to the jury that, if the defendant was deprived of light and air by fault of the landlord on May 1st, then the landlord could not recover for rent occurring on that date was erroneous,

for a constructive eviction on May 5th could, of course, not constitute a defense to a claim for rent occurring prior thereto.

A constructive eviction occurs only where, through the landlord's acts, the tenant has been substantially deprived of the beneficial enjoyment of the demised premises. Not every breach of covenant or wrongful act on the part of the landlord constitutes an eviction. If a tenant has not actually been removed from the premises, he can establish an eviction only where he shows that the landlord's acts deprived him substantially of the consideration for the rental which he agreed to pay. In

the present case it was held that the question was, at best, one for the jury.

Authority for Agent to Lease.

The New York Appellate Division holds, *Lowenfeld v. Cons. Chandelier Co.*, 165 N. Y. Supp. 1008, that evidence that, when a dispute regarding water and electric bills arose, a landlord told a tenant to see his son who had charge of the management of the building, does not sustain a finding that the son was authorized to renew the tenant's lease of the premises.

Eminent Domain—Compensation.

The New York Appellate Division holds, in re *Jones*, 165 N. Y. Supp. 896, that where land condemned in street proceedings was thereafter sold under mortgage foreclosure proceedings, the city may set off an assessment for benefits against the damage award claimed by the original owner.

WHAT THE SUBWAYS WILL MEAN TO THE EAST BRONX DISTRICT

A vast area, one that still contains great stretches of unimproved land as well as thousands of private residences and modern apartment houses, is that lying north and east of The Bronx river.

Prior to its annexation to the city this district was made up of various small communities, among them the McGraw and Gleason estates, Unionport, Westchester, Throgs Neck, Baychester, Schuylerville, and Pennyfield, each of which had its own local affairs, and the dividing lines of each of which were fairly distinct. Also, naturally, there was a certain modicum of sectional pride and rivalry noticeable in each of these divisions.

While the residents were solely dependent for transportation to the lower city on privately owned or hired vehicles, or the New York, New Haven and Hartford Railroad, Harlem River Division, and the "L" road from 129th street south, this sectional feeling and loyalty was perhaps strongest.

However, with the coming of the trolley lines from West Farms, via Van Nest, to Westchester village, and from 128th street to the same point, via Westchester avenue, a more facile method of inter-communication was made available, new blood was injected, and gradually, as new lines radiating from these first lines were constructed, and extensions favored and put through, these small sections began to lose their narrower local identities.

The residential expansion that took place brought about a greater solidification of the areas with dwellings, and a consequent wiping out of the old natural boundaries.

The past few years, especially since the opening of the Lenox avenue subway to West Farms, which is readily accessible by trolley from almost any point in the entire East Bronx area, have seen a wonderful and rapid series of changes take place in the character of the inhabitants, the stores, and the dwellings. These changes, on a larger scale, will be repeated with the opening of the Pelham Bay Park extension of the Lexington avenue route.

Generally speaking, the East Bronx may well be alluded to as one of the leading "home areas" of The Bronx, since most of it is given over to dwellings of the one and two-family type. The great trunk sewers in the district are just now at the point of completion, so that there are but a few apartment houses. Plans for many more are in preparation now, however.

With the opening of the new subway route along Westchester avenue The Bronx Board of Trade particularly expects to see the industrial phase of that section show a greater development, and with good reason.

There is in the East Bronx a great waterfront area on the East river and tributary streams, with railroad terminals adjacent, that is suited to a development that will within a very short time mean the establishment of large industrial buildings, employing many thousands, who will find it most convenient to reside near their places of employment.

Naturally, therefore, to supply their needs, store after store will have to be opened in the non-restricted districts nearby, and dwellings built for them, making for a general and marked development along industrial, commercial and residential lines, that will in great measure be coextensive.

A careful consideration of the new subway route reveals many facts favorable particularly to the forecast as to population increase.

In the first place, Westchester avenue, over which the new subway lines will run, is literally the center line of the area, and is, therefore, easy of access from practically all points within it.

The operation of the new subway line will, for that reason, mean that a resident can reach the lower Bronx, the lower city, or any point on the old or the new subway systems, for one five-cent fare, instead of ten cents, as is true in most cases at the present time.

Obviously, this will mean that the more congested parts of the city will be abandoned in favor of the East Bronx by a great army of people to whom a "double fare" to and from business is a bugaboo. This will probably be a characteristic of the first population increment, coming from Manhattan and other congested districts particularly.

The piano manufacturing district, and the industrial districts of the lower Bronx, on the shores of the Harlem river, The Bronx Kills, and the East river, now employ multitudes who live in areas near to the scene of their work, who will be attracted to the more "countrified" area contiguous to the upper reaches of the new subway line, since it will afford direct and quick communication with the aforementioned industrial areas.

Industrial workers (available for new manufacturing establishments in the East Bronx, too, it must be remembered), will therefore most probably make up the second increment.

A third increment will undoubtedly be made up of those of moderate or independent income, to whom a "country" surrounding makes a strong appeal, and who can no longer find their desires along these lines gratified in other parts of the city. Low rentals will make a strong appeal to this class, as well as to the others previously spoken of. Rapid transit to shopping and amusement centers, such as will be afforded, is also a strong inducement for all.

Work on this new Westchester avenue subway route is now going on apace, with every prospect favorable to operation, as promised, in 1918. So that the East Bronx will soon after next spring begin to reap the benefits of this newest link in the city's transportation system.

The Bronx Board of Trade therefore urges, on builders particularly, the importance of providing homes for these population increments, that the East Bronx may realize from the first the full benefits derivable from the new transit artery, and also calls to the attention of manufacturers the many desirable industrial sites that exist there.

CONSUMERS MUST REDUCE COAL REQUIREMENTS

War Time Demand Causes National Chamber Committee to Make Country-Wide Appeal

NOW is the time for every user of coal to endeavor to reduce his requirements, according to the Committee of the Chamber of Commerce of the United States cooperating with the Council of National Defense, which sends forth the accompanying five suggestions in a special war bulletin.

"Heretofore," the Committee declares, "the man who used more coal than he needed might feel that he caused no loss except to his own bank account. Few were influenced by thought of conserving the world's supply of coal. Today coal is a sinew of war, is the conclusion, and he who unnecessarily reduces the country's available stock of coal may curtail the nation's energy in the great industrial conflict."

In the past if the available supply of coal was not sufficient for all needs, however extravagant, new mines could be opened and heavier withdrawals from the great supply of coal in the ground, even the most extravagant users could be supplied without interfering with other industries.

Limits Must Be Regarded.

Today there is a limit to the amount of coal which should be mined. In the great concentration of national energy toward prosecuting the war men are not available to open new coal mines to meet extravagant needs. Transportation facilities are burdened to the limit of capacity. These and other factors establish a definite limit to the amount of coal which should be made available for use during the war.

Another important phase of the situation comes from the control of coal prices by the Government. An effect of such price regulation may be reduction in output. It is largely to be expected that the fixing of prices can be carried on without controversies with producers interrupting operations and without repressing the adventurous spirit necessary to increase output.

Opposed to these limitations on the available supply of coal is the greatest demand for coal ever known. The railroads are requiring more coal than ever before. The war and its stimulation upon industry has called upon our factories for an output beyond all previous peak loads. Our allies depend upon us for coal. Neutral countries depend upon us for coal. Good use can be made of all available coal.

Coal User Responsible.

No thinking man can fail to realize the obligation which this situation imposes upon the user of coal. On a vast scale the situation is similar to that where people are in an open boat at sea with a limited supply of food. The man who wastes coal today is an enemy of mankind.

Under these circumstances all business men are called upon to give thought to avoiding the waste in coal. Let every man consider how his coal requirements can be reduced. Let all organizations of business men engage in a vigorous effort to promote the discussion of wasteful methods in coal consumption and the adoption in all power plants of those stoking methods which produce power without waste of coal.

Public obligation and selfish interest combine to make this the time for business men to undertake the long delayed concerted effort to improve power house practice, the bulletin says. No man today can say whose requirements may remain unsatisfied if the available supply of coal is distributed without meeting all requirements. All should act together so that no one may suffer because someone has been wastefully extravagant in the use of coal.

The Bureau of Mines has made a study for years of stoking methods. Elaborate investigations and experiments have been conducted and the results of what has been done are avail-

Inquire into the methods employed by your fireman and consider his methods in relation to those suggested by the Bureau of Mines.

Learn what plants in your locality secure the best results from coal.

Endeavor to have the wasteful users of coal profit by the best experience of the locality.

Improve all local methods by consultation with the Bureau of Mines and study of the stoking methods recommended by the Bureau.

Buy your coal as near home as possible.

able to every user of coal. The director of the Bureau of Mines desires that users of coal call upon this division of the Government for service and assistance.

In this connection it may be said that the Bureau of Mines has analyzed samples of coal from all sections of the United States and is already prepared to give information regarding the best uses to be made of different kinds and grades of coal. Detailed experiments and investigations enable the Bureau to give effective assistance in bringing about improved stoking methods. Their tests and the experience of users of coal demonstrate that an amazing saving may be had without change of coal or equipment by merely controlling the fireman and his method of putting coal under the boiler.

There is great opportunity for associations and particularly engineering societies to conduct a campaign of education. Today a university in Tennessee, cooperating with the Bureau of Mines, is having men visit power plants in Tennessee to bring about the savings in coal consumption which come from consideration of the firemen's methods. Similar efforts should be made elsewhere.

The Executive Committee of the

Chamber of Commerce of the United States is forming a special committee to act as a clearing house of efforts to reduce the unnecessary consumption of coal. Business men are urged to form local committees to cooperate with this committee. Particularly are association members urged to form such cooperating committees. These committees should be organized without delay. There is real work to be done.

Pamphlet about Exports.

All the vital features of Government export control, stripped of their legal verbiage so that the busy man may grasp them quickly, are explained in the pamphlet, "The Regulation of Exports Under the Espionage Act," which has just been issued by the Guaranty Trust Company of New York. The pamphlet, which is of particular importance to those concerned in foreign trade, contains the list of articles which cannot be exported without licenses, and makes clear the restrictions governing the two distinct classes of exports under Government regulation. One of these classes relates to the shipment of articles to the enemy and to European neutral countries; the other to certain commodities whose export is prohibited to countries other than those named in the first class. A list of destinations to which shipments are not permitted, and a list of those to which shipments are allowed under licenses, are included. How and where licenses may be obtained, and the nature of the information required to fill out the forms of application are also clearly outlined.

Lincoln Monument.

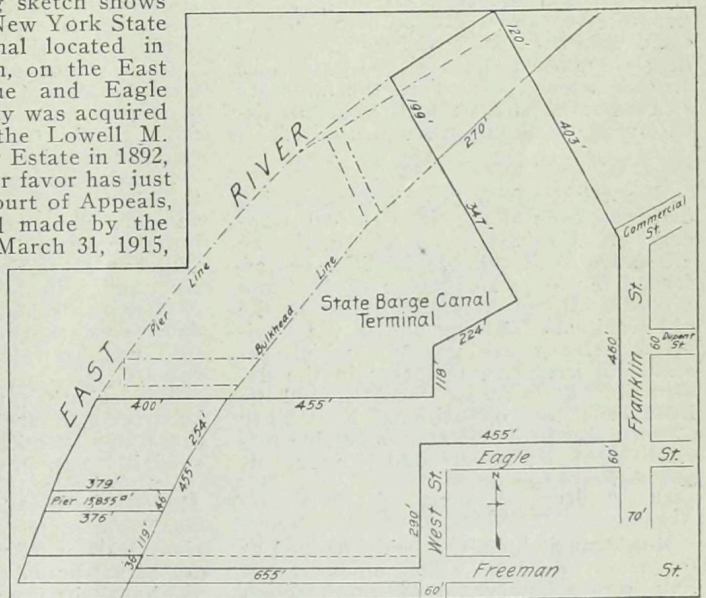
The Abraham Lincoln monument, well known to passers-by on Union Square, was erected in September, 1870, by the Union League Club. The statue is of bronze and weighs about 3,000 pounds. It is nearly eleven feet high. The pedestal, which is twenty-four feet high, weighs forty tons.

GREENPOINT BARGE CANAL TERMINAL

THE accompanying sketch shows the plans of the New York State Barge Canal Terminal located in Greenpoint, Brooklyn, on the East River, between Blue and Eagle streets. This property was acquired by the State from the Lowell M. and Henry U. Palmer Estate in 1892, and a decision in their favor has just been made by the Court of Appeals, sustaining the award made by the Court of Claims on March 31, 1915,

to them of \$1.90 a square foot. The terminal includes 402,809 square feet, of which 174,164 square feet is upland and 228,645 square feet is land under water; two piers, area 24,150 square feet and 7,663 square feet; a two-story concrete building 294,630 cubic feet, and part of a two-story frame lumber shed 2,077,988 cubic feet. A new concrete pier 90 feet wide, with an adjoining slip and bulkhead wall giving a total pier length of 650 feet, is to be built. The present piers are to be repaired and a bulkhead wall is to be built.

The State pierhead line is 1,069.32 feet and the State bulkhead line is 734 feet. The distance from the pierhead line to the rear of the terminal is 855 feet on the southern boundary and 546 feet on



PLAN OF STATE BARGE CANAL AT GREENPOINT.

the northern side. The terminal is without access to the adjoining street at present, but probably Dupont street will be opened. The junction of Newtown Creek and the East River is at the intersection of Box and Commercial streets and is recognized both by the Legislature and by the special board appointed to revise the pier and bulkhead lines along the East River in 1875.

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Are you saving your money to invest in the Second Issue of the Liberty Loan?

Real estate interests in the entire Gowanus section of Brooklyn are anticipating the creation of a new commercial center in that section of the city as a result of the completion of work on the Erie Basin, the new transfer terminal of the State Barge Canal.

"Price readjustments evidently in anticipation of Governmental control dominate the iron and steel markets," states Bradstreets, "the crest point in prices touched in the middle of July having undergone marked shadings the past three or four weeks, but withal, the mills are so far booked ahead that the current situation is accepted with equanimity."

The agitation for proper safeguarding of the records of the titles to real property on Manhattan Island should be continued until suitable facilities are afforded for the maintenance of duplicate records. When fires like those in the old Equitable Building and in the Capitol at Albany are possible, which resulted in irretrievable losses in the destruction of records, there should be little cause for opposition. New York County should do what progressive private companies have found it expedient and desirable to do.

New transit lines are being opened at frequent intervals. The most recent link in the new chain of interborough rapid transit was opened on Tuesday, and marked the invasion of Manhattan by the New York Consolidated Railroad Company, a subsidiary of the Brooklyn Rapid Transit Company. Real estate and civic organizations in Brooklyn celebrated the event with an elaborate program. The new road is expected to benefit, not only a large section of Manhattan, but will furnish additional transportation facilities to sections of Brooklyn as far out as Coney Island.

Suburban Growth.

One of the most important real estate developments in recent years has concerned itself with the unprecedented increase in the number of all-year-round residents in the Metropolitan district, notably on Long Island and in Westchester County. These sections have witnessed not only the building of high-class residential communities, but have also been experiencing a steady and uninterrupted demand for improved properties of practically all types. It is not difficult to explain this trend, since analysis will show that six factors, each important in itself, have been operating toward encouraging the residential expansion of these territories.

In the first place, the decline in building construction has created a scarcity of space in the city proper, and inability to obtain suitable living accommodations has stimulated the drift to the suburbs. Secondly, this tendency has been stimulated by the natural growth of the city, which even in normal times would have been reflected in additional interest in real estate in the surrounding outlying districts. Thirdly, the excellent commuting facilities provided by the railroad companies has placed the running time between the suburban home and the office within more reasonable limits, and the commuting business has increased by leaps and bounds.

Fourthly, the popularity of the automobile has contributed largely to the growth of suburban New York, in that it has made easily accessible to railroad stations lands hitherto practically out of the question for residential improvement. There was a time, not long ago, when most of the Long Island and Westchester dwellings clustered around the railroad stations or within walking distance. A home five miles away was unheard of and made commutation almost impossible. The motor car, however, changed conditions, and large stretches of land even fifteen and twenty miles inland have been made available as sites for fine country estates. The barrier of distance having been effectually eliminated, proximity to the railroad station was no longer an essential, and one of the principal hindrances to growth removed. Road improvement came as a matter of course, and suburban highways around New York now compare favorably with automobile thoroughfares anywhere else in the United States.

The fifth factor which influenced the suburban movement has been the ever present and innate hope of the householder to have a place in the country. Many business men have availed themselves of the opportunity to take their families into the suburbs for permanent residence, not so much because they were dissatisfied with city life, but rather because a home of their own far away from the bustle and throb of the big city presented an irresistible appeal.

Lastly, suburban growth has been furthered through the activities of the developer, whose enterprise has resulted in the creation of splendid residential centers. More than one attractive home community in Long Island and Westchester has replaced barren and unproductive waste land, and the transformation has been largely due to the developer.

The suburban trend, therefore, may be traced to at least six sources, but there may be others which have encouraged it. Yet, in spite of these reasons it is probable that even a resumption of building activity in the city proper would not materially alter the situation. New York City represents more than the actual boundary lines separating its five boroughs from the adjoining counties of the State. It represents the heart of the greatest industrial, commercial, and residential section of the United States, the Metropolitan district. The new importance of the suburbs only emphasizes the greatness of New York. Their growth does not mean New York's decline or its loss of prestige. If anything, it accentuates New York's supremacy over the numerous competing cities aspiring to the title of America's greatest municipality.

The Coal Situation.

With winter only a few months off it is imperative that the question of the distribution of coal be settled, so that some benefit may be derived by the small consumer. Cooperation of the operators is essential, and it is to be hoped, if they do not meet the administration half way, that Dr. Garfield, the Fuel Administrator, will enforce the drastic regulations as prepared by the President.

The present time is not one in which to procrastinate. Untold hardships will ensue to thousands and hundreds of thousands of people unless coal is received, but while just needs should be supplied, there is no reason why hoarding should become the rule. In fact this condition should be fought against.

Dr. Garfield has the power to license retail dealers as well as operators, jobbers and wholesalers, and it is to be hoped that he will follow this course, unless present shortage conditions are speedily rectified. It is realized that the retail price of coal must, of necessity, vary in different sections, but the appointment of local committees throughout the country should bring to light true conditions.

According to a statement issued by Dr. Garfield, it would seem that the Government was using its power to effect an amicable settlement, but in the event of the failure of this course, drastic measures should be resorted to, and then a final adjustment could be made at a later date when the pressure was not so severe.

Dr. Garfield stated: "It is not proposed to require efficiently operated mines to produce coal at a loss, but the burden rests upon applicants to show that the prices fixed in particular cases are unfair." This is a reasonable attitude and should have the support of every fair-minded man.

Then again Dr. Garfield says: "The Fuel Administration is preparing a plan of apportionment which will secure to domestic consumers their fair share of the coal supply and at prices which will reflect the prices heretofore promulgated by the President."

Real estate owners, as well as manufacturers sincerely hope that this policy will be carried out, and speedily. While some contracts for the winter supply have been made, still there are thousands of houses which are being supplied from day to day. This condition must be changed and everyone is backing the Administration in its efforts to unravel a bad tangle. But "haste" must be the watchword, and if the operators will not cooperate, then measures must be taken to bring them into line.

Menace of Cost Inflation.

Among the outstanding factors that are influencing present-day economics there is probably nothing more serious or presenting a greater problem than the inflation of price of almost every character of commercial and industrial commodity. The condition is one that is undoubtedly directly chargeable to the World War. However, where it is to end and what will be the ultimate effects upon consumers is still largely a matter to be determined.

Undoubtedly there is no industry or trade that has suffered to a greater extent through the inflation of commodity prices than has the building and contracting business. At the present time the excessive charges for structural materials and labor entering into the construction of buildings has been prominent among the reasons for the marked recession in structural activity that has been so noticeable recently throughout the country. The erection of new structures, except those absolutely essential to the prosecution of military activities, has slowed down to the minimum, and with conditions as they maintain today, no improvement is to be expected until commodity prices are reduced and stabilized at a more reasonable figure. Prospective builders cannot possibly undertake the commencement of their contemplated operations at the current prices of materials. High construction costs absorb all

opportunities for profit through the erection of new buildings almost before the work is begun.

Certainly there must be some solution to the problem, one that will effectually end the existing tendency to crowd the consumer for the last penny to be obtained through the purchase of necessary materials and supplies. The grave question is, however, will this end be achieved before the arrival of a monumental industrial and commercial disaster that will require many years of retrenchment and adjustment to recover from? There is no well-founded reason for the mania for constantly increasing commodity prices as has been the case since the outbreak of the war in Europe. To be sure the law of supply and demand is influencing and effecting economic conditions to a marked degree, but the demand is not so exorbitant or the supply so lacking that the present scale of prices in almost all lines is to be considered just as equitable.

Building interests generally now have come to a realization that no improvement in the existing situation is possible while the high commodity prices are maintained and for some time past there has been a slight tendency toward somewhat easier prices for certain materials. At the present time all structural interests are looking to the Federal authorities for a measure of relief from the conditions that have been so prejudicial to the welfare of the building industry. One of the possible solutions to the problem is Governmental control of both price and output of those commodities for which the demand has been abnormally large. Already the authorities have taken measures for the fixing of the price of anthracite and bituminous coal and industry naturally expects considerable relief as a result, for the fuel problem had become a matter of grave importance to all manufacturers of building materials and supplies.

Steel, copper and other metal products are at present under a like investigation, and undoubtedly an early announcement of Governmental decision in regard to maximum price and expeditious delivery will be made at an early date. If it is found that Governmental regulation of output and price creates an easier condition in these lines other investigations will naturally follow and then, and not until then, will the consumers of the affected commodities receive equitable treatment at the hands of manufacturers and producers. Then prospective builders will feel reasonably safe in starting their long delayed structural operations.

Foreclosure Suits.

Editor of the RECORD AND GUIDE:

John V. Irwin refers to a clause in use for foreclosure proceedings, which he alleges does not conform to the rules of practice since 1910, as laid down by the Justices of the Supreme Court.

This is found in the "terms of sale," which recites that the referee will allow out of the purchase money the arrears of taxes, etc.

Mr. Irwin then states that 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.

May I, therefore, call to attention the form of published notice, frequently met in foreclosure proceedings, and which reads:

"The approximate amount of the taxes, assessments and water rates or other liens, which are to be allowed to the purchaser out of the purchase money or paid by the referee is . . . and interest," and inquire if the form does not need revision, if the terms of sale clause offends, as they, now, seem to co-operate and reconcile?

There is, however, another method in vogue which simply states the encumbrances, and in this wording: "Appropriate amount of mortgage debt costs and allowance is . . . interest; taxes and water rents are approximately . . . and interest."

Can not someone definitely arrange a succinct notice which can tell a prospective purchaser what "subject to" (in-

sofar as the monetary feature is concerned) stands for at an auction offering. It is, and has been, left to many different constructions and interpretations, very costly, too, at times (as our court records show).

LEWIS PHILLIPS.

Anti-Litter Campaign.

Editor of the RECORD AND GUIDE:

Your recent editorial commending the work of the Tenement House Department for their campaign of education among the people of the tenements has struck a responsive chord in the hearts of all public spirited citizens who are interested in the advancement of living conditions among the poor in our crowded city. Ignorance is the root of evil in a great majority of cases.

I am glad to mention in this connection that another organization, the Anti-Litter League, is also looking out for the cleanliness of city blocks, and is preventing, wherever possible, the careless disposition of newspapers, peelings, matches, cigar and cigarette stubs on the public streets. The League has compiled a list of hot weather "don'ts" which is being distributed broadcast. Here are some of the "don'ts" which every citizen is asked to observe:

"Don't cast litter into the streets. It is simple and easy, dignified and thoughtful to place your discarded newspaper in a city maintained receptacle.

"Don't throw fruit peelings, cigar or cigarette stubs or bits of paper on the sidewalks or roadway on a wet day. They are fertile causes of dangerous accidents. Falls of all kinds contribute more accidental deaths and injuries than any other single type of mishap. A great many falls are occasioned by slipping.

"Don't throw ashes and garbage on the sidewalks or roadways.

"Don't throw anything in the streets. Receptacles are provided for litter.

"Don't build bonfires in the streets. Fire destroys the pavement.

"Don't spit on the sidewalk. It spreads disease.

"Don't brush sweepings into the roadway at all hours of the day.

"Don't fail to notify the Department of Health, telephone Franklin 6280, or the policeman on beat if you see a dead cat, dog or horse lying in the roadbed.

"Don't fail to keep garbage cans covered.

"Don't fail to bundle all waste material.

"Don't throw broken glassware in the roadbed. It helps destroy automobile tires and may result in injury to pedestrians.

"Don't do any of the above mentioned things. If you persist in doing so you may be fined or sent to jail." J. K.

Decreased Taxes?

Editor of the RECORD AND GUIDE:

Do not be deceived by the reduction in tax rate, for the owner must pay more in another form. In July, 1916, the city discontinued collecting ashes and waste paper from business buildings and the owners or tenants now have to make arrangements with licensed cartmen. One small office building in my care now pays \$12 a month, thus adding \$144 to the annual taxes.

During last winter it has been almost impossible to hire cartmen, or persuade those regularly employed, to remove ashes, etc., and the congestion in engine rooms and basements has been serious. Any overflow upon the sidewalk results in a threat from the police, but the cartmen say that the city does not provide scows enough to enable them to dump the carts. A complaint to the Department of Street Cleaning produced a telephone call in which it was admitted that there had been congestion at the scows, but that the city was saving \$400,000 a year.

Owners of real estate will be lucky if

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. 266.—Will you please let me know the tax rates for Manhattan, The Bronx, and also the State Tax since 1900? A. K.

Answer No. 266.—

Year.	Manhattan.	Bronx.	State Tax.
1900	2.24771	2.24771	1.96
1901	2.31733	2.31733	1.20
1902	2.27344	2.27344	.13
1903*	1.41367	1.41367	.13
1904	1.51342	1.51342	.13
1905	1.49051	1.49051	.09
1906	1.47890	1.47890	.011495
1907	1.48499	1.48499	.008642
1908	1.61407	1.61407
1909	1.67804	1.67804
1910	1.75790	1.75790
1911	1.72248	1.72248
1912	1.83	1.83	.6
1913	1.81	1.87	1.00
1914	1.78	1.77	.5805
1915	1.87	1.94
1916	2.04	2.09	1.6279
1917	2.02	2.08

*In 1902 the full value assessment plan was put into effect and is reflected in a lower tax rate in 1903.

The tax rate now, however, is again close to that of 1902.

Question No. 267.—How long has a property owner got to file an appeal after the tentative assessments are prepared? What is the procedure? F. F.

Answer No. 267.—If you mean the assessment made by the Deputy Tax Commissioner he must file before November 15th. Blanks are provided by the Tax Department. If you mean an assessment for an improvement, each assessment is considered separately and an advertisement is placed in the City Record stating the Board of Assessors will consider assessment No. — on such a day and appeals must be filed before a certain date, which is given.

Question No. 266.—I have had charge of a certain piece of property for more than twenty years which I have recently sold and continued the collecting of rents and the making of petty repairs for the new owners. I was requested by the new owners to arrange with a tenant occupying part of the premises for a renewal of his lease, and after several negotiations with him was successful, drew up the leases and had them signed. Will you kindly inform me whether I am entitled to a commission on this renewal, though I am paid a commission for the collection of rents and the tending of these petty repairs? SUBSCRIBER.

Answer No. 268.—It would appear from the above statement that the same charge should be made the new owner for the care of the property as was made the old owner.

the cost to them and their tenants is not double that amount, for it does not pay a private cartman to call for a couple of cans in one building and three in another, etc., nor to make daily rounds in every block, so the ashes and waste accumulate at the entrances and everyone suffers from the lack of a regular service.

Recently I was fined \$20 for not putting fireproof frames in windows opening on a fire-escape of a four-story building where the law no longer requires such windows; but the original order was issued prior to October 1, 1916. I attended the court six times, waiting among the other malefactors from twenty minutes to two hours each time. The only satisfaction was that my lawyer had to stay in court as a hostage while I went for the money. I had to pay him, though; and all for work that is no longer required. AGENT.

Thomas J. O'Reilly

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Broadway at 109th St.

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REAL ESTATE NEWS OF THE WEEK

Excellent Renting Season Anticipated Through Shortage
of Available Space—Some Interesting Deals Reported

DESPITE the fact that trading was limited this week, and reflected no substantial change in the general condition of the market, several interesting transactions were closed. The end of the summer season brought with it, however, prospects of an unusually successful autumn renting period, and it is being predicted that the month of September will witness excellent renting business. Although there has been a heavy amount of apartment renting during the summer, there are still a great number of families who have been postponing the time for apartment seeking until after Labor Day.

Since most of the apartments are being taken from October 1, the next few weeks will be busy ones for real estate brokers handling residential properties. In view of the limited supply, and the increased demand, the landlord's position has been considerably strengthened; in some cases advantage has been taken of the situation, and owners have been intentionally keeping their apartments vacant in order to be in better position to capitalize the late demand. There is every indication that this condition will continue to exist, and that landlords will have little or nothing to fear this winter with regard to vacant apartments.

An interesting sale of the week concerned the acquisition of a new home in West 131st street by the New York Colored Mission, which recently sold its former property in West 30th street, after an occupancy of more than forty-five years. The transfer of the activity of this association from the old negro colony to the new center in the neighborhood of West 135th street and Lenox avenue, is another indication of the remarkable shifts in population, which have been typical of New York City's growth within recent years. The new uptown center of negro population has become one of the largest of its kind in the United States, having an estimated population of between 60,000 and 70,000. Originally starting in 135th street, they have spread as far south as 130th street, and as far north as 143d street, as far east as Madison avenue, and as far west as Eighth avenue. They have brought with them all the institutions catering to their

educational, religious, philanthropic and social needs, and no doubt longer remains but that they have become permanently established in this section. There was a time in the early days of the colony, when some efforts were made on the part of property owners to restrict the growth to certain streets, but expansion continued at such a rapid pace, and so many new arrivals came to augment the already large number of negro residents, that the attempts were rendered ineffectual. They have, however, made good tenants, and many of the properties are paying good returns on the investment. This is generally the case in the instance of tenant houses; in the case of private houses, there has been a shrinkage of values, not so much on account of the character of the occupancy, but on account of the difficulty being experienced in many other sections of the city in renting this type of structure.

An important lease reflecting the growth of Governmental activity in this city concerned large space in the Albenarle building at Broadway and 24th street, taken by the Ordnance Department of the United States Army for a branch establishment. The acquisition of this space was made necessary by reason of the fact that Government buildings in Washington have become overcrowded, and even space in many office buildings is at a premium on account of the tremendous increase in the number of clerks in the various departments of the Government engaged in prosecuting the war. The number of Ordnance Bureau clerks prior to the war was 96, and now it is 850.

There was no change in the status of the auction market, the bulk of properties being taken over by plaintiffs or other parties in interest at foreclosure sales. The last of the summer suburban auction sales was held at Rye, N. Y., and resulted in the disposition by Bryan L. Kennelly of twenty bungalow plots at Meadow Beach, located on Rye Beach road, Beach place, Sound View place, and Harbor place. The plots brought a total of \$36,265. Among the buyers were Harry S. Wellstood, proprietor of Beach Hill Inn, adjoining the property; John J. White, builder of bungalows in this section; H. G. Horowitz, G. D. Graham, L. A. Gedney, Edward A. O'Brien and R. O. Littlefield.

Firms Consolidate.

The Brett & Goode Company and Van Norden & Wilson have consolidated under the firm name of the Brett & Goode Company, Inc., and will have its main offices in the Printing Crafts Building, 461 Eighth avenue. Kenneth Mygatt has been admitted to the Board of Directors. Messrs. Van Norden & Wilson have been located for several years at 1 West 34th street, but this office has been closed so that the business of the firm may be concentrated at a central point. The corporation will continue to transact a general real estate and insurance business as heretofore.

Georgia Passes Torrens Law.

Register John J. Hopper has received a telegram from Hon. H. L. Barfield, member of the Georgia Legislature, stating that Georgia has passed the Torrens Land Title Registration Law, introduced by Mr. Barfield. Georgia is the fifteenth state in the Union to adopt this reform.

The Georgia act in its essentials follows the model act approved by the Committee of the American Bar Association.

Golf Tournament.

The Fall Golf Tournament of the Real Estate Board of New York will be held Tuesday, September 25th, at Wykagyl, New Rochelle, N. Y. There will be three classes. Awards for each class and several special prizes.

Wide Boulevard Necessary.

Suburban land developers and builders of houses on the south side and in the central parts of Nassau and Suffolk Counties, who have closely observed congested traffic conditions and the influx of population to those areas, are convinced that an extra wide boulevard must be built through Long Island before many years have passed. They practically agree that if another decade passes without the creation of such a highway the population will be handicapped for easy traffic conveniences.

Nassau County alone has grown in population fifty per cent. during the last ten years. It is one of the richest suburban counties in the State. So rapid has been its progress that there hardly remains any vacant land in the central and southern parts for land operations and improvements. They comprise a territory of homes for commuters of the middle class, whose numbers are augmenting heavily yearly. Because of it there is traffic congestion on the Atlantic avenue branch of the Long Island Railroad through Brooklyn and the Long Island section of the Pennsylvania station is now undergoing its third enlargement. It is six times as large as when the station was opened in 1911.

The growth at Mineola, Baldwin Harbor, Rockville Centre, Freeport and Lynbrook is about to be duplicated in other parts of the county.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 8, against 13 last week and 18 a year ago.

The number of sales south of 59th street was 3, as compared with 3 last week and 5 a year ago.

The sales north of 59th street aggregated 5, as compared with 10 last week and 13 a year ago.

From the Bronx 5 sales at private contract were reported, as against 7 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 309 of this issue.

John D. Rockefeller, Jr., Buys.

John D. Rockefeller, Jr., has purchased for protective purposes, 12 West 54th street, adjoining his home on the west. The property, which measures 23 x 100 feet, is a five-story dwelling. The house was owned at one time by the late Richard M. Hoe, who sold it to Daniel Guggenheim in January, 1897. In October, 1908, Mr. Guggenheim resold the property to Frederick W. White, vice-president of Peters, White & Co., dealers in phosphates, who, according to the current report, has disposed of it to Mr. Rockefeller. William A. White & Sons are reported to have been the brokers. During recent years the Rockefellers have been buying parcels in both sides of 54th street, between Fifth and Sixth avenues. In addition to the homes of John D. Rockefeller, and John D. Rockefeller, Jr., at 4 and 10 West 54th street, respectively, Mr. Rockefeller, Jr., holds title in 14, 16, 22 and 24 in the south side of 54th street, and 13, 17, 19, in the north side. A few years ago his father bought 684 Fifth avenue, adjoining the southwest corner of 54th street. He erected a small business building on the site, which was formerly occupied by the Twombly family.

Fifth Avenue Parcel Changes Hands.

Charles G. Trussell, of Augusta, Ga., took title from Charles E. Johnson to the five-story business building at 557 Fifth avenue. The property was conveyed for a nominal consideration over a mortgage of \$300,000 and all liens. The parcel, which measures 25x100 feet, is located 50.5 feet south of 46th street. Mr. Johnson acquired the realty in a trade in January, 1916, from A. L. Mordecai & Sons. When Mr. Johnson bought the property it was held at \$400,000.

Hotel Endicott in Deal.

The Hotel Endicott, a seven-story hostelry, occupying the block front on the west side of Columbus avenue, between 81st and 82d streets, has been purchased by William and Julius Manger, the present lessees. The property was held at \$1,000,000. Negotiations for the sale of the property have been pending for several months, with Susan L. Vivian of England, and the United States Trust Company, as trustees of the Estate of Marshall O. Roberts, which took the structure over in foreclosure proceedings about five years ago. The property is assessed at \$675,000, of which \$400,000 represents land value. The present sellers bid \$750,000 for the hotel at the auction in 1912. That action involved an overdue first mortgage, which, with interest, aggregated about \$644,000. John D. Rockefeller held a second mortgage on the property at one time.

New Home for Colored Mission.

The New York Colored Mission, which recently sold its home, 223 and 225 West 30th street, purchased from Miss Jennie E. Sampter, through Richard Collins, the three-story dwelling, 8 West 131st street, on lot 17.10 x 94.11. The property is located 181 feet west of Fifth avenue. The building will be remodeled for a day nursery and settlement house. The Mission occupied the 30th street building for more than forty-five years. That and adjoining

realty was sold through George Milne, to Archibald D. Russell, who will improve the combined properties, as already announced, with a large garage which has been leased to the Adams Express Company. Dr. John L. Bartlin is president of the Mission, and the other officers include Edwin J. Gillies, William T. Ferris, L. Hollingsworth Wood, and Stephen W. Collins.

St. Cloud in Resale.

Adolph Weiss purchased from the Jack-Alan Holding Company, the St. Cloud apartment house, a six-story structure, at 980 Prospect avenue, northwest corner of 164th street. The building contains twenty-four apartments and one store, and occupies a plot 74.5x75 feet. It is fully tenanted, and was held at \$100,000. Samuel Cowan was the broker. The selling company acquired the property last week from J. L. Feinberg, who took it over at auction on July 19, as plaintiff in a foreclosure action against the V. & W. Building Company, and others.

Sale Near Pelham.

Steven B. Ayres sold, for the Wheeler Corporation, the Benson Estate, fronting on Westchester Creek, near Pelham, N. Y. The property consists of fifty lots, and was acquired by Evan Jones, of Florida, who gave in part payment, a tract of ninety acres at Clearwater, Fla., adjacent to the Belleview Hotel. The tract has a frontage on the Gulf of about 4,000 feet, and was held at \$100,000.

Manhattan.

South—of 59th Street.

22D ST.—William H. Archibald sold for Annie R. and Ellen R. Jones the 4-sty dwelling at 445 West 22d st. The purchaser, who is Helen Hartley Jenkins, is reported to be buying the property for the Serbian Federation, of which Professor Pupin of Columbia College is the head. The building will probably be remodeled and renovated for the use of the Federation in connection with the adjoining building which they already occupy. This property has belonged to the Jones family for more than half a century.

36TH ST.—Cammann, Voorhees Floyd sold for the Lawyers' Mortgage Co. the 4-sty business building 228 West 36th st, on lot 20x98.9, between 7th and 8th avs.

The Brett and Goode Company
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and Messrs. Van Norden and Wilson
of 1 West Thirty-fourth Street
announce their consolidation under the firm
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Incorporated
Mr. Kenneth Mygatt has been admitted
to the Board of Directors
The corporation will transact a general
real estate and insurance business as heretofore
with its main offices in the
Printing Crafts Building
461 Eighth Avenue, New York City

September 1, 1917

North—of 59th Street.

115TH ST.—Sharp & Co. resold for the Theophilus Kick estate the 5-sty flat 8 West 115th st, 25x100.11, west of 5th av. The Kick estate recently acquired the property from the Sexton Realty Co. in part payment for the Westdale apartments, Nos. 602 and 604 West 139th st, through Sharp & Co. The Sexton company purchased the flat a month ago.

120TH ST.—Benjamin Steiner is reported to have sold the 3-sty residence 149 West 120th st, furnished, on lot 19x100.11.

176TH ST.—Frederick Brown bought from the Marble Hill Development Corporation 506 West 176th st, a 5-sty apartment, on plot 43.6x99.11,

between Amsterdam and Audubon avs, fully tenanted and held at \$50,000. A. N. Gitterman was the broker.

Bronx.

DALY AV.—John F. Fetzer sold for James C. Barry to Mathilda Remlein 2007 Daly av, a 5-sty apartment, on plot 50x100.

MARMION AV.—John F. Fetzer sold for Josie E. Piser to Peter Doersan the 5-sty flat 1831 Marmion av, on plot 50x147.

WATSON AV.—The Middleboro Realty Co. sold to Leo Kalmus 2047 Watson av, near Av C, a 2-sty 2-fam. house, 25x103, through S. Engle and George Costar.

Brooklyn.

MENEHAN ST.—R. A. Schlesing sold for Charles Hess the 3-fam. house 352 Menehan st.

SOUTH OXFORD ST.—Louis Arnold sold 180 South Oxford st, a 3-sty dwelling, on lot 25x 120, for Louie A. Haigh and William F. Haigh to Mrs. Badger; also 401 Clermont av, a 3½-sty dwelling, on lot 20x100, for Mrs. Ella Scrymser to John P. McNulty.

66TH ST, ETC.—O. E. Larsen reports the following sales during June, July and August: for John Schmitt the hotel and roadhouse, 647 66th st; for L. & J. (Inc.) the 2-fam. house 826 55th st; for Nils Nilsen 742 54th st; for Casper Iba 1062 52d st; also four lots in the north side of 57th st, 100 ft. east of 8th av; for the Oscar Sherman Building Co. 851 58th st; for the Gustav Johnson Building Co. the 1-fam. house on the west side of Colonial rd, 40 ft. south of 76th st; for Theodore Frost 55 88th st; for C. Larsen a 2-fam. house in the north side of 74th st, east of 8th av; for Nils Nilsen 747 54th st; for Theodor Frost 333 83d st; and for John Johnson Building Corporation a 2-fam. house in the south side of 78th st, between 4th and 5th avs.

67TH ST.—Walter S. Ross and C. C. Gretzinger sold for John Biagini the plot, 40x100, in the north side of 67th st, west of 10th av.

68TH ST.—E. J. Hollahan (Inc.) sold the 2-sty house 133 68th st for J. Maniscalco.

79TH ST.—Arthur J. Waldron sold through Torkel Larsen the 2-sty brick house 632 79th st to Carl Erickson and Petra Erickson, of Jersey City.

82D ST.—Walter S. Ross and C. C. Gretzinger sold for the Ovington Builders the 1-fam. house in the north side of 82d st, west of 3d av.

NEW UTRECHT AV.—I. Salzberg sold for the Connolly Investing Corp. to D. Brown the 3-sty building, with store, at 5312 New Utrecht av, on lot 20x100.

BAY RIDGE PARKWAY.—Frank A. Seaver & Co. sold for D. A. De Wattoff the plot, 150x 100, at the corner of Bay Ridge Parkway (Shore rd) and 95th st, overlooking the Narrows and in a section where a number of fine residences are being erected. The purchaser will build for his own occupancy.

4TH AV.—Harry M. Lewis has sold the plot, 50x100, at the southeast corner of 4th av and 51st st for Charles S. Eryan, of the New York Detective Bureau, to Rosevale Realty Co., Inc. (Lazarus Rosenberg). The new owner will commence the construction of a modern 4-sty garage and service station, after plans recently passed by Board of Appeals.

Queens.

AQUEDUCT, L. I.—Sonn Brothers purchased from the State Banking department a farm of 17 acres on Rockaway av, near the old Aqueduct race track and the Howard Beach Estates. The property is part of the assets of Adolf Mandel, former east side banker, and was sold for \$17,500.

FOREST HILLS, L. I.—E. E. Hupp has bought from the Sage Foundation the brick dwelling at the south corner of Ascan av and Seasongood rd, Forest Hills Gardens, held at \$25,000.

LONG ISLAND CITY, L. I.—Cross & Brown Co. sold for Frederick Ayer, of Boston, a plot of ten lots in the west side of Hancock st, between Harris av and Bodine st, to a large building concern, which it is understood is contemplating improving the property with manufacturing buildings.

Out of Town.

BAYVILLE, L. I.—Cocks & Willets sold to Ferdinand Jelke, Jr., of Cincinnati, Ohio, twenty acres on the Edwin H. Erown estate. This property is high and rolling and commands an extended view of Long Island Sound. It is in the neighborhood of the estates of Winslow S. Pierce, Russell Doubleday, Peter W. Rouss and William M. Walker.

JERSEY CITY, N. J.—Edward P. Hamilton & Co. and J. I. Kislak sold for the Carroll estate a plot 200 ft. front in 18th st, adjoining tracks of the Lackawanna Railroad Co.

JERSEY CITY, N. J.—Duncan I. Roberts sold to Walter C. Graves the United States Express Co.'s stable, 395x150, at Monitor and Garrabrant sts and Johnston av, in the Lafayette section.

LYNDHURST, N. J.—L. N. Nicholson & Co. have sold to Henry Brenner a semi-bungalow, on plot 35x125, on Valley Brook av; to G. Wilbur a semi-bungalow on Lyndhurst av, on plot 70x150; to Edwin Weldeman a semi-bungalow on Tontine av, on plot 37.6x100, and to Arthur E. Hynds 220 Webster av, a dwelling, on plot 58x230.

NEWARK, N. J.—Feist & Feist (Inc.) sold to the Aetna Realty Co. 70-72 Girard pl, 60x 125, as the site for a dwelling; also for Frank Eichorn to William E. Lehman the 4-sty apartment house at 34 Gillette pl.

NEWARK, N. J.—Feist & Feist (Inc.) sold to William E. Lehman the vacant plot, 100x 100, at the southeast corner of Adams and Clifford sts, as the site of a 3-sty factory; also sold for the Aetna Realty Co. the 1-sty building at 40-44 Austin st to Arthur C. Hensler.

PLEASANTVILLE, N. Y.—The Mount Kisco Estates, Inc., sold in Pleasantville, N. Y., to Charles S. Bacile the Sylvester See property at Choate av and Ossining rd.

YORKTOWN, N. Y.—Nichols & Hobbie sold for Mark Cross Co. the Lounsbury farm, in the town of Yorktown, between Peekskill and Yorktown Heights. The farm comprises thirty-five acres, on which there are a lake of fourteen acres and a water power plant. The purchaser will erect a new dwelling on the shores of the lake.

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RECENT LEASES.

Hotel Essex Lease Closed.

Following the preliminary announcement made in the Record and Guide of July 7, it was confirmed that the Hotel Essex property, at the northwest corner of Madison avenue and 56th street, has been leased to M. L. Mayo, who for the past twenty years has conducted the Maidstone Inn, at Easthampton, L. I. The lease is for twelve years, and the annual rental is reported to be about \$35,000. Heckscher & DeSaulles represented the owner, and G. Maurice Heckscher, and Miss Louise Bower and John W. Bradley represented the lessor. The property was purchased by Mr. Heckscher last December from the Kinney Estate. The building is of French Renaissance design, twelve stories high, and covers a plot fronting 75 feet on Madison avenue, and a like distance in 56th street. It is assessed by the city for taxation purposes at \$550,000.

Government Leases Large Space.

M. & L. Hess, Inc., leased for the Broadway & Twenty-fourth Street Corporation the fifteenth and sixteenth floors, containing 40,000 square feet, in the Albemarle Building, at Broadway and 24th street, for five years and four months, to the War Department, Washington, for use of the Inspection Division of the Ordnance Department. The rents aggregate about \$200,000. The brokers report that the building has only about eight per cent. of its space vacant. The structure was erected by the Thompson - Starrett Company, from plans by Severance & Van Alen, for the owning company, which is controlled by the heirs of the late Francis S. Kenny.

Lease on Lenox Hill.

The fine residence at 16 East 73d street, owned by A. Chester Beatty and tenanted for the past two years by E. R. Stettinius, of the firm of J. P. Morgan & Company, has been leased to J. J. Hanauer, furnished, for the winter. The rental is reported to be about \$8,000. Mr. Hanauer bought the former Croker residence at 5 East 74th street recently, and is rebuilding the property for his occupancy. It is expected that the new structure will be completed next spring.

Garage Leased in 31st Street.

The newly organized Thirty-first Street Garage Company, William A. Larney, president, leased the six-story garage, which William H. Seach rebuilt from an old stable at 142 to 156 East 31st street, for twenty-one years. The plot measures 150x100 feet. Mr. Larney is also president of the Lotos Garage Company, and is having plans prepared by James Riely Gordon for the remodeling of the building at a cost of \$20,000.

Leases With Option to Buy.

William J. Roome & Company leased for Miss Alice Kauser, her residence at 146 East 37th street, to C. Edmund Skerry. The lease contains an option for a further renewal, as well as the privilege to purchase. The property is on the same block with 154, which was recently sold to C. Hyde.

Manhattan.

BARNETT & CO. leased the 3-sty business building on 3d av, adjoining the southwest corner of 125th st, to the Morris Shoe Co. for an aggregate rental of \$50,000.

BASTINE & CO. leased apartments at 319 West 95th st to E. W. Hammond, Miss Pearl Noble and John Haddon, and at 839 West End av to Miss Jean Turnbull, Hermann Lewarl, Miss Maud Benner and John G. Ham.

VASA K. BRACHER leased for Rees & Rees the store at 2367 Broadway to the Marter Optical Co., who will open a branch office of their long established business now at Columbus av and 73d st.

BRETT & GOODE CO., as agents, leased the entire 16th floor at 72-74 Broadway to the United States Food Administration, milling division; also space on the 6th floor to Dr. Benjamin Frenkel; on the 10th floor to Alice M. Eagley, and on the 4th floor to the Oil Trades Publishing Co.

CARSTEIN & LINNEKIN leased space in the Park Row Building, 13-21 Park Row, to United Law Reports, Arthur C. Croft and The Vital Issue Co.; in 396-8 Broadway to Max. A. Gold-

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

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

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Sept. 4, 1917.—Sealed proposals will be opened in this office at 3 p. m., Oct. 15, 1917, for the construction of the United States post office at Waynesboro, Va. Drawings and specifications may be obtained from the custodian of the site at Waynesboro, Va., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS. Sealed proposals for Construction Work, Completion of Coal Shed, and Construction work, New Chimney for Power Plant, St. Lawrence State Hospital, Ogdensburg, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Wednesday, September 12, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2817 and 2818. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the St. Lawrence State Hospital, Ogdensburg, N. Y., at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,
State Hospital Commission.

Dated: August 24, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Construction of Additional Central Heating & Lighting Plant; Construction, Heating, Plumbing and Electric work for Eight Cottages (L. J. K., L. M., N., O. & P.), Assembly Hall and Industrial Building at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, at No. 7 Wall Street, New York City, until 12 o'clock noon on Friday, September 28, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposals. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2826, 2827, 2830, 2832, 2851, 2836, 2852, 2840 and 2853. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the office of the Board of Managers, No. 7 Wall Street, New York City, at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Aug. 28, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Electric work for Attendant's Home and Service Building; Heating work, Underground Piping and Conduit; Plumbing Work, Underground Sewer and Water Connections; Electric Work, Underground Conduits; Construction Work of Bridge Across Creek, at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, at No. 7 Wall Street, New York City, until 12 o'clock noon on Friday, October 5th, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed, and shall be accompanied by a certified check in the sum of 5 per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of con-

tract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2828, 2829, 2834, 2833, 2837, 2835, 2830, 2842, 2841, 2843 and 2854. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the office of the Board of Managers, No. 7 Wall Street, New York City, at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Aug. 28, 1917.

WANTS AND OFFERS

PROMINENT Long Island Real Estate Corporation, with branch offices in Queens County, New York City, established seven years in present location, conducting a productive general Real Estate Business, would negotiate for the sale of same or would co-operate with a live wire. Cash investment essential with active service. Box 437, Record and Guide.

A-A—Former Manager of Leasing Department in Fifth Ave. district, clear record, "always made good," understand business thoroughly, 15 years' experience, want opening in live concern, estate or manager of building. EFFICIENT, Box 436 Record and Guide.

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MALBONE ST., n. s., 180 ft. w. Bedford Ave., nucleus of live, growing automobile center, surrounded by quick transit facilities, stations nearby, locality exceptionally well known, Ebbets Field next block; plot 40x100; price \$7,000. Box 438, Record and Guide.

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Flushing plot, 50x100, Bayside Ave. residential district, 3 blocks from Broadway; value \$1,200; must sell; no reasonable offer refused. A. PICARDI, 59 Way Ave., Corona. Telephone Newtown 1952.

FOR SALE—Up-to-date Planing Mill and retail lumberyard with machinery in first-class condition. On railroad siding and doing business of \$225,000 annually. Desirable, prompt paying lot of customers go with it. Reason for selling, ill health. Right price to party meaning business. Address P. O. Box 596, Buffalo, N. Y.

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berg and Gabriel Nacho; in 4 West 29th st to C. M. Price; in 24-6 East 21st st to Slater & Cohen and Edward Hauser; in 456-60 4th av to W. & K. Silk Mills; store at 9-11 Greene st to Burling & Dole; and store at 84-90 5th av to Donald W. MacLeod.

CROOK & LIVINGSTON CO. leased for I. S. & M. S. Korn and the Ottinger Brothers the entire upper part of their building at 1456-1458-1460 Broadway, comprising in all about 12,000 sq. ft., to John T. Doyle, who for the past seven years has conducted a billiard parlor at 110 West 42d st. The lease is at an aggregate rental of about \$65,000.

CROSS & BROWN CO. leased the store at 233-5 West 47th st to Thomas J. Radley Co.

CROSS & BROWN CO. and Frederick Southack & Alwyn Ball, Jr., have leased the building at 152-4 East 34th st to A. J. Reiser.

CROSS & BROWN CO. leased the 3d floor at 38 East 32d st to Yorkville Dress Co.; at 149 West 36th st the 4th floor to Stern Publishing & Novelty Co.; and in conjunction with Daniel Birdsall & Co. the east half of the 5th floor at 28-30 West 22d st to August Schumann for Manhattan Lace Co.

CROSS & BROWN CO. has leased the store at 351-5 West 52d st to Diamond T. Motor Truck Co.; at 1760 Broadway the 3d floor to William J. O'Donohue; at 79-83 5th av space to Nathan S. Meyer; at 102-4 5th av to E. S. Prather; space to Louis Braun; and at 358 5th av the top floor to R. L. Gibson.

DOUGLAS L. ELLIMAN & Co. leased a large apartment in the new building under construction at 270 Park av for the Vanderbilt Avenue Realty Corporation, Dr. C. V. Paterno, president, to Mrs. Isaac Stern; also an apartment at 156 East 79th st for William H. Averell to Dr. George Montague Swift; in 75 East 81st st, northwest corner of Park av, for Mrs. A. J. Miller to Henry L. Bogert; in 130 West 57th st to Mrs. Lawrence A. Wilson; and in 20 East 48th st to Mrs. Cynthia Perot.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building at 270 Park av, 47th to 48th sts, Park to Madison avs, for the Vanderbilt Avenue Realty Corporation, Dr. C. V. Paterno, president, to M. L. Morgenthau; also in the new building at 876 Park av for Mrs. R. M. Gilbert to W. W. Brown; in 383 Park av for the estate of E. DeWitt Walsh to John King Hodges, for whom they have secured an extension of the lease from the owners; an apartment in 112 East 74th st for the Mitler Banner Syndicate to Mrs. Montague Flagg; in 64 East 86th st for Samuel A. Herzog to Mrs. E. Sanford; in 105 West 55th st to Admiral A. Marix; renewed leases in 40 West 59th st to Arthur C. Nash; 48 West 59th st to William H. Parsons; and renewed the lease of the 4-sty English basement house 15 East 49th st for Mrs. Francis Markoe to Mme. Helena Rubenstein.

DOUGLAS L. ELLIMAN & CO. have sublet for Najla Mogagab Sabbagh and Cesar Mogagab to E. H. Woywod the 1st loft at 5 East 47th st. The lessee is a men's tailor, formerly at 2729 Broadway.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building under construction at 112 East 74th st for the Mitler Banner Syndicate to H. L. Daingerfield Lewis; also an apartment at 27 East 62d st for J. W. Dillon to Franklin R. Magee; at 130 West 57th st to Miss Irma Kuehne; have sublet an apartment in the new building at 125 East 72d st for Maitland Dwight to William L. Wisner; also leased for Mrs. H. H. Moorhead her residence 115 East 64th st, a 5-sty American basement, on a lot 20x100, furnished, for the season to Warren Kinney.

JOSEPH F. FEIST & CO. leased the store and basement at 430 West 42d st for a term of years.

FELT & TARRANT, adding machine manufacturers, of Chicago, rented for a sales room the last vacant store in the Broadway side of the building on the south half of the old Astor House site, at Broadway and Vesey st, for five years from October 1, through F. & G. Pflomm.

J. ARTHUR FISCHER leased for Herbert C. Pell to A. W. Hunt the store in 632 8th av, between 40th and 41st sts. This store will be remodeled and used for a rifle range. J. Arthur Fischer also leased for the Pell estate the 2d loft in 789 6th av to L. Lipman, and the 4-sty dwelling at 204 West 40th st to J. Stanley.

EDWARD S. FOLEY leased dwellings at 151 West 14th st for Elizabeth Souter to Helen Carlson; 29-31 West 25th st for Rosanna Bacheller to Bertha Fleiter; 359 West 117th st for George Ferris to M. Gows.

FOLSOM CORPORATION leased for one year from October 1, 1917, the dwelling at 1220 Lexington av to Carl J. Horlitz; 1222 Lexington av to Charlotte Mueller, and 1224 Lexington av to David Goldberg.

GOODWIN & GOODWIN rented for Ogden Davidson to P. Seifter the 3-sty dwelling at 82 West 119th st.

GOODWIN & GOODWIN rented a store in Blervie Hall, at the northeast corner Broadway and 144th st, to Lionel Levy and Cyril Abrahams.

GOODWIN & GOODWIN rented for five years for Joseph D. Goldstein to M. Cassirer and M. Schoenboun the 3-sty private dwelling at 62 West 119th st.

GOODWIN & GOODWIN rented apartments in The Newington, 330 West 95th st, to Harold Morris and William A. Hatch; in Dacona Hall, 620 West 122d st, to Clifford M. Husted and Walter Scott; in Blervie Hall, Broadway and 144th st, to Arthur Harrison, Edward H. Wallack and A. J. Brunier; in the Alfredo, 3875 Broadway, to Henry A. Swortfiguer; and in Richmond Court, 3915 Broadway, to Alexander Harkavy.

A. A. HAGEMAN leased the 3d loft at 23 West 35th st to Anna Sanfilippo, and the store and basement at 637 6th av to William Klaist.

HOUGHTON COMPANY renewed the lease of 135 West 64th st to Delia Donohoe and 61 West 68th st to Benjamin Hosford.

HOUGHTON COMPANY leased to the Alumni of the Phi Beta Delta (Inc.) the 3-sty dwelling 311 West 70th st for the Rande Realty Corporation, I. Randolph Jacobs, president.

JOHN J. KAVANAGH leased 32 East 76th st, a 4-sty dwelling, to M. C. Chesbro; also apartments at 931 Madison av to Edward Lan-kow and S. Pulen; at 980 Madison av to A. Fleck and A. E. Jeanerette; 51 East 78th st to A. F. Morgan, L. C. Murdock and E. Eames.

MANNING & TRUNK leased the ground floor store in the building at 122 West 44th st to Frank Speicher for a restaurant.

OLNEY B. MAIRS, lawyer, is reported to have leased, furnished, the 6-sty residence of O. G. Smith, at 7 East 78th st, on lot 25x100, between 5th and Madison avs.

SAMUEL H. MARTIN has leased for Alice F. Ward the 4-sty and basement dwelling 118 West 64th st to Annie E. Coghlan.

J. S. MAXWELL leased the dwelling 619 West 138th st, between Broadway and River-side dr, for two years to Charles Nichols.

PAYSON McL. MERRILL CO. leased apart-ments at 140 West 57th st to Mrs. Anna M. Richardson, Dr. Margaret Donohoe and Arthur S. Phinney; 135 West 56th st to Herbert B. Keen; 112 West 47th st to Donald McLagan, and at 200 West 57th st, southwest corner of 7th av, to Mrs. M. P. Carrington, Mrs. Augusta Prescott and J. Wasserman.

CHARLES F. NOYES CO. and M. & L. Hess (Inc.) leased, temporarily, to the Coastwise Warehouse Co. for Stern Brothers the 3-sty building, 115x98.9, at 146-154 West 30th st.

CHARLES F. NOYES CO. rented the store and basement at 34 West 35th st for Thomas J. Gillen to the International Millinery Co., and offices at 68-70 Wall st for the Index Realty Co. to Augustine Gaffney.

CHARLES F. NOYES CO. rented the build-ing at 17-19 Catherine st for the Textile Paper Co. to the Lawden Co.; and in conjunction with E. M. Goodman the 13th floor at 71 West 23d st for the trustees of the Masonic Hall & Asylum Fund to the New York Uniform Manu-facturing Corporation.

CHARLES F. NOYES CO. rented the entire basement at 326-30 Broadway, containing about 17,000 sq. ft., for the Tower Manufacturing & Novelty Co. to Wynkoop-Hallenbeck-Crawford Co., and offices at 71 West 23d st for the trust-ees of the Masonic Hall and Asylum Fund to Charles George

CHARLES F. NOYES CO. leased for Walter J. Salmon, Central Leasing Co., the easterly store adjoining the entrance to the building 25 West 42d st. The tenant is the International Millinery Co., which has a chain of stores in other cities. This is the third lease by them in New York City through the Noyes Company within the past ten days.

THOMAS J. O'REILLY has rented apart-ments for the Imperial Property Co. at 490 Riverside dr to Esther M. Schwab, Dr. James B. McKenzie, Alfred Thoman and Oscar Gareissen; for Imperial Property Co. at 99 Claremont av to Jay H. Perkins, Mary Alice Brown, George C. Lay, F. W. Robinson, J. A. Hoge, Norman W. Henely, William Braun, A. C. Gildersleeve, R. W. Mason, Clement I. Stephenson and Paul Pierce; for Edgar B. Newman at 227 Riverside dr to Florence Stieler, M. M. Williams, L. E. Johnson and H. D. Parsons; and for John J. Kennedy at 508 West 112th st to Margaret F. MacKinley and Gulian V. P. Lansing.

PEASE & ELLIMAN leased for the Schulte Cigar Co. the large northerly store at 293 6th av, in the property at the northwest corner of 6th av and 18th st, acquired a short time ago by the Schulte Co. and sub-divided. The ten-ants are Blumenstock & Rosenberg, proprietors of Murray Shoe, who will open a branch estab-lishment.

PEASE & ELLIMAN have made the following renewals of apartment leases: in 1190 Madison av to A. M. Prevost Murphy; in 56 West 11th st to Miss Gertrude Mayo; in 287 Lexington av to Mrs. C. G. Brook; in 510 Park av to H. C. Higgins; in 1215 Madison av to Gustave Hirsch; in 214 West 82d st to Joseph Wright Mc-Cready; in 315 West 115th st to Edgar M. Troutfelt and Isadore Marans; in 56 West 11th st to Fitzjohn Porter, and in 116 West 59th st two apartments to Miss Jane Hall. Pease & Elliman also renewed the loft lease of Sauer & Schaefer in 4 West 37th st; and the store lease of Carl C. Ulmcke in 18 West 47th st.

PEASE & ELLIMAN leased, furnished, for Mrs. Wickliff Yules to Arthur M. Mitchell the 4-sty dwelling at 38 East 70th st, between Madison and Park avs; also apartments in 112 East 17th st to W. P. Jones; in 145 East 35th st to H. B. Nichols; in 309 West 99th st to Alfred Blum, Mrs. Selma Frohman and Miss Alice L. Stafford; in 72 East 82d st to John Turner; in 315 West 115th st to Arthur L. Lans; and in 44 West 10th st to Byron L. Cook; and subleased for Grenville Clark, of Washington, D. C., his apartment in 1155 Park av to Eugene J. Fabeus; and for George Neiman an apartment in his new house at 103 East 84th st to Mrs. T. C. Conway.

PEASE & ELLIMAN renewed the lease which Ogden Codman, the architect, holds of a large part of the top floor in the Pease & Elliman Building at 340 Madison av; leased for Solo-mon Fatman a non-housekeeping apartment in 30 West 58th st to Mrs. E. Allen, of Long Branch, N. J.; for Mrs. R. Mandell an apart-ment in 56 East 87th st to Raymong Fuguet; in 112 East 74th st, owned by the 112 East 74th St. Corporation, controlled by Edgar A. Levy, an apartment to George Barr McCutcheon, the novelist; an apartment in 214 West 92d st, the southeast corner of Broadway, to Mrs. V. R. Mathis; in 202 West 81st st to Miss Zabelle Tamzer; in 150 West 80th st to Geoffrey Mar-tyn; in 1190 Madison av to Henry E. Holt; and in 72 East 82d st to Georges Tibot Aranyi.

PEASE & ELLIMAN leased for Mrs. Martha A. Hall to Miss Helen Bauer the 5-sty Ameri-can basement dwelling at 326 West 78th st; also for Mrs. E. Brooks to Miss Mary Phillips the parlor floor and basement at 39 East 22d st; for Edgar Ellinger and his associates apart-ments in the house nearing completion at 70 East 77th st to Lyman D. Smith and to Charles O'Day; for the Brixton Holding Corporation, controlled by Edwin S. Brickner, in 139 East 66th st; an apartment to Armistead Crump; and one in the same building to John N. Stearns; for George Borchardt, as president of the Trouts Realty Co., to Irving S. Olds an

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The Vermin Problem

No. 18

Did you read last week's leading article in the Record and Guide by Charles F. Kappes analyzing the items to be considered in ar-riving at the net income of real estate?

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apartment in 815 Park av, a house being built for occupancy this autumn on land at the southeast corner of 75th st sold to him by the same brokers. Pease & Elliman also leased apartments in 875 Park av to A. H. Flint; in 56 West 11th st to F. Colburn Pinkham and to William F. McClench; in 146 East 49th st to Mrs. E. W. Chase; in 56 West 58th st to Mrs. H. Van Cortlandt Homans; in 145 East 35th st to H. B. Michaels; in 72 East 82d st to Georges J. Aranyi; in 214 West 92d st to J. B. Politz; and in 330 West 102d st to Henry Knoch.

PEPE & BRO. leased an apartment at 285 West 12th st to A. Skinner, of Bridgeport, Conn., for Mrs. Robinson; also for Lustgarten & Co. an apartment at 125 West 16th st to Frederick J. Snare, Jr., and also one at 119 West 12th st for L. Vitelli.

PORTER & CO. leased for the Schaefer Co. to the C. & S. Motor Corporation the store at 19 and 21 West 125th st.

PORTER & CO. leased for the Brussel estate to Joseph Viola the store at 135-137 East 125th st, northeast corner of Lexington av, and directly at the new subway station.

GEO. R. READ & CO. have leased for the Shortland estate the 3-sty buildings at 349-353 West 12th st to Stephen B. Sofield; also the easterly store in 192-194 Chambers st for William A. Bonnell to James E. Morris & Co.

LOUIS SCHRAG, in connection with the Cross & Brown Co., rented store in 1224 Broadway, adjoining the Grand Hotel, to the Beaman Shoe Co., of Dallas Texas.

SLAWSON & HOBBS leased for Frederick W. Longfellow 235 West End av to W. L. Fleischer; also leased for A. P. W. Kinnan, president of the Union Dime Savings Bank, his residence at the southwest corner of West End av and 81st st, a 5-sty 25-ft. American basement house, to Otto Kafka.

MALCOLM E. SMITH AND RUDOLPH C. CULVER rented apartments in 50 West 67th st to Frank Hemstreet, Clara Guttman, Irene Fenwick, Louise Kellogg and Mary E. Lothrop.

JAMES H. STRYKER leased the corner store and basement at 318 Broadway to the Van Dorn Iron Works Co., of Cleveland, for a metallic office furniture sales room.

CHARLES B. WALKER leased for the estate of John R. Graham loft in 210-212 Canal st to the Progressive Machine and Metal Products Co.; for Mary A. McAdam space in 147 Spring st to Mendel Byck; in 209 Centre st to Alexander Boyer; and also closed lease for Morris Tatarsky for the top loft at 182-184 Grand st with Ira Lind.

WILLIAM R. WARE leased the dwelling, with an elevator, at the northeast corner of Riverside dr and 103d st, to Joel and Ida Marks.

WM. A. WHITE & SONS leased the building at 131 Cedar st to Dieckman & Raleigh.

WM. A. WHITE & SONS leased the store, basement and 1st loft in 170 Centre st, north of Canal st, to the Benjamin Machinery Co.

WHITE-GOODMAN leased the 6th loft at 8-10 West 19th st to the Arlington Cloak Co.; also the 3d loft at 80-82 Greene st to Kanereck & Koplik.

Brooklyn.

BULKLEY & HORTON CO. leased the factory building at 14 Steuben st to the Williamsburg Paper & Rag Co. for five years.

FOLSOM CORPORATION leased for three years from September 1 the dwelling 247 Pacific st to Michael Woods.

CHARLES E. RICKERSON leased dwellings at 540 4th st, a 3-sty house to W. C. Candee; also 153 St. Marks av, a 2-sty house, to F. Weilbach.

Queens.

CROSS & BROWN CO. leased for Franklyn R. Perrine to Gotham (Inc.) the 1½-sty building running from 1st av to Academy st, L. I. City, comprising 20,000 sq. ft. of floor space for a long term. The Gotham Co. will make extensive alterations to suit their business.

HERMAN FRANKFORT rented at Far Rockaway to Abraham Franklin the Reid cottage on New McNeil av for two years; to A. Jess the Topper cottage at Central and Roanoke avs, and to George R. Kats the Soper cottage at New st and Merral rd for three years.

REAL ESTATE NOTES.

JOSEPH F. FEIST & CO. have been appointed agents for 506 West 48th st.

H. A. WEATHERBY is the buyer of the Dominick residence, 22 West 51st st, a Columbia College leasehold.

NELSON, LEE & GREEN were the brokers in the recently reported lease of the 14th St. Theatre, just west of 6th av, in 14th st, to Walter Rosenberg and his associates.

THE XAVIER FREE PUBLICATION SOCIETY FOR THE BLIND is the buyer of the dwelling at 136 West 97th st, sold recently by Pease & Elliman for James H. Cruikshank.

O. E. LARSON, as broker, obtained a building loan of \$16,500 on four 2-fam. houses now under construction at 9th av and 55th st, Brooklyn.

CHARLES F. NOYES CO. was associated with Leopold Porrino as broker in the sale of 180-84 Wooster st for Peter B. Cappel to Pietro Praverio, reported last week.

CROSS & BROWN CO. has placed a loan of \$41,000 on a large tract of unimproved property at College Point and Flushing Bay, Long Island, for the Cupse Realty Co. and the E. J. G. Realty Co.

WM. A. WHITE & SONS have been appointed agents for the property at 325-329 Lafayette st, through to 305-311 Mulberry st, and the property at 335-339 5th av, at the northeast corner of 33d st.

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DOUGLAS ROBINSON, CHARLES S. BROWN CO. represented the Mrs. Frank Leslie estate in the sale of 49 West 48th st, Columbia College leasehold, to Mrs. Charlotte Dultz, who was represented by J. Billoni.

DAVID LION resold, through Salvatore Soraci, the property at 2225 and 2227 1st av, 50x100, opposite Jefferson Park, which he recently acquired from the Children's Aid Society. The buyer is Rosalie Pucci, the tenant. Title passed on Wednesday.

EDWARD J. BARRY, wholesale druggist of 94 Beekman st, is the buyer of the 7-sty basement and sub-basement warehouse 54-56 Fulton st and 29-31 Cliff st, at the southwest corner of Fulton and Cliff sts, recently reported sold through Geo. R. Read & Co.

CROSS & BROWN CO. has been appointed rental and managing agent of the property 48-54 East 34th st, owned by the Madison Realty Co. Extensive alterations are now being made to the premises with a view to converting them into stores and bachelor apartments. J. Odell Whitenack is the contractor.

LENA GERKEN is the buyer of the modern 5-sty apartment house at the northeast corner of Decatur av and 209th st, 45x95, reported sold last week by the West Bronx Building Co., John P. Boyland president. In part payment she gave 1313 Clinton av, a 5-sty flat, on plot 28.10x138.2, 131 ft, north of the junction at Boston rd and 169th st.

ROLEON REALTY CO., Albert Rosenthal, president, sold to Abraham M. Clonney 24-26 White st, 37.6x100, and 25 Walker st, 25x106, abutting, two 6-sty buildings, west of Church st. The properties were acquired by the selling company two years ago from Annie A. McKinny, in exchange for three apartments at the northeast corner of 7th av and 118th st. Title passed to Mr. Clonney on Tuesday.

HOWARD T. KINGBURY, executor of the Samuel Frost estate, resold to William H. Wilson for \$12,500 the 3-sty building, with stores, 12 Cooper sq, 21.9x84.7x irregular, 94.8 ft. north of 4th st. That property and No. 14, adjoining, were offered at auction in May by Joseph P. Day. No. 14 was struck down to Hyman Pouker for \$20,000, and No. 12 to John F. Schwieters, a party in interest, for \$12,500. Title passed on Thursday.

REAL ESTATE STATISTICS

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

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

MANHATTAN.			
Conveyances.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	102	102	102
Assessed Value.	\$4,716,100	\$6,488,000	
No. with consideration.	23	9	
Consideration.	\$507,900	\$409,500	
Assessed Value.	\$501,500	\$332,000	
Mortgages.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	5,343	4,979	
Assessed Value.	\$369,521,209	\$282,297,532	
No. with Consideration	707	726	
Consideration.	\$29,740,479	\$30,947,065	
Assessed Value.	\$34,682,550	\$33,528,956	
Mortgage Extensions.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	14	24	
Amount.	\$399,500	\$889,500	
To Banks & Ins. Cos.	6	15	
Amount.	\$234,000	\$625,000	
Building Permits.			
	1917	1916	
	Sept. 1 to 7	Sept. 2 to 9	Jan. 1 to Sept. 7
New Buildings	5	7	
Cost.	\$207,400	\$354,000	
Alterations.	\$785,680	\$252,763	

BRONX.			
Conveyances.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	71	70	
No. with consideration.	6	11	
Consideration.	\$36,075	\$84,865	
Mortgages.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	23	41	
Amount.	\$86,880	\$491,745	
To Banks & Ins Cos.	2	2	
Amount.	\$5,700	\$17,500	
No. at 6%	11	22	
Amount.	\$61,900	\$263,760	
No. at 5½%	2	3	
Amount.	3,500	\$64,000	
No. at 5%	1	4	
Amount.	\$6,000	\$76,500	
No. at 4½%	1	1	
Amount.	\$2,000	\$1,400	
Unusual rates.	2		
Amount.	\$2,430		
Interest not given.	6	11	
Amount.	\$11,050	\$86,085	
Mortgage Extensions.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	11	10	
Amount.	\$90,800	\$252,000	
To Banks & Ins. Cos.		4	
Amount.		\$127,500	
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	461	511	
Amount.	\$9,130,088	\$10,486,539	
To Banks & Ins. Cos.	159	142	
Amount.	\$3,257,200	\$4,445,514	

BROOKLYN.			
Conveyances.			
	1917	1916	
	Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	Jan. 1 to Sept. 6
Total No.	297	377	
No. with consideration.	24	29	
Consideration.	\$120,500	\$214,440	
Mortgages.			
	1917	1916	
	Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	Jan. 1 to Sept. 6
Total No.	15,122	15,336	
No. with consideration.	1,306	1,467	
Consideration.	\$14,062,556	\$10,521,674	
Building Permits.			
	1917	1916	
	Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	Jan. 1 to Sept. 6
Total No.	214	232	
Amount.	\$727,123	\$954,734	
To Banks & Ins. Cos.	28	50	
Amount.	\$173,200	\$196,400	
No. at 6%	136	142	
Amount.	\$318,673	\$390,249	
No. at 5½%	39	50	
Amount.	\$232,000	\$387,135	
No. at 5%	19	31	
Amount.	\$92,750	\$154,500	
Unusual rates.	1	2	
Amount.	\$1,800	\$6,000	
Interest not given.	19	7	
Amount.	\$81,900	\$16,850	
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	9,774	11,626	
Amount.	\$40,759,597	\$50,827,131	
To Banks & Ins. Cos.	1,804	2,763	
Amount.	\$14,404,129	\$20,848,879	

QUEENS.			
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	31	115	
Cost.	\$59,435	\$256,760	
Alterations.	\$6,271	\$18,508	
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	2,452	3,570	
Cost.	\$8,741,806	\$14,089,532	
Alterations.	\$1,236,456	\$1,576,591	

RICHMOND.			
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	10	19	
Cost.	\$16,695	\$315,993	
Alterations.	\$9,550	\$2,930	
Building Permits.			
	1917	1916	
	Aug. 31 to Sept. 6	Sept. 1 to 7	Jan. 1 to Sept. 7
Total No.	426	605	
Cost.	\$1,152,856	\$1,341,511	
Alterations.	\$234,719	\$181,320	

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Henry Brady AUCTIONEER

REAL ESTATE INSURANCE
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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WITH two or three large contracts awarded for Government work during the past week and an announcement that R. H. Macy & Company were preparing to erect a seventeen-story addition to their department store in West 34th street at a cost of more than \$500,000, the building situation in the Metropolitan district is confronted with a much brighter outlook. There is now a strong feeling prevalent in the industry that the building fraternity is on the eve of substantially better times than have maintained for a long period. All that was necessary to produce this change of mental attitude was a slight evidence of increased building activity, and hope was renewed.

Recently there have been numerous predictions that the conditions that have been so detrimental to structural activity would improve, and that many of the adverse factors from which the industry has been suffering were to be eliminated and replaced by others vastly more favorable to structural progress. Although this change has been long in coming, its ultimate arrival is nevertheless certain, and even now there is a firm conviction among the leading concerns in the architectural profession, backed up by a similar attitude on the part of prominent builders, that the worst of the recent depression is a thing of the past and that from this time forward working conditions should steadily improve.

One of the most important indications that conditions are better today than they have been, is the considerable amount of speculative work that has come to light during the last few days. Many architects are busy upon the plans for work of this nature, and there is every likelihood that a large percentage of the operations will proceed at an early date. At the present writing there is more work of this character, noticeable than there has been for a long time and leads to an impression that renewal of building of this type is about to be started on a large scale. Specula-

Common Brick.—Although the past week in the Hudson River common brick market was a quiet one, as compared with a smaller period in normal years, the sales have held well to their recent average and prices have sustained at the \$8.00 to \$8.25 level, to dealers in cargo lots. It is quite true that there have been some slight commissions made from these levels for off loads, but they have not been to an extent that made any appreciable effect on the market. The light demand for common brick, brought about by the slack building season, has materially shortened the manufacturing season upriver, some of the plants having already ceased operations, while others are contemplating similar action. The producers of brick have found it difficult to operate under the present adverse conditions, and, as they consume their present supplies of coal dust, sand and steam coal, are closing down for the balance of the season. In normal years these plants would have continued to manufacture brick until early in November or until the appearance of the first heavy frost, but the unusual and intolerable conditions of the season just passed has shortened the producing time and curtailed the output. Still, the brick makers for the most part have their sheds filled with reserve stocks, so there is little possibility of a brick shortage or famine before the restarting of manufacturing next spring. The conditions in the Raritan district are considered exceptionally bright from the dealers' viewpoint. Producers and

dealers state that the prices are holding firmly at the \$8.50 to \$9.00 level, with practically no sales at the lower figure, and substantially all of the business that can be handled at the top price. The strength of the Raritan brick situation will doubtless be increased as there is no reserve accumulating, and manufacturers do not hesitate to predict that prices are likely to advance from their present level. Manufacturers have been prevented from producing the maximum this year on account of conditions similar to those that have maintained upriver and the production is now so limited that no quotations are being made on future deliveries, but only upon such barges as are loaded and ready for shipment.

Structural Steel.—Commitments for material for private building construction have been conspicuous in the structural steel market by their absence and during the entire week the tonnage booked for this purpose was almost unworthy of mention. Builders still hesitate to make commitments at the existing prices, feeling that the results of the Governmental investigation in regard to output and price will be announced at any time, and that by holding off until then that steel prices will be substantially lowered from the existing scale.

Building steel frame structures at the present level of steel prices is almost prohibitive except for those buildings so important to increased manufacturing demands that initial cost of construction is not to be considered in comparison with the urgency of the demand for increased facilities. It is the buildings for investment and speculation that are feeling the present high scale to the greatest extent and the erection of these have been effectually stopped by the condition, and activities will not be resumed until some drastic reductions are enforced. During the past week there has been a slight tendency toward a price weakening, but at present it is not definitely known whether this has been caused by the lack of inquiries for structural material or an effort on the part of fabricators to anticipate and prepare for the lower prices that will undoubtedly be the result of the Federal investigation and subsequent regulation of output and price. There has not been any considerable amount of activity in railroad buying recently and commitments for Government work have also dropped off to a considerable extent. This phase of construction is now well under way with the major portion of the program already under contract and orders placed for materials and supplies. To be sure, there will undoubtedly be other projects of a military nature cropping up as the organization of the National Army proceeds and additional requirements become apparent, but the volume of this work probably will not compare with that already contracted for. Fabricated material is slightly lower than that price quoted one week ago. Mill shipments of plain material are now 4.445c. to 5.195c., New York, according to urgency of delivery.

Finished Hardware.—Substantial increases all along the line is the outstanding feature of the hardware situation. The demand is fair, considering the fact that building in the Metropolitan district is slack. There will be a possibility of a recession in hardware prices if favorable Governmental action in regard to price fixing is taken and the trade is anxiously waiting for some announcement of the decision. High cost of raw materials and labor difficulties have been responsible for the increases and until these factors have been adjusted no reduction in manufacturing costs will be possible.

Cast Iron Pipe.—Activity in this line is not marked, although there has been a slight increase in private buying during the past week. Commitments for public work are almost at the minimum and there has been a decided recession in orders for supplies designed for Government use in the construction of army cantonments. Prices are holding firmly at the quotations announced one week ago. Carload lots of 6 in., 8 in., and heavier are still offered at \$65.50 per net ton and 4 in. at \$68.50.

Window Glass.—Distributors of this commodity have recently received notice from the manufacturers that a substantial advance in price will shortly be made on all grades of glass. The new prices will undoubtedly go into effect as soon as the fires are started for the beginning of the manufacturing season. Dealers have also been warned that the prices on boxing will be doubled. Stocks are generally low and there is but a slight reserve. Better grades are scarcely obtainable. There have been no further changes in discounts.

Linseed Oil.—This market is practically inactive, both on account of the dull building season and the short crop of flax seed that was obtained this season. Distributors, however, are experiencing difficulty in filling their orders, as the amount of oil available is small.

Summary.—Transactions in the North River brick market for the week ending Friday, September 7, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 20. Distribution: Manhattan, 7; Brooklyn, 4; New Jersey points, 8; outside, 1.

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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,\$1.24@ \$1.25
 Less than 5 bbls..... 1.25@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in. (nominal).....\$1.10@ —
 ¾ in. No quotation
 Heavy gravel (nominal)..... 1.25@ —
 F. S. C. gravel..... @ 1.25
 Ravine 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..... 30.50@ —
 Hemlock, W. Va., base price
 per m..... 30.50@ —
 (To 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.....\$4.50@ \$4.75
 Cypress lumber (by car, f. o. b. N. Y.).
 Firsts and seconds, 1-in....\$59.00@ —

Cypress shingles, 6x18, No. 1
 Hearts..... 10.00@ —
 Cypress shingles, 6x18, No. 1
 Prime..... 8.50@ —
 Quartered oak.....\$90.00@ \$95.00
 Plain oak..... 68.00@ 73.00

FLOORING:
 White oak, quartered, select.\$55.00@ \$59.00
 Red oak, quartered, select... 55.00@ 59.00
 Maple, No. 1..... 49.00@ —
 Yellow pine, No. 1, common
 flat..... 39.00@ —
 N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb.
 bags, per ton.....@ \$15.00
 Dry Mortar, in bags, return-
 able at 10c. each, per ton... 6.75@ 7.25
 Block, 2 in. (solid), per sq. ft....\$0.06 ¾
 Block, 3 in. (hollow)..... 0.6 ¾
 Block, 4 in. (hollow)..... .08
 Boards, ¼ in. x 8 ft..... 12 ½
 Boards, ¾ in. x 8 ft..... 15 ½

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..4.445@ 5.195
 Beams & channels over 14 in.. 4.445@ 5.195
 Angles 3x2 up to 6x8..... 4.445@ 5.195
 Zees and tees..... 4.445@ 5.195
 Steel bars, half extras..... 4.445@ 5.195

TURPENTINE:
 Spot, in yard, N. Y., per gal.\$0.42@ \$0.42 ¾

WINDOW GLASS. Official discounts from jobbers' lists:

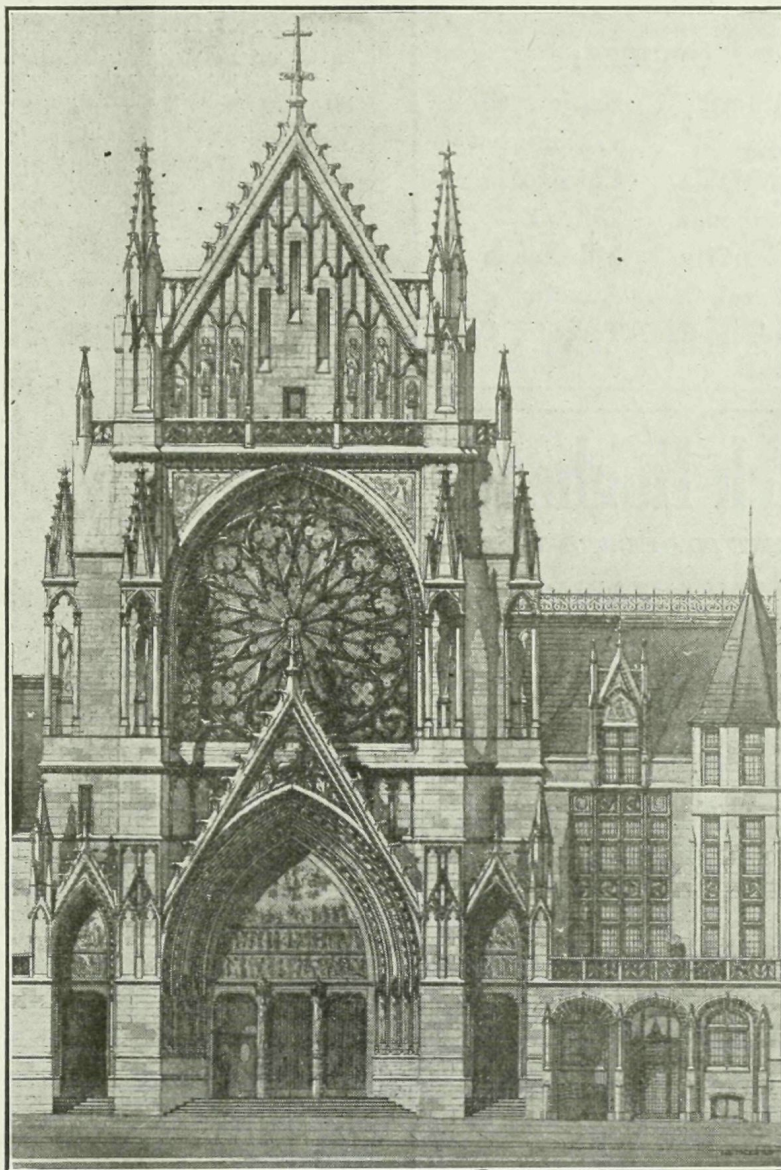
Single strength, A quality, first
 three brackets..... 85%
 B grade, single strength, first three
 brackets..... 85%
 Grades A and B, larger than the
 first three brackets, single
 first three brackets, single trick... 85%
 Double Strength, A quality..... 85%
 B quality..... 85%

CHURCH PROJECT IN SHERMAN SQUARE

New Buildings Now Under Construction
 Will Represent Half-Million-Dollar Expenditure

NOTWITHSTANDING the fact that general building work has fallen off to a remarkable degree during the last year, the construction of buildings for religious, educational and philanthropic purposes has progressed in a manner quite satisfactory to the structural interests. Many of these operations have been started in the face of exorbitantly high material prices, and

Park avenue, wrecking; Excelsior Engineering Co., 1275 College avenue, steam heating; H. H. Uris Iron Works, 521 West 26th street, structural steel and ornamental iron; T. J. Byrne Co., 306 West 88th street, plumbing; Emerson & Norris, 33 West 42d street, artificial stone work; Reis & O'Donovan, Inc., 207 East 37th street, electric installation; Southern & Marshall, 247 East 43d street, carpenter work; A. J. Fergu-



John T. Erady & Co., Builders.

Gustave E. Steinback, Architect.

NEW ROMAN CATHOLIC CHURCH OF THE BLESSED SACRAMENT.

in spite of other factors detrimental to a prosperous building season.

Work is now well advanced on a new operation of this character that contains numerous features of architectural and constructional interest. The project involves the construction of a church, parochial school and parish house in West 70th and 71st streets for the Roman Catholic Church of the Blessed Sacrament. This construction is proceeding according to plans and specifications prepared by Gustave E. Steinback, architect, 15 East 40th street, who has had a wide experience in architecture of this character, and who is notable as the designer of some of the most prominent Catholic churches and schools in this city and neighboring territory. J. Byers Holbrook, 52 Vanderbilt avenue, is the engineer for the heating and plumbing installations. John T. Brady & Company, 103 Park avenue, have charge of the erection of the structure under a general contract. According to the estimates of the architect this operation will represent the expenditure of more than \$500,000.

Among the concerns that have already obtained subcontracts for the supply of labor and materials for the erection of this group are included the following: Northern Wrecking Co., 103

son, 357 West 26th street, painting; J. W. McCarthy, Palisades, N. J., fireproof concrete arches, and Reedy Elevator Co., Willow avenue, Hoboken, N. J., elevator.

The new church and school of the Blessed Sacrament is located at 147 to 153 West 70th street, on a plot that runs through the block to 146 to 152 West 71st street. The church fronts in West 71st street and the school abuts in rear, and will have its entrance in West 70th street. All construction is according to the latest approved methods of fireproofing, and the structures will contain many devices and appliances for reducing the hazard from fire. The structures have been designed in the style of the French Gothic, and the facades will be constructed of brick and stone. The church proper has ground dimensions of 200x170x80 feet, and will have a capacity for seating approximately 1,200 worshippers. The parochial school and parish house will contain a number of classrooms, each providing arrangements for the accommodation of forty pupils, a large assembly hall, and a dormitory for nuns. The building will be five stories in height, and in addition to educational facilities will provide for social gatherings and other parish activities.

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Building Statistics.

Comparative statistics of building operations in States north of the Ohio and east of the Missouri rivers, viz.: New York, New Jersey, New England, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas, as compiled by the F. W. Dodge Company:

Contracts awarded Jan. 1 to Sept. 1:	
1917.....	\$1,156,176,155
1916.....	838,024,922
1915.....	598,619,600
1914.....	531,915,200
1913.....	616,067,000
1912.....	558,820,000
1911.....	539,256,313
1910.....	589,175,910

New York and Northern New Jersey.

Comparative statistics of building and engineering operations in New York State and Northern New Jersey.

Contracts awarded Jan. 1 to Sept. 1:	
1917.....	\$212,328,000
1916.....	145,085,500
1915.....	101,629,000
1914.....	91,632,000
1913.....	196,256,000
1912.....	169,247,000
1911.....	165,930,000
1910.....	180,359,500

Plan Institutional Group.

McKim, Mead & White, 101 Park avenue, are preparing preliminary sketches for the group of buildings to be occupied by the New York Institute for the Education of the Blind, on Bronx and Pelham Parkways, along the line of the White Plains avenue subway extension. For nearly eighty-five years, the institute has been located on Ninth avenue, at 33d and 34th streets, a section which has now been given over largely to manufacturing and business. The Bronx site was acquired last July from Vincent Astor, through Frederick Winant, and comprises the former Bradford tract, of about eighteen acres. The buildings will be brick and stone construction of various dimensions, and will offer the most adequate facilities to meet the demands of the various different activities of the institution.

Volunteer Hospital to Enlarge.

The Volunteer Hospital of America plans to enlarge its home at the southwest corner of Water and Beekman streets, by adding four floors to the present three stories. The property, on plot 75x100, was formerly occupied for warehouse purposes and was acquired about three years ago and altered for the use of the hospital. The addition was made necessary chiefly on account of the increase during the last six months of more than 100 per cent. in the number of out-door patients; although the hospital generally has become overcrowded. Plans have been completed by Adolph Mertin, 34 West 28th street, architect.

Addition for Macy Store.

Plans have been filed by Robert D. Kohn, 56 West 45th street, architect, for a seventeen-story addition to the R. H. Macy & Company department store, at Broadway and 34th street. The addition, which will cost about \$500,000, is to be erected on the westerly end of the present ten-story building, at 149 to 151 West 34th street, through the block, to 146 to 148 West 35th street. The extension will conform architecturally to the present building.

Add to Botanical Garden.

Plans have been filed by Brinley & Holbrook, architects, 156 Fifth avenue, for two new greenhouses at the Bronx Park Botanical Gardens. They will be one story in height and of steel, stone, brick and glass construction. One will measure 172x49.8 feet and will cost about \$75,000, and the other will measure 106.6 x 30.8 feet, costing about \$25,000.

Jerome Avenue Apartments.

The Remlu Realty Company, Henry U. Singhi, 1 East Fordham road, president, contemplates the erection of a three-story brick, stone and terra cotta apartment house, 110x100, at the northeast corner of Jerome avenue and 193d street, which will house forty-five families. Plans are now being prepared by Andrew J. Thomas, 137 East 45th street, architect. The project is an interesting one, since it calls for a three-story house, rather than the four and five-story types which have been typical of apartment house construction in the Bronx.

PERSONAL AND TRADE NOTES.

Faribault Building Company has moved its offices from 52 Vanderbilt avenue to 15 Park Row.

Thomas Bennett, architect, has moved his office from 5123 Third avenue to 7824 Fifth avenue, Brooklyn.

Charles E. Knox, 101 Park avenue, Manhattan, is the consulting engineer for the elevator and electrical equipment of the new Union Trust Company building, Pittsburgh, Pa.

The Metal Products Co., maker of twist drills, taps, and reamers and brass, copper and aluminum products, has removed from the Kinney building, Newark, N. J., to 32 Broadway, New York.

Otis Dockstader, of Elmira, N. Y., architect, has been appointed vice-president of the Committee on State Building Laws of the New York Society of Architects. This committee, acting in harmony with the committees of the other architectural societies, is trying to arrange a building ordinance for the State which will give all cities and towns of like size a standard building law.

Burnham Hoyt, architect, connected with the office of Bertram G. Goodhue, has been awarded the \$150 first prize offered by the Art Alliance of America for a design to advertise the second Liberty Bond issue. The judges were: Herbert Adams, president of the National Academy of Design; J. Herbert Case, Frank G. Cooper, James P. Haney, director of art in the New York city high schools; W. Frank Purdy, president of the Art Alliance of America; Lieutenant Henry Reuter Dahl, U. S. N. R. F., U. S. N. Publicity Bureau; Frank A. Vanderlip and Mrs. Frank A. Vanderlip, chairman of the Poster Committee of the Federal Woman's Liberty Loan Committee.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY.—The U. S. Government, Lieutenant Richards, in charge, Inspection Division of Ordnance of War Dept., Washington, D. C., lessee, is taking bids on the general contract for alterations to the 15th and 16th floors of the Almarale Bldg, at the northwest cor of Broadway and 24th st, from privately prepared plans. The Broadway & 24th St. Corporation, 49 Wall st, is the owner.

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.

LAKE DENMARK, N. J.—Columbus Circle Corp., 51 East 42d st, Manhattan, has the general contract for two 2-sty steel or concrete storage bldgs, 150x151, for the U. S. Government, F. R. Harris, Chief of Bureau of Yards & Docks, Treasury Dept., Washington, D. C., owner, from privately prepared plans.

CHARLESTON, S. C.—Simons & Mayrant Co., 18 Broad st, Charleston, S. C., has the general contract for a 1-sty hollow tile, steel and concrete torpedo house, shell house and magazine bldg, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

COHOES, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close September 24, for a 1-sty brick and stone post office station, 96x59, in the south side of Ontario st, bet Mohawk and Canvass sts, for the U. S. Government, Hon. William G. McAdoo, Secy, Washington, D. C., owner. Cost, \$140,000.

PORT ROYAL, S. C.—The U. S. Government, F. R. Harris, chief of the Bureau of Yards and Docks, has had plans completed privately for a 1-sty frame emergency bldg. Cost, \$50,000.

NO ARCHITECTS SELECTED.

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

NEW YORK STATE.—The Atlantic Comb Works, 10 East 38th st, Manhattan, A. M. Sidenberg, in charge, owner, contemplates the erection of a factory somewhere in New York State, the exact location of which will be announced later. No architect has been selected, and details are undecided.

OGDENSBURG, N. Y.—The Board of Education, Andrew Irving, pres., Ogdensburg, N. Y., owner, contemplates an addition to Public School No. 4, at the cor of Ford and Rensselaer sts, for which no architect has been retained. Cost, \$25,000.

BUFFALO, N. Y.—Harry H. Hall, 249 Delaware av, Buffalo, N. Y., owner, contemplates remodeling the 2-sty brick and tile moving picture theater, 160x40, into a garage. No architect has been selected.

CARTHAGE, N. Y.—The National Paper Products Co., Mr. Higgins, general mgr, San Francisco, Cal., and H. L. Sampson, local mgr, Carthage, N. Y., owner, have just taken over the interests of the Carthage Tissue Paper Co., Carthage, N. Y., and may make additions and improvements later. Details are undecided, and no architect has been selected.

ROCHESTER, N. Y.—The City of Rochester, Board of Contract & Supply, City Hall, Rochester, N. Y., owner, contemplates erecting a brick and steel fire house in Franklin st. No architect has been selected, and details will be available later. Cost, \$50,000.

WHITESBORO, N. Y.—The Village of Whitesboro, Board of Education, John Edwards, pres., Whitesboro, N. Y., owner, contemplates erecting a high school to contain 12 class rooms, a grade school and assembly hall, for which no architect has been selected. Cost, \$80,000.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Orinoco Realty Co., A. M. Bing, pres., 119 West 40th st, owner, is taking bids on the general contract for alterations to the 3-sty brick, stone and stucco apartment, 16x48, at 1149 Park av, from plans by Emery Roth, 119 West 40th st, architect.

DWELLINGS.

JERSEY CITY, N. J.—Mximilian Zipkes, 405 Lexington av, Manhattan, architect, is taking bids on the general contract for a 2½-sty frame and stucco dwelling and garage, 25x72, for J. Sacks, 20th st and 6th av, Manhattan, owner.

GREAT NECK, L. I.—A. J. Bodker, 62 West 45th st, Manhattan, architect, is taking bids on the general contract, to close September 17, for a 2½-sty terra cotta blocks or metal lath and stucco dwelling, 40x125, for Walter Goldback, owner.

MASSAPEQUA, L. I.—Alfred Hopkins and Charles S. Keefe, 101 Park av, Manhattan, architects, are taking bids on the general contract to close September 10, for alterations to the 1½-sty frame and shingle gardener's cottage and new farm bldgs, 50x100, on Country road, for Mrs. C. R. Thorn, Country rd, Massapequa, L. I., owner.

THIELLS, N. Y.—The Board of Managers of Letchworth Village, Frank A. Vanderlip, pres., 7 Wall st, Manhattan, owner, is taking bids on the general contract, to close 12 M., September 28, for eight cottages, an assembly hall and industrial building in Letchworth Village, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

HOSPITALS AND ASYLUMS.

BRONX.—The City of New York, Board of Trustees of Bellevue and Allied Hospitals, John W. Brannan, M. D., pres., 415 East 26th st, Manhattan, owner, is taking

bids on the general contract to close 12 M., September 14, for miscellaneous work on Fordham Hospital, at Southern blvd and Crotona av.

SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—The New York State School of Agriculture, Board of Trustees, William Wirt Mills, secy, room 1224, Woolworth Bldg, Manhattan, owner, is taking bids on the general contract, to close 12 m., September 11, for electric work for the School of Agriculture, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, Poughkeepsie, N. Y., architect, is taking bids on the general and separate contracts to close 4 p. m., September 10, for a 2-sty brick and stone public school, 104x60, with a 1-sty wing, 40x50, at the Warring School, in Smith st, bet Dutchess and Mansion pl, for the City of Poughkeepsie, Board of Education, Sylvester Shear, secy, Administration Bldg, Poughkeepsie, owner. Cost, \$50,000.

CASTLETON, N. Y.—The Village of Castleton, Board of Education, is taking bids

on the general contract, to close 7 p. m., October 2, for a 2-sty brick and stone high school, 100x42, from plans by Loth & White, 130 State st, Albany, N. Y., architects. Building will contain nine class rooms, also assembly hall, library and chemistry laboratory. Cost, \$50,000.

STABLES AND GARAGES.

MANHATTAN.—James R. Gordon, 507 5th av, architect, is taking bids on the general contract for alterations to the 6-sty brick garage and storage bldg, 146x98, at 142 East 31st st, for William H. Seach, 78 Riverside dr, owner, and William A. Larney, 118 West 56th st, lessee. Cost, \$20,000.

NEWARK, N. J.—Frank Grad, American National Bank Bldg, Newark, architect, is taking bids on the general contract for a 1-sty brick public garage, 60x100, at 159-161 Oliver st, for Harry Engelhard and Sidney Fischbein, 484 Market st, Newark, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Ford Motor Co., Jackson av, Long Island City, owner, is taking bids on the general contract for

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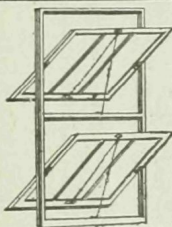
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MINEOLA, L. I.—J. W. Cowper Co., Fidelity Bldg, Buffalo, N. Y., general contractor, is taking bids on sub-contracts for a 1-sty office bldg and laboratory, 300 x200, for the Curtiss Aeroplane Co., Churchill st, Buffalo, N. Y., owner, from plans by Lansing, Bley & Lyman, 25 Delaware av, Buffalo, N. Y., architects.

MISCELLANEOUS.

MANHATTAN.—James C. McGuire & Co., 50 Church st, engineer, is taking bids on separate contracts, to close about September 14, for a 4-sty factory and garage, 200x400, at Broadway, Riverside dr, 132d and 133d sts, for the Fifth Av Coach Co., R. A. Meade, pres., 10 East 102d st, owner.

MANHATTAN.—The City of New York, Dept. of Docks, R. A. C. Smith, Comr., Pier A, foot of Battery pl, North River, Manhattan, owner, is taking bids on the general contract, to close 12 m., September 12, for dredging in the slips adjoining the piers at North River, foot of West 55th, 56th and 57th sts.

MANHATTAN.—The City of New York, Marcus M. Marks, Pres., Borough of Manhattan, Room 2032, Municipal Bldg, owner, is taking bids on the general contract, to close 2 p. m., September 17, for regulating and repaving in West 123d st, from Morningside to Amsterdam avs.

MANHATTAN.—The City of New York, Marcus M. Marks, Pres., Borough of Manhattan, Room 2032, Municipal Bldg, owner, is taking bids on the general contract, to close 2 p. m., September 17, for constructing a masonry stairway at West 138th st and Riverside dr.

MANHATTAN.—The City of New York, Marcus M. Marks, Pres., Borough of Manhattan, Room 2032, Municipal Bldg, owner, is taking bids on the general contract, to close 2 p. m., September 17, for constructing receiving basins, inlets and appurtenances and reconstructing and repairs to sewers at Leroy st, 7th av, Liberty st, 42d st, east of 1st av, Varick st, etc.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, Pres. Borough of Brooklyn, Room 2, Borough Hall, Brooklyn, owner, is taking bids on the general contract, to close 11 a. m., September 14, for regulating and restoring the pavement removed and damaged in connection with the construction of sewers on Ralph av, from Chauncey to Fulton sts, and in 15th st, from Prospect Park West to 8th av.

BROOKLYN, N. Y.—Edward Corning Co., 52 Vanderbilt av, Manhattan, has the general contract and is taking bids on subs for 1-sty brick naval dormitories, 41 x190, at the northeast cor of Sand and Charles sts, for the National War Works Council, 124 East 28th st, Manhattan, owner, from plans by Parish & Schroeder, 280 Madison av, Manhattan, architects.

OSSINING, N. Y.—The City of Ossining, Board of Education, Paul M. Pierson, pres., Ossining, owner, is taking bids on the general contract to close September 12 for the completion of the third floor of Municipal Bldg, to contain five classrooms for school, from plans by Wilson Potter, 1 Union sq, Manhattan, architect. Cost, \$9,000.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, Assembly Chamber, City Hall, Jersey City, owner, is taking bids on the general contract, to close 2 p. m., September 11, for building a new bulkhead platform on the Hackensack River at the foot of Howell st.

CALDWELL, N. J.—The Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman, Commission on Public Bldgs, Court House, Newark, N. J., owner, is taking bids on the general contract, to close 4 p. m., September 12, for alterations to the Essex County Penitentiary, from plans by Runyon & Carey, 845 Broad st, Newark, consulting engineer.

EAST ORANGE, N. J.—The City of East Orange, Board of Water Commissioners, R. M. Roper, acting secretary, 436-8 Main st, East Orange, owner, is taking bids on the general contract, to close 8 p. m., September 10, for water mains.

ELIZABETH, N. J.—The City of Elizabeth, Board of Public Works, William P. Neafsey, Street Comr., City Hall, Elizabeth, owner, is taking bids on the general contract, to close 2.30 p. m., September 13, for a sewer in West Grand st, from the terminus of the proposed sewer in West Grand st, bet Grove st and De Hart pl.

CONTEMPLATED CONSTRUCTION.

Manhattan.

DWELLINGS.

82D ST.—S. Edson Gage, 28 East 49th st, completed plans for alterations to the 4-sty brick dwelling, 18x74, at 46 East 82d st, for George C. Smith, 1023 5th av, owner. Cost, \$6,000.

92D ST.—Schwartz & Gross, 347 5th av, completed plans for alterations and addition to the 4-sty brick dwelling, 80x90, at 296 West 92d st, for Nathan Franko, on premises, owner. Cost, \$3,500.

37TH ST.—Patrick J. Murray, 201 Bush st, Bronx, completed plans for alterations and extensions to the 4-sty brick dwelling, 20x62, at 154 East 37th st, for Courtney Ryde, 66 Willow st, Brooklyn, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

6TH AV.—James S. Maher, 431 West 14th st, completed plans for a 1-sty brick storage bldg, 93x40, at 114-6 6th av, nec 9th st, for Richard Elliot, 431 West 14th st, owner. Cost, \$10,000.

HALLS AND CLUBS.

54TH ST.—Benjamin W. Levitan, 20 West 31st st, completed plans for alterations to the 6-sty brick club, 75x100, at 48-50 West 54th st, for the City Athletic Club, Guggenheim Solomon, 48 West 54th st, owner. Cost, \$20,000.

HOTELS.

4TH AV.—Ford, Butler & Oliver, 101 Park av, completed plans for alterations to the 6-sty brick hotel, 197x205, on 4th av, bet, 32d and 33d sts, for Helen C. Butler, c/o Wm. A. White & Sons, 46 Cedar st, owner, and the Park Co., lessee. Cost, \$60,000.

SCHOOLS AND COLLEGES.

BROADWAY.—C. B. J. Snyder, 500 Park av, completed plans for a 1-sty frame public school, 22x66, at 4852 Broadway, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner. Cost, \$4,500.

STABLES AND GARAGES.

31ST ST.—James Riely Gordon, 507 5th av, has plans in progress for alterations to the 4-sty brick garage at 142 East 31st st, for John N. Weser, 524 West 43d st, owner, and William A. Larney, 142 East 31st st, lessee.

148TH ST.—A. L. Libman, 112 West 46th st, has plans in progress for addition to the 2-sty brick garage, 90x100, at 234-240 West 148th st, for R. H. Macy & Co., 34th st and Broadway, owner, and the To Kane Realty Co., 172 East 104th st, lessee. Consists of a 1-sty addition.

110TH ST.—Daniel Santoro, 21 Park Row, completed plans for a 1-sty brick garage, 30x100, in the south side of 110th st, 95 ft east of 1st av, for Gaetano Rossano, 2132 1st av, owner. Cost, \$10,000.

KENMARE ST.—Samuel Rosenblum, Fire Prevention Engineer and Architect, completed plans for the alteration to the building at 14 to 24 Kenmare st, southeast cor of Elizabeth st, into a garage, property recently leased for 21 years by I. Berger, S. Tessler and M. Bard. The alterations include new steel and concrete floors, with a clear span from wall to wall, and no columns; also the addition of another story, making the building 4 stys in height. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

125TH ST.—John Hauser, 118 Manhattan st, has plans in progress for alterations to the 2-sty brick store and restaurant, 118x100, at 350-360 West 125th st, for Gustav L. Lawrence, 2228 Broadway, owner, and the Hong Lee Co., 10 Doyer st, lessee. Cost, \$15,000.

25TH ST.—James J. F. Gavigan, Grand Central Terminal, completed plans for alterations to the 5-sty brick store and loft bldg, 25x94, at 22 West 25th st, for Francis U. Johnstone, owner. Consists of a 2-sty rear extension and a 1-sty addition. Cost, \$15,000.

BROADWAY.—H. J. Hardenbergh, 47 West 34th st, has plans in progress for alterations to the 9-sty brick and stone store and loft bldg, 66x116, at the southeast cor of Broadway and 57th st, for the M. A. Matoaka Realty Co., 600 West 57th st, owner, and the Chevrolet Motor Co., of N. Y., 600 West 57th st, lessee.

38TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the store at the southeast cor of 38th st and Broadway, for the U. S. Trust Co. of New York, 45 Wall st, owner. Cost, \$5,000.

28TH ST. V. Hugo Koehler, 2 Columbus Circle, completed plans for alterations to the 6-sty brick loft bldg, 75x100, at 211 West 28th st, for Lambert S. Quackenbush Estate, George F. Adam, executor, 2 Columbus Circle, owner. Cost, \$4,000.

6TH AV.—F. Livingston Pell, 122 East 25th st, completed plans for alterations to the 6-sty brick loft and office bldg, 53x150, at 339-355 6th av, 102-106 West 22d st, and 107-111 West 21st st, for the South Sixth Avenue Co., 840 Broadway, owner. Cost, \$50,000.

MISCELLANEOUS.

54TH ST.—De Rose & Cavalieri, 149th st and Willis av, completed plans for alterations to the 3-sty brick office bldg, garage and storage bldg, 24x94, at 110-4 West 54th st, for the United States Trust Co., Williamson Pell, secy, 45 Wall st, owner, and the Taylor I. Proud Electric Co., on premises, lessee. Cost, \$3,500.

Bronx.

DWELLINGS.

ALLERTON AV.—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress for a 2-sty brick dwelling, 26x57, on the south side of Allerton av, 50 ft west of Colden av, for Samuel Davis, owner. Cost, \$8,500.

STABLES AND GARAGES.

WEBSTER AV.—Charles Schaefer, Jr., 529 Courtlandt av, completed plans for a 1-sty brick garage, 30x88, on the east side of Webster av, 109 ft north of 166th st, for the Benenson Realty Co., 401 East 152d st, owner. Cost, \$30,000.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, completed plans for a 1-sty brick garage, 100x100, on the east side of Harlem River Terrace, 99 ft south of 184th st, for Hugh McLernon, 128 West Fordham rd, owner. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

JEROME AV.—Andrew J. Thomas, 137 East 45th st, completed plans for 1-sty brick store, 96x50, on the west side of Jerome av, 62 ft south of Kingsbridge rd, for the Remlu Realty Corp., 1 East Fordham rd, owner. Cost, \$6,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

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

CHURCHES.

8TH AV.—Axel H. Ekblom, 728 43d st, is revising plans for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, for the Finnish Evangelical Golgatha Congregational Church, Rev. J. J. E. Lillback, pastor, 671 41st st, owner. Cost, \$30,000.

DWELLINGS.

AV M.—H. V. B. Ditmas, 2601 Av G, completed plans for a 2-sty brick dwelling, 22x26, on the south side of Av M, 30 ft east of East 46th st, for D. W. Huffmire, 1694 East 49th st, owner. Cost, \$2,000.

WESTMINSTER RD.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 22x31, on the east side of Westminster rd, 226 ft north of Newkirk av, for E. E. O'Donnell, 443 East 17th st, Brooklyn, owner. Cost, \$5,500.

WEST 35TH ST.—Shampan & Shampan, 772 Broadway, completed plans for a 2-sty brick dwelling, 25x50, in the east side of West 35th st, 100 ft south of Mermaid av, for Max Gluck, 1594 Union st, owner. Cost, \$15,000.

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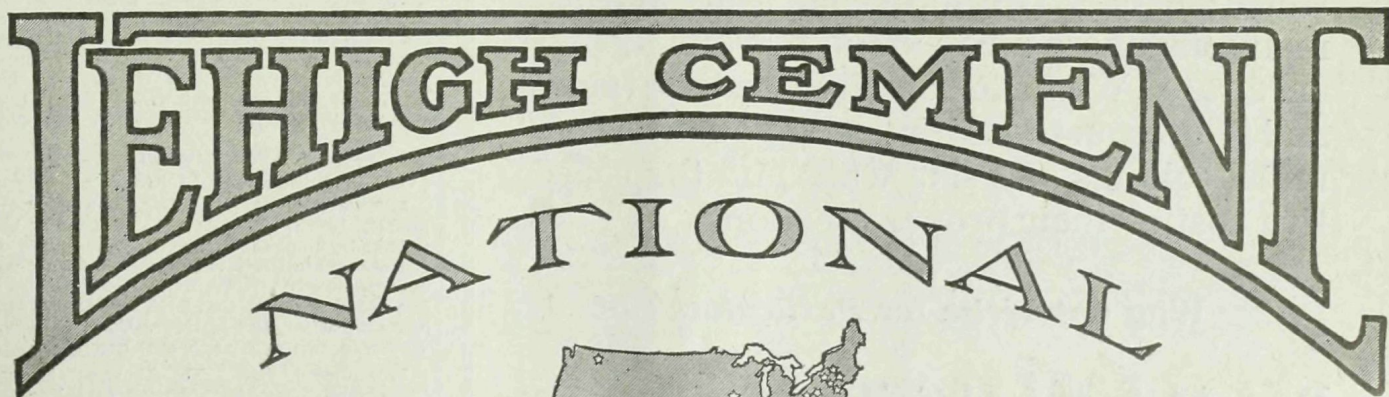
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DISTRIBUTION

REPUTATION

EAST 4TH ST.—The New Era Homes Co., 189 Montague st, has had plans completed privately for a 2-sty frame dwelling, 22x38, in the east side of East 4th st, 180 ft south of Av D. Cost, \$6,000.

17TH ST.—Philip Caplan, 16 Court st, completed plans for the 2-sty frame residence, 40x43, in the east side of West 17th st, 260 ft north of Mermaid av, for Joseph Sacoder, 16 Court st, Brooklyn, N. Y., owner. Cost, \$4,000.

BATH AV.—Kallich & Lubroth, 215 Montague st, have completed plans for the five 2-sty brick and stone stores and residences (one 21x50 and four 17x40) at the southwest cor of Bath av and Bay 23d st, for Isaac Ievinson, 295 Bay 24th st, Brooklyn, owner and builder. Cost, \$6,000 each.

LAFAYETTE AV.—A. Brook, 350 Fulton st, completed plans for the alteration to the 3-sty frame and stucco residence at 821 Lafayette av for Samuel Kohn, 461 Broadway, Manhattan, owner. Cost, \$4,000.

STABLES AND GARAGES.

MARION ST.—Montrose W. Morris Sons, 535 Nostrand av, Brooklyn, have complet-

ed plans for a 1-sty brick garage, 50x100, in the north side of Marion st, 150 ft west of Patchen av, for Peter Cleary, 115 Marion st, owner and builder. Cost, \$10,000.

JEFFERSON ST.—Koch & Wagner, 26 Court st, Bklyn, completed plans for extension to the 1-sty garage and storage bldg, in the north side of Jefferson st, 99 ft east of Brennen st, for William Kasper and Frederick Koelzle, 565 Bushwick av, owner. Cost, \$9,500.

PACIFIC ST.—J. T. Kennedy, 157 Remsen st, completed plans for a 1-sty brick garage, 50x107, in the south side of Pacific st, 400 ft east of Albany av, for Edward Nadro, 292 St. Johns pl, owner. Cost, \$12,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Edward A. Tilton, 52 Vanderbilt av, Manhattan, will draw plans for a brick and stone library for the Carnegie Corporation of N. Y., Ridgewood Branch, 576 5th av, Manhattan, owner. Site has not yet been selected.

UNION ST.—Ernest Greene, 5 Beekman st, Manhattan, completed plans for a 1-sty brick storage and garage, 42x292, at the

southeast cor of Union and Bond sts, for the Doeher Die-Casting Co., Court and 9th sts, Bklyn, owner. Cost, \$18,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, Brooklyn, N. Y., have revised plans in progress for the alteration of the 4-sty brick tenement into a dormitory, 25x60, at 476 St. Marks av, 110 ft east of Classon av, for the Jewish Hospital, E. C. Blum, pres., on premises, owner. Cost, \$5,000.

Queens.

DWELLINGS.

WOODHAVEN, L. I.—Bernhard Schauli, 1556 Thatford av, Ozone Park, L. I., owner, has had plans completed privately for two 2-sty frame dwellings, 17x44, on the south side of Rockaway blvd, 200 ft east of 3d st. Cost, \$4,500.

ROCKAWAY PARK, L. I.—A. Rose, 1772 Highland blvd, Brooklyn, completed plans for a 2-sty frame dwelling, 25x40, in the north side of Dennison av, 200 ft east of Beach Channel dr, for Meta Troinem, 220 Ashford st. Cost, \$3,500.

RICHMOND HILL SOUTH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for three 2½-sty frame dwellings, 16x36, in the east side of Edisto st, 100 ft north of Roanoke av, for Harry Fleit, Herald and Kimball avs, Richmond Hill, owner. Cost, \$9,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., completed plans for a 2-sty frame dwelling, 16x35, in the east side of 203d st, 150 ft north of 137th st, for Emma Kellane, Springfield, L. I., owner. Cost, \$4,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2½-sty frame dwelling, 28x38, at Hillcrest Park, southeast cor of Henley and Kingston roads, for Harry Doran, 7 Norwich av, Jamaica, owner. Cost, \$5,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x38, on the north side of 137th st, 75 ft west of 202d st, for Emma Kellane, Springfield, owner. Cost, \$4,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has plans in progress for five 2-sty residences, 16x38, at the southeast cor of Emerson st and Guion av, for Sim & Grey, Richmond Hill, owners. Cost, \$4,000 each.

BEECHURST, L. I.—The Shore Acres Realty Co., 243 West 34th st, Manhattan, has had plans completed privately for a 2-sty frame dwelling, 25x36, in the east side of Washington terrace, 300 ft south of 27th st. Cost, \$5,000.

ELMHURST, L. I.—Charles J. Stidolph, 18 Maurice av, Elmhurst, has completed plans for two 2-sty frame dwellings, 32x38, in the south side of Manheim st, 150 ft west of Wool st, for James L. Gundrey, Jr., Kingsland av, Elmhurst, owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Long Island City, has completed plans for a 2-sty brick extension to the factory on the east side of 8th av, 100 ft north of Vandeventer av, for Ignatz Wohl, 542 8th av, L. I. City, owner.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Herman E. Funk, 29 Cooper st, Brooklyn, completed plans for a 1-sty brick garage, 22x100, at the southwest cor of St. Nicholas av and Woodbine st, for Anton Scholl, 357 St. Nicholas av, Ridgewood, owner. Cost, \$4,500.

Richmond.

HOTELS.

RICHMOND.—Thomas Lippincott, 21 South 12th st, Philadelphia, Pa., has plans nearing completion for a 2-sty hollow tile or brick inn, 54x63, to contain 20 rooms, sun parlor and billiard room, near New York on Staten Island. Owner's name will be announced later. Cost, \$25,000.

Westchester.

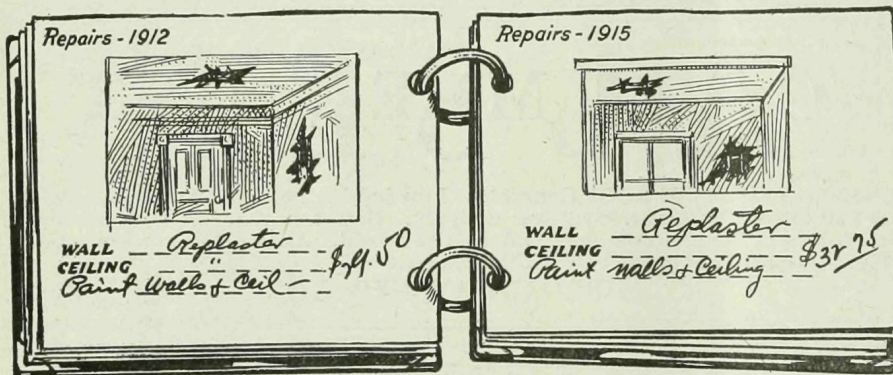
DWELLINGS.

MT. VERNON, N. Y.—Moore & Landsiedel, 148th st and 3d av, Bronx, have plans in progress for the three 2½-sty frame and stucco residences on the west side of South 7th av, near Kingsbridge rd, for John Wallace Co., 2045 Ryder av, Manhattan, owner and builder. Cost, \$15,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, has plans in progress for the addition to the 2-sty brick Public School No. 14, 96x74, for the Board of Education of Yonkers, Charles P. Easton, pres., owner, High School Building, Yonkers. Cost, \$30,000. Addition consists of five new class rooms, assembly room and gymnasium.

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New Jersey.

MONTCLAIR, N. J.—A. Del Guericco, 800 Broad st, Newark N. J., completed plans for the 3-sty brick tenement, 32x36, at 31 Grant st, for Nicola Danese, 57 Glen Ridge av, Montclair, owner. Cost, \$5,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for the 4-sty apartment, 57x110, at 156 Belmont av, for Mrs. Eleanor Crichfield, 156 Belmont av, owner and builder. Cost, \$65,000.

CHURCHES.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for the 1-sty and basement brick church, 43x82, on Communipaw av, between Blvd and West Side av, for the St. Marks A. M. E. Zion Church (colored), Rev. J. M. Haggart, pastor, on premises. Cost, \$20,000.

DWELLINGS.

UPPER MONTCLAIR, N. J.—Karl J. Korn, 640 Summit st, Hackensack, N. J., has plans in progress for the alteration to the frame and clapboard residence and hollow tile and stucco garage for J. A. Marsh, Upper Montclair, owner. Consists of building two new sleeping porches and maids' room.

PATERSON, N. J.—Plans are being completed privately for the 2½-sty hollow tile and stucco residence, 32x54, at 716-13 Broadway, for the Realty Developing Co. Robert Brown, agent, 726 Broadway, Paterson. Cost, \$9,000.

ELIZABETH, N. J.—Michael Powers, 820 Stanton av, Elizabeth, owner, has had plans completed privately for a 2-family frame dwelling, 22x52, at 702 Madison st. Cost, \$4,500.

WEST PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, N. J., has plans in progress for alterations to the 2½-sty frame residence, irreg dimen. Consists of general interior alterations and small frame additions on Stony rd for Dr. William Decker, Stony rd, West Paterson, N. J., owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—F. H. Ogden Co., Union Building, has plans nearing completion for the 4-sty brick, steel and reinforced concrete machine shop, office and pattern storage building, 42x50, at 69 Prospect st, for the Newark Gear Cutting Machine Co., Henry E. Eberhardt, pres., 69 Prospect st.

NEWARK, N. J.—Herman Metzger, 244 Market st, Newark, completed plans for addition to the 1-sty brick factory, 53x61, at 76-88 Shipman st, for the Newark Embroidery Works, 78 Shipman st, Newark, owner. Cost, \$6,000.

EAST RUTHERFORD, N. J.—The Burns Mfg. Co., 25 Beaver st, Manhattan, owner, contemplates erecting a frame and corrugated iron plant on Paterson Plank rd. Plans will be prepared privately.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for the 1-sty brick storehouse, 60x80, at the northeast cor of Broadway and Division st, for the American Metal Treatment Co., George Machlet, pres., 1019 Lafayette st, Elizabeth. Cost, \$8,000.

NEWARK, N. J.—N. M. Loney, c/o owners, has plans in progress for the addition to the 3-sty reinforced concrete plant, 100 x300 (2-stys, 50x120), at the rear of the present plant, for the American Can Co., 120 Broadway, Manhattan, owner.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have completed plans for the 2-sty and basement brick and stone service building, 44 x85, for the Orange Memorial Hospital, Henry W. Wohrhane, Llewellyn Park, West Orange, N. J., owner, to be used as servants' sleeping quarters, dining rooms and kitchen.

Other Cities.

FACTORIES AND WAREHOUSES.

CORNING, N. Y.—R. H. Canfield, engineer in charge, c/o owner, completed plans for a 1-sty brick and steel extension, 125x70, for the Corning Glass Works, Harry Watson, purchasing agent, Corning, owner and builder. Cost, \$15,000.

STAMFORD, CONN.—Emmens & Abbott, Washington Building, Stamford, have plans completed for the addition to the 2-sty brick storage bldg, 26x43, in Main st, for the Marsh Baking Co., Main st, Stamford rd, owner.

MUNICIPAL.

JAMESTOWN, N. Y.—John W. Rulifson and C. O. Hultgren (assoc.), Squires Bldg, Jamestown, have been selected architects for the addition to the 5-sty brick fire-proof and 1-sty fire station, City Hall annex, 35x40, in Spring st, near 3d st, for

the City of Jamestown, J. C. Jones, Fairmount st, City Hall of Jamestown, City Clerk. Cost, \$30,000.

SCHOOLS AND COLLEGES.

CHEEVER, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, will draw plans for a 1-sty hollow tile and stucco school, to contain two classrooms, for the Town of Cheevers, A. E. Hodgins, trustee, c/o Cheever Iron Ore Co., Port Henry, N. Y.

SOUTH NORWALK, CONN.—William H. Beers, 17 Madison av, Manhattan, has plans in progress for the 2-sty brick and stone school house, 50x100, on Flax Hill rd, for the City of Norwalk, Ira Chapman, Supt. of Schools, 55 Main st. Cost, \$5,000.

UTICA, N. Y.—Pember & Campaigne, 24 James st, Albany, N. Y., are preparing preliminary sketches for the 1-sty brick school bldg on a site not yet selected for St. Margaret's School. Cost, \$30,000. Will contain three class rooms, assembly room, chapel and kindergarden.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Heinschein & McLaren, 37 Van Buren st, Chicago, Ill., have completed plans for the 4-sty brick and

stone office bldg and packing house at Fillmore av and William st for the Jacob Dold Packing Co., J. E. Dold, 705-755 William st, Buffalo, pres.

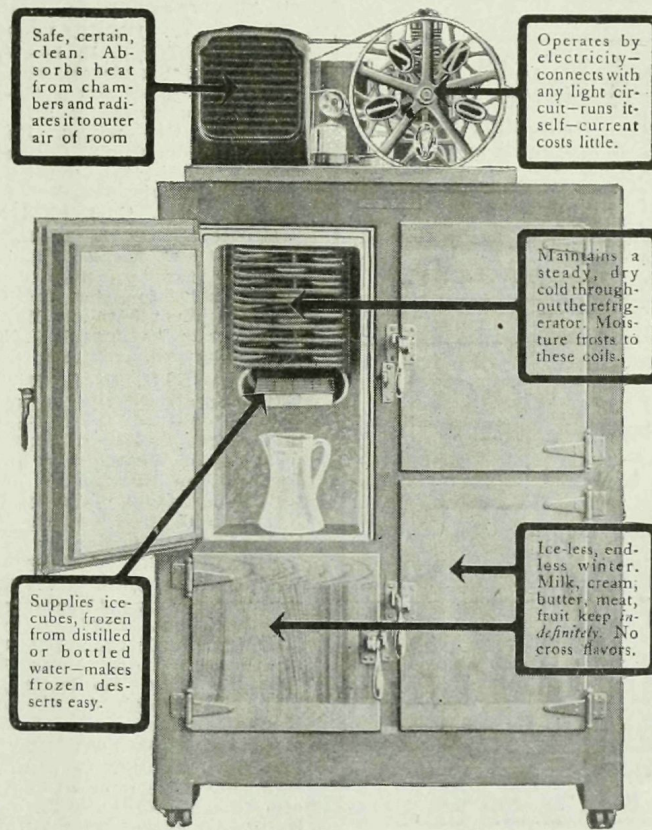
MISCELLANEOUS.

PRINCETON, N. J.—Matthews Construction Co., Alexander st, Princeton, has the general contract for the alterations to the 2½-sty frame and clapboard residence, garage and farm bldgs, 100x60x irreg, including cow barn, hay barn and cottage, for R. L. Benson, Princeton, N. J., owner, from plans by H. O. Milliken, 331 Madison av, Manhattan, architect.

TROY, N. Y.—A. E. Roche, City Hall, Troy, City Engineer, and Frederick B. Stearns, 14 Kilby st, Boston, Mass., consulting engineer, completed plans for repairs to the Tomhannock Dam, near Troy, N. Y., for the City of Troy, Supt. of Water Works, 47 State st. Cost, \$40,000.

BUFFALO, N. Y.—Henschein & McLaren, 37 West Van Buren st, Chicago, Ill., have plans in progress for the 1-sty steel trusses-concrete trestle, train concourse and platform, 50x450, for Jacob Dold Packing Co., Jacob Dold, pres., 745 William st, Buffalo, owner. Cost, \$60,000.

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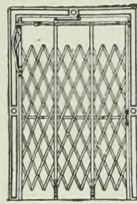
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CONTRACTS AWARDED.

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

BANKS.

KEYPORT, N. J.—Dallas Young, 179 1st st, Keyport, has the general contract for alterations and addition to the bank for the Keyport Banking Co., Keyport, N. J., owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$20,000.

CHURCHES.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 1½-sty brick and stone church and parish house, 80x98, at the southeast cor of 64th st and Park av, for the Fifth Avenue Baptist Church, Rev. Cornelius Woelfkin, 6 West 46th st, owner, from plans by Henry C. Pelton, 35 West 39th st, architect. Cost, \$75,000.

BROOKLYN, N. Y.—William Flanagan, 118 East 28th st, Manhattan, has the general contract for the brick parish house at the northeast cor of 73d st and Ridge blvd for the Christ P. E. Church, Rev. H. Fitzgerald, Jr., pastor, 230 73d st, Brooklyn, owner, from plans by Bertram G. Goodhue, 2 West 47th st, Manhattan, architect. Cost, \$10,000.

ALBANY, N. Y.—William Sayles & Son, 266 Hudson av, Albany, have the general contract for a 1½-sty brick church, 65x95, at Woodlawn av and Quail st, for the First Congregational Church, Rev. Charles S. Hager, pastor, Albany, N. Y., owner, from plans by Fuller & Robinson, 95 State st, Albany, architects. Cost, \$60,000.

DWELLINGS.

CENTERPORT, L. I.—W. S. Fitz Randolph, 1328 Broadway, Manhattan, has the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 60x52, including two wings, 12x12, two miles from station, for S. Cacchanino, 95 Madison av, Manhattan, owner, from plans by John E. Nitchie, 602 World Bldg, Manhattan, architect. Cost, \$45,000.

GLEN HEAD, L. I.—E. W. Pease, 243 West 34th st, Manhattan, has the general contract for two 2½-sty shingle dwellings, 26x39, for the North Shore Realty Co., 243 West 34th st, Manhattan, owner, from plans by Joseph J. Eberle, 489 5th av, Manhattan, architect. Cost, \$6,000 each.

ELIZABETH, N. J.—Michael Sako, 226 Chestnut st, Roselle Park, N. J., has the general contract for a 2½-sty hollow tile and stucco dwelling, 28x48, at the southwest cor of Westfield av and Princeton st, for William Brown, c/o general contractor, owner, from plans by J. B. Beatty, 15 North Reid st, Elizabeth, N. J., architect. Cost, \$6,000.

BEECHURST, L. I.—E. W. Pease, 243 West 34th st, Manhattan, has the general contract for two 2½-sty frame and shingle dwellings, 25x38, on the east side of Washington Terrace, 300 ft south of 27th st, for the Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, from plans by Joseph J. Eberle, 489 5th av, Manhattan, architect. Cost, \$5,000 each.

RAHWAY, N. J.—William W. Lamphear and Fred Jardot, 15 Fulton st, Rahway, N. J., have the general contract for a 2½-sty frame and shingle dwelling at the southwest cor of East Milton av and Totten st for Esther Maskin, 110 Irving st, Rahway, owner, from privately prepared plans. Cost, \$3,500.

WOODRIDGE, N. J.—William Ray Grimshaw, Woodridge, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 24x57, in Centre st, near Rose st, for Sophie and William Hergesell, Woodridge, owner, from privately prepared plans. Cost, \$8,000.

EASTHAMPTON, L. I.—Babcock & Gay, Easthampton, L. I., have the general contract for a 2½-sty brick, frame and stucco dwelling, 148x44, for Robert Appleton, owner, from plans by F. E. Newman, 1123 Broadway, Manhattan, architect.

FARMINGDALE, L. I.—Smith & Belerling, Farmingdale, have the general contract for alterations and addition to the 2-sty frame dwelling in Conklin st for Philip Denton, Conklin st, Farmingdale, L. I., owner, from privately prepared plans. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Valentine Lynch Co., 13 Park Row, has the general contract for alterations to the two 5-sty brick factory bldgs, at 78-82 Reade st, for Herman L. R. Edgar, 165 Broadway, owner, from plans by Frederick Ebeling, 13 Park Row, architect. Cost, \$5,000.

BROOKLYN, N. Y.—The Modern Construction Co., 927 Broadway, Brooklyn, has the general contract for a storehouse

and cold storage bldg, in Clarkon st, for the Long Island State Hospital, State Hospital Commission, E. S. Elwood, secy, Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$50,000.

JERSEY CITY, N. J.—William Elliott, 8 Williams av, Jersey City, has the general contract for addition to the 3-sty brick storage bldg, 25x100, at Railroad av and Grove st, for James W. Greene, 320 Grove st, Jersey City, owner, from plans by E. M. Patterson, 1 Montgomery st, Jersey City, architect. Cost, \$10,000.

CLIFTON, N. J.—Albert Martin, Jr., 234 Randolph st, Passaic, N. J., has the general contract for a 1-sty brick and steel foundry bldg, 70x80, at Wellington st and Erie Railroad, 100 ft from Getty av, for De Mattia Bros., River road, cor Prescott av, Garfield, N. J., owner, from privately prepared plans. Cost, \$9,000.

POTSDAM, N. Y.—H. Wales Lyons, New London, Conn., has the general contract for a 2-sty brick and reinforced concrete storehouse, 100x150, for the Racquette River Paper Co., George Sisson, pres., Potsdam, N. Y., owner, from plans by F. L. Smith, 5 Beekman st, Manhattan, engineer. Cost, \$25,000.

JAMESTOWN, N. Y.—Jamestown Construction Co., 60 River st, has the general contract for the 2-sty brick and steel mill and 1-sty addition to the dye house, 47x100, for the Cleveland Worsted Mills, Cleveland, Ohio, and 5932 Broadway, Falconer, N. Y., owner, from plans by George F. Ryder, Century Building, Cleveland, Ohio, architect. Cost, \$30,000.

PLAINFIELD, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for the addition to the brick factory for Walter Scott Printing Machine Co., South av, Plainfield, owner, from privately prepared plans. Cost, \$100,000. Consists of three additional buildings, a factory 42 ft high and 80x231; office building, 20x43, and storage building, 63x86.

TONAWANDA, N. Y.—Morris & Allen, Builders' Exchange, Buffalo, have the general contract for the 1-sty brick and steel plant, 82x145, in Fremont st, for McKinnon Chain Co., Fremont st, Tonawanda, owner, from plans by F. A. Shoemaker, Builders' Exchange, Buffalo, N. Y., architect and engineer.

HALLS AND CLUBS.

MANHATTAN.—Warren E. Green Co., 20 West 38th st, has the general contract for alterations to the 4-sty brick and stone club house, 40x99, at 46-48 East 41st st, for the Chemists' Club, 50 East 41st st, owner, from plans by York & Sawyer, 50 East 41st st, architects.

SCHOOLS AND COLLEGES.

MANHATTAN.—A. W. King, 81 East 125th st, has the general contract for alterations to the 4-sty brick Public School No. 11, 100x100, at 314 West 17th st, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner, from plans by C. B. J. Snyder, 500 Park av, architect.

CHATHAM, N. J.—Frederick Walters, Chatham, N. J., has the general contract for two school bldgs on the property adjoining present school bldg on Fairmount av, for the Building and Grounds Commission of the Board of Education of the Borough of Chatham, Joseph H. Conklin, chairman, Chatham, N. J., owner, from privately prepared plans.

STABLES AND GARAGES.

MANHATTAN.—M. F. Hagen, 211 West 147th st, has the general contract for a 1-sty brick garage, 50x99, in the north side of 143d st, east of Lenox av, for James McLaughlin, 28 West 144th st, owner, from plans by Frederick Jacobson, 27 Union sq, architect. Cost, \$8,000.

MANHATTAN.—W. & W. F. Crockett, 306 East 59th st, have the general contract for alterations to the 4-sty brick garage and chauffeur's quarters, 32x100, at 165-7 East 70th st, for Otto H. Kahn, 52 William st, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Cost, \$4,000.

UNION HILL, N. J.—Charles A. Neilson, 7th st and Broadway, West New York, N. J., has the general contract for a 2-sty brick public garage, 75x100, at the southeast cor of Broadway and 5th st, for Henry Bros., 221 3d st, and Thomas Henry, 188 Palisade av, Union Hill, owners, from plans by E. H. Schrader, Neilson Bldg, Union Hill, architect. Cost, \$25,000.

NEWARK, N. J.—Max Bateman & Harry Rotberg, 169 Prince st, Newark, have the general contract for the 1-sty brick garage, 49x50, at 39 and 41 Mott st, for David Galowitz, 35 Fleming av, Newark, owner, from plans by M. B. Silberstein, 123 Springfield av, Newark, architect. Cost, \$3,500.

PURCHASE, N. Y.—Marcello Mezzullo, Old Broadway, Portchester, N. Y., have the general contract for the 1½ and 2-sty hollow tile, stucco and frame farm bldgs, about 35x70x irreg, consisting of stable, garage, chicken house and cow barn, for Mrs. Walter Pforzheimer, c/o C. H. Pforzheimer & Co., 22 Broad st, Manhattan, owner, from plans by Carrere & Hastings, 52 Vanderbilt av, Manhattan, architect, and A. F. Brinkerhoff, 15 East 40th st, Manhattan, landscape architect.

STORES, OFFICES AND LOFTS.
MANHATTAN.—William H. Miller, 47 West 34th st, has the general contract for alterations to the brick loft bldg, 56x90, at 5 East 43d st, for the Henry Phipps Estate, 787 5th av, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, \$12,000.

MANHATTAN.—Ammann Mfg. & Construction Co., 155 Av D, has the general contract for alterations to the 1 and 2-sty brick store, 26x74, at the southwest cor of Broadway and 38th st, for Rebecca W. Swope, 175 Broadway, Manhattan, owner, and Hanan & Sons, Front st, Brooklyn, lessee, from plans by Seymour & Schoenwald Grand Central Terminal, architects. Cost, \$5,000.

MANHATTAN.—Frederick Construction Co., 17 West 42d st, has the general contract for alterations to the 6-sty loft bldg at 10 Washington pl for Manheimer Bros., 162 West 34th st, owner, from plans by George and Edward Blum, 505 5th av, architects. Cost, \$3,000.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, has the general contract for alterations to the brick and stone office bldg at 15 East 40th st for Mrs. Lilla B. Hyde, 437 5th av, owner, from plans by Cass Gilbert, 244 Madison av, architect. Consists of altering 12th floor into offices. Cost, \$15,000.

THEATRES.
MANHATTAN (SUB).—The George A. Just Co., 239 Vernon av, L. I. City, has the steel contract for interior alterations of the 5-sty brick terra cotta warehouses, 111x100, at 1567-1569 Broadway, into a theater and office bldg, for the Jason Building Co., Jacob J. Shubert, pres., 225 West 44th st, owner, from plans by Herbert J. Krapp, 116 East 16th st, architect. The Margolies Construction Co., 19 East 33d st, has the general contract. Cost, \$50,000.

MISCELLANEOUS.
MANHATTAN.—John C. Hegeman Co., 33 West 42d st, has the contract for the granite setting and landscape work for the General Butterfield Monument, to be erected at the northwest cor of Claremont av and 122d st, from plans by Ludlow & Peabody, 101 Park av, architects. Gutzon Borglum is the sculptor.

MANHATTAN.—The A-J Contracting Co., 452 West 38th st, has the contract for the erection of ten film vaults on the top floor of the Godfrey Bldg, 729 7th av, for the W. L. Sherry Feature Film Co.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN IRON AND STEEL INSTITUTE will hold its autumn meeting at the Hotel Sinton, Cincinnati, October 26 and 27.

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

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

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

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.

AMERICAN GEAR MANUFACTURERS' ASSOCIATION will hold its next meeting at Edgewater Beach, Chicago, on September 14 and 15. F. W. Sinram of the Van Dorn & Dutton Co., Cleveland, is president, and F. D. Hamlin, of the Earle Gear & Machine Co., Philadelphia, is secretary.

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.

dry section will have its meeting Thursday morning.

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.

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

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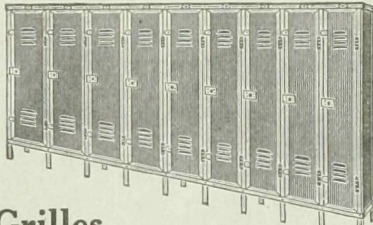
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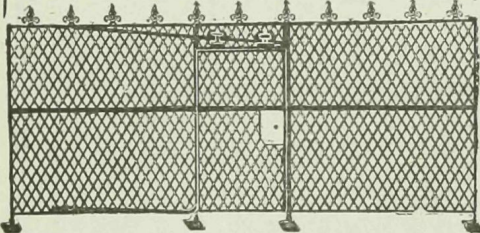
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*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; EX—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Ditch; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refri-gerating System Repair; Rec—Fireproof Recip-rocates; GE—Gas Equipment 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 Commu-nication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinu-ances or Removals; *FISys—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Re-duce Quantities; *SISys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISys, OS, SISys, 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 Sept. 1.

MANHATTAN ORDERS SERVED.

- Allen st, 28-34—City of New York, Municipal Bldg WSS(R)
- Attorney st, 128—Wenzel Est, Calicoon Centre, N. Y. Ex(R)
- Baxter st, 148—Wm J Oberdorfer, WSS(R)-FP(R)
- Bedford st, 7-9—D & J Rovegne, 188 W Hous- ton FE(R)-St(R)-ExS
- Broad st, 43-5—John G McCullough est, 15 Broad WSS(R)
- Broadway, 718-20—Est Josephine MacDonald, c Ronald H, 29 W 34. A
- Broadway, 724—Anzonetta B Wolfe, c J M Knox, 19 Liberty A
- Eroadway, 746-50—A T Stewart Realty Co... A
- Broadway, 679—Robert W deForest, 30 Broad, St(R)-FP-ExS-Ex(R)-WSS(R)
- Broadway, 690—Est Charles A Bandonine, c John F, 1181 Bway. FE(R)
- Canal st, 85-7—David Shaif, 72 Madison av, FE(R)-St(R)-ExS-Ex(R)
- Cedar st, 135-7—Huig Hanemayer, 130 Liberty, FP(R)
- Church st, 315-7—Hubbard & Peixotto, 55 John, WSS(R)-Rub
- Delancey st, 178—Salem Land Co, 20 Ex- change pl. ExS-Ex(R)-FE(R)
- Division st, 185—Fannie Arnstein. FE(R)-O
- Duane st, 199—Emma J Adams, c John B Cole- man, 120 Bway. FE(R)-St(R)-ExS-Ex(R)
- East Broadway, 121-5—Pikeway Realty Co... A
- Houston st, 186 E—Albert Westpal, 106 Lafay- ette FP-FE(R)-ExS
- Houston st, 186 E—Abraham Gerasganovitz, O-Rec
- 8 st, 4 E—Edward M Tailer. Ex(R)
- 10 st, 428-30 E—Brothers Wood Turning Co, O-Rec-FA
- 14 st, 23 E—Spingler Est, 65 5 av. A-FD
- 15 st, 525-31 E—East Side Fireproof Storage & Stabling Co, 124 W 45. ExS-Ex(R)
- 18 st, 617-21 E—John E Clenny, D&R-El-Rec-ExS-Ex(R)-St(R)
- 23 st, 210 E—Samuel Riegler. A
- 29 st, 202-4 E—DiSalve Bros. Ex(R)
- 32 st, 157-9 E—Est C M MacCaffie, c Wm H Kirkman, 9 Stone av, Ossining, N. Y, FP-St(R)-FE(R)-ExS
- 32 st, 157-9 E—Morselli Bros. O-Rec
- 32 st, 157-9 E—H Plattner & Co. Rec-O
- 34 st, 327-9 E—Samuel Lennig. St(R)-ExS
- 46 st, 222 E—G H Masten Co, St(R)-FE(R)-ExS
- 52 st, 428 E—Ice Mfg Co, 1480 Bway, FE-ExS-Ex(R)
- 71 st, 432-4 E—Leissner Realty Co, FD-FP(R)-FE(R)-ExS
- 75 st, 325 E—Jennie Bien, c Nathan, 1263 3 av, Ex(R)-FP(R)-FE-WSS(R)
- 75 st, 325 E—Royal Parlor Furn Co, Rec-DC-FA-O
- 76 st, 416 E—Aaron Kahn. FA
- 76 st, 236 E—Abraham Goldberg et al, 134 W 26 DC
- 117 st, 203 E—Alicia L Laird. A-FD
- 121 st, 419 E—Standard Ice Cream Co. D&R
- 125 st, 163 E—Leopold Bachrach, FE(R)-St(R)-ExS-FD
- 8 av, 740-2—Mechs Restaurant. A
- 8 av, 952—Elizabeth Betz, P O Box 5, Queens, L I. Rub
- 5 av, 448—Stern Millinery, ExS-Ex(R)-FE(R)-St(R)-Rub-Rec
- 5 av, 448—Peck & Peck, 586 5 av. Rec
- Forsyth st, 116-8—Epstein & Son. Rec
- Forsyth st, 116-8—Wolf & Galken. Rec
- Front st, 152-4—John A Casey Co, 144 Maiden la. WSS(R)-FD-ExS-St(R)
- Goerck st, 74—Morris Rosen. FP(R)
- Goerck st, 74—Samuel Dralling. FP(R)
- Goerck st, 74—Winerow & Hyman. FP(R)
- Greene st, 208—Helen M Schurman, c Geo W, 96 Bway A
- Greenwich st, 236—Est Chas E Rhinlander, c H L R Edgar, 81 Nassau. WSS(R)
- Greenwich st, 483-5—Harriman N Simmons et al, 236 Greenwich. FE(R)-ExS-FP(R)-FD
- 41 st, 309 W—Wm H Gunther, 110 W 28, FE-St(R)-ExS-Ex(R)

- Chrystie st, 167—Consol Gas Co, 130 E 15. GE
- 46 st, 5 W—Eleanor Lewis, c Phillip Phoenix, 68 Broad. ExS-WSS(R)-Rub
- 15 st, 62-7 E—Horatio P Allen, Fulton, N Y, WSS(R)
- Greenwich st, 697-701—Aaron Buschbaum, 729 9 av FD-A-WSS(R)-FP(R)
- Henry st, 243-5—Isaac Gellis est, 37 Essex. DC
- Hudson st, 42—Newbold L R Edgar et al, 27 William WSS(R)
- Hudson st, 42—G H Lowell Co. El
- Lafayette st, 312-4—Havemeyer R E Co. WSS(R)
- Lafayette st, 313-9—38 E Houston St Corp. A
- Lexington av, 1072-4—Mucklon Hldg Co (Thos E Fitzgerald, Pres) Rub
- Lispensard st, 235—A Dolgenos. O
- Lispensard st, 23-5—Charles E Manierre, 37 Liberty FP-O-ExS-Ex(R)-Spr(R)
- Madison av, 63—John F Wellbrock. TD
- Maiden lane, 8—Wendel Est, 175 Bway, FE(R)-ExS
- Maiden lane, 21-3—Ref Prot Dutch Ch (now Collegiate Ref Dutch Ch), 113 Fulton. Stp
- Maiden lane, 42—Joseph L Delafeld, FE-St(R)-ExS
- Market st, 30—Morris Jacobs. FP(R)
- Mercer st, 39—Est James S Bearn, c Jas S 2d et al, 166 Montague, Bklyn. A-FD
- Mulberry st, 299—Louis Shulsky, 146 Av D, FD-FE(R)-ExS-WSS(R)
- Park av, 1945-55—Goodyear Rubber Ins Co, 105 E 131. FD-A
- Park pl, 32—Charles Ruhe, 24 E 126. Stp(R)
- Pearl st, 356—Josephine Goech, 263 Ridge- wood rd, So Orange, N J, ExS-Ex(R)-St(R)-FE
- Perry st, 161-5—Knickerbocker Machine Wks, Rec-GE
- 2 av, 1335—Wm Haverge. D&R
- 2 av, 1335—Ella Realty Co (J J Baker, Dir), 34 Nassau DC
- 2 av, 2035—Max Pearlman, 1472 Hoe av. Rec
- 2 av, 2035—David Arditti. FP(R)-Rec
- Sheriff st, 48—Morris Behrens. FP(R)
- 6 av, 26—Louis Guttenberg's Sons. FA-O-Ex(R)
- 6 av, 152—Wm Bruce-Brown, 13 E 70, ExS-FE-St(R)
- 6 av, 514—Harry F Johnson, 352 Montrose av, Rutherford, N J, FE-St(R)-Ex(R)-ExS-WSS(R)
- 6 av, 817—Est Alfred Rigny, 51 W 83, FP(R)-Ex(R)-ExS-St(R)-WSS(R)
- Spring st, 139-41—Samuel R Betts, 52 William, Stp(R)
- 3 av, 2205—Home Circle Realty Co, 35 9 av, FE(R)-Ex(R)-ExS-WSS(R)
- 3 av, 3635-7—G & H Const Co. FP(R)
- Vesey st, 62—J Archibald Murray, 49 Wall, FD-St(R)-FP-FE(R)-ExS
- Wooster st, 91—Max D Dreyfachs. FA
- Washington st, 53—Julia A Doyle, 225 W 128, GE
- Warren st, 38—Harrison G McFaddin, ExS-Ex(R)-FE(R)-FP
- Water st, 307—Ruland & Whiting, 5 Beekman, WSS(R)
- 4 st, 21-5 W—S Morel & Co. Ex(R)
- Willett st, 25—Elizabeth Reed, 2171 Bathgate av WSS(R)
- 4 st, 21-5 W—Jacob Rosenstreich. Ex(R)-Rec
- 8 st, 55 W—Manhattan Savings Inst, 644 Bway, FD-ExS-FP(R)-Ex(R)-FP-FE(R)
- 11 st, 367-9 W—John Moonan, 428 West, FE(R)-St(R)-Ex(R)
- 17 st, 26-32 W—Est Philip Braender, 315 4 av, FD-A
- 17 st, 130-4 W—130-4 W 17th St Co, c Max A Singer, 206 E 27. Ex(R)
- 18 st, 12-4 W—Herman Woog, 50 W 77, FP(R)-FE(R)
- 23 st, 543-7 W—Dominick & Haff. WSS(R)
- 23 st, 216-28 W—Chelsea, Inc. FP(R)-WSS(R)
- 25 st, 425-7 W—James F McCabe, WSS(R)-FE-St(R)
- 25 st, 516-24 W—Edw J Mimme, 301 W 109, WSS(R)-FD-ExS-FE(R)-Ex(R)
- 34 st, 28-30 W—Repetti, Inc. Rub
- 36 st, 302 W—Aronette D Ingelhart, 327 Ten Eyck, Watertown, N Y. D&R
- 36 st, 550-2 W—John J Biehn, 359 7 av, WSS(R)-FP(R)-ExS
- 40 st, 542-4 W—Isabelle Realty Co, 539 W 39, ExS-Ex(R)-FP-FE-St(R)
- 41 st, 131 W—Est Philips Weeks, c Henry J Hanigan, 119 W 70. WSS(R)

BRONX ORDERS SERVED.

- Carter av, 1816—Northern Union Gas Co, 1815 Webster av FE(R)
- 140 st, 711-7 E—Central Union Gas Co, 529 Courtlandt av GE
- 140 st, 711-7 E—Strich & Zeidler. FD-Ex(R)-Ex
- 230 st, 766 E—Herman Schneider. Rub
- Park av, 4432—Edward McCann. FP(R)
- St Anns av, 150—Sophie Berg. D&R
- White Plains av, 4460—Owner. FP(R)-D&R
- Intervale av, 1075—Henry J Buek. NoS-Rec
- Eagle st, 702—John Piccirillo. NoS-FA-Rec
- 148 st, 442 E—Studebaker Co of America, 361 E 149. CF
- Cypress av, 122-8—Laff Argue Co, Rec-GE-Ex(R)
- Cypress av, 122-8—Francis Connor, Ex(R)-ExS-FP-GE
- 137 st, 626 E—Marco Realty Co. DC
- Melrose av, 869—Blechner Press. FA
- Washington av, 972-4—Sophie Schag. Rec-FE(R)

BROOKLYN ORDERS SERVED.

- Broadway, 31-5—Manufacturers Trust Co, 774 Bway WSS(R)
- King st, foot—N Y Dock Co, 44 Whitehall, Manhattan Stp
- Front st, 258-60—Cornelius Weiss. WSS(R)
- Lewis st, 373—H William Ihmels. Rub
- Schenectady av, 54-72—Joseph Wichert. WSS(R)
- 9 st, 101-5—Henry S Hand. WSS(R)-FP
- 3 av, 5208-16—Charles A Seaver. Tel-A-FD
- Bedford av, 1995—Morris & Smith Auto Co, CF-FA
- Ocean av, 485—Joseph Wurzler. SA

RICHMOND ORDERS SERVED.

- Richmond ter, 2015 (Pt Rich)—National Lead Co. St-FE(R)-ExS-Ex(R)-WSS(R)-FP(R)
- Richmond ter, 3391 (West Brighton)—Milliken Bros. DC
- 45 st, 129 W—Chas Hammer. GE-Rec

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

Gates—Folding.

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

House Mover and Shorer.

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

House Wreckers.

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

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile

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

Masons and Plasterers.

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

Classified Buyers' Guide — Continued

Metal Ceilings.

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

Metal and Metal Covered Work.

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

Mortgages.

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

Newspapers.

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

Painters.

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

Parquet Floors

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

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
 ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
 BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
 BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
 BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.
 BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
 BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
 BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.
 CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
 CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
 CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
 CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
 CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.
 CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.
 CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.
 CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.
 DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.
 DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.
 DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.
 DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.
 ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.
 ELY & CO., H. S., 21 Liberty St. Tel. John 222.
 ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
 FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.
 FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.
 FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.
 KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
 KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
 LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
 MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.
 MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.
 McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.

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

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

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

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

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

PORTER & CO., 159 W. 125th St. Tel. 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 Remsea 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.