

REAL ESTATE BUILDERS RECORD AND GUIDE.

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PROBLEMS AFFECTING BROOKLYN DISCUSSED

Mayor Mitchel Addresses Brooklyn Civic Club and
Answers Questions Relative to Future Expenditures

"IN response to a request that I touch upon certain questions, I will try to discuss them one after another.

"What about the question of Borough autonomy? How far are we to go in the matter of centralization, and how far is autonomy to be preserved to the Boroughs of the city?

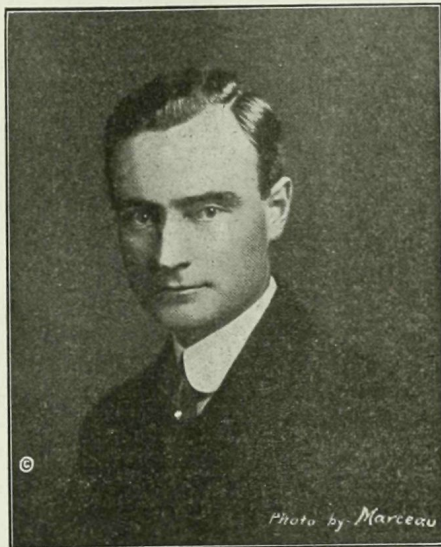
"I believe in Borough autonomy, genuine Borough autonomy. I believe in giving such local control of local matters as we can; that is to say, as is consistent with the efficient discharge of public business. I do not believe in further centralization. The fact is that during the four years, or the three years and a half, of the present city administration, there has been practically no centralization effected that did not exist before. The centralization that we have today is a matter of charter and of law and of departmental organization, before this administration came into office; and the only steps that have been taken in that direction have been the perfecting of certain business details and the elimination of certain administratively unnecessary offices. I do not suppose that you or I would advocate the maintenance of wholly unnecessary places or wholly unnecessary employees upon the city payroll, and the steps that have been taken have been merely steps to the elimination of those who were unnecessary.

Boroughs to Be Protected.

"As far as further centralization is concerned, it is no part of the program of the present city administration, whether in its present term of office or in any subsequent term of office to which it may be elected, to carry forward a program of centralization that will deprive the Boroughs either of their local representation in departments or of the local powers that are now confided to local offices in the Borough.

"Let us for a moment direct your attention to one matter which was sought to be made a detail of this Borough autonomy issue; the proposal to expand the Department of Bridges by a change of name into the Department of Plant and Structure, retaining its present functions and adding the functions of the maintenance and construction of plant. Now that was not a scheme for centralization, as a good many people seem to think. It was a scheme for administrative perfection, for dealing more logically with functions that were, are now, distributed through various departments, each of which departments is centralized just as much as it would be under the Department of Plant and Structure, but merely transferring the discharge of those functions into a single department where we conceived we were convinced that they could be more economically and more efficiently discharged than they are now discharged. For example, through the Street Cleaning Department, the Department of Water Supply, the Police Department, the Fire Department; each one of these four which I have named being what we might call a centralized city department. There would, therefore, be no change in point of view of local control, but merely in point of administrative efficiency of saving of dollars and cents.

"The next question was a new high school for Brownsville, relieving the pressure on the other schools, and so forth. Now let me say to you that the Board of Estimate has not attempted to impose an educational plan upon the



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Board of Education. I mean by that, we have not attempted to tell the Board of Education, why you need a school here, when they tell us, we need a school over there more. We have believed in protecting to that extent and in that manner the autonomy of the Board of Education in educational matters. When the Board of Education has recommended in the order of precedence high schools, the Board of Estimate, up to the financial ability of that Board to respond to the needs of the Board of Education has furnished funds to build the schools in the order of precedence in the order named by the Board of Education. Now, it is my recollection—I tried to verify this before leaving the office to come over here this morning, but I did not receive an answer—I think, however, I am safe in making the statement that on the last request from the Board of Education the Brownsville High School was not included. The answer, therefore, is that when the Board of Education places the Brownsville High School at the head of its list of high schools required, or near enough to the head of that list to permit the Board of Estimate within its financial resources to supply the funds, they will be supplied for that high school and in that order, and the Board of Education must assume its responsibility as we will assume ours.

"A more competent administration of the Health Department in Brooklyn through the appointment of a Deputy Commissioner, and so forth: I imagine that that matter is solved. The Health Commissioner, after the holding of the necessary competitive examinations, has appointed a Deputy Commissioner for Brooklyn, a resident of Brooklyn, who came first on the list after the competitive examination. He is appointed under the title of Deputy Commissioner and Sanitary Superintendent.

"The next question on this list is concerning a crosstown subway, linking Brighton Beach with the Williamsburgh Bridge, to Manhattan. Now, gentlemen, this is a matter of financing. I am assuming that that crosstown line is a desirable rapid transit link, articulates with the rest of the system, would be a splendid thing as soon as it could be built. When it can be built is a question of financial resources. Now, this project must be taken into consideration in

connection with other things we are considering. The Public Service Commission has under advisement the Ashland place connection, which involves the Fulton street question. That will be at an estimated cost of from \$3,000,000 to \$3,500,000. The available unencumbered margin of municipal credit—I am also fearful of stating the sum—I asked the Comptroller for it over the telephone before I came over this morning, and he said it was somewhere around two to three million dollars. Of course, that is going to be increased. It will be increased some. It will be increased enough to provide the funds for the Ashland place connection, but it will not be increased enough to supply funds for the Ashland place connection and for the crosstown subway now.

"The next was a question of a new municipal building. That is answered in precisely the same way. We recognize that Brooklyn wants a new municipal building. We are perfectly willing to furnish a new municipal building when the funds are available, but when we are considering the relative importance of these things, and you have transit connections and a marginal railway and schools as the first cause of your margin of credit, the answer, the frank answer that I must make to you, in honesty and truth, is that the municipal building will have to wait for two or three years.

The Marginal Railway.

"The next question was as to the marginal railway. Just a word on the history. It was proposed first by Commissioner Calvin Tomkins. It was recast as to plan by the Terminal Committee of the Board of Estimate. That committee secured from the railroad companies, all of the trunk line railroads, an agreement, a verbal agreement, to become the joint operators of the enterprise if the city would build it and on terms that would make the line a self-sustaining investment. That was in 1913. It required an enabling act to permit the railroads to enter into that plan of joint operation. We failed to secure the enabling act that year. Then came a period of bad business for the railroads; at least, they regarded it as such. The railroads in 1914 notified the committee of the Board of Estimate that they could no longer stand obligated to their promise to become joint operators, that they would have to take the question up anew.

"In 1914 we went to the Legislature and did not get the bill. I forget whether it was 1915 or 1916 that we finally secured a bill to which all agreed, enabling the railroads to enter into this contract as joint operators, but by that time the railroads had come to the conclusion, one of two things, either that the Interstate Commerce Commission was going to make a ruling such that they could collect a differential against the City of New York and against the Borough of Brooklyn, and therefore it would no longer be necessary for them to go into this joint operation of this terminal railway; or else they were jockeying for place, and I am inclined to suspect the latter, meaning by that that they were waiting to try to force the city either to give them this enterprise on a much more advantageous basis for them or else to build it itself, and then for lack of an operator it would fall into the hands of railroads on a very

(Continued on page 330)

CITIZENS UNION MAKES REPORT ON RECORDS OF MEMBERS OF ALDERMANIC BOARD

Mayor Mitchel's Influence Felt Throughout the Term

THE Committee on Board of Aldermen of the Citizens Union has made public its report regarding the individual records of the members of the 1915-1917 Board of Aldermen from the districts in Manhattan and Bronx. The complete report, reviewing the work of the present Board, will shortly be distributed in pamphlet form.

In commenting upon the work of the Aldermen, the committee says:

"The city during the past two years has again had a machine-controlled Board of Aldermen, and there have been evidences of the reappearance of old influences and tendencies which were thought to be permanently abolished. Few measures of real merit were adopted, and these almost always under strong pressure, both from within and without the Board. It is likewise true that few really bad measures were passed. Had a reform Mayor not been in power, and had the majority been able to override his veto the record might have been different. There are members of the majority possessing ability and force—men with some vision and conception of an alderman's duties who, of their own initiative, would become valuable members of the City Legislature.

"If a general characterization of the session were to be attempted it would seem to us that it might be described as a sort of 'whittling procedure.' This, because of the repeated efforts to relax and break down restrictions of various kinds which have been written upon the statute books after years of bitter struggle. The constant attempt to lower standards in building, fire prevention and other important fields was a feature of the present session. That these attempts in many cases failed was chiefly due to the vigilance of the Fusion forces. Another factor which contributed to the ultimate defeat of some of the more flagrant measures was their abandonment after publicity had been given."

The committee used in comparing the value of the members' services their votes on roll calls on important measures, involving the public interest, which became issues. Mention of a member's record of votes in the summaries (except where otherwise indicated) refers to the roll calls on these measures.

As in previous years, the members were invited to examine the statements of their records before publication. Many of them accepted the invitation, and such criticisms and suggestions as they offered were carefully considered.

The individual records of the aldermen, according to the Committee, are as follows:

Manhattan.

Burns, William H. (Dem., 4th Dist.). Interested himself in promoting provision for two-platoon system in Fire Department. Record marked by withholding of vote on several measures which were against public interest.

Cardani, Louis F. (Rep., 28th Dist.). Particularly attentive to local board duties, and made fair record generally.

Carroll, Lauren (Rep., 30th Dist.). Although in second term evinced less interest in work. By his resignation the Board lost an able member. Record of votes excellent.

Cassidy, Edward (Dem., 20th Dist.). New member. Made excellent attendance record and attentive to local board duties. Displayed but little independence in votes on important issues.

Collins, William T. (Dem., 14th Dist.). First term member. Able and active. Displayed some independence in votes on important measures. Useful in committee work and services well above average.

Crane, Sidney C. (Rep., 23d Dist.). Second term member of ability and

force. Perfect attendance record in Board, and most attentive to local board duties. Record of votes on important issues excellent. One of the most valuable members the Board has had in recent years.

Curran, Henry H. (Rep., 26th Dist.). Rendered valuable service as minority leader. Alert and effective antagonist of objectionable measures. Persistent in efforts to maintain standards. Record of votes excellent.

Delaney, Charles (Dem., 25th Dist.). Fifth term member. Perfect attendance record in Board. Promoted objectionable ordinance requiring stone for municipal work to be cut in city. Consistently followed majority program on important roll calls.

Donnelly, Bernard E. (Dem., 1st Dist.). Bright spots in his record are his votes against several useless special resolutions. On several important ordinances was either unrecorded or voted against public interest.

Dostal, Frank, Jr. (Rep., 10th Dist.). In second term made fairly good record.

Dowling, Frank L. (Dem., 7th Dist.). Forceful presiding officer, whose rulings with a few exceptions were fair. Displayed commendable grasp of duties, and despite partisan domination often exerted good influence.

Eagan, John T. (Dem., 16th Dist.). In third term made excellent attendance record. Particularly attentive to local board duties. Record of votes with few exceptions poor.

Farley, Thomas M. (Dem., 18th Dist.). First term member. Active in local improvement matters. Introduced objectionable amendment allowing aldermen to nullify License Department taxicab regulations. Record of votes on important measures poor.

Friedlander, Samson (Dem., 33d Dist.). In his first term attentive and active in committee work. Interested himself particularly in traffic safeguards. Showed no independence in votes on important issues.

Gilmore, Edward V. (Dem., 22d Dist.). In second term activities confined mainly to matters of local concern. Record of votes on important issues poor.

Glennon, William A. (Dem., 7th Dist.). In his few months of service has made fair record.

Gutman, Isaac (Rep., 27th Dist.). New member. Attentive and made excellent attendance record. Active in introducing useless "request" resolutions. Voting record, with exception of vote to remove city control from summer resort motion picture exhibitions, very good.

Hannon, Joseph M. (Dem., 5th Dist.). Resigned on January 9, 1917, and was succeeded by Stephen F. Roberts.

Hatch, James A. (Rep., 26th Dist.). New member of promise. Voted against weakening Building Code provisions for garage construction, the important issue presented since his election.

Kenneally, William P. (Dem., 12th Dist.). Sixth term member. Experienced, but unreliable as chairman of Building Committee. Sponsored particularly objectionable measure nullifying height restrictions on outdoor advertising signs. Improved voting record of former years.

McCann, John (Dem., 13th Dist.). Fifth term member. Showed some improvement in voting record, but was absent from many of his local board meetings.

McCourt, John F. (Dem., 9th Dist.). In third term attentive to local improvement board duties. Sponsored ordinance which discriminated in favor of certain elevator safety devices. Poor record of votes.

McGillick, Charles J. (Dem., 32d Dist.). Inattentive and made poor record generally.

McManus, Charles (Dem., 11th Dist.). New member. Absent from 11 meetings of the Board and attended no meetings of his local improvement board. Work

showed but little concern for public interest.

Mullen, Frank (Ind. Dem., 24th Dist.). Attentive to local board duties, and made perfect attendance record at Aldermanic meetings. Displayed some independence in votes.

Quinn, William F. (Rep., 15th Dist.). In second term chief interest displayed was in resolutions dealing with New York Central West Side Problem. An otherwise good voting record marred by absences.

Roberts, Stephen F. (Dem., 5th Dist.). On two important measures considered since he became a member, voted for and against public interest.

Shields, Michael J. (Dem., 19th Dist.). New member. Record colorless.

Silberstein, Emanuel I. (Dem., 6th Dist.). New member. Urged some ill-considered measures and made poor record of votes.

Stapleton, Michael (Dem., 2d Dist.). In his seventh term displayed no independence in votes. Colorless record.

Sullivan, Patrick H. (Dem., 3d Dist.). New member. Voted against weakening requirements for garage construction.

Tolk, Moritz (Dem., 8th Dist.). In second term supported ordinance looking to nullification of License Department regulations, and made poor record of votes on other important measures.

Trau, Frederick (Rep., 29th Dist.). In second term, not very active, but made good record of votes.

Wendel, Louis, Jr. (Dem., 11th Dist.). Resigned on June 27th, 1916, and succeeded by Charles McManus.

Williams, Thomas A. (Dem., 17th Dist.). New member. Successfully proposed legislation of some merit regulating junk dealers. Record of votes on important issues poor.

Wise, Augustus M. (Dem., 21st Dist.). Introduced desirable ordinance tending to the further restriction of outdoor advertising. But with few exceptions made poor voting record, being often unrecorded.

Bronx.

Curley, Edward W. (Dem., 34th Dist.). First term member. Active in promoting objectionable special legislation and in introducing other ill-considered measures. Excellent attendance record but record of votes poor.

Daly, William J. (Dem., 39th Dist.). New member. Sponsored attempt to place cleaning sidewalks upon the city. Voted against public interest or withheld vote on most of the measures which became issues.

Ferguson, James R. (Dem., 37th Dist.). Second term member. Excellent attendance record. Voted in favor of regulation of massage parlors, but voted on some other important measures against public interest.

Martin, Dr. Thomas W. (Dem., 41st Dist.). First term member. Promoted desirable ordinance regulating public cartmen, but record of votes poor.

Moran, Robert L. (Dem., 36th Dist.). As vice-chairman and majority floor leader aggressive and effective. Diligent in local improvement matters.

Palitz, Clarence Y. (Dem., 40th Dist.). New member of some promise. Took active part in proceedings and was interested in social welfare legislation of some merit. Voting record fails to reflect independence exhibited in other ways.

Robitzek, Harry (Dem., 38th Dist.). Second term member. Active on floor, and also as chairman of Codification and Welfare Committees. Introduced mass of legislation of varying merit. Excellent attendance record and attentive to local board duties, but record of votes poor.

Schweickert, Peter (Dem., 35th Dist.). In second term active and useful in committee work of the Board, and most attentive to local board duties. Votes continued to show little independence.

REPORT OF THE DEPARTMENT OF TAXES FOR 1917

Assessments Show Increase of More Than \$50,000,000
Though Manhattan Values Decline About \$68,500,000

By HON. LAWSON PURDY

THE annual report of the Department of Taxes and Assessments for 1917 has just been issued, and discloses some interesting figures. The total assessed valuation of real and personal property for the years 1916 and 1917 are as follows: Real estate, 1916, \$8,207,822,361; for 1917, \$8,254,549,000; personal property, 1916, \$376,530,150, and for 1917, \$419,156,315, making a total for 1916 of \$8,584,352,511, and for 1917, \$8,673,705,315.

For the whole city there was a small net increase in the assessed value of "ordinary real estate," but the increase is due to the boroughs other than Manhattan, in which the assessed value declined \$68,538,470. In Manhattan there was a net decrease in Sections 1, 2, 3, 6 and 7, of \$88,354,990. Sections 1, 2 and 3 are south of 40th street, and Sections 6 and 7, are between 96th and 155th streets.

The question is sometimes asked whether assessments are reduced to keep pace with actual declines in value. The statistics published annually showing assessed value by sections, demonstrates that an earnest effort is made to assess at actual value, whether values are falling or rising. Section 2 lies between Grand and 14th streets. In 1913 the assessed value was \$522,963,060, and in 1917 the assessed value is \$439,509,380. The decrease for the one year from 1916 to 1917 was more than \$40,000,000. In these sections, about five-sixths of the decrease is on land.

Sections 4 and 5, which are between 40th and 96th streets, and Section 8, north of 155th street, all show an increase, amounting in the aggregate to \$19,816,520. Two-thirds of this increase is for buildings.

The Borough of The Bronx shows a fair increase, amounting to \$11,593,605. Of this amount, \$9,925,185 is for buildings. New transit facilities are somewhat stipulating.

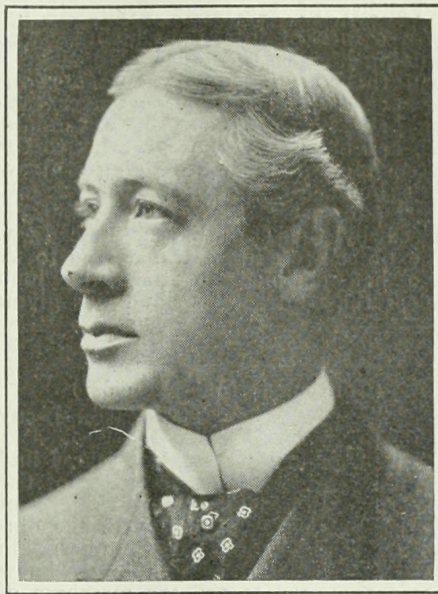
Brooklyn is gaining in population and new buildings. The total increase was \$34,269,038, of which \$22,972,335 was for buildings. The gain is most marked in Section 5, near Eastern Parkway and Franklin avenue. Sections 16 and 18 also show improvement.

Queens had a larger proportional increase than any other borough. The gain in building assessments was almost as much as Brooklyn, being \$19,273,970, and the total increase was \$22,036,133.

Richmond contributed a fair amount in proportion to its total, the increase being \$2,357,065.

The table at the bottom of the page shows the number of sales of real estate during the year 1916, concerning which the consideration was a matter of record, also the total consideration paid, and the total assessed value with the percentage, which the assessed value is of the consideration.

In the larger boroughs this table presents fair evidence of the ratio of the assessed value to full value. Foreclosure sales are included, and in consequence the ratio may be slightly too high. It seems that assessments average 100 per cent. of full value. In Queens and Richmond there are nearly always some sales at inflated prices, under special circumstances, which unfairly affect the ratio because the total



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number of sales with a recorded consideration is small.

The importance and the value of the Zoning Resolution is more and more apparent. Manhattan is probably the best example of the ill effect of the failure to protect property owners from improper building by their neighbors. In the last few years there have been dreadful declines in value. It is true that there has been other causes than the absence of proper building regulations, but the absence of such building regulations has been mainly responsible.

From 1913 to 1917, the assessed land values, exclusive of improvements, have declined on Manhattan Island, south of 40th street, by more than \$186,000,000. In spite of the erection of many new buildings there has been a net decline in the assessed valuation of buildings in the same territory. From 14th to 40th street, the net decline in the assessed value of land was \$81,000,000, and from Grand to 14th streets, \$60,000,000. In this territory the decline has been almost 10 per cent.

The Zoning Resolution of last July has done much to restore confidence, and there are many indications that the bottom of the depression has been reached. The Central Mercantile Association reports that twice as much money was spent in 1916 for new building, between Canal and 34th streets, west of Fourth avenue, as in 1915. The plans filed for 1916 in this section called for an expenditure of \$24,000,000.

Appraisers of real estate in Manhattan have been accustomed to be guided by prices paid for land in their appraisements of land. Even today appraisers are still governed in a large degree by the actual prices paid for land, even when they must know that the land cannot be made to earn a reasonable return on such value. An illustration of this point is furnished by a good office building, nine stories high, which rents for \$55,000, and is substantially full. It was appraised at \$500,000 for the land and \$50,000 for the building. The appraiser said he would not recommend that the building be

torn down, and if it was destroyed by fire, he would not recommend a higher building. It seems evident that the value of the land was inflated by the sales of land in the neighborhood, and that in reality the land has very much less value than \$500,000, and the building is worth very much more than \$50,000.

The Zoning Resolution could not impose really adequate restrictions, because of the conditions that exist, but the restrictions that it has imposed would be found to do much to protect the unspoiled sections from the great losses of the past. In parts of Manhattan, and of the other boroughs, the advantages of protection are already evident.

The fact that stores may not be placed on residential streets will have a beneficial effect in two directions. The residential streets will be protected from losses caused by the intrusion of stores, while the mercantile streets will be benefited because the land available for store use will be very much limited and more stable conditions will obtain on the business street.

It is very much hoped that the owners of property will cooperate to obtain from the Board of Estimate greater restrictions as to height and bulk of buildings than those imposed by the Zoning Resolution. Many sections of the city will be much better off if the height is limited two-thirds the width of the street, instead of to the width of the street. Others will be benefited by reducing the height permitted from one and one-half times the width of the street, to once the width of the street.

Almost all the land in the outlying boroughs, suitable for residential purposes, should be restricted as to bulk, so that no more than 60 per cent. may be covered by the building, and as to most of the land not more than 40 to 50 per cent. can be covered by the building. Such restrictions will enhance the value of the land and not depress it. The value is generally a fair indication of all the advantages the site enjoys. The better it is from every point of view, the higher will be its value. The protection is necessary for the enhancement of the value and for its maintenance.

Real estate which is exempt from taxation is carefully assessed and, so far as the value of the land is concerned, at the same rate as similar taxable property adjacent. The system of assessing land on the basis of unit front foot value, which is published by the Record and Guide, does much to insure the quality of assessment.

The following figures present an analysis of the assessed value of exempt real estate. The assessed value of the four chief classes are as follows: United States, \$68,879,300; State of New York, \$7,319,655; City of New York, \$1,664,775,155, and educational, religious and other exempt institutions, \$408,248,543, making a total of \$2,149,222,653.

It must be remembered that since 1906 substantially all mortgages and bonds have been subjected to State taxation, and removed from the jurisdiction of the local assessors. Neither bank shares nor assets of trust companies are included in the assessment of personal property. They are otherwise taxed. Debts may be deducted from the value of tangible personal property, which is generally not the case in other States.

The most important change in the law affecting the Department of Taxes and Assessments was that imposing an income tax on manufacturing and mercantile corporations, and exempting their personal property from local taxation. One-third of the receipts of the income tax is to be returned to the tax district in which the property of the corporation is located.

TABLE OF SALES FOR THE YEAR 1916, SHOWING CONSIDERATIONS, ASSESSED VALUES AND RATIO.

Borough.	No. of Sales.	Consideration.	Assessed Value.	Per Cent.
Manhattan	2,671	\$160,937,259	\$166,518,350	104
Bronx	556	7,478,682	7,643,870	102
Brooklyn	993	9,234,856	9,474,666	103
Queens	514	2,583,485	2,449,260	95
Richmond	917	2,682,030	2,345,340	88
All boroughs	5,660	\$182,916,312	\$188,431,486	103

LEGAL NOTES AFFECTING REALTY

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

Vendee's Default.

THE Pennsylvania courts hold that when one who has entered into an agreement in writing to purchase lands makes default the vendor may subsequently sell the property, after notice, upon the same or as advantageous terms as in the first sale, and if there is a loss he may recover such loss from him who made default under the earlier contract. Such a purchaser is not liable to respond in damages for loss by a resale of the property if it appears that under the first sale he would have acquired a more valuable title than that which has passed to the purchaser at the last sale, or that the terms of the first sale were more advantageous to the purchaser than those of the resale. *Goodritz vs. McMahan*, 64 Pa. Superior Ct., 4/9.

Reduction of Mortgage Interest.

A mortgage with interest at 6 per cent and restricted as to lien on a particular property, ran on to a date three years before its maturity. The parties then agreed in writing under seal to reduce the interest to 5 per cent. until maturity. At maturity they entered into an oral agreement that the mortgage should not then be enforced, but that installments should be paid at specified periods, and interest continued at 5 per cent. It was held, *Shoemaker v. Farrell*, 64 Pa. Superior Ct., 34, that there was a sufficient consideration for the reduction of the interest to 5 per cent., and more than that amount could not be collected for the whole period from the date of the agreement in writing.

Broker's Right to Commissions.

The Texas Supreme Court holds, *Goodwin v. Gunter*, 195 S. W. 848, that a broker is entitled to a commission though the sale is made for a price less than limited to him if he in fact procures a prospective purchaser with whom directly, pending his own negotiation, the principal, with knowledge that such negotiation is pending, concludes the sale on terms satisfactory to himself, though the purchaser was unwilling to pay the price at which the land was listed with the broker.

Enforcement of Building Restrictions.

In a suit to compel the defendant to tear down or remove so much of his building as was erected nearer the line of the street than 20 feet in violation of a building line restriction it appeared that the defendant had knowledge of the restriction by express covenants in his deeds, and was familiar with a previous decision of the court upholding the right to enforce the restriction. A mandatory injunction was granted compelling him to tear down so much of the building as was a violation of the restriction. *Reyniger v. Levinsohn* (N. J.), 101 Atl. 189.

Boundaries—Courses.

It is a rule of construction of a deed that, where a boundary line is described as running toward one of the cardinal points of the compass, it should be considered as running directly in that course, unless some other words are used for the purpose of qualifying its meaning, or its direction is controlled by some object. *Vermont Marble Co. v. Eastman*, Vermont Supreme Court, 101 Atl. 151.

Specific Performance.

Even where the terms of a contract to sell land are clear, certain, and unambiguous, specific performance is not a matter of right, but rests in the sound discretion of the court, to be determined from all the facts and circumstances. But when there is no oppression or fraud in the execution of the contract, courts of equity will enforce it if understandingly entered into. In such a case the discretion of the court cannot be used to defeat specific performance. Judicial discretion in enforcing a con-

tract for specific performance is not arbitrary or capricious, but is governed by settled principles of equity. *Adams v. Larson*, Illinois Supreme Court, 116 N. E. 658.

Validity of Mortgage Transaction.

An owner of lots, on which he was building houses, to induce A to make a loan thereon, made an apparent conveyance to an ostensible purchaser, taking back notes secured by a vendor's lien and mortgage, and executing to the ostensible purchaser a building contractor's bond for the protection of laborers and materialmen, such as was required by the (Louisiana) State Law. The notes were then transferred to A, who had declined to make the loan unless the contractor's bond was given,

and who then made advances to the real owner. No other motive than to create a situation in which such bond could be given appeared. There was no attempt to conceal the real nature of the transaction, and laborers and materialmen were in no way prejudiced. The Circuit Court of Appeals, Fifth Circuit, holds that there was no such simulation or fraudulent design or arrangement as invalidated the mortgage, it was enforceable for the amount of the advances thereunder. *Miller v. Hartwell Co.*, 241 Fed. 636.

Holding Over by Tenant.

The Indian Appellate Court holds, *State Exchange Bank v. Grand Lodge*, 116 N. E. 747, that where a lease contained two provisions, one that a holding over and acceptance of rent should create a month to month tenancy, and the other for a re-lease at the lessee's pleasure, a mere holding over and acceptance of rent does not show a re-leasing under the optional clause.

BROOKLYN PROBLEMS.

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advantageous basis. The reason I say that is this:

"In November of 1916, last year, I had a conference with President Rea of the Pennsylvania and President Peters of the Long Island on the day of the dinner of the Chamber of Commerce in New York. Now these gentlemen knew that I proposed to tell the members of the Chamber of Commerce that night that I believed the railroads were acting in bad faith with the city. They had been told that, and they came to me and said, 'We hope you won't make that statement tonight. We propose to give you an answer on this thing. We have had our committee working on it for weeks and months and years. We will give you an answer on it before the first of January. We think we can work it out and give you a satisfactory answer.' The first of January came and I had no answer, no notice and no word, and the months went on, and I kept sending to the railroads and asking them what they were going to do; and from that time to this I have had no answer. I have had requests for delay, temporizations, but no answer.

"Now the situation is just this. Not only does the Borough of Brooklyn require the Marginal Terminal Railway as proposed for the service of its own waterfront, but in my opinion the commercial necessities of the whole city demand the establishment of that facility. I have held so all along, that it meant at once \$100,000,000 perhaps of assessable values to this Borough and that it meant incalculably more to the commerce of New York and to the Port. If we cannot get a fair arrangement with the trunk line railroads then we must take the following course: We must look the situation over to see whether there is any other arrangement of operation that can be made on a fair and satisfactory basis, and if there is not, then I believe that the City of New York ought to build the enterprise with its own money and, if necessary, operate it as a public utility.

"In other words, if we can secure joint operation by the roads, it is the most desirable, it gives the best service. If we cannot and we can secure an absolutely satisfactory and municipally controlled service, well and good. If we cannot, then municipal operation, because the facility must be established, and, by the way, the money is there. It has been kept in a separate reserve fund for the purpose of building this facility and, in all the stress that we have gone through for funds, that fund has still been preserved. I tell you that because I have from time to time assured the people of the Borough that that fund was still there for the purpose of constructing that enterprise.

"The next question that was listed here was concerning a Coney Island boardwalk. If that means a Coney Island boardwalk to be constructed at a general cost to the city, it is impossible at this moment, for the same reasons that I have given you governing the crosstown subway.

"The last question was concerning an interior bath for the Eastern District. That particular proposition I have had no opportunities to study specifically. I do not know the amount of money involved. It may be in a sum such that it could be included in the allowances next year, if it run only into a few thousand dollars, if it is one of the prime necessities of the Borough; or if it goes into a very much larger sum it might have to wait, but that is probably within the possibilities of appropriation next year."

Bronx Register's Report.

A net profit of about \$300,000 in the operation of the Register's Office in Bronx County is shown in a special report issued by Register Edward Polak. The report covers Register Polak's administration up to July 31 of this year. The actual surplus, after all disbursements were accounted for, is \$365,531.81.

The figure for 1914 shows a collection of general administration fees amounting to \$42,973.22 and mortgage tax collections of \$132,551.07, making a total of \$175,530.29. The disbursements of the year were \$107,579.99.

The following year the receipts jumped to \$296,213.02. Disbursements for the year amounted to \$106,767.07 and the following year, due to unusual business inactivity and a marked depression in the real estate market, the receipts fell to \$194,860.91. Disbursements during 1916 were \$107,582.88.

During the early part of 1917 the receipts were \$81,733.89, with disbursements of \$61,066.37. The total figures for the three and a half years of Register Polak's administration were: receipts, \$748,338.11; disbursements, \$382,806.30.

Readvertising for Bids.

The Public Service Commission is re-advertising for bids for the construction of station finish for Section 1 and 2 of the Gravesend avenue or Culver Rapid Transit line in Brooklyn, and will open bids on October 26, at 11.30 a. m. Bids were recently received upon this contract, at which time the Mortenson Wood Working Company, Inc., of Brooklyn, was the low bidder at \$666,188.50. An award was made of the contract to that company, but investigation subsequently showed that the company would experience difficulty in carrying out the contract. Thereupon, at a recent meeting of the Commission the award was rescinded and the decision reached to call for new bids, as above stated, at the new date named. Provision will be made in the new contract that the contract must be speeded to completion so that the delay caused by re-advertising will not delay the completion of the line.

Golf Tournament.

The autumn tournament of the Real Estate Board of New York will be held on Tuesday, September 25, at Wykagyl, New Rochelle, N. Y. There will be three classes, with awards for each class. Several special prizes will also be distributed.

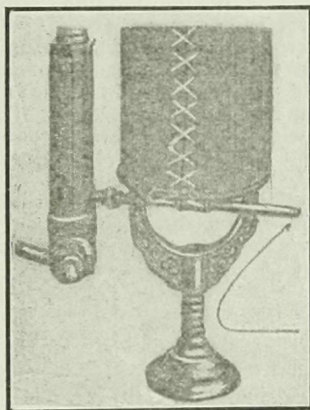
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Electric Water Heater.

ELECTRIC water heaters of the circulating type that employ the thermal storage system, that is, storing the hot water in the regular kitchen boiler, are being marketed by a prominent manufacturer. This type of water heater is made in two sizes, for 750-watt and 2,000-watt consumption. The heater consists primarily of a waterproof bayonet type heating element inserted in a metal casing which is adequately in-



ulated by a tightly packed insulating material $\frac{3}{4}$ in. in thickness. This heating element is placed squarely in the center of the water flow, and all heat generated is absorbed into the water, making the heater 100 per cent. efficient, according to the claim of the manufacturer. The heater can be attached to any kitchen boiler in the same manner as the gas circulation heaters or the coal and wood water-back heaters are installed. The heater is easily cleaned by unscrewing the bolts at the bottom and removing the heating element without disconnecting the body of the heater.

Utilizing Old Varnish.

VARNISH of good quality that has become thick or gummy by exposure may be treated so that it is again workable and useful, according to the Painters' Magazine. The success of the treatment, however, depends altogether upon the degree of saponification. When the varnish has lost its volatile thinner and has become stringy and ropy, there is no process that will bring it back to life, without which it is not safe to use. Linseed oil, at any rate, no matter how highly heated, will not redissolve the resinified oil and gum. If not too far gone, turpentine or benzine will take some action on the residue by heat, but it will hardly pay for the risk and trouble. When the varnish has simply thickened to a certain extent, it can be made workable by placing the container in a hot water bath and heat up some turpentine or benzine in the same manner and to a like temperature, then mix by thorough stirring.

Metal Cement.

PLUMBERS, steam fitters and householders have found extremely useful the metal cement now on the market that is said to have wide application in stopping leaks. The composition may be applied like putty. It readily withstands high pressure, is not affected by vibration and expands and contracts under different temperatures the same as metal. The manufacturers

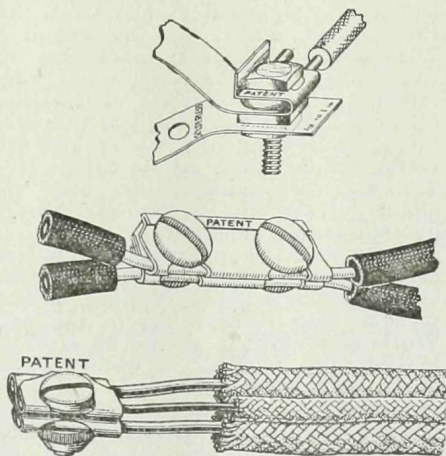
of this cement claim that it is easy to apply in the following manner: Clean and dry thoroughly and slightly warm the parts to be repaired, removing all oil and water, grease, rust, or dirt; mix powder and liquid into putty; plug leak carefully with the mixture and allow thirty minutes to harden thoroughly.

Shield for Electric Welders.

FACE shields for use in welding by electricity, that are light in weight, have lately been perfected and placed on the market. These shields are constructed of aluminum and vulcanized rubber and are supported entirely upon the head of the operator. One of the special features claimed for these shields by the manufacturer is the ease with which the operator can open and close the door containing colored glasses, thus making it convenient to examine the work without removing the shield. When the door is thus opened there is still a clear glass that protects the eyes from any flying particles. The shield also prevents the possibility of glare or reflection from the side or rear, and an apron of fireproof material protects the chest of the user from his own arc.

Solderless Clamp Connector.

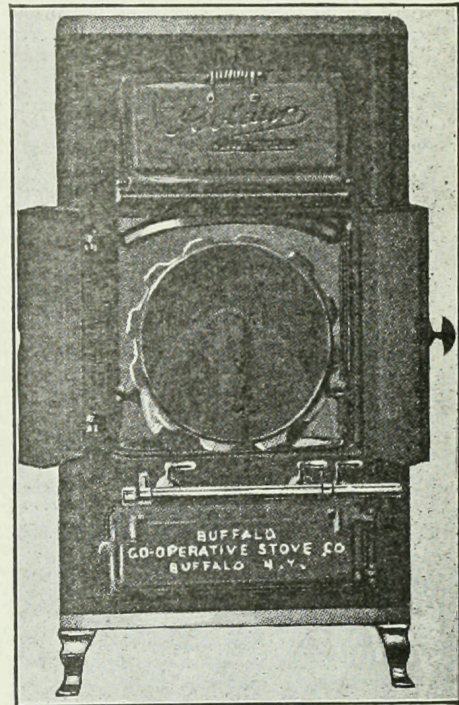
CONSIDERABLE time and labor ordinarily expended in making soldered electrical connections may be eliminated, it is claimed, by the use of the new solderless type of clamp connectors that are shown herewith. By the employment of these connectors a substantial, simple and clean connection may be made of four or less wires of different sizes without torch, flux or solder and their attendant damage and mess. Connections and disconnections may be quickly made and the limited working space in outlet, switch and junction boxes may be greatly econo-



mized. After loosening the screws slightly, each wire is threaded into one of the four loops and secured by tightening the screws, the final turn causing the knurl of the nut to grip the wire and to hold the nut. In using the ground clamp, the ground wire is threaded through the loop, bent around the screw and secured by tightening up the nut. The screw does not turn. Three or less wires may be accommodated by the midget clamp, a connector especially designed for fixture work. A double connection of five wires may be made by threading two of these clamps on one wire and securing the other four wires in the regular manner.

New Garbage Incinerator.

IN these times when so much attention is devoted to sanitary conditions and the appliances that assist in promoting them, special interest attaches to a new type of garbage and waste consumer that has recently been brought out. The claim is made for this device that it solves the problem of sanitary, economical and convenient waste disposal at the source of its origin. The burner is made of a high grade of gray cast iron and is therefore durable. It is insulated with asbestos and in addition it is constantly cooled by means of a scientific cooling arrangement that conducts the warmed air into the flue or chimney flue and permits the fresh, cool air to enter. A sheet-iron casing surrounds the apparatus. All parts are interchangeable, and can be replaced at any time with no tool other than a screw driver. There are no grates to get out of order



and the burners are of such a nature that it is said they cannot become clogged with ashes or dust. This disposal apparatus has a capacity of one bushel and occupies a floor space $24\frac{1}{2}$ in. square. It is to be noted that in operation the refuse is deposited in the burner through a hopper located at the top and in operation it is only necessary to set a dial and light the gas. An automatic attachment shuts off the gas at any time desired. The gas supply pipe is $\frac{3}{4}$ in. in diameter and the flue has a diameter of 6 in. The statement is made that it operates with either natural or artificial gas or kerosene oil. The container slips out on side trunnions through the door in front, as shown in the illustration, and can be removed or replaced in a few seconds.

Finishing Concrete Streets.

IN placing a two-course concrete pavement in a Southwestern city, a novel method of finishing was employed which gave excellent results. Two 1x6 inch boards, each equal in length to one-half the width of the pavement were spliced so as to make a jointed plank, the length of which was equal to the width of the street. At each end of this was nailed a short piece of 2-inch stock so notched that the outer end rested on the curb and the bottom of the float was at the gutter grade. A hole was bored near the lower end of this at an angle of about 30 degrees. Wooden handles were then inserted. A man at each end then pushed and pulled the float over the pavement, finishing in one operation the whole width of the street, the float being drawn across the surface as many times as was necessary to obtain the desired evenness. This process eliminated much of the excess water and gave an even surface, but one not as gritty as that produced by the belt finish.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Brokers along the line of the new Fourth avenue subway, in Brooklyn, which has just been extended to Broadway and 14th street, Manhattan, report a revival of activity affecting properties in the sections benefited.

Loans and advances to the Entente Allies by the United States have reached the total of \$2,266,400,000. Of this sum Great Britain has received the largest share, amounting to \$1,105,000,000; France, \$630,000,000; Russia, \$275,000,000; Italy, \$200,000,000; Belgium, \$53,400,000, and Servia, \$3,000,000.

Consideration of the proposed additional charge of two cents for transfers by the Third Avenue Railway Company and the New York Railways Company has again been postponed, this time until November 12. The railroad companies have asked for more time in which to study their operating reports.

Among the subjects to be discussed by the National Tax Association at its November conference in Atlanta will be a "model" system of taxation, in the hope that the various States may have common ground to work upon in matters concerning tax reform. The perfection of such a system would carry out a much needed cooperation toward uniformity in taxation and an abandonment of conflict due to overlapping jurisdiction.

The Brooklyn Civic Club has initiated a movement to change the name of Nassau street, Brooklyn, to Flushing avenue. The thoroughfare runs from Fulton street to the Plaza of the Manhattan Bridge, and then continues in a straight line to Flushing avenue, which has become an important traffic artery. The fact that there is a Nassau place in the immediate neighborhood, a Nassau avenue in Greenpoint, and a Nassau street in Manhattan has caused some confusion, and has largely been responsible for the movement to change the name.

Conservation of Labor.

Considering the fact that the scarcity of labor has become an all-absorbing problem to employers, a condition that is becoming more acute with the passing of each day, measures for the protection of operatives in every branch of employment takes on an additional interest at this time. Present economic conditions make it imperative that the conservation of labor, both for the manufacture of war munitions and supplies, and also for the more peaceful but nevertheless essential pursuits, engage the thought and consideration of all employers and organizations concerned in a betterment of the labor situation.

The available labor supply, both skilled and unskilled, has recently become so limited that every individual capable of accomplishing a day's work is now a valuable economic unit. His potential abilities have been gauged and taken into full consideration in an estimate of the provisions for future requirements. Thus, it becomes essential that every safeguard to health, and preventive from the accident hazard, be taken by employers so that no unnecessary wastage be allowed to occur to further complicate the existing situation.

Employers of labor on a large scale are thoroughly aware of the numerous difficulties encountered during recent months in obtaining and retaining the staffs required for the successful operation of their factories and shops. They realize, in a measure, to what extent their working forces are being depleted through the operation of the Selective Draft Army Bill and voluntary enlistments in the military forces of the United States. They know of the premiums they have been required to pay to maintain their staffs at the maximum of operating efficiency. All of these factors, as well as more obscure influences, are important in a consideration of the existing labor situation. Any measure or provision that will exert a tendency to stabilize the situation and make for the improvement of the working conditions will undoubtedly be heartily endorsed and accepted by the harassed manufacturing and industrial interests.

Among the projected ideas for the conservation of the labor supply, one stands out at the present time as a provision having more than a temporary value. The solution offered will accomplish much in improving immediate conditions, but will furthermore create an influence that will be more noticeable as time wears on. The future benefits to the community at large will be of infinitely greater importance than the present effects to the employer. This provision means increasing the workability of present staffs and maintaining a higher average of efficiency by safeguarding the health of the operatives in all lines of industry and protecting them to the fullest extent from accident and injury that otherwise might decrease their economic value, if not altogether impair it.

Factory and shop hygiene should receive more careful consideration from employers under the existing circumstances than it ever has in the past. Working conditions should be carefully looked into in order to observe what improvements are possible to lessen the tendency to accident or occupational disease. While it is quite true that the provisions of the Labor Law and the efforts of the State Division of Industrial Hygiene have accomplished splendid results in safeguarding workers, it still remains as the patriotic duty of all employers to take upon themselves a part of the responsibility for this work, as in many instances the supervision of the State Labor Department must be supplemented by additional efforts on the part of the employer.

The cost of installation of preventive measures might in some cases be considered a deterrent factor, but there is a certainty that the initial cost will be more than repaid by the increase of individual efficiency and the morale of the group.

City Growth and the Tax Rate.

Notable among the phases in the development of the modern American city has been the unusual increase in the number and diversity of its governmental functions. Taxpayers not only in New York City but in practically all great centers of population throughout the United States have watched with apprehension the steady upward trend in the cost of operating the various departments of the city government and the corresponding increase in the tax rate.

In 1810, New York City, with a population of 100,000, expended one dollar per capita a year for all municipal purposes, while many cities of that size to-day pay thirty times as much. New York, with a population of 5,500,000, shouldered a tax budget last year of \$212,000,000 or at the rate of \$38.50 per capita per annum.

There have been frequent charges of extravagance and incompetence in the management of municipal finances, and many mistakes have probably been made in this phase of operation. Nevertheless it must not be overlooked that the leading factor tending to increase budgets, besides city growth, has been the increased public demand for municipalities to broaden their fields of activity and to assume new obligations toward their citizens.

American cities before the Nineteenth Century exercised only the elemental functions, namely, protection of life and property, and even these services were primitive. In the early days of the American republic, public health was quite unprovided for and municipal improvements practically unknown. In 1800 there were only five cities with more than twenty thousand inhabitants, the population being largely rural and scattered. The country was engaged principally in agricultural pursuits and there was as yet no indication of the drift toward city life. It was natural with the cities playing so small and insignificant a part in the economic system of the nation that their functions and spheres of influence were limited.

The early part of the Nineteenth Century, however, witnessed the industrial revolution in Europe, which, as the result of the invention of machinery, initiated the factory system and began to attract large numbers of workmen to certain localities. The cities began to become the centers of labor supply and the expansion of American trade and commerce began to be reflected in the growing importance of the city.

Municipal functions were perforce enlarged. The earliest form of police protection, namely, the constable and the night watchman, was followed by the professional policeman, and the old time volunteer fire fighting system began to be discarded for trained and paid firemen. Health work in the early periods concerned itself chiefly with fighting epidemics, and there was no central directing organization in authority. It was not until the middle of the century that the governments assumed real public direction of health. In rapid succession, as cities continued to grow, came the undertaking of public work, including the paving of streets, lighting, water supply and sewerage. The growth of public education continued slowly. Practically all of the first schools in New York were operated on a charitable basis; it was not until 1874 that compulsory school attendance was instituted in the State.

The police power hitherto inoperative began to be exercised and stimulated the assumption of additional responsibilities by the city. The last generation has brought not only the continued expansion of the old municipal activities, but the development of social welfare work hitherto largely neglected. The city has, as a result of popular demand, increased to a remarkable degree its obligations toward citizenship. Not only have there been constructive programs calling for poor relief, health preservation, improvement in housing conditions, city planning, zoning, child welfare and public recre-

ational facilities, but there have been gigantic projects undertaken in the form of improved water supply system, civic centers, splendid boulevards and elaborate public buildings.

All this has meant an increase in the tax rate, and the stage has now been reached where but little material reduction can be hoped for without involving serious social consequences. This does not mean, however, that there should be no limit to the scope of municipal powers, or that new and additional responsibilities should be assumed without thoughtful consideration. Cities should and must continue to develop, but nothing new should be undertaken or attempted other than what the exigencies of the time demand.

A principal field for reform lies in the doing away with unnecessary city employees. The needed ones should and must be kept. This policy has been pursued by the present administration, though the end has not been reached. The trend, however, is in the right direction.

Benefits of Military Training.

Editor of the RECORD AND GUIDE:

I am glad to see that the subject of universal military training is being discussed throughout the land. If the Government has the foresight to take up systematically as a permanent policy the training of young men to the point where they can quickly become effective defenders of the country, it will not only be invaluable to those taking it, but it will be the best insurance for our future safety.

Writers and speakers upon this subject do not, in my opinion, give sufficient emphasis to the benefit the young man will receive from this training. To my mind this is quite as important, if indeed it is not the major reason, for such training. If one needs an ocular demonstration of what military training does for young men, let him note the fine physique of the boys in khaki upon the streets today and compare them with the other boys, or note the change that has taken place in the few months of rigorous discipline on the Mexican border, among the boys he knows. A young man taking this training will have not alone a fine physique, better poise, larger lung power, a capacity to endure greater physical exertion without exhaustion, be better able to throw off disease, but it will clarify his thinking—it will make him alert, quick to decide, prompt to act; he will be a better employe, will be able to earn more money; he will be better able to direct and supervise men, and will add in a hundred ways to his mental, moral and physical equipment.

Thousands of parents are sending their boys to military schools; they have been doing so for years, notwithstanding it is expensive, and tens of thousands more parents would be glad to do this if they could afford it. The purpose was not training for war—no one thought of that—but training for better life work. Six months or a year in a federal training camp will do more to make a boy strong, healthy, manly and a good citizen than any other time or money that could be expended. The bringing together of boys from all walks of life and all parts of the country and establishing the democracy of the "dog tent," will break up the lines of cleavage that are appearing in our civil life and help to make democracy a reality instead of a sentiment.

Let us hope that one of the things we learn in the great crisis before us is the value of trained men and that we will have the judgment and foresight to make such training a permanent policy of the Government. It will do more to regenerate manhood than any other single agency. If there was no such thing as war, the rigid discipline and the splendid training and development acquired would more than justify the cost. The greatest asset of our country is its citizenship, and the Government has a duty in the premises. Every citizen should insist that Congress immediately, upon reassembling in December, make a

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. 269.—What securities are made subject to the Investment Tax Law, passed by the last Legislature? I understand that the rate is one-fifth of one per cent. a year, or \$2 a thousand of the face of the investment. Is this correct? A. E. T.

Answer No. 269.—Investments Tax (Chapter 700) amends sections 330 to 340, renumbering section 221-b to be section 221-c and adds new section 221-b Tax Law, by abolishing the secured debts tax and imposing a tax on investments. Investments include "any bond, note, debt, debenture, equipment bond or note, or written or printed obligation, forming part of a series of similar bonds, notes, debts, debentures, written or printed obligations, which by their terms are payable one year or more from their date of issue and which are either secured by a mortgage, pledge, deposit or deed of trust of real or personal property, or both, or which are not secured at all; excepting bonds of this State or any civil division thereof and such bonds, notes, debts, debentures, written or printed obligations, which are secured by a deed of trust or mortgage recorded in the State of New York on real property situated wholly within the State of New York;

permanent provision for the training of young men between eighteen and twenty years of age along the lines worked out in the Chamberlain Bill, and if the people throughout the country would take hold of this matter and insist upon it, such a law could be quickly put upon the statute books.

FRANK G. LOGAN.

Boulevard on Long Island.

Editor of the RECORD AND GUIDE:

The necessity of building a boulevard through Nassau and Suffolk Counties, which appears in your edition of September 8, will be indorsed by every lover of good roads. Such a road can be made without delay if furthered by the proper interest. There is now required the building of a military road to Camp Upton which the Government should approve of, to furnish the necessary supplies to (Yaphank) Camp Upton, as the railroad and the roads leading to the camp are badly congested, and cannot take care of the demand upon them.

There is a map at the Department of Water Supply, through Nassau and Suffolk Counties, which was made for the purpose of taking water from these counties. This project was abandoned on account of taking instead the Katerskill water. The building of a road over this route would avoid delay and could be built inexpensively.

New York City owns the line as far as Amityville and the route east from that point takes in all the principal points through Suffolk County. By application to the Department of Water Supply, room 2229, copies of this map can be had, the same having cost the city a large sum and several years to make.

I feel that if you place this proposition before the readers of your valuable paper it will create an interesting feeling in all lovers of good roads. The plan is not only feasible but the usual red tape can be avoided by using this route.

JOHN F. COCKERILL.

excepting also such bonds, notes, debts, debentures, written or printed obligations held as collateral to secure the payment of investments taxable under this article or of bonds taxable under article 11 of this chapter (tax on mortgages); and excepting also such a portion of a bond, note, debt, debenture, written or printed obligation, secured by deed of trust or mortgage recorded in the State of New York or property or properties situated partly within and partly without the State of New York as the value of that part of the mortgaged property or properties situated within the State of New York shall bear to the value of the entire mortgaged property or properties." The tax is 20 cents per year on each \$100 of face value of the investment and may be paid for one or more years not exceeding five. Such investments are exempt from all other State and local taxation for the years for which the investment tax is paid except bank taxes, franchise tax on insurance companies, trust companies and savings banks, inheritance tax and stock transfer tax. Secured debts on which the secured debts tax was paid prior to May 1, 1915, or prior to April 1, 1917, under article 11 (tax on mortgages) are exempt from taxation. Secured debts on which the secured debts tax was paid between May 1, 1915, and December 31, 1916, are exempt from taxation for five years from the date of payment. The holder of an investment secured by mortgage of property situated partly within and partly without the State, may secure from the comptroller a determination of the proportion taxable as an investment, or pay the tax upon the whole investment and exempt the whole from other taxation. An additional tax of five per cent. of the appraised inventory value is levied on every transfer of an investment unless the former secured debts tax or personal property tax was paid during the period held by the decedent, or unless the decedent was actually engaged in the bona fide purchase and sale of investments as a business.

Question No. 270.—What are the most important factors in arriving at an appraised value of improved real estate? What is the most important factor in an appraisal, the net income or cost of land plus cost of construction less depreciation? R. C. M.

Answer No. 270.—An expert on appraisals replies to the above question as follows: If the improvement is considered really adequate, the net income, provided it is not unusually low, is, in my opinion, the proper basis upon which to appraise real estate. I believe the safe way is to arrive at the value of the land and then add the amount the building adds to the land by reason of its normal earning capacity. This value of the building which I would call its commercial value might be very much less than its sound value or insurable value. The recent sales of several large office buildings absolutely disprove of the theory of land plus building less depreciation. The buildings are modern in every particular and if appraised for cost less physical depreciation, would make the land practically of no value. The present high cost of building has not, in my opinion, made the properties sell at any greater figure at this time. As a matter of fact the selling market has been very low. There are many private houses now offered for sale at less than the cost of the buildings and these are now mostly saleable for the land on which they stand. The buildings are splendidly constructed and have very little physical depreciation, but add only a nominal sum to the selling price of the land, considered as vacant land. In changing sections and sections where there is a large amount of land available I do not believe it is always safe to capitalize the rents. If land can be obtained at a given figure and a building erected at a given figure, I believe the value of the property might be the land cost plus the building cost and fair builder's profit, or, in other words, what the property could be duplicated for. Usually when such a section is developing many new buildings are erected, and the natural competition for tenants brings the net return down to a fair percentage upon the cost of land and the building.

REAL ESTATE NEWS OF THE WEEK

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Baltimore and Washington**Cammann, Voorhees & Floyd**

MANAGEMENT OF ESTATES

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Member of Real Estate Board, N. Y.

Real Estate

10 WALL ST. Rector 4042

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REAL ESTATE

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Demand For Industrial Properties Signalizes**Selling and Leasing Activity of The Week**

THE real estate market took a decided turn for the better this week, and for the first time in many months indicated a definite trend. The business was characterized by a large number of important industrial transactions, resulting in the attraction to the Port of New York of prominent manufacturing concerns. Manhattan, Brooklyn and Queens contributed important deals of this kind, and reflected the increased demand for desirable plants in sections which expect to benefit when the Barge Canal and its terminals are in operation.

It is anticipated that there will even be a greater activity along similar lines, in view of the fact that the Barge Canal is expected to carry a tonnage equal to the amount that will pass through the Panama Canal. Manufacturers are beginning to realize the advantages of waterfront locations, which both facilitate and cheapen the shipment of raw materials. This factor, added to a location within the free lighterage limit, proximity to labor supply, the availability of unimproved land for the erection of model plants is furnishing the necessary impetus for the continued development of New York City's water-

front. The industrial importance of the Port of New York has already been forcibly impressed upon city, State, and Federal authorities, and definite progress is being made toward adding to present harbor improvement new facilities, which will guarantee the permanent commercial supremacy of New York, and make it both a safer and more desirable place in which to establish industries.

The leasing branch of the market continued to be active, the demand for apartment space predominating. The extent to which available space is being absorbed is indicated by the condition of affairs in the new structure at Broadway and 105th street, which will not be ready for occupancy until September 20, but which has only two apartments out of sixty-eight unrented. It is a favorable commentary, indeed, upon the strength of the renting market, when a structure of this size is almost entirely filled before a single tenant is able to take possession. Only a few years renting from the plans was unheard of. Today it has become commonplace, and more than one apartment house resident in New York City has bound himself for a five-year term to pay large rental for space seen only on the plans.

Brooklyn Board Meets.

The first meeting after the summer vacation of the Brooklyn Board of Real Estate Brokers was held Tuesday, September 11, at the Board Rooms. Action was taken on the adoption of change of by-laws, the principal amendment being admission of Associate Members, with privilege to act upon all committees of the Board. The Budget Committee reported that they had been in session, studying the proposed new city budget, and would be prepared to make a report to the Board within the next two weeks.

The following new member was elected to active membership: Joseph W. Catharine, of the Chauncey Real Estate Co., 187 Montague street.

Indian Museum Acquires Property.

Last Saturday the major part of the block bounded by St. Nicholas avenue, St. Nicholas place, 150th and 151st streets was transferred, by Florence M. Coffin, to the trustees of the Museum of the American Indian-Heye Foundation. The property conveyed was 804 to 808 St. Nicholas avenue, and 19 St. Nicholas place, two three and one-half story dwellings, title to which had previously been conveyed to her by August Schuck. There are only five parcels in the block. Several months ago the Museum received as a gift from Archer M. Huntington 11 St. Nicholas place, at the junction of St. Nicholas avenue. To obtain possession of the entire block the institution requires only the small lot, 16.6x69, improved with a dwelling, at 15 St. Nicholas place, owned by Mary G. Kennedy. The block has a frontage of 203.11 feet on St. Nicholas avenue, 199.10 feet in St. Nicholas place, about 9 feet in 150th street, and 52.10 feet in 151st street. About 15 months ago Mr. Huntington gave the Museum the large plot at the northwest corner of Broadway and 155th street, upon which it erected a building costing about \$200,000. The Museum collects American Indian antiquities. Albert B. Ashforth (Inc.) negotiated the present transaction.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 16, as against 8 last week and 21 a year ago.

The number of sales south of 59th street was 8, as compared with 3 last week and 2 a year ago.

The sales north of 59th street aggregated 8, as compared with 5 last week and 19 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 341 of this issue.

Haven Court in New Ownership.

Haven Court, a six-story apartment house, with four open courts, at 4241 to 4247 Broadway, at the northwest corner of 180th street, was sold by the Union Trust Company, executor of the Richard R. Bernon Estate, through the Cruikshank Company, and McDowell & McMahon, to Donald Robertson, the builder. The property has a frontage of 96.2 feet on Broadway, and 127.4 feet in the street, the north and west lines being 159.10 and 103.3 feet, respectively. The building is fully rented and the annual income is reported at \$32,000. Mr. Robertson was a pioneer builder of apartment houses on the Heights, having erected, among others, Donald Court, at the southwest corner of Broadway and 179th street, a ten-story elevator structure. The Fluri Construction Company built Haven Court in 1908 from plans by Neville & Bagge. It was sold the year following to Myron H. Oppenheim, who subsequently resold it to Mr. Bernon.

Colony Club's Old Home Sold.

The Colony's Club old home at 120 to 124 Madison avenue has been purchased by Mrs. Nicholas F. Brady, through Joseph P. Day, for about \$400,000. The property is a five-story brick and stone structure on plot 75x95 adjoining the northwest corner of 30th street. The building is of Colonial style and was designed by Stanford White. Until the termination of the war the use of the house has been given to the Red Cross. Mrs. Brady's husband is the youngest son of the late Anthony M. Brady, and president of the New York Edison Company. He was a member of the Red Cross mission to Italy last July.

Acreage Sale on Jersey Meadows.

Joseph P. Day sold to the James H. Rhodes Company, of Chicago, Illinois, for the Newark Factory Sites, Inc., the tract of about ten acres of waterfront at Kearny, N. J. The property has a frontage of about 200 feet on the Hackensack River, south of where the main line of the Pennsylvania Railroad crosses the river, and adjoining the large property recently acquired by the Thomas A. Edison Company.

Deal in Grand Central Zone.

Edward Baer and Isidore H. Kempner purchased 415 Lexington avenue, northeast corner of 43d street, an old building, on lot 22.4x90 feet. The building is used for cafe and restaurant purposes and is under lease to Harrigan's Corporation until 1930. It is understood that negotiations are now pending to exchange possession of the site. Some months ago this and adjoining properties were under option to a prominent savings bank. The parcel just sold is diagonally the Hotel Commodore, now under construction. Fanny J. and Percy Allen Kirkwood, of Oyster Bay, L. I., were the sellers. Wertheim & Clear and Brooks & Momand were the brokers in the transaction.

Film Co. Buys in Dyckman Section.

A. N. Gitterman has sold for Falkenau & Hamerslag, Inc., S. Schimmel, secretary, the southeast corner of Ninth avenue and 214th street, to the Evans Film Manufacturing Company, Inc., Thomas Evans, president, for improvement with a motion picture laboratory and studio building. The property measures 125x100 feet. Plans for the improvement of the site with two buildings have been filed, and will be erected by Wharton Green & Company, who have received the general contract. The studio will measure 75x100 feet, and the laboratory, 50x100 feet. The broker reports that this is the largest improvement that has been undertaken in the Dyckman section since the passage of the Zoning Law.

Wooster Street Loft Sold.

Charles F. Noyes Company sold 80 and 82 Wooster street, a seven-story loft building, on plot 50x100, for Stoddard & Mark, attorneys, representing the Wardour Corporation. The purchaser is negotiating a resale to an out-of-town investor. The property was acquired by the selling company several years ago through the same brokers. Clarence Payne is said to be the controlling stockholder of the selling company. The building is equipped with two elevators, automatic sprinklers and steam heat. The Noyes Company has made three sales in Wooster street in this immediate vicinity during the past month.

New Industry for Queens.

The Roman-Callman Company of Long Island City sold to the United Button Company the two-story fireproof manufacturing building, containing 100,000 square feet of floor space, recently completed, located in Grand street, near Garrison avenue, in the Maspeth section of Queens. The structure was built by Ralph Leininger, industrial engineer, and stands on a plot of about three acres. It was held at \$300,000. The buyers selected the property on account of the unsurpassed transit and excellent shipping facilities. The building is provided with two private sidings and the Long Island Railroad, which give direct rail connections with the Pennsylvania and New Haven systems. It is also within a few hundred feet of the docks on Newtown Creek. The purchasing company employs upwards of one thousand operatives.

Buys Brooklyn Waterfront.

Pease & Elliman sold for the Cunningham Realty Company the waterfront property between Quay street and Bushwick Creek, Brooklyn, having a frontage of 600 feet on the East River, and adjoining one of the refining plants of the Standard Oil Company. The property contains about 125,000 square feet of land, above and below water, and was held at \$200,000. The purchaser is reported to be a prominent shipping concern. The Cunningham family has owned the property for about sixty years. At one time it was under lease to the Long Island Railroad Company and was used for station purposes for the Manhattan Beach branch, which was eventually discontinued.

Deal in Long Island City.

Wm. D. Bloodgood, Inc., sold the plot on Wilbur avenue, Long Island City, 50 feet west of Crescent street, for Helen Murphy; also the adjoining plot at the northwest corner of Wilbur avenue and Crescent street for Margaret E. Cary. These properties, together with former purchases, comprise the entire block front on Wilbur avenue, between William and Crescent streets. It has been procured by large New York concerns, who will shortly erect a seven-story business building. The property adjoins the block on which the Bridge Plaza station of the Dual Subway system is located.

Staten Island Sale.

Cornelius G. Kolff sold the old Cunard place on Grymes Hill, for the last ten years known as the Bellevue, to the Wagner College, a well-known institu-

tion for the education of ministers of the Lutheran Church, now located at Rochester, N. Y., but which will be transferred to Staten Island. The property, embracing 38 acres, was originally selected as the American home of the Cunard family, the founders and owners of the Cunard line of steamships, and was for many years one of the great social centres of the fashionable world of New York City.

Subsequently it was purchased by Erastus Wiman and sold by him to Amzi L. Barber, the asphalt man. After his death it passed to Oberlin College, who are in turn selling it now to the Wagner College.

Manhattan.

South—of 59th Street.

FULTON ST.—Goodale, Perry & Dwight sold for the Trevor estate the southeast corner of Fulton and Cliff sts, a 3-sty commercial building, 18x27. The property has been held in one ownership for more than forty years.



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WATER ST.—Charles F. Noyes Co. sold for George S. Hellman, trustee of Josephthal estate, to Joseph F. Cullman, for all cash, 192 Water st, a 6-sty building, covering lot 25x50, near Fulton st. The property cost the sellers \$32,000. Alexander Appel was the attorney for the seller, and Goldsmith, Cohen, Cole & Weiss were attorneys for Mr. Cullman. The property has been placed in the hands of the Noyes Co. for rental, and negotiations are reported pending to lease the building to a prominent drug concern.

29TH ST.—E. A. Turner (Inc.) sold through Harris & Vaughn the dwelling 43 East 29th st, 21.3x98.9, between Madison and 4th avs, for Mrs. Burton Harrison, mother of Francis Burton Harrison, Governor of the Philippine Islands.

The buyer, the Forty-three East Twenty-ninth Street Co., a corporation, has commissioned Wortmann & Braun, architects, to prepare plans for the alteration of the building into stores and bachelor apartments. E. A. Turner (Inc.) has been made agent of the property.

8TH AV.—Van Vliet & Place sold for A. M. Bauchle and E. M. Marzolf 36 8th av, through to 326 West 4th st, two 5 and 2-sty buildings, on lot 22.9x57.8x13.9.

North—of 59th Street.

79TH ST.—Milton Newlitter bought from the Stein estate, through Theodore A. Kavanagh of the office of John J. Kavanagh, 79 East 79th st, a 4-sty dwelling, on lot 16x102.2, which has been held at \$55,000.

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115TH ST.—Butler & Baldwin resold for William M. Brown, represented by Sharp & Co., the 5-sty flat at 8 West 115th st, on lot 25x100.11, near 5th av. The purchaser is Mary A. O'Brien, who gave in part payment a plot of five lots in Belle Harbor, L. I. This is the fourth sale of the 115th st house in the past month.

121ST ST.—John Young sold the 3-sty dwelling at 255 West 121st st, on lot 17x100.

124TH ST.—Salvatore Soraci sold for the Harlem Savings Bank 331 East 124th st, a 4-sty tenement, on lot 20x100.

130TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the Seamens' Savings Bank 130 West 130th st, a 4-sty dwelling, on lot 17x100. This was taken in by the Seamens' Savings Bank in foreclosure proceedings about two months ago. The purchaser intends to occupy.

133D ST.—American Savings Bank has resold the 5-sty tenement 63 East 133d st, on plot 27x100.5, acquired at auction recently for \$20,000.

Bronx.

144TH ST.—Harry H. Cohen sold for the Benenson Realty Co., Benjamin Benenson, president, 431 East 144th st, between Willis and Brook avs, a 5-sty new law house, 50x100, completed about three months ago, and held at \$60,000. The new owner, John J. Sullivan, gave in part payment 203 West 140th st, a 5-sty flat, 28x100, adjoining the northwest corner of 7th av, and the 4-sty double flat, 311 East 136th st, 25x100, near Alexander av. The 136th st parcel is free and clear. The Benenson company acquired the 144th st site and 430 East 145th st, abutting, in May, 1916, through Mr. Cohen.

167TH ST.—Samuel Cowen Agency sold for L. Davis the 5-sty apartment with stores, on plot 37.5x100 ft., at 949 East 167th st.

FORDHAM RD.—Salvatore Soraci sold for the Harlem Savings Bank 552 Fordham rd, a 2-sty building, on plot 31x102, adjoining the southeast corner of Lorillard pl.

McLEAN AV.—William Peters & Co. sold for Mrs. Winnie Yaeger, of Waterbury, Conn., the building 830 McLean av, Woodlawn Heights, to George Elsing for business purposes.

WALTON AV.—E. Osborne Smith sold for the Meeks estate to Cecelia J. Dobbs 2165 Walton av, southwest corner Cameron pl, a 1-fam. brick house.

WESTCHESTER CREEK.—Steven B. Ayers sold twenty-two lots in the Benson estate tract, fronting on Westchester Creek, Spicer and Laurie avs, to Joseph Newman. Thomas C. Arnow was the broker.

Brooklyn.

BERGEN ST.—Nicholas J. Occhifinto sold for Helene Arnold the 2-sty dwelling 908 Bergen st, on lot 20x131x irregular, to Angelo Parma and Maria Parma.

48TH ST.—I. Salzberg sold for I. Simon to B. Levison the 1-fam. cottage 1559 48th st, on plot 60x100.

49TH ST.—I. Salzberg sold for G. Carr to I. Sandler the 1-fam. cottage 1615 49th st, on plot 40x100.

52D ST.—I. Salzberg sold for J. Connelly to A. Gensior the 1-fam. stucco cottage at 1665 52d st, on plot 37.6x100.

60TH ST, ETC.—John J. Hoefinger sold 317 60th st, a 2-sty house, for Fred A. Tuttle to John Tully, who gave in exchange 532-534 Belvidere av, Plainfield, N. J., a dwelling, on plot 50x100.

74TH ST, ETC.—L. F. Brauns sold for Sylvas Terwilliger the 2-fam. dwelling 521 74th st to Augustus Ellis and later resold it for Mr. Ellis; also the 2½-sty dwelling, with garage, at 142 80th st for the Morrison-Alardy Construction Co., and for Emile E. Campbell the 2-sty dwelling 534 75th st.

79TH ST, ETC.—The Jerome Property Corporation sold a plot in the south side of 79th st, 180 ft. east of Narrows av, 160x120, for E. Jackman to George W. Averill, who intends to improve with detached houses. The seller took in part payment a 4-sty apartment house at 543 4th st, between 8th av and Prospect Park West, and appointed the brokers in the transaction as his managing agents. The same office also sold 335 Ocean parkway, near Beverly rd, a 2-sty house for L. Weill to P. H. Housstein, who expects to occupy. The purchaser gave in part payment a plot of lots in the Bronx, on Tynfall av, north of 259th st, size 140x120x irregular.

81ST ST.—Frank H. Malone sold for Munroe Steiner to Capt. Alfred W. Howard the dwelling at 187 81st st, which has been held at \$13,000; also sold the 2-fam. house at 629 68th st to Edwin M. and Anna E. Lake.

82D ST.—Walter S. Ross and C. C. Gretsinger have sold for the Ovington Builders the 1-fam. house in the north side of 62d st, west of 4th av.

BAY RIDGE AV.—E. J. Hollahan (Inc.) sold the 1-fam. cottage at 262 Bay Ridge av, on plot 30x136, for the Land Estates (Inc.).

FLUSHING AV.—Frederick Brown sold to Meyer Kahn 590 Flushing av, at the southwest corner of Marcy av, a 3-sty new law flat, with stores, on lot 25x100, held at \$17,500.

22D AV, ETC.—Alco Building Co., associated with Realty Trust, sold in the Mapleton Park District semi-detached brick dwellings at 6322 22d av to Hannah Diamond; 2167 63d st to F. Kaplan, and 1225 40th st to V. D. Pierre.

Queens.

FAR ROCKAWAY, L. I.—The Lewis H. May Co. sold for Walter C. and Edwin A. Friedenberg, Minnie F. New, trustee, a plot of nine plots on the south side of Ocean av to Martin Strauss. This plot adjoins the purchaser's estate, making a frontage of 300 ft. on Ocean av.

FOREST HILLS, L. I.—Helen Keller has bought for her home a residence, with a garage, at Seminole av and Fife st, through Cord Meyer & Co. Miss Keller is said to contemplate the purchase of adjoining lots.

RECENT LEASES.

Coastwise Warehouses, Inc., Lease.

Charles F. Noyes Company leased to the Coastwise Warehouses, Inc., for the Estate of William Scott Pyle, the connecting ten-story and basement fireproof buildings, at 532 and 536 and 538 to 540 Washington street, and 121 and 127 Charlton street. These buildings contain about 125,000 square feet, having a carrying capacity of 400 pounds to the square foot. The lease is for a long term, at an annual rental of about \$40,000. The present tenants, E. R. Durkee & Company, food product manufacturers, are erecting a new plant at Elmhurst, L. I., and the west side buildings will come into possession of the new lessee as soon as vacated. This is the fifth large building recently leased by the same brokers to the Coastwise Warehouses, Inc., which now have seven downtown structures, having an aggregate floor area of nearly 600,000 square feet. The total leases aggregate more than \$1,000,000.

Lower Broadway Lease.

Charles F. Noyes Company and the Cruikshank Company leased to the Ideal Gas & Electric Fixture Co., for Edwin A. Cruikshank, 433 Broadway, northwest corner of Howard street, a five-story building covering a lot about 25x75 feet. The lease is for ten years at an aggregate rental of approximately \$75,000. Extensive alterations will be made and the premises used by the tenant, who is now occupying scattered space in the immediate vicinity. Henry Ferrando, president of the Ideal Gas & Electric Co., in commenting on this lease, said: "I am taking 433 Broadway primarily on account of the advantages that the location offers for a retail business. Within the past few weeks there has been a change for the better in trade conditions in the vicinity of Broadway and Canal street, caused by the opening of the subway at this point. We shall equip the ground floor of this building for a salesroom and expect to do a large retail business. With such concerns as the Remington Typewriter Co., the Globe-Wernicke Co., Cobb-Macey-Dohme, Inc., Schulte, Horn & Hardart and others desiring a high grade retail business located right near the subway station, I have every reason to believe that I have selected for my business one of the most favorable points on Manhattan Island, and all of us merchants in the neighborhood expect a great increase in business after the subways have been in operation."

Refiners Lease on East Side.

The Forty-Eighth Street Warehouse Company, which is the holding company for the Warner Sugar Refining Company, leased for fifteen years a plot fronting 75 feet in the north side of 47th street and running for about 200 feet to the south side of 48th street, where it fronts 75 feet. The parcel is 400 feet east of First avenue, and is improved with two-story brick and frame buildings. It has access to the East River waterfront. The lease was made from the N. & J. W. Peck Company, which makes masons' building material, occupying as a storage warehouse and yard the block front abutting on the east and fronting on the East River. Joseph P. Day was the broker.

Harlem Lease Closed.

A. N. Gitterman has leased for the Marble Hill Development Corporation four lots at No. 23 to No. 27 West 144th street, to the Lenox Auto Homes Corporation, represented by Simon Kugel as attorney, for twenty-one years with renewal privileges. The tenants have completed twenty fireproof concrete individual garages. The demand for these as shown by rentals from the plans is forcing the Lenox Auto Homes Corporation to file plans for fourteen additional housings. Selden, Walmsley and Kahman, as attorneys, represented the selling corporation.

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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 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 contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2828, 2829, 2834, 2833, 2838, 2837, 2835, 2839, 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

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A COMPETENT, experienced realty man, sales, leasing, management, wants position with first-class brokerage firm, estate or financial institution; highest credentials. SERVICE, Box 435, Record and Guide.

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ACTIVE man of 40 wishes position as collector, etc., in established real estate office, institution, or estate, 20 years' experience; excellent references; bond. Box 445, Record and Guide.

AN ESTABLISHED Realty Office would consider proposition from reliable, experienced man on commission basis. Only result producers need answer. Box 439, Record and Guide.

WANTED—Restaurant privilege in apartment building by experienced caterer. Attentive service and exceptionally fine cooking assured; best references. Address F. J. E. 443, Record and Guide.

YOUNG man, large Real Estate office, understanding repairs and renting. State age, salary, religion. Fine opportunity. Address P, 600 Tribune Bldg., N. Y. City.

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MORTGAGES
25 PINE STREET

Druggists Lease on Lower Broadway.

Herbert Hecht & Company leased for the Schulte Realty Company to the Louis K. Liggett-Riker-Hegeman Company the two stores, about 30x60 feet, adjoining the northwest corner of Broadway and Warren street; also a small store in Warren street, forming an "L" around the corner. This space was held at \$16,000 a year and the lease is for a term of eleven years. Alterations will be made to the building and occupancy is expected to be taken about October 1.

Bank Leases on West Side.

The Chatham & Phoenix National Bank has leased the corner store in the Overdene Apartment, at the northeast corner of Broadway and 105th street, for an up-town branch. At the present time the institution is located at Broadway and 104th street. The apartment house is a fourteen-story structure, and will be ready for occupancy about September 20. It is reported that out of sixty-six suites only two remain unrented. T. J. McLaughlin Sons are the builders and Gaetan Ajello was the architect.

Libby Castle Rented.

Libby Castle, one of the properties comprising the former C. K. G. Billings Estate on Washington Heights, which John D. Rockefeller, Jr., bought with the intention of turning the land over to the city for park purposes, has been rented for four years, with a cancellation clause, to Winnifred T. Cook. Wm. A. White & Sons negotiated the deal. It is understood that deals are pending for the leasing of other buildings on the property.

Lease on Fifth Avenue.

Douglas L. Elliman & Company leased for the estate of Cecilia Borg the residence at 855 Fifth avenue, furnished, on plot 40x120 feet. Adjoining is the new home of Judge Elbert H. Gary, president of the United States Steel Corporation, at the southeast corner of Fifth avenue and 66th street. The lessee is Nicholas C. Partos, president of the Partola Manufacturing Company. The house was held at a yearly rental of \$25,000.

\$75,000 Times Square Lease.

Charles F. Noyes Company leased for Vincent Astor, the large store, 1501 Broadway, adjoining the entrance to the Putnam Building. The lease is for a term of years, and was made with the International Millinery Company, which has leased during the past two months four stores in the city through the same brokers.

Manhattan.

WILLIAM S. ANDERSON CO. leased for the Wellesley Realty Corporation an apartment at 146 East 49th st to Mrs. Andree Van Camp.

BASTINE & CO. leased apartments at 839 West End av to Mrs. Thomas Keary, L. E. Picard, Peary M. Bibas, Alexander Weil, and at 317 West 95th st to George Mansfield, Miss Pearl Noble, Mrs. McShane and George Gove.

BASTINE & CO., as agents, sublet the rear of the 5th floor at 15-17 West 26th st to Rene Arbib, manufacturer of feathers.

BLEIMAN & CO. leased for the Jatison Construction Co. the 1st loft at 15-17 West 36th st for a long term to Charles Weisker & Co., manufacturers of flowers and feathers, for many years at 704 Broadway.

VASA K. BRACHER leased the Circle Hotel at 22 West 60th st for the Bracher Estate to Mary Kabatnik for three years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the "Carlton-Mansions," 270 Park av, for the Vanderbilt Avenue Realty Corporation, to A. P. Hanan, of Hanan & Son; also offices in 31 East 72d st for Klein & Jackson to Dr. Walter P. Anderson; a furnished apartment at 27 East 62d st for Mrs. Helen E. Leavitt to L. Outhwaite; an apartment at 18 East 48th st to Mrs. Sybil Lorimer; have renewed the lease of an apartment in the "Dalhousie," 48 Central Park South, for Mrs. Jacob Gould Schurman to Mrs. G. L. Randall, and an apartment in the new building 105 West 55th st to Marcus Goodbody.

DOUGLAS L. ELLIMAN & CO. leased an apartment comprising an entire floor at 520 Park av, northwest corner of 60th st, for Irving B. Kingsford to the Rev. Wilton Merle Smith, pastor of the Central Presbyterian Church at 57th st and Madison av, whose residence at 29 West 54th st they recently leased to Mrs. Tyson; also an apartment at 1000 Park av for Mrs. Joseph P. Chamberlain to F. B.

Adams; and at 270 Park av to Abraham Goldsmith.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Sidney Burnap his residence 44 East 65th st, a 5-sty dwelling, on lot 20x100, to Russell A. Cowles.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building under construction at 270 Park av for the Vanderbilt Avenue Realty Corporation to S. H. Kress, president of the chain of stores bearing his name; also an apartment at 5 East 84th st for the estate of Augustin Walsh to Dr. Valentine Mott; and in conjunction with Malcolm Smith and Rudolph Culver, an apartment at 112 East 74th st to Miss Emily L. Bolton.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the "Carlton Mansions," 270 Park av, for the Vanderbilt Avenue Realty Corporation to Edwin Shewan; also an apartment in the new building at 815 Park av for the Trauts Realty Corporation to Mrs. Thomas Felder; a furnished apartment at 59 East 65th st for Mme. Helen LeClaire to Lucien H. Tyng, and an

apartment at 18 East 48th st to Mrs. J. B. Russell.

DOUGLAS L. ELLIMAN & CO. leased, furnished for the season, for Major Harrison K. Bird, his residence at 18 East 55th st, a 5-sty American basement dwelling, on a lot 22x100, to N. Bruce MacKelvie.

DOUGLAS L. ELLIMAN & CO. sublet a large apartment in the Carlton-Mansions, 270 Park av, for Mrs. Frederick C. Brown to Joseph di Giorgio, president of the Tropical Fruit Co.; also an apartment in the new building, 105 West 55th st, to C. S. Harding of Boston; in 145 West 58th st to Mrs. A. V. Douglas, and sublet an apartment at 116 East 58th st for Mrs. Elmer Anderson to Dr. L. D. Alexander, at 30 East 68th st to Mrs. E. List.

DOUGLAS L. ELLIMAN & CO. leased for Worthington Whitehouse (Inc.), as agents, the ground floor store in 28 West 46th st to Hyacinthe Clement and Nicolas Clement. The lessees will occupy the store as a shop for the sale of art embroideries and needle work; also leased for Pease & Elliman, agents, the store at 50 West 46th st to M. R. M. Cardoza for a millinery shop.

J. B. ENGLISH has leased the store at 221 West 49th st to the Gotham Cleaning & Dyeing Co.

G. A. FELT & CO. leased the apartment houses 10-12 West 107th st, 432-438 West 213th st and 1503 Charlotte st to M. Wilmar for ten years through Isaac Friedman.

FROMAN & TAUBERT leased for Martha W. Stillwell the 4-sty dwelling at 157 East 83d st; also for Heilner & Wolf the 3-sty dwelling at 1330 Lexington av.

GOODALE, PERRY & DWIGHT (INC.) rented the dwelling 322 East 19th st to Theodore Blogg.

GOODWIN & GOODWIN rented for Emma De Long to Ira R. Parker the 3-sty dwelling at 154 West 119th st.

GOODWIN & GOODWIN rented for Emma De Long to Ira R. Parker the 3-sty dwelling at 154 West 119th st; also an apartment in the new building at 105 West 55th st to Mrs. Warren Wright, of Easthampton, L. I.

GOODWIN & GOODWIN rented apartments in Albert Court, 309 West 93d st, to George Morrell; in the Newington, 330 West 95th st, to Burton L. Read and Max B. Hellman; in 55 East 76th st to Ethel Leginska; in Eleanor Court, 317 West 93d st, to Edwin W. Whitaker, Mrs. Nellie Herod and Hazel V. Mora; in The Richmond, 369 West 116th st, to Mabel W. Stanbury and Henry Burck; in Dacona Hall, 620 West 122d st, to F. Frith Pickslay; in the Cambridge, 29 East 124th st, to Herman Fingerhirt; in the Yucatan, 1580 Amsterdam av, to Max Pike.

GOODWIN & GOODWIN rented for five years for the estate of Sarah L. Forbes to Julius Miller the 3-sty dwelling at 29 West 113th st.

THE HARRIMAN NATIONAL BANK has leased for additional banking space the ground floor of the Wetzel Bldg., at 2 and 3 East 44th st, adjoining the bank on the 5th av corner. The space leased has a frontage of 45 ft. and will provide over 5,000 sq. ft. The lease is for ten years, aggregating about \$80,000. John N. Golding was the broker.

HARRIS & MAURICE MANDELBAUM rented through James Kyle & Sons the 3-sty store and apartment building 519 Lexington av to Percival Fletcher, dog fancier.

M. & L. HESS, INC., leased the 3d floor at 22-24 West 27th st to the Bell Garment Co., the tenant being represented by Michael E. Lipset; the 8th floor at 244 5th av to the Century Advertising Co., the tenant being represented by Carstein & Linnekin, and the 8th floor at 3-5 West 18th st to Clara Clarisse (Inc.), the tenant being represented by D. Zuckerman & Co.

M. & L. HESS (INC.) leased space on the 14th floor at 432 4th av to Karanjia & Co. for the sale of Chinese curios; space on the 13th floor of the Hess Building, at 26th st and 4th av, to P. D. Saklatvala; offices at 30-2 East 20th st to William K. Mintz, M. J. Crystal and the New York Garment Co.; also space at 160-78 West 23d st to Oscar Turcasany.

HENRY HOF leased the store at 229 Lexington av to Ida Kothe for W. H. English; also space in the building at 513 3d av to H. Plattner & Co.

HENRY HOF leased to H. Berkman the store and basement at 521 3d av for A. J. Dworsky; and also the store at 696 3d av to J. Bongian for Fannie Heilbronner.

HOUGHTON COMPANY leased to Mildred Brush the 3-sty dwelling, 105 West 87th st, for Agnes C. T. Mossman.

HOUGHTON COMPANY leased for the Merit Realty Corporation, Marcus L. Osk, president, the 4-sty dwelling 40 West 61st st to Dr. Christian G. Rohrer.

HOUGHTON COMPANY leased for the estate of Samuel A. Hesslein the 4-sty dwelling 126 West 75th st to Mary E. Brown.

HUBERTH & HUBERTH rented in the American Circle Building the store at 1838 Broadway to the Esta Water Auxiliator Co., and the store at 1838 Broadway to the Bethlehem Motor Trucks.

LAKIN & DINKELSPIEL leased the 2d floor at 106 East 46th st to the Pacific Lamp Co.

MANNING & TRUNK leased an apartment in 600 Madison av to Robert Tate, and with Robert S. Kamin to Elizabeth Thomas McCarthy; in 122 East 57th st to Michael H. Lipman, and at 136 West 55th st to William H. Clarkson.

SAMUEL H. MARTIN leased for the West 60th St. Realty Co. the dwelling 29 West 60th st to C. Rogers.

SAMUEL H. MARTIN has leased for the West 60th Street Realty Co. the 3-sty dwelling 33 West 60th st to Henrietta Smith.

SAMUEL H. MARTIN leased for Martha T. Kelly the 4-sty dwelling at 112 West 70th st to Margaret Hale.

J. S. MAXWELL leased for the Rembrandt Realty Co. to the A. F. Beckman Co. the corner

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No. 19
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A. V. AMY & CO. have been appointed agents for the apartment houses known as the Alhambra, 218 and 220 West 21st st, and the Ferncliff, at 201 West 120th st, and for the 7-sty loft 130 West 21st st.

BULKLEY & HORTON CO. announced the addition to its selling and exchanging department of Royal Richey, for many years with the Lewis H. May Co. Mr. Richey will be at the Bay Ridge branch, 7508 3d av.

BRETT & GOODE COMPANY announces that Sidney A. Simon, for several years connected with M. & L. Hess, is now associated with its renting department. Paul C. Humphrey has also been added to the renting staff of the company.

NEHRING BROTHERS have been appointed agents of the block of modern apartment houses at 1601-1605 and 1611 and 1615 University av, Bronx, four 5-sty apartments just completed, covering the block from 174th st to 175th st, and accommodating 144 families.

C. F. W. JOHANNING, Harlem real estate broker, in business since 1890 and for 20 years at 2096 8th av, has recovered from his illness which forced him into retirement for a year, and announces that he is opening an office at 2081 8th av for the transaction of a general real estate and insurance business.

BRETT & GOODE CO. have been appointed managers and agents of the following properties: the 20-sty office building at 72-74 Broadway, through to New st; the 4-sty apartment at 44 East 49th st and the 5-sty apartment at 521 West 182d st; a tenement at 229 East 108th st and the buildings at 160 East 112th st; and 143-145 West 21st st and 467 4th av.

DOUGLAS L. ELLIMAN has been appointed managing agents for the new 14-sty apartment house under construction at 100 Central Park South, southwest corner of 6th av, 73 ft. facing Central Park and 100 ft. on the avenue. This building will contain 70 apartments of the studio type, and there will be a high-class restaurant on the first floor for the convenience of the tenants. The owners are the One Hundred and Five West Fifty-fifth Street Corp. (Inc.), John J. Hearn, president, and Harold C. Mathews, treasurer. The building will be ready for occupancy about January 1, next.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table showing conveyance statistics for Manhattan for 1917 and 1916. Columns include dates (Sept. 7 to 13, Sept. 8 to 14) and rows for Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table showing mortgage statistics for Manhattan for 1917 and 1916. Columns include dates and rows for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Amount, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table showing mortgage extension statistics for Manhattan for 1917 and 1916. Columns include dates and rows for Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing building permit statistics for Manhattan for 1917 and 1916. Columns include dates and rows for New Buildings, Cost, Alterations, and amounts.

BRONX. Conveyances.

Table showing conveyance statistics for Bronx for 1917 and 1916. Columns include dates and rows for Total No., No. with consideration, and Consideration.

Mortgages.

Table showing mortgage statistics for Bronx for 1917 and 1916. Columns include dates and rows for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table showing mortgage extension statistics for Bronx for 1917 and 1916. Columns include dates and rows for Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing building permit statistics for Bronx for 1917 and 1916. Columns include dates and rows for New Buildings, Cost, Alterations, and amounts.

BROOKLYN. Conveyances.

Table showing conveyance statistics for Brooklyn for 1917 and 1916. Columns include dates and rows for Total No., No. with consideration, and Consideration.

Mortgages.

Table showing mortgage statistics for Brooklyn for 1917 and 1916. Columns include dates and rows for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Amount, Unusual rates, Interest not given, and Amount.

Building Permits.

Table showing building permit statistics for Brooklyn for 1917 and 1916. Columns include dates and rows for New Buildings, Cost, Alterations, and amounts.

QUEENS. Building Permits.

Table showing building permit statistics for Queens for 1917 and 1916. Columns include dates and rows for New Buildings, Cost, Alterations, and amounts.

RICHMOND. Building Permits.

Table showing building permit statistics for Richmond for 1917 and 1916. Columns include dates and rows for New Buildings, Cost, Alterations, and amounts.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CONTINUED high prices of building materials and supplies seem to be the dominating influence in the present unsatisfactory building situation. While commodity prices hold to their present altitudes, there is but slight probability of a marked increase in construction work. The existing condition is responsible for the fact that a number of large and important industrial projects are being held in abeyance until prices are considerably lowered. The major portion of this work is for buildings for which there is an imperative demand, but owing to the high construction costs, owners hesitate to commence operations. Nevertheless, there is a grain of hope for the building fraternity in the fact that there are indications from some quarters that recessions in price are imminent, and, with the industry in general taking an attitude that no additional activity is possible at the current excessive prices, material manufacturers and dealers are very likely to cooperate for the improvement of the situation by making every possible reduction compatible with the business policies of their respective industries. By so doing they will protect their own interests.

During the week just past it was learned that the Central Railroad of New Jersey and the Erie Railroad have both decided to withhold all of their contemplated construction until the prices of structural materials and supplies are reduced to a figure that would permit of construction on a more reasonable and just basis. Both of these roads have a considerable amount of work in prospect, and their action is important. The

Common Brick.—The week just past brought with it no material change in the Hudson River common brick situation, and there is slight opportunity for a radical change until local building operations are stimulated and more life is evidenced from this quarter. Common brick prices have remained practically stationary, quotations now being \$8.00 to \$8.25 to dealers in cargo lots alongside dock. The top price is weak, however, and the majority of sales are at the low figure. Off grades are receiving slight concessions from the general market figure and in certain instances have sold for \$7.75 a thousand. The market this week has been remarkably quiet, and in the volume of sales recorded will probably prove to be the low ebb of the year. The outlook is improving as evidenced by increased inquiries and a better spirit throughout the building trade. One of the factors that has affected the brick market this week is the strike of the barge captains for higher wages and recognition of their proposed union. At the present time there is no disposition on the part of the brick manufacturers to accede to the demands of the captains, and it will likely be some time before this matter is adjusted. Manufacturing conditions up-river have not changed and as a consequence brick making has been stopped in some yards and the balance are contemplating an early cessation of activities. Unquestionably this year has been a particularly bad period for the producers and the best evidence of this fact is that the total production of the plants in the Hudson Valley will fall short of 600,000,000, whereas in an average and normal manufacturing year the total output from the same district would be in the neighborhood of 1,140,000,000.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, September 14, 1917. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 13. Distribution: Manhattan, 3; Brooklyn, 3; New Jersey points, 5; Astoria, 1; outside 1.

decision eliminates building work of every character, except that entailed in the maintenance of right of way, and other work essential to safety and efficient railroad operation. As the amounts annually expended by the railroads of this country for construction work of various types reaches a high total, the decision of these important influences will undoubtedly have a marked effect upon material manufacturers, and will probably hasten concessions in price.

The material situation has undergone but little change during the past week. The sales of structural commodities have picked up to some extent, but there is considerable opportunity for additional improvement along these lines. Practically all materials are holding firmly at price levels that have now maintained for a period of weeks. Common brick, from the Hudson Valley, is practically stabilized at the \$8 level, and from this figure there is no material fluctuation anticipated at the present writing. Hudson River brick has been coming into the market in fair volume; the chief difficulty being in disposing of this product after its arrival at a figure that will permit manufacturers to obtain a reasonable profit. The cement and lime markets are firm, and current sales and inquiries denote a slight strengthening of the building situation generally, and particularly in Greater New York and vicinity. The steel situation is the principal deterrent to structural improvements, and although there has been a very slight recession in the basic price of fabricated material, it has not been to an extent that would stimulate building activities.

Structural Steel.—The limited amount of activity noticeable in the structural steel market during the past week was almost wholly confined to orders for Governmental construction work and the small amount of industrial building that continues to progress. Although the basic price of fabricated material is slightly lower than that maintaining a few weeks ago, the fact has not been responsible for any perceptible stimulation to general building activity, and there is little likelihood of a marked improvement in the building situation throughout the country until structural steel prices are further reduced. The steel situation has for some time been the dominating factor in the recession of building construction and until steel prices are returned to a figure that is other than prohibitive, no great building movement can be expected. The principal bookings of the past week were 600 tons for the plant for the Willys-Morrow Company at Elmira, N. Y., and 500 tons for a pier shed in Brooklyn for W. R. Grace & Co. This material will be supplied by the Bethlehem Steel Co. There were some smaller orders placed and there seems to be an increasing amount of business in prospect, but the construction of these operations will depend largely upon a revision of the present price schedules and assurance of better deliveries that are possible at present. The matter of delay in making steel deliveries continues to be an important factor in the industry and there is no prediction as to when decided improvement is to be expected. Structural steel prices are unchanged. Quotations on mill shipments are 4.445c. to 5.195c., New York, according to date of delivery.

Wire Products.—There have been no developments worthy of mention in this industry during the past week. The independent mills continue to quote prices that are \$16 a ton higher than those of the American Steel & Wire Company. This concern is taking a large percentage

of the current business and according to reports is in a position to make reasonably prompt deliveries. The domestic demand for wire nails has slowed down considerably. The construction of army cantonments provided an excellent market for this commodity, but now that these are all practically completed and building construction of a general character has not improved in volume, the market has taken on a quieter tone. The Federal Government is still a factor in the wire market, but is not placing orders to the extent that was recently experienced. The independent mills continue to quote nails at \$4 base per keg and bright basic wire, \$4.05 a hundred pounds.

Window Glass.—Activity in this line continues to be light, but prices are remarkably firm on account of the moderate stocks in the hands of dealers. There is practically no reserve at the factories and there will be no new supply available for some weeks or until the glass manufacturing plants resume operations for the season. Last season glass producers suffered considerable from labor shortage and difficulty of obtaining raw materials, and for the coming season the outlook for these factors is not of the best. Up to the present time there has been no settlement of the wage scale in regard to the production of new glass. Discounts remain the same as quoted one week ago.

Linseed Oil.—The demand for this commodity has fallen off to a considerable extent through the cessation of building operations which is notable throughout the entire country. For some months past the consumption has been light and this material has been affected in a manner similar to substantially all other structural materials and supplies. The price of linseed oil is holding firmly and this is accounted for by the small volume of oil stocks available and the poor seed crop. Quotations for linseed oil in lots of five barrels or more are \$1.26, and for less than five barrel lots \$1.26.

Cast Iron Pipe.—Business in this line was very slow throughout the week, with municipal buying conspicuous by its absence and private purchases a negligible quantity. The most important recent commitment was that of five hundred tons to be used in the construction of the army cantonment at Tenafly, N. J. There have been no price changes. Carload lots of 6 in., 8 in. and heavier are quoted at \$65.50 per net ton, tidewater; and 4 in. at \$68.50.

Lime.—The lime situation is practically the same as it has been for some time past, the only change being an advance in the price of hydrated finishing in bur-lap of 50c a ton, making the price now \$15.43. In paper this material is selling at \$12.43 and the majority of sales are booked for delivery in paper. Hydrated common remains at the \$12 level. The demand for the latter material is fair, but that for the finishing lime has decreased to a certain extent.

Portland Cement.—The cement market is quiet and with little promise of increased activity until there is a substantial improvement in the general building situation. Portland cement prices are holding firmly at the established level and there is at present slight prospect that there will be any fluctuation from this figure for some time.

Metals.—The market for copper, lead, tin and spelter seems to be somewhat stronger this week. Copper prices are firm and nominally higher than they have been. Lead, tin and spelter are generally steady, with demand increasing and possibilities of advances in price.

CURRENT WHOLESALE PRICES.

FLATBUSH APARTMENTS COMPLETED

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@ —
 Buff brick for light courts... 21.00@ —
 Light colored for fronts..... 25.00@ —
 Special types..... 36.00@ —
 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)... 15.43@ —

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

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
 1½ in. (nominal).....\$1.10@ —
 ¾ in.No quotation
 Paving gravel (nominal)...\$1.25@ —
 P. S. C. gravel.....@ \$1.25
 Paving stone..... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b.N.Y.):
 8 to 12 ins., 16 to 20 ft...\$40.00@ \$50.00
 14 to 16 ft..... 55.00@ 70.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00
 Hemlock, Pa., f. o. b. N. Y.
 Base price, per M..... 30.50@ —
 Hemlock, W. Va., base price
 per M..... 30.50@ —
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered)..\$32.00@ \$37.00
 Wide cargoes..... 35.00@ 38.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$4.50@ \$4.75
 Cypress lumber (by car, f.o.b.N.Y.):
 Firsts and seconds, 1-in...\$57.00@ —
 Cypress shingles, 6x18, No. 1
 Hearts..... 10.00@ —
 Cypress shingles, 6x18, No. 1
 Prime..... 8.50@ —
 Quartered oak.....90.00@ 95.00
 Plain oak..... 68.00@ 73.00
 Flooring:
 White oak, quartered, select.\$55.00@ \$59.00
 Red oak, quartered, select... 55.00@ 59.00
 Maple No. 1..... 49.00@ —
 Yellow pine, No. 1, common
 flat..... 39.00@ —
 N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):
 Masons' finishing in 100 lbs. bags, per ton.....@ \$15.00
 Dry Mortar, in bags, returnable at 10c. each, per ton... 6.75@ 7.25
 Block, 2 in. (solid), per sq. ft....\$0.06¾
 Block, 3 in. (hollow)..... 0.6¾
 Block, 4 in. (hollow)..... .08
 Boards, ¼ in. x 8 ft......12½
 Boards, ¾ in. x 8 ft......15½

SAND—
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..\$0.50@ \$0.55
 STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):
 Beams & channels up to 14 in. 4.695@5.195
 Beams & channels over 14 in. 4.695@5.195
 Angles 3x2 up to 6x8..... 4.695@5.195
 Zees and tees..... 4.695@5.195
 Steel bars, half extras..... 4.695@5.195

TURPENTINE:
 Spot, in yard, N. Y., per gal..\$0.42@ \$0.42½
 WINDOW GLASS. Official discounts from jobbers' lists:
 Single strength, A quality, first three brackets..... 85%
 B grade, single strength, first three brackets..... 85%
 Grades A and B, larger than the first three brackets, single thick..... 85%
 Double strength, A quality..... 85%
 B quality..... 85%

Two Structures Now Ready for Occupancy Provide Homes for About Forty Families

ALTHOUGH there has recently been considerable discussion in reference to the recession of speculative building activities throughout the city there is one section of Greater New York that has witnessed a satisfactory volume of construction work of this character. While it cannot be said that the amount equals that of former years, still, the total amount expended during the past year for work of this type looms up large. The activity included the erection of both high class apartments and one and two-family dwellings, and there is an excellent prospect for a decided increase in work of this character next season because the demand for accommodations is greatly in excess of the supply, and renting agents have been forced to disappoint many seekers for housing. At the present

tofore erected in the locality. As an indication of the quality of this operation it may be said that all of the suites in both structures were leased for terms of at least two years, before the work of construction was completed. The rentals range from \$12 to \$14 a room. The buildings are owned by the Pohl-Abbott Construction Company, 180 Montague street, which erected the structures from plans prepared by Cohn Brothers, architects, 361 Stone avenue, Brooklyn. The operation represents an expenditure of approximately \$150,000.

A total of thirty-nine families will be accommodated, in suites containing three, four and five rooms each, with foyer and bathroom. All of the rooms are exceptionally large and well proportioned. The kitchens and bathrooms have tiled floors, and the former rooms have their side walls tiled to a height



Cohn Brothers, Architects. RECENTLY COMPLETED FLATBUSH APARTMENTS.

writing practically all of the apartments in the Flatbush section of Brooklyn have been fully rented for the coming year, and there are a number of instances where owners have waiting lists of prospective tenants desiring to locate in the district.

At the southeast corner of Avenue H and East 19th street, practically in the heart of the Flatbush section, there have recently been completed two modern multi-family dwellings. In design, construction and appointments they compare most favorably with any here-

of 5.6 feet. Numerous built-in closets have been made one of the attractive features.

According to the builders, one of the interesting facts in connection with the operation is that the permit for these buildings was the last one for a project of this type in the neighborhood to pass through the Municipal Departments before the Zoning Resolution went into effect July 25, 1916. The surrounding property has been placed in the "E" zones, which prohibits the future erection of apartment houses.

New Connection to Coney Island.

The main portion of the new Broadway subway, Manhattan, was placed in operation under direction of the Public Service Commission, by the New York Consolidated Railroad Company of Brooklyn, an associated Brooklyn Rapid Transit Company, on the afternoon of September 4. At that hour a special train carrying city officials, members and officials of the Public Service Commission and officials of the various B. R. T. Companies, made the trip from Union Square to Coney Island in 27½ minutes, which is said to be the fastest time ever made in train service between those points. Regular train service began at eight o'clock in the evening of the same day with a considerable patronage for the trains operating over the new line.

While the actual running time in regular service is somewhat in excess of that consumed during the official initial trip, officers of the operating company stated that eventually the running time will be cut down to not more than 30

minutes between Union Square and Coney Island, and less than 35 minutes between Coney Island and Times Square when service in the Broadway line is extended to the latter point, which will be some time before the end of 1917.

The operation of the new line, as at present constituted, is in connection with the Fourth avenue subway, in Brooklyn, and the Sea Beach branch of the last named line for through service, with a short line service provided between Union Square and the station at Ninth avenue and 38th street in Brooklyn on the Culver and West End lines.

To Begin Terminal Project.

It is understood that work will commence soon on the big industrial enterprise contemplated by the Pouch Terminal Company of Clifton, S. I. The first building unit, which is to be followed eventually by others, until there are sixteen, will be seven stories in height and will cover an area of 120x160 feet. Plans have been prepared by the Concrete Steel Company, 42 Broadway.

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2,000,000 Up-State Hotel.

Beverly S. King and Shiras Campbell, 103 Park avenue, Manhattan, have completed tentative plans for a summer hotel at Alexandria Bay, N. Y., in the Thousand Islands section. It is planned to have two thousand rooms in the structure, which may involve an outlay of about \$2,000,000. Part of the site selected is now occupied by the Crossman House, and the new hotel, according to the plans, will be built in the direction of the Thousand Island House. Among those reported to be interested in the project are Frank L. Raymond, William Donnell, Fuller F. Cornwall, John Kellet and C. F. Wiltse.

Interesting Addition to Loft.

D. E. Sichel & Company, manufacturers of ladies' wearing apparel, plan the erection of a glass top addition to their six-story building at 45 to 51 West 21st street. The addition will be designed for recreational and educational purposes and will provide additional facilities for the five hundred girl employees of the firm. It will be built like an armory, with sides and roof of glass supported by steel trusses, and will have an unobstructed inside space 50x100 feet. Plans have been prepared by G. A. & H. Boehm, 7 West 42nd street, architects.

Garage for Upper Broadway.

Samuel Katz, 405 Lexington avenue, has completed plans for a two-story brick garage and store building, to measure 149x100 feet, at the southwest corner of Broadway and 135th street. The owner of the project is Falkenau & Hamerslag (Inc.); Charles S. Lyons, president, represented by A. N. Gitterman, 51 East 42d street. The cost has been placed at \$110,000.

PERSONAL AND TRADE NOTES.

Benjamin W. Devitan, architect, has moved his office from 20 West 30th street to 10 East 38th street.

Samuel A. Benner, general sales manager of the American Steel Export Company, will become a vice president of the Federal Export Company on September 17.

New York School of Heating & Ventilating announces the opening of its fifth season, on Monday and Wednesday evenings, in the World building, 63 Park Row. The school is conducted by Charles A. Fuller, 101 Park avenue.

Stanton Freeman has resigned his position as general manager of the Carbon Iron & Steel Company of Parryville, Pa., and has become secretary and treasurer of the Port Henry Iron Ore Company, with offices at 2 Rector street.

E. B. Blandy, for the past seven years connected with Pilling & Crane, New York, has resigned to become secretary of the Northern Ore Co. of New York, which some months ago acquired the Keystone blast furnace, Island Park, near Easton, Pa.

The American International Corporation has organized a new subsidiary, the American International Steel Corporation, to engage in the export of steel and steel products. The new company intends to develop a foreign selling organization, and will have the financial and shipping connections of the American International Corporation. Edward M. Hagar, for many years president of the Universal Portland Cement Co., the subsidiary of the United States Steel Corporation engaged in making cement from blast-furnace slag, is president. Morris Metcalf, identified in 1896 with the Illinois Steel Co. at the time of the early slag making experiments and for years assistant to Mr. Hagar, is vice-president, and J. W. Hook, of the Allied Machinery Co., a subsidiary of the American International Corporation, is also a vice-president of the new company. Offices have been established in London and Buenos Aires and the general offices of the company are in the Equitable Building, 120 Broadway, New York.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Degnon Contracting Co., 68 Hunterspoint av, Long Island City, has the general contract for three warehouses; 1 bldg, 2 stys, 320x356; 1 bldg, 2 stys, 170x190, and another 2 stys, 220x460, at 35th st and 2d av, for the U. S. Government, Navy Yard, Brooklyn, Mr. Dans in charge, owner, from privately prepared plans. Cost, \$400,000.

VARIOUS LOCATIONS.—York Refrigerating Co., York, Pa., has the general contract for thirty-two refrigerating plants for hospitals at 32 army camps, for the U. S. Government, Col. I. W. Littell, Adams Bldg, Washington, D. C., owner, from plans by Major Gumby, Quartermaster Corps., Adams Park, Washington, engineer.

VARIOUS LOCATIONS.—The U. S. Government, Navy Dept., G. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for sea plane hangars (steel frame).

VARIOUS LOCATIONS.—Edward L. Tilton, 52 Vanderbilt av, Manhattan, completed plans for sixteen 1-sty frame theatres, to contain one balcony each, at various camps, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner.

BAYSHORE, L. I.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close 11 a. m., September 17, for timber seaplane hangars, from privately prepared plans. Cost, \$10,000.

LAKE DENMARK, N. J.—Jobson, Gifford Co., 30 East 42d st, Manhattan, has the general contract for sub-service magazines, for the U. S. Government, F. R. Harris, Chief of Bureau of Yards & Docks, Treasury Dept., Washington, D. C., owner, from privately prepared plans. Cost, \$25,250.

HOBOKEN, N. J.—Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for remodeling the 3-sty brick warehouse and storage shed, 100x100, at 1st and River sts, into barracks, for the U. S. Government, District Quartermaster, in charge, owner, from plans by Alfred Fellheimer, 7 East 42d st, Manhattan, architect, and O. S. Payzant, 63 Marblehill av, Manhattan, consulting engineer.

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.

NO ARCHITECTS SELECTED.

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

BUFFALO, N. Y.—The Macks Auto Sales Co., 1474 Main st, Buffalo, owner, contemplates erecting a 2-sty brick and concrete garage and salesroom, 85x115, for which no architect has been selected. Exact location will be announced later.

ORADELL, N. J.—The Board of Freeholders of Bergen County, James P. Harkness, clerk, Court House, Hackensack, N. J., owner, contemplates erecting a tuberculosis hospital. No architect has been retained. Cost, \$40,000.

TONAWANDA, N. Y.—The First Church of Christ Scientist, of Tonawanda, Delaware and North Morgan sts, Tonawanda, owner, contemplates the erection of a church. No architect has been retained, and details are undecided.

BUFFALO, N. Y.—The Y. M. C. A. of Buffalo, W. E. Holly, sec, 327 West Ferry st, Buffalo, owner, contemplates erecting a 4-sty brick Y. M. C. A. bldg (West Side Branch), at Grand st and Auburn av, for which no architect has been selected. Cost, \$90,000.

DELAWARE COUNTY, N. Y.—The Board of Supervisors of Delaware County, A. R. Conner, chairman, Walton, N. Y., owner, contemplates erecting a frame tuberculosis hospital, two miles from Walton, N. Y., to cost \$30,000. No architect has been retained.

PLANS FIGURING.

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

SCHOOLS AND COLLEGES.

BRONX.—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner, is taking bids on the general contract, to close 11 a. m., September 17, for addition to the 4-sty brick Public School No. 45, 78x89, in Lorillard pl, north of 189th st, from plans by C. B. J. Snyder, 500 Park av, architect. Cost, \$140,000.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Frank A. Dolan, city clerk, City Hall, Jersey City, owner, is taking bids on the general contract, to close 2 p. m., September 25, for building a temporary bulkhead on the Hackensack River, at the foot of Yale av.

STABLES AND GARAGES.

MANHATTAN.—The Charles Brady Co., 18 West 34th st, is figuring the general contract for the 5-sty brick and reinforced concrete garage, 32x68, at 102-104 West 50th st, for F. A. Cella, 888 6th av, owner, from plans by John W. Ingle and H. M. Hathaway, 527 5th av, architects, and desires bids on sub-contracts by September 17.

MISCELLANEOUS.

MAPLEWOOD N. J.—The South Orange Township Committee, William A. Greenway, chairman, Maplewood, N. J., owner, is taking bids on the general contract to close 8 p. m., September 18, for cement curb and gutter on Euclid av, from plans by E. R. Halsey, 164 Market st, Newark, N. J., engineer.

SOUTH ORANGE, N. J.—The Village of South Orange, Board of Trustees, George H. Becker, chairman, Village Hall, South Orange, owner, is taking bids on the general contract to close 7.45 p. m., September 17, for a storm water sewer on Montrose av, from plans by Ira T. Redfern, 11 South Orange av, South Orange, village engineer.

BAYONNE, N. J.—The Board of Commissioners of the City of Bayonne, William P. Lee, City Clerk, City Hall, Bayonne, owner, is taking bids on the general contract to close 4 p. m., September 18,

for water mains and appurtenances in Abbey st, 20th st, 39th st, 47th st, 48th st and Hudson blvd.

STAMFORD, CONN.—The City of Stamford, Sanitation Committee of Council, Town Hall, Stamford, owner, is taking bids on the general contract, to close 2 p. m., September 22, for a sewage disposal plant, from plans by Fuller & McClintock, 170 Broadway, Manhattan, consulting engineer.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

77TH ST.—George M. McCabe, 96 5th av, has plans in progress for the alteration of the 5-sty brick apartments, 17x60, at 144 West 77th st, for Joseph W. Doolittle, owner. Cost, \$5,000.

29TH ST.—Wortmann & Braun, 114 East 28th st, will draw plans for the alteration to the 4-sty brick dwelling, 21x98, at 43 East 29th st, into bachelor apartments and stores, for the Forty-Three East 29th St. Co., c/o Harris & Vaughn, 569 5th av, owner.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 6-sty brick elevator apartment house, 50x100, at 1858-1860 7th av, for the Reytown Realty Co., 1036 6th av, owner. Cost, \$4,000.

CHURCHES.

83D ST.—Francis J. Berlenbach, 260 Graham av, Bklyn, completed plans for a 3-sty brick church and rectory, 50x100, at 213-215 East 83d st, for St. Elizabeth's Roman Catholic Church, Rev. Father Matthias A. Tamussy, pastor, 345 East 4th st, owner. Cost, \$4,000.

DWELLINGS.

63D ST.—Katz & Feiner, 505 5th av, completed plans for alterations and extension to the 3-sty brick dwelling and store, 18x56, at 105 West 63d st, for Laura E. Escher, on premises, owner. Cost, \$3,500.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, completed plans for alterations to

the 5-sty brick and stone dwelling, 20x80, at 813 5th av, for J. Arend, owner. Alteration consists of new plumbing, interior marble and tile, decorating and cabinet work.

118TH ST.—De Rose & Cavalleri, 3d av and 148th st, Bronx, are preparing plans for the alteration of the 3-sty dwelling at 304 East 118th st for E. A. Cilento, 359 East 104th st, owner and builder. Consists of converting a 1-family house into a 3-family house. Cost, \$2,500.

STABLES AND GARAGES.

BROOME ST.—Max Muller 115 Nassau st, completed plans for alterations and extension to the 4-sty brick garage, 25x80, at 121 Broome st, for Aaron Asen, on premises, owner. Cost, \$8,000.

108TH ST.—Charles B. Meyers, 1 Union sq, completed plans for alterations to the 4-sty brick garage, 49x100, at 234-6 West 108th st, for Julia Bierman, on premises, owner. Cost, \$8,000.

75TH ST.—Aaron Gottlieb, 1178 Broadway, completed plans for alterations to the 3-sty brick garage, 36x95, at 428-30 East 75th st, for Alois Dill, on premises, owner. Cost, \$7,000.

53D ST.—Otto Strack, 220 East 23d st, completed plans for a 1-sty brick garage, 83x200, at 437 East 53d st, for the Ward Baking Co., Southern Boulevard and 143d st, owner, and Jacob Fradus, 351 West 52d st, lessee. Cost, \$20,000.

MANGIN ST.—Louis A. Sheinart, 194 Bowery, completed plans for a 1-sty brick garage, 128x100, at 3-11 Mangin st, for Mary Connelly, 21 Broome st, owner. Cost, \$20,000.

105TH ST.—Nathan Langer, 81 East 125th st, completed plans for alterations to the 4-sty brick garage, 50x96, at 156-8 East 105th st, for Mrs. Olga J. Milliard, 58 Central Park West, owner, and William Salkin, 1852 3d av, lessee. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

44TH ST.—Warren & Clark, 108 East 29th st, completed plans for alterations to the two 4 and 5-sty brick, terra cotta and limestone office bldgs, 40x70, at 2-4 East 44th st, for Mr. Wetzler, owner, and the Harriman National Bank, 44th st and 5th av, lessee.

19TH ST.—Euvrard, Sambach & Euvrard, 29 Cleveland pl, completed plans for

Elks Adopt Edison Service

The big Elks Club House in West 43rd Street has been put on Edison Service. The building, which uses current in a great variety of modern applications, was erected in 1910

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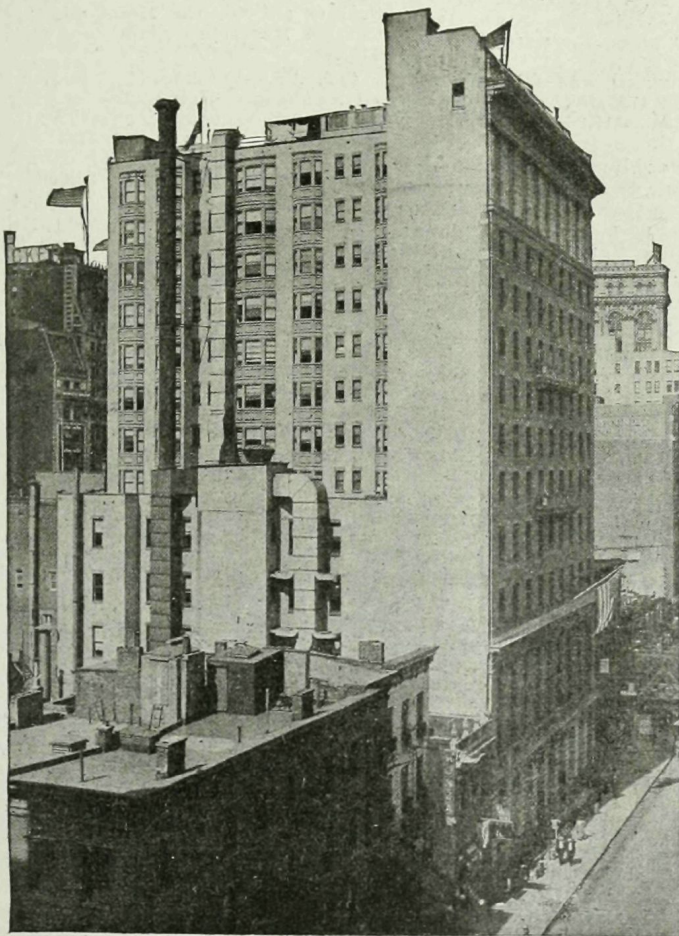
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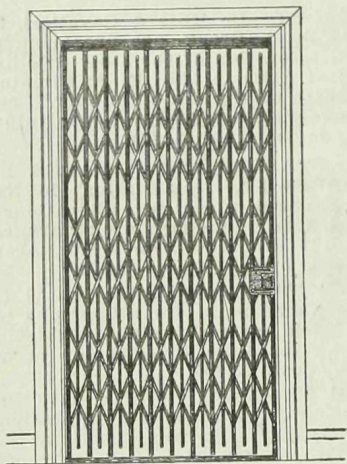
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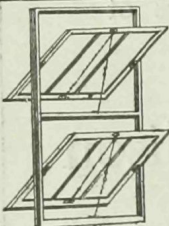
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alterations to the 5-sty brick loft bldg, 29x90, at 439-441 East 19th st, for George Edward Lapp, 190 Bowery, owner. Cost, \$6,000.

5TH AV.—Charles L. Calhoun, 560 West 163d st, completed plans for the alteration of the 5-sty brick office and show room bldg, 59x95, at 335-9 5 av, for Lewis Zborowski, 32 Liberty st, owner, and the Chatham & Phenix National Bank, 129 Broadway, lessee. Cost, \$25,000.

BROADWAY.—Irving Margon, 370 East 149th st, completed plans for alteration to the 10-sty brick office bldg, 113x121, at 1600 Broadway and 179 West 48th st, for the Mecca Realty Co., on premises, owner. Cost, \$5,000.

23D ST.—Herman Goldberg, 2968 Briggs av, will draw plans for fire repairs to the 5-sty brick loft bldg, about 25x70, at 210 East 23d st, for Samuel Riegler, 210 East 23d st, owner.

19TH ST.—Maynicke & Franke, 25 West 26th st, have plans in progress for alterations to the brick store and loft bldg, at 121-131 West 19th st, for the Equitable Life Assurance Co., William A. Day, pres., 120 Broadway, owner, and the Bijou Waist Co., 121 West 19th st, lessee.

MISCELLANEOUS.

RANDALLS ISLAND.—Donn Barber, 101 Park av, completed plans for a 1-sty brick office and waiting room, 21x30, on Randalls Island, opposite 125th st, for the City of New York, Dept. of Charities, John A. Kingsbury, Comr., Municipal Bldg, owner. Cost, \$11,000.

125TH ST.—Donn Barber, 101 Park av, completed plans for a 1-sty brick waiting room and office, 29x50, at the East 125th st North Side Wharf, for the City of New York, Dept. of Public Charities, John A. Kingsbury, comr., Municipal Bldg, owner. Cost, \$18,000.

Bronx.

DWELLINGS.

WALKER AV.—M. W. Del Gaudio, 401 Tremont av, completed plans for extensions to the two 2-sty frame dwellings and stores at the northeast cor of Walker and Fink avs for Marie F. Gerz, 452 Van Nest av, owner. Consists of two 2-sty brick extensions, 27x12 and 27x6, and new partitions. Cost, \$5,000.

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.

STABLES AND GARAGES.

BOSTON ROAD.—John De Hart, 1039 Fox st, completed plans for extension to the 1-sty concrete garage, at the southwest cor of Boston road and Jefferson pl, for Morris Hirsch, 1479 Madison av, Manhattan, owner. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Charles Gastmayer, 1652 Myrtle av, Queens, L. I., completed plans for extension to the 4-sty tenement and two stores on the northeast side of Broadway, 40 ft northwest of Woodbine st, for Julia Schwartz, 471 McDonough st, owner. Cost, \$3,000.

DWELLINGS.

WEST 35TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, 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.

14TH AV.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 25x56, on the east side of 14th av, 60 ft north of 48th st, for John H. Connelly, 5107 New Utrecht av, owner. Cost, \$10,000.

75TH ST.—Charles A. Olsen, 1765 62d st, completed plans for four 2-sty frame and shingle dwellings, 17x44, in the north side of 75th st, 200 ft east of Narrows av, for the Luja Holding Co., 434 Senator st, Brooklyn, owner. Cost, \$14,000.

32D ST.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty brick dwelling, 23x37, in the west side of 32d st, 100 ft south of Av J, for the D. & W. Construction Co., Albert B. Dietrich, pres., 574 Argyle rd, owner and builder. Cost, \$6,000.

GRAND ST.—Robert J. Reilly, 477 5th av, Manhattan, has plans in progress for a 3-sty brick dwelling and store, 67x46, in the north side of Grand st, 70 ft east of Keap st, for L. R. Callianel, 463 Grand st, owner. Cost, \$25,000.

82D ST.—A. G. Carlson, 226 Henry st, completed plans for six 2-sty brick dwellings, 18x60, in the south side of 82d st,

100 ft east of 10th av, for the Johnson Construction Co., 71st st and 10th av, owner. Cost, \$33,000.

48TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x55, in the south side of 48th st, 180 ft east of 12th av, for Morris Wolsk, 1560 53d st, owner. Cost, \$7,500.

9TH AV.—H. A. Weinstein, 165 Remsen st, completed plans for a 2-sty brick dwelling, 20x53, at the southwest cor of 9th av and 57th st, for the Jones Construction Co., 455 Broadway, Manhattan, owner. Cost, \$14,000.

EAST 19TH ST.—Seth H. Cutting, 1721 Av J, Bklyn, completed plans for a 2-sty frame dwelling, 25x42, in the west side of East 19th st, 200 ft north of Av J, for the Acutny Realty Co., 1721 Av J, owner. Cost, \$10,000.

SHORE RD.—W. F. Stickles, 32 Union sq, Manhattan, completed plans for a 2-sty extension to the residence at the northeast cor of Shore rd and 91st st for the Barnes Realty Co., 66 Wall st, Manhattan, owner.

HOTELS.

COLUMBIA HEIGHTS.—William Higginson, 21 Park row, Manhattan, completed plans for the alterations to the brick hotel, in the east side of Columbia Heights, north of Orange st, for the Charles Arbuckle Estate, Hotel Margaret, 97 Columbia Heights, owner. Cost, \$5,000.

STABLES AND GARAGES.

BROADWAY.—Frank Adams, 216 Boerum st, completed plans for a 1-sty brick garage, 100x50, on the south side of Broadway, 250 ft east of Reid av, for Henrietta Reisenheimer, 54 Somer st, Brooklyn. Cost, \$15,000.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, completed plans for extension to the 1-sty brick garage and store on the west side of Sumner av, 125 ft south of Decatur st, for Edwin W. Lamar, on premises, owner. Cost, \$6,500.

GROVE ST.—Charles Gastmayer, 1652 Myrtle av, Queens, L. I., completed plans for a 1-sty brick garage, 49x14, in the south side of Grove st, 80 ft west of Wyckoff av, for Alrid Beaura, 343 Menahan st, owner. Cost, \$6,000.

PROSPECT PL.—Montrose Morris Sons, 533 Nostrand av, completed plans for a 1-sty brick garage in the north side of Prospect pl, 200 ft west of Nostrand av, for Annie J. Haar, 672 St. Marks pl, owner. Cost, \$25,000.

HUMBOLDT ST.—Lorenz F. J. Weiher, 271 West 125th st, Manhattan, completed plans for a 1-sty brick garage, 125x127, at the southwest cor of Humboldt and Scholes sts, for the Humboldt Coal & Ice Co., 169 Meserole av, Bklyn, owner. Cost, \$75,000.

4TH AV.—Volckening & Holler, 82 Wall st, Manhattan, have plans in progress for a 1-sty brick garage, 50x100, at the southeast cor of 4th av and 51st st, for the Rosevale Realty Co., 189 Montague st, owner and builder. Cost, \$8,000.

TILDEN AV.—Edward C. Georgi, 4185 Fulton st, Bklyn, completed plans for a 1-sty brick garage, 157x220, on the north side of Tilden av, 140 ft west of Bedford av, for Robert Freedman, 4185 Fulton st, owner. Cost, \$50,000.

SCHOLES ST.—Lorenz F. J. Weiher, 271 West 125th st, Manhattan, completed plans for a 1-sty brick garage, 125x125, at the southwest cor of Scholes and Humboldt sts, for the Humboldt Ice & Coal Co., 169 Meserole st, owner. Cost, \$7,500.

THEATRES.

ST. JOHNS PL.—Shampan & Shampan, 772 Broadway, completed plans for a 1-sty brick moving picture theater, 58x21, in the south side of St. Johns pl, 185 ft east of Schenectady av, for J. Stockhammer, 1852 Eastern Parkway, owner and builder. Cost, \$4,000.

Queens.

DWELLINGS.

FLUSHING HEIGHTS, L. I.—R. L. Lukowsky, 477 14th av, L. I. City, completed plans for a 2½-sty frame dwelling, 18x32, at the northwest cor of Norwood av and 29th st, for Louis Esabon, Norwood av, Flushing Heights, owner. Cost, \$3,000.

BELLEHARBOR, L. I.—Harry J. Spring, 44 Court st, Brooklyn, completed plans for a 2-sty frame dwelling, 30x34, in the west side of Beach 125th st, 80 ft north of Bay-side dr, for Elizabeth Frankel, owner. Cost, \$6,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for five 2-sty frame dwellings, 16x52, on the north side of Lincoln av, 220 ft east of 2d st, for T. A. Thompson, 1122 Atfield av, Dunton, L. I., owner. Cost, \$17,500.

KEW GARDENS, L. I.—Harry Arnold, 429 North Vine st, Richmond, L. I., completed plans for a 2½-sty frame dwelling, 32x26, in the north side of Pembroke pl, 500 ft east of Austin st, for K. Haubner, 214 West 128th st, Manhattan, owner. Cost, \$7,500.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 26x35, on the north side of Chichester av, 50 ft east of Garrison st, for B. Schauli, 1556 Thatford av, Ozone Park, L. I., owner. Cost, \$7,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x33, on the north side of 137th st, 262 ft west of 201st st, for Emma Kellane, Springfield, owner. Cost, \$4,000.

ELMHURST, L. I.—A. Marinelli, 13 Jackson av, Corona, L. I., completed plans for a 2-sty frame dwelling, 18x37, in the west side of Humphreys st, 130 ft south of Manhattan blvd, for T. Farrell, 31 West Jackson av, Corona, owner. Cost, \$3,000.

WOODHAVEN, L. I.—P. H. Dein, Woodhaven, completed plans for two 2½-sty frame dwellings, 20x35, on the east side of Diamond av, 457 and 487 ft north of Fulton st, for W. H. Deim, 802 Diamond av, Woodhaven, owner.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for three 2-sty frame dwellings, 16x39, on the east side of Diamond av, and at 665-679-703 North Jamaica av, for Gatehouse Bros., 58 Chestnut st, Bklyn, owner. Cost, \$8,500.

Richmond.

HOTELS.

DONGAN HILLS, S. I.—W. H. Mersereau, 32 Broadway, Manhattan, has plans in progress for addition to the 2½-sty frame hotel, 64x64, for the Romar House, Dongan Hills, owner. Cost, \$7,500.

Nassau.

STABLES AND GARAGES.

LITTLE NECK, L. I.—I. P. Robinson, Little Neck, completed plans for a 1-sty brick garage, 60x100, on the north side of Little Neck road, one-quarter mile east of Broadway, for C. W. Connell, Little Neck, owner. Cost, \$3,000.

Suffolk.

HALLS AND CLUBS.

PATCHOGUE, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have been selected architects for the 3-sty hollow tile and stucco club house, 60x150, at the corner of Main st and Maple av, for the Patchogue Lodge, No. 1323, B. P. O. E., Exalted Ruler Dayton Hodges, Ocean av, Patchogue, owner. Cost, \$50,000.

MISCELLANEOUS.

HUNTINGTON, L. I.—Carroll E. Welch, Huntington, L. I., completed plans for a 1-sty shingle, stucco and concrete cow barn, 58x55, for George McKesson Brown, Huntington, L. I., owner. Cost, \$8,000.

Westchester.

DWELLINGS.

LARCHMONT, N. Y.—Patterson & Dula, 527 5th av, Manhattan, have plans in progress for a 2½-sty frame dwelling and garage, 25x50, for Mrs. G. S. Watson, Larchmont, N. Y., owner. Cost, \$15,000.

PELHAMWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, completed plans for a 2½-sty frame and stucco dwelling, 26x36, on Young av, for Herbert Smith, 144 West 99th st, Manhattan, owner.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, N. Y., owner.

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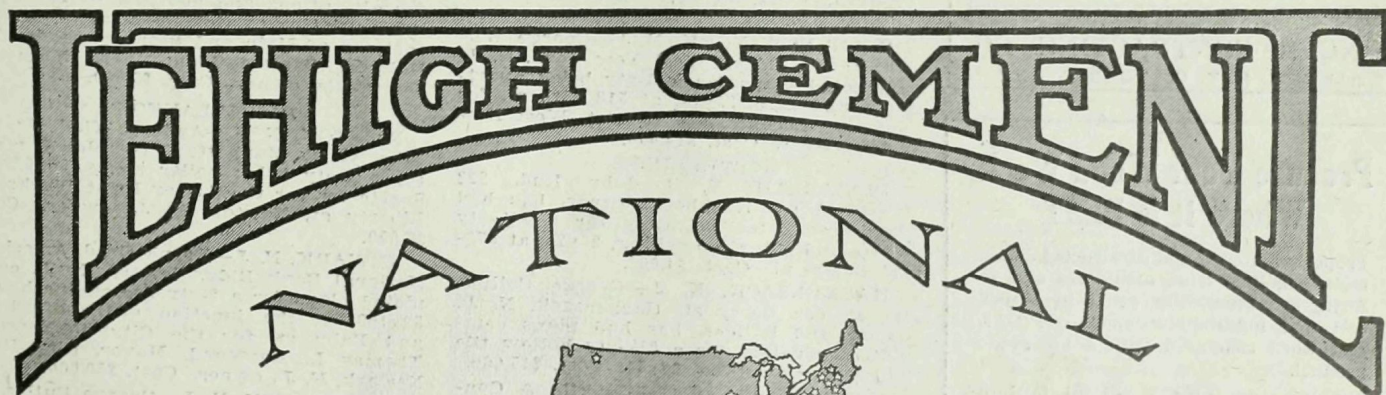
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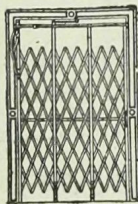
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87 Manhattan Street

has had plans completed privately for a 2½-sty brick and stucco dwelling, 28x41, on Claremont av. Cost, \$8,000.

NEW ROCHELLE, N. Y.—August Sundberg, North av, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 22x41, at Stevenson Park. Owner's name will be announced later. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—A. J. Van Seutendael, 15 North Broadway, Yonkers, N. Y., completed plans for two 2-sty brick and reinforced concrete factory bldgs, 30x152x50x86, in Downing st, for H. Schneider Co., 150 Downing st, Yonkers, N. Y., owner. Total cost, \$40,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, will draw plans for the addition to the 2-sty brick public school No. 11 for the Board of Education of Yonkers, C. P. Easton, pres. Cost, \$30,000.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, N. Y., will draw plans for addition to the brick Public School No. 13 for the Board of Education of Yonkers, C. P. Eaton, pres., Yonkers, N. Y., owner. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, N. J., completed plans for a 2-sty frame flat, 30x40, for Lester Renninger, 712 East 2d st, Plainfield, owner. Exact location will be announced later. Cost, \$7,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 3-sty brick tenement and store, 21x68, at 775 Main st, for John Pishotta, 771 Main st, Paterson, owner. Cost, \$11,000.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, completed plans for two 1-sty brick apartments and stores, 32x65, at 402-4 North 5th st, for Peter Travisani, 411 North 5th st, Newark, owner. Cost, \$3,000.

GRANTWOOD, N. J.—Carmine Richard, Cliffside Park, owner, contemplates erecting a 2-sty brick apartment and store bldg, at the northwest cor of Columbia blvd and Palisade Railroad, from private-ly prepared plans.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 3-sty brick flat and store, 25x68, at 88 Wallis av, for Michael Falzarane, 86 Willis av, Jersey City, owner. Cost, \$15,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, has plans in progress for the alteration to the 3-sty brick stores and apartment at the corner of Grove and Wayne sts, for Arthur Gold, 656 Newark av, owner. Cost, \$3,000. Consists of three new store fronts, new plumbing and fixtures, new wood lath and plaster partitions and general repairs to building.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has completed plans for the alteration to the 4-sty brick apartment and cafe, at the southwest cor of Orient av and Jackson av, for Lembeck & Betz, c/o Eagle Brewing Co., 173 9th st, Jersey City, owner. Cost, \$13,000. Consists of remodeling entire building, adding six apartments and constructing new store front.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, has plans in progress for a 4-sty brick apartment, 50x75, in the south side of South st, near the Boulevard, for Frederick Goldberg, 254 Cambridge av, Jersey City, owner and builder. Cost, \$30,000.

WEST NEW YORK, N. J.—George Willardet, 411 23d st, West New York, N. J., completed plans for a 3-sty brick apartment and cafe, 25x74, at 518 15th st, for Nicholas Lucente, 516 15th st, West New York, owner. Cost, \$14,000.

DWELLINGS.

ELIZABETH, N. J.—John Rud, 222 Westfield av, Elizabeth, owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 26x28, at 570-571 Salem pl. Cost, \$4,000.

HACKENSACK, N. J.—George Collins, 1st st, cor Berry st, Hackensack, N. J., owner and builder, has had plans completed privately for a 2½-sty hollow tile and stucco dwelling, 32x51. Cost, \$15,000.

MORRISTOWN, N. J.—Conklin & Convery, 665 Broad st, Newark, completed plans for two 2½-sty dwellings, about 28x45, one to be frame and the other frame and stucco, to be erected on Georgian rd, and on Morris av, for the Georgian Gardens Co., Madison, N. J., owner. Cost, \$9,000.

ROSELLE PARK, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, completed plans for a 2½-sty frame dwelling, 22x38, at the northwest cor of Magee and Grant avs, for Harry Gordon, on premises, owner and builder. Cost, \$4,000.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty frame dwelling, 28x24, and extension, 10x16, on Girard pl, for T. W. Bundle, c/o Henry Bush, 17 Maplewood av, Maplewood, owner. Cost, \$5,000.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for alterations and addition to the 2½-sty frame dwelling, at 78 Milford av, for David Goldsmith, 74 Johnson av, Newark, owner.

KEARNY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, completed plans for five 2½-sty frame dwellings, 23x41 ft each, and a store, and two 2-sty flats, 23x55 and 27x65, at Quincy av and Hickory st. Owner's name will be announced later. Total cost, \$30,000.

ELIZABETH, N. J.—Herman Fritz, News bldg, Passaic, completed plans for a 2½-sty frame dwelling, 22x25, for the Parkway Construction Co., Bay Way, Elizabeth, owner and builder. Cost, \$3,500.

NUTLEY, N. J.—C. B. Waterhouse, 257 Main av, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 26x34, for E. J. De Wolfe. Exact location will be announced later. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

KEARNY, N. J.—Guarantee Construction Co., 140 Cedar st, Manhattan, engineer, will draw plans for a plant on the Hackensack River south of main line of P. R. R., for James H. Rhodes & Co., Mr. Goetz in charge, 162 William st, Manhattan, owner.

NEWARK, N. J.—Jordan Green, 31 Clinton st, Newark, has plans nearing completion for a 2-sty brick factory, 80x100, in Runyon st. Owner's name will be announced later. Cost, \$35,000.

SCHOOLS AND COLLEGES.

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

STABLES AND GARAGES.

NEWARK, N. J.—J. B. Warren, 31 Clinton st, Newark, completed plans for twenty-five 1-sty cement block individual garages, 54x99x91x110, at North 6th st and D. L. & W. R. R., for John Verrier, 564 Orange st, Newark, owner. Cost, \$7,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has completed plans for the thirty 1-sty brick attached individual garages, 37x145, at 344-348 Ocean av, for The National Corporation, 20 Eastern Park, Jersey City, owner. Cost, \$10,000.

PASSAIC, N. J.—Plans have been completed privately for the thirty-two 1-sty brick front individual garages (attached) and show rooms, about 40x160, at 202-206 Main av, for the Ginsburg Bros., c/o A. S. Ginsburg, owners and builders, 11 Bloomfield av, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for interior alterations to the brick store, at 472 Broad st, for Joseph Goetz Estate, owner, and the Sheffield Lunch Co., lessee.

SOMERVILLE, N. J.—P. C. Van Nuys, 1 West Main st, Somerville, completed plans for alterations and addition to the 2-sty brick printing establishment at the northeast cor of Main and Warren sts, for the Unionist Gazette Assn, West Main st, Somerville, owner. Cost, \$5,000.

MISCELLANEOUS.

NEWTON, N. J.—Andrew Kidd, Jr., 95 Liberty st, Manhattan, completed plans for a 1-sty brick boiler house, 50x50, on Sparta av, for the Sussex Print Works, 33 Liberty st, Newton, N. J., owner. Cost, \$7,000.

NEWARK, N. J.—Frank Grad, American National Bank Bldg, Newark, N. J., completed plans for a 2-sty fire engine house, 50x100, at the junction of Sandford av and Palm st, for the City of Newark, Thomas L. Raymond, Mayor, City Hall, Newark, N. J., owner. Cost, \$50,000.

JERSEY CITY, N. J.—George Butler, 62 West 45th st, Manhattan, has plans in progress for alterations to the express depot at Pier No. 4, for the Wells Fargo Co., B. D. Caldwell, pres., 2 Broadway, Manhattan, owner. Includes new employees' rest room. Cost, \$15,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS. STAMFORD, CONN.—F. J. McRedmond, Main st, has completed plans for the 3-sty brick and frame store and apartment in Pacific st, for Mrs. Karp, Pacific st, Stamford, owner. Cost, \$7,000.

CHURCHES.

PORTCHESTER, N. Y.—Frederick J. Schwartz, Colt Bldg, Paterson, N. J., has plans in progress for a 1-sty frame and stucco church, 56x90, for the Roman Catholic Church of the Sacred Heart of Jesus, Rev. Dr. S. Kora, pastor, Portchester, N. Y., owner. Cost, \$8,000.

ROCHESTER, N. Y.—A. A. Ritcher, 31 N. 6th st, Reading, Pa., is preparing sketches for the 2-sty and basement stone parish house and 1-sty and basement church on Dewey av, near Augustine st, for the Lutheran Church of the Redeemer. Rev. H. Branson Richards, pastor, Rochester. Cost, \$90,000.

OLEAN, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, are preparing sketches for a brick church. Owner's name and exact location will be announced later. Cost, \$15,000.

LA SALLE, N. Y.—Featherly & Cannon, 727 Main st, Niagara Falls, are preparing plans for a 2-sty brick church, school and entertainment hall and a 2½-sty rectory, 40x32, for the St. John's La Salle Church, c/o Rev. Father Arthur Madden, Point av, La Salle, owner. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Robert North, Niagara Trust Bldg, Buffalo, has plans in progress for addition to the 3-sty brick factory. Owner's name and exact location will be announced later. Consists of addition from private office. Cost, \$30,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—Wood & Bradney, Mutual Life Bldg, Buffalo, have plans in progress for rear addition to the 1-sty brick, tile and structural steel club house at 211 Delaware av, for Eli Temple, Harry J. Knepper, chairman Bldg Committee, 211 Delaware av, Buffalo, owner.

SCHOOLS AND COLLEGES.

WHITESBORO, N. Y.—A. F. Lansing, Sherman Bldg, Watertown, N. Y., will draw plans for a high school in District No. 2 for the Village of Whitesboro, Board of Education, John Edwards, pres., Whitesboro, owner. Cost, \$80,000.

LOCKPORT, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, N. Y., have revised plans in progress for addition to the 2-sty brick and steel school, 80x115, in Hawley st, for the Board of Education, M. Belknap, clerk, Lockport, N. Y., owner. A. J. Yeager, Dun Bldg, Buffalo, N. Y., is the city engineer. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, are preparing sketches for a 2-sty brick and tile store, office and lodge room bldg, 65x107. Owner's name and exact location will be announced later. Cost, \$35,000.

WATERTOWN, N. Y.—D. D. Kieff, Flower Block, Watertown, N. Y., completed plans for an office bldg in Franklin st for the Northern New York Utilities, Inc., C. C. Burnside, pres., Flower Block Annex, Watertown, owner. Cost, \$75,000.

MISCELLANEOUS.

WATERTOWN, N. Y.—The Concrete Steel Engineering Co., 21 Park Row, Manhattan, engineer, has preliminary plans in progress for a reinforced concrete and steel bridge in Court st, over the New York Central Railroad tracks, for the City of Watertown, F. A. Streeter, City Clerk, City Hall, Watertown, N. Y., and the N. Y. Central R. R. Co., 70 East 45th st, Manhattan, owners. Cost, \$265,000.

ROCHESTER, N. Y.—James R. Tyler, 715 German Insurance Bldg, Rochester, N. Y., will draw plans for a brick and steel fire house in Franklin st for the City of Rochester, Board of Contract and Supply, City Hall, Rochester, owner. Cost, \$50,000.

PLATTSBURGH, N. Y.—Ralph Signor, 28 Brinkerhoff st, Plattsburgh, N. Y., has new preliminary plans in progress for alterations to the 2-sty brick County Jail, 37x65, in Court st, for the Clinton County Board of Supervisors, A. M. LaMarche, clerk, County Clerk's Bldg, Plattsburgh, N. Y., owner. Cost, \$30,000.

WESTFIELD, N. Y.—Plans are being prepared privately for a 1-sty tile, stucco and concrete passenger and freight station, 30x100, for the Buffalo & Lake Erie Traction Co., Erie, Pa., owner.

PORT HENRY, N. Y.—The Cheever Iron Ore Co., A. E. Hodgins, general manager, Port Henry, N. Y., owner, contemplates erecting an iron ore dock, from plans by L. Lawrence, engineer. Cost, \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS. MANHATTAN.—Thomas J. McWalters, 225 5th av, has the general contract for alterations to the 4-sty brick apartment and store, 25x60, at 70 West 38th st, from plans by A. E. Nast, 546 5th av, architect. Cost, \$8,000.

BANKS.

MANHATTAN.—Charles Duffy Co., 285 Butler st, Brooklyn, N. Y., has the general contract for alterations to the bank at 66 Wall st for the American Foreign Banking Corp., Mr. Harris, in charge, 61 Broadway, owner, from plans by Taylor & Levi, 105 West 40th st, architects. Cost, \$5,000.

DWELLINGS.

MANHATTAN.—Watt & Sinclair, 348 West 27th st, have the general contract for alterations to the dwelling at 8 East 67th st for J. S. Bates, owner, from plans by C. P. H. Gilbert, 1123 Broadway, architect. Cost, \$4,000.

MANHATTAN.—R. H. E. Elliott, 28 East 49th st, has the general contract for alterations to the 4-sty brick dwelling, 18x74, at 46 East 82d st, for George C. Smith, 1033 5th av, owner, from plans by S. Edson Gage, 28 East 49th st, architect. Cost, \$6,000.

MANHATTAN.—Bradley & Weed, Inc., Broadway and 168th st, have the general contract for alterations to the dwelling at 6 East 44th st, for Miss L. V. Day, owner, from plans by Trowbridge & Livingston, 527 5th av, architects. Cost, \$2,500.

BROOKLYN, N. Y.—North Eastern Construction Co., 225 5th av, Manhattan, has the general contract for a 2½-sty frame dwelling, 35x48, at 575 East 10th st, for A. E. McAdam, 97 Lexington av, Bklyn, owner, from plans by Frederick Putnam Platt, 1123 Broadway, Manhattan, architect. Cost, \$15,000.

WATERTOWN, N. Y.—C. W. Hilton, Syracuse, N. Y., has the general contract for forty 2-sty frame dwellings, at Magone and Hoard sts and Starbuck av, for the New York Air Brake Co., Watertown, N. Y., owner, from privately prepared plans. Cost, \$2,000 each.

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SUMMIT, N. J.—K. W. Dalzell, Inc., Maplewood, has the general contract for a 2½-sty frame and stucco dwelling, 21x80, for Herbert Shoemaker, 175 Springfield av, Summit, owner, from plans by Kenneth W. Dalzell, Depot pl, Maplewood, architect. Cost, \$20,000.

FLUSHING, L. I.—John C. W. Cadoo, 367 Amity st, Flushing, has the general contract for a 3-sty frame dwelling, 51x34, on the north side of Mitchell av, 404 ft west of Whitestone av, for Wharton Poor, 24 14th st, Flushing, owner, from plans by Goodwin, Enllard & Woolsey, 4 East 39th st, Manhattan, architects. Cost, \$12,000.

SOUTH RIVER, N. J.—Christopher Beauregard, Jackson st, South River, N. J., has the general contract for a 2½-sty hollow tile and stucco dwelling, for William T. Armstrong, Homes av, South River, owner, from plans by James V. Thetford, 71 Bremond st, Belleville, N. J., architect. Cost, \$6,500.

HARRISON, N. Y.—Fountain & Choate, 110 East 23d st, Manhattan, have the general contract for the 2-sty fieldstone and stone trim residence for William J. Knapp, owner, from plans by Godley & Haskell, 244 Madison av, Manhattan, architect, and John L. Greenleaf, 1 Broadway, landscape architect. The garage will be erected later under a separate contract.

PATERSON, N. J.—William P. Gary, 75 Lincoln av, Totowa, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 24x34, at 297 17th av, for William Reinhardt, 531 East 25th st, Paterson, owner, from privately prepared plans. Cost, \$4,000.

RINGWOOD MANOR, N. J.—Welch Bros., Warwick, N. Y., have the general contract for ten 2-sty frame dwellings for the Ringwood Co., Ringwood, N. J., from plans by Robert C. Hutchinson, 126 Liberty st, Manhattan, architect. Total cost, \$35,000.

ROCKAWAY PARK, L. I.—William Ilsemann, 18 Ormond st, Rockville Centre, L. I., has the general contract for a 2-sty frame and siding dwelling, 25x45, for J. Twinam, Rockaway Park, owner, from privately prepared plans. Cost, \$4,000.

BALDWIN, L. I.—William Ilsemann, 18 Ormond st, Rockville Centre, L. I., has the general contract for two 1-sty frame and shingle bungalows, 25x35, on Thomas av, for the Baldwin Homes Co., Baldwin, owner, from privately prepared plans. Cost, \$2,500.

GARFIELD, N. J.—Genco & Co., Garfield, N. J., has the general contract for a 2½-sty frame and stucco rectory, 32x34, at Ray and Division sts, for St. Joseph's Roman Catholic Church, Rev. Father Julius Manteuffel, pastor, Parker av, Passaic, owner, from plans by Frederick J. Schwarz, Colt Bldg, Paterson, architect. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for alterations to the 4-sty brick factory in the east side of Gerry st, 200 ft west of Harrison av, for Charles Pfizer & Co., 11 Bartlett st, Brooklyn, owner, from plans by Forrest S. Jones, 1617 Cropsey av, Brooklyn, architect. Cost, \$10,000.

STAMFORD, CONN.—O'Connor Construction Co., Worcester, Mass., has the general contract for a 1 and 2-sty brick and steel foundry, 240x296, on Fairfield av, for Baer Bros., Co., 682 Canal st, Stamford, owner, from plans by John Hankin & Bro., 550 West 25th st, Manhattan, architects and engineers.

HILLSIDE, N. J.—Hugh Krumbharr, 68 William st, Manhattan, has the general contract for a 1 and 2-sty hollow tile factory, 75x100, for the Willis H. Simpson Co., 30 Church st, Manhattan, owner, and Riches-Piver Co., 30 Church st, lessee, from plans by Taylor & Mosley, 40 Wall st Manhattan, architects. Cost, \$25,000.

ELIZABETH, N. J.—Henry Wilhelms & Sons, 803 East Jersey st, Elizabeth, have the general contract for a 1-sty brick store house, 60x80, at the northeast cor of Broadway and Division st, for the American Metal Treatment Co., 1010 Lafayette st, Elizabeth, owner, from plans by Louis Quien, Jr., 229 Broad st, Elizabeth, architect. Cost, \$8,000.

BINGHAMTON, N. Y.—John L. Lewis, 38 Wall st, Binghamton, has the general contract for a 1-sty brick, steel and concrete factory, 642x150, for Hires Condensed Milk Co., 913 Arch st, Philadelphia, Pa., owner, from plans by C. F. Godfrey, Binghamton, engineer. Cost, \$250,000.

PATERSON, N. J.—P. S. Van Kirk Co., 85 Fulton st, Paterson, has the general contract for a 1-sty brick silk mill, 128x200, at 35 Fulton st, for the Empire Silk Co., 35 Fulton st, Paterson, owner, from privately prepared plans. Cost, \$30,000.

SLOATSBURG, N. Y.—J. M. Rooney, 65 Brookside av, Nyack, N. Y., has the gen-

eral contract for a 1-sty brick power house and dam, 75x150, at the Ramapo Finishing Corporation, Sloatsburg, owner, from plans by Charles H. Tenney & Co., 201 Devonshire st, Boston, Mass., engineers.

HOSPITALS AND ASYLUMS.

AMSTERDAM, N. Y.—J. H. Rogers, Amsterdam, N. Y., has the general contract for a 2-sty addition to the tuberculosis sanitarium on Swart Hill rd for the Montgomery Sanitarium, Dr. E. J. Kibbe, on premises, owner, from plans by Howard F. Daly, 13 East Main st, Amsterdam, N. Y., architect.

OTSEGO COUNTY, N. Y.—W. C. Byard, Milford, N. Y., has the general contract for a 2-sty frame tuberculosis hospital, 170x75, for the Town of Laurens, near Mt. Vision, for the Board of Supervisors of Otsego County, Ursil A. Ferguson, site comr., 143 Main st, Oneonta, N. Y., owner, from plans by Roy E. Guard, Baker Bldg, Norwich, N. Y., architect. Cost, \$20,000.

HOTELS.

MANHATTAN, N. Y.—M. Reid & Co., 114 West 39th st, has the general contract for alterations to the 18-sty brick hotel, 240x200, at 7-29 East 46th st, for Robert W. Goelet, 9 West 17th st, owner, from plans by Warren & Wetmore, 16 East 47th st, architects. Cost, \$4,000.

SCHOOLS AND COLLEGES.

HILLSIDE, N. J.—Charles Flocken, 681 Newark av, Elizabeth, N. J., has the general contract for a 2-sty brick public school, 38x150, to contain six class rooms and an auditorium, in Roosevelt st, near Woodruff av, for the Township of Hillside, Board of Education, A. G. Woodfield, clerk, Hillside School, Hillside av, Hillside, N. J., owner, from plans by C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect.

NEWARK, N. J.—Nazzarena Camara, 604 John st, Belleville, N. J., has the general contract for alterations to the Central, Commercial and Manual Training High School for the City of Newark, Board of Education, R. D. Argue, secy, City Hall, Newark, owner, from privately prepared plans.

STABLES AND GARAGES.

MANHATTAN, N. Y.—J. Odell Whitenack, 231 West 18th st, has the general contract for alterations to the 6-sty brick garage, 75x90, at 422-430 West 15th st, for the Estate of Bradish Johnson, 39 Courtlandt st, owner, and the Piercy Construction Co., lessee, from privately prepared plans. Cost, \$40,000.

BROOKLYN, N. Y.—W. & J. Moran, 189 Patchen av, Brooklyn, have the general contract for a 1-sty brick garage and storage bldg, 42x292, at the southeast cor of Union and Bond sts for Deehler Die-Casting Co., Court and 9th sts, Bklyn, owner, from plans by Ernest Greene, 5 Beekman st, Manhattan, architect. Cost, \$18,000.

BROOKLYN, N. Y.—Robert T. Buttelman, 2 Epsilon pl, Bklyn, has the general contract, and is taking bids on all subs, for a 1-sty brick garage, 40x100, at Green and Wyckoff avs, for Ort & Co., on premises, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$8,000.

NEWARK, N. J.—Louis Aidak, 508 Belmont av, Newark, has the general contract for a 1-sty public garage, 62x97 and 50x100, at 866-868 Clinton av, for George J. Busch, 57 Springfield av, Newark, owner, from plans by Frederick G. Nobbe, 142 Market st, Newark, architect, and Maynard O. Klemmt, 142 Market st, Newark, engineer. Cost, \$18,000.

ORANGE, N. J.—Charles Franz, Elizabeth, N. J., has the general contract for twenty-six 1-sty brick garages on the east side of Oakwood av, near Berwyn st, for the Brueckner Realty Co., West New York, N. J., owner, from plans by George B. McIntyre, 411 Lewis st, Union, N. J., architect. Cost, \$8,000.

JERSEY CITY, N. J.—The general contract has been awarded for a 1-sty hollow tile and stucco garage, 50x100, in the south side of Bright st, bet Monmouth and Brunswick sts, for John Boylan, 135 Bright st, Jersey City, owner, from plans by Christopher Ziegler, 76 Montgomery st, Jersey City, architect. Name of general contractor will be announced later. Cost, \$8,000.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 1-sty brick garage, 42x98, at Plum Point lane and Central Railroad, for the Hay Foundry & Iron Works, Lewis Hay, treasurer, on premises, owner, from privately prepared plans.

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STORES, OFFICES AND LOFTS.

MANHATTAN.—Krahl Construction Co., 62 West Madison st., Chicago, Ill., has the general contract for the alteration of the 4-sty loft bldg., 24x135, at 1823 Broadway, into offices and a restaurant, for the J. R. Thompson Co., 317 East 34th st., owner and lessee, from plans by John C. Westervelt, 36 West 34th st., architect.

MANHATTAN.—William E. Miller, 47 West 34th st., has the general contract for alterations to the 7-sty brick loft bldg., 56x90, at 5 East 43d st., for Henry Phipps Estate, 787 5th av., owner, from plans by Delano & Aldrich, 126 East 38th st., architects. Cost, \$12,000.

MANHATTAN.—Ammann Mfg. & Construction Corp., 11th st and Av D, has the general contract for alterations to the store at 1391 Broadway for Hanan & Son, 1391 Broadway, owner, from plans by Seymour & Schonewald, Grand Central Terminal, architects. Cost, \$4,000.

BROOKLYN, N. Y.—Harry Gibbs, 868 Macon st., Brooklyn, has the general contract for interior alterations to the 1-sty cafe on the north side of Denton av., bet East 96th st and Rockaway Parkway, for Shapiro & Hart, 14 Howard av., owner, from plans by E. M. Adelson, 1776 Pitkin av., Brooklyn, architect.

NORTH WHITE PLAINS, N. Y.—Stevenson & Cameron, 37 West 25th st., Manhattan, have the general contract for a 1-sty frame office bldg and rest house, 30x40, on the railroad tracks, for the New York Central Railroad Co., Alfred H. Smith, secy, 70 East 45th st., Manhattan, owner, from plans by George Kittredge, Grand Central Terminal, Manhattan, engineer.

BUFFALO, N. Y.—James N. Byers, 461 Linwood av., Buffalo, has the general contract for a 1-sty frame office bldg., with two wings, 60x482 ft each, at 1992 Elmwood av., for the Curtis Aeroplane & Motor Corp., Churchill st., Buffalo, owner, from privately prepared plans. Cost, \$30,000.

NIAGARA FALLS, N. Y.—John Minor, 2206 Niagara av., Niagara Falls, N. Y., has the general contract for addition to the 4-sty brick, tile and terra cotta department store, 8x134, in Main st., for Jones Bros., Nall st., Niagara Falls, owners, from plans by Simon Larke, 719 Main st., Niagara Falls, architect. Cost, \$12,000.

BUFFALO, N. Y.—Edward J. Burke, 932 Ellicott sq., Buffalo, has the general contract for rebuilding the 3-sty brick, concrete and steel business block, 56x100, at 998 Broadway, for John G. Sattler, 998 Broadway, Buffalo, owner, from plans by Joseph Geigand, 346 Herman st., Buffalo, architect.

MISCELLANEOUS.

MANHATTAN.—Ruggles-Robinson Co., 331 Madison av., has the general contract for platform and canopies at the Grand Central Terminal express level, bet tracks Nos. 39 to 42, for the New York Central Railroad Co., 70 East 45th st., owner, from privately prepared plans.

NEW BRIGHTON, S. I.—O. O. Odegaard, 210 Faber st., West Brighton, has the general contract for the 1 and 1½-sty brick display room and garage, 35x100, at Lafayette av and Richmond terrace, for the Richmond County Brick Co., 476 Richmond terrace, N. B., owner from plans by W. H. Hoffman, 166 Columbia st., West New Brighton, architect.

NEW DURHAM, N. J.—Stillman, Delehanty & Ferris, 26 Exchange pl., Jersey City, have the general contract for two bridges, Nos. 4 and 6, 150 foot span and 50 feet wide, for the N. Y. Central & Hudson River R. R. Co., 70 East 45th st., Manhattan, owner, from plans by George W. Kittredge, engineer.

ROCHESTER, N. Y.—Seneca Engineering Co., Montour Falls, N. Y., has the general contract for furnishing and installing Cantilever Gantry crane and transfer table at the main sewage disposal plant for the city of Rochester. Board of Contract and Supply, F. X. Pifer, secy, City Hall, Rochester, owner.

MT. KISCO, N. Y.—George Mertz & Sons, Portchester, N. Y., have the general contract for 1 and 2-sty frame, shingle and concrete farm bldgs on Byram Lake rd for Albert Clayburgh, Byram Lake rd. Mt. Kisco, owner, from plans by Alfred Hopkins and Charles S. Keefe, 103 Park av., Manhattan, architects.

BAYONNE, N. J.—Frederick Kilgus, 13 South 6th st., Newark, has the general contract for a 1-sty brick and terra cotta shaft house, 17x17, at Hudson blvd and 64th st., for the Passaic Valley Sewerage Commissioners Joseph H. Quigg, clerk, 31 Clinton st., Newark, owner, from plans by William H. Brown, chief engineer. Cost, \$4,500.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its next meeting at Milwaukee on September 27 and 28.

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

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

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

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.

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

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

THE NATIONAL HARDWARE ASSOCIATION and the AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold their next joint convention at Atlantic City, N. J., October 17-19, with headquarters for both associations at the Marlborough-Blenheim.

THE AMERICAN INSTITUTE OF MINING ENGINEERS will hold a meeting at St. Louis, October 8-11. As a part of the meeting there will be trips to the zinc mining district of Joplin and Webb City, Mo., and the oil fields and refineries near Tulsa, Okla.; also to the coal fields of southern Illinois and those near Pittsburg, Kan.

NATIONAL ASSOCIATION OF PURCHASING AGENTS will hold its annual congress in Pittsburgh, Pa., on October 9-10. The details are being worked out by Robert F. Blair, Pittsburgh Gage & Supply Company, chairman of the convention committee. E. L. McGrew, of the Standard Underground Cable Company, is National Association president.

NATIONAL TAX ASSOCIATION will hold its eleventh annual conference at Atlanta, Ga., November 13-16. Samuel T. Howe, chairman of the Kansas Tax Commission, is president of the association;

Prof. Charles J. Bullock, of Harvard, vice-president, and Prof. Fred R. Fairchild, of Yale University, secretary. The executive committee includes leading taxing officials throughout the country.

NATIONAL EXPOSITION OF CHEMICAL INDUSTRIES will be held in the Grand Central Palace, New York, in the week beginning September 24. Addresses will be made by Dr. Charles H. Herty, chairman of the Advisory Committee of the Exposition and editor of the Journal of Industrial and Engineering Chemistry, Professor Julius Stieglitz, president of the American Chemical Society; Dr. Colin G. Fink, president of the American Electro-Chemical Society; Dr. G. W. Thompson, president of the American Institute of Chemical Engineers; W. S. Kies, vice-president of the National City Bank, and others.

THE NATIONAL ASSOCIATION OF ORNAMENTAL IRON AND BRONZE MANUFACTURERS will hold its tenth annual meeting on September 19 and 20 at the Hotel Sherman, Chicago, Ill. A number of interesting addresses will be given on matters pertaining to the trade. After reports of the president, commissioner and treasurer F. P. Smith will talk on "The Effect of the War on Estimating Costs." Other addresses will be made as follows: "Wages, Hours and Labor Conditions in the Ornamental Iron and Bronze Industry," by Edward F. Lasar; "How to Increase Our Membership and Benefits to Be Obtained Through Membership in the National Association," by Theodore R. Tiesler; "Cooperation in the Ornamental Iron and Bronze Business," by C. Zimmerman; "Looking Ahead," by Frank H. Howe, and "Railroad Embargoes and Freight Rates," by F. Grimm.

CHAMBER OF COMMERCE OF THE UNITED STATES has called a War Convention of Business Men, to be held at Atlantic City, September 18-21. The Convention will consider, first, the duty that business owes the Government in war; second, how may the business of the country render greater service in winning the war? third, ways and means by which business may most readily adjust itself to the conditions produced by the war, and fourth, for what readjustments after the war must business prepare? 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.

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BUREAU OF FIRE PREVENTION.

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

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

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

Week ending Sept. 8.

MANHATTAN ORDERS SERVED.

Amsterdam av, 1495—Jacob Wolf.....D&R
Bleecker st, 169—David T. Easton, Lounsbury, N Y.....FD-A
Bleecker st, 208—Est of N Low.....FD-A
Bowery, 87—Robert W Goelet, 9 W 17, ExS-O-WSS(R)
Broadway, 337—Est Wm B Moffatt, 335 Bway..A
Broadway, 767-9—Marks Arnheim.....A-FD
Broome st, 461—Thomas B Walker, 299 Bway, A-FD
Eldridge st, 105-7—Russian Casino.....DC

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Chrystie st, 55-9—Wm A Miles, 390 Cherry, A-FD
17 st, 16 E—Franklin Savgs Bank, 656 8 av, FD-A
23 st, 125 E—F C Beach Realty Corp, 233 BwayWSS(R)
Eldridge st, 105-7—Moggerfield & Entas, DC-Ex(R)
Eldridge st, 105-7—Abram Senfeld.....O-GE
Eldridge st, 105-7—Louis Weinstein.....GE-O
1 av, 212—John Forté.....FP
Greene st, 166-8—Isabella Mandel, 3409 Michigan av, Chicago, Ill.....FD-A
Lenox av, 113—Est Edw Regensburg, c Mary, 341 W 88.....A
6 av, 643—Wm S Ridabock est, c Chas M Cannon, 135 Bway.....Rub
10 av, 467—Pine Hill Crystal Spring Water Co.....A
Varick st, 63—Anais C Bliss, 2132 Bancroft pl, Washington, D C.....St(R)-FP-ExS
West Broadway, 265—Chas O Soderstrom, GE-Rec
West Broadway, 458—Giuseppe Razzetti, FD-A
West Broadway, 520-4—Est Wm Brennan, c W F Clare, 135 Bway.....A-FD
West Broadway, 534-8—Chas J Pessagno, A-FD
West Houston st, 73-5—Est John Downey, 410 W 34FD-A
4 st, 21-5 W—S Morel & Co.....FP
4 st, 35 W—Fredk S Myers, 648 Bway, WSS(R)
16 st, 55 W—Max Kurzrok, 220 5 av.....FD-A
23 st, 118 W—532 Madison Av Co, c W A W Stewart, 45 Wall.....FD-A
27 st, 154-6 W—R L S Realty Corp, 105 HudsonWSS(R)
30 st, 110-12 W—Heyward H McAllister, 199 Boulevard, Summit, N J.....FD-A
30 st, 115-25 W—Est James Gridley, c Wm A Taylor, 205 Columbus av.....FD-A
37 st, 103-5 W—Wm S Ridabock est, c Chas M Cannon, 135 Bway.....WSS(R)
38 st, 105 W—Rosenblum, Mendelson & CapelmanRub
38 st, 257-9 W—Plymouth Realty Co.....TD-A
36 st, 590 W—Chas Shortmeier, 430 11 av, WSS(R)
58 st, 349-51 W—Wm H Danvers.....TD-A
47 st, 117 W—Sophie Stern.....FA
145 st, 100 W—Lenox Bridge Hotel.....A-Tel
124 st, 209-19 E—Alfred Carlston, FA-D&R-ExS
22 st, 10-12 W—Manitoba Realty Co, 251 4 av, Ex(R)
26 st, 55-7 W—Harriet Coogan, 783 5 av, FP-Ex
Broadway, 860—Est Daniel Parish, care Henry, 52 Wall.....A-FD
10 st, 28 E—Mark Coen Co.....Rec-FA-El
10 st, 428-30 E—Zodikoff Frame Co.....FP-Rec
15 st, 612-14 E—Thomas Crump, 602 E 16.....GE
44 st, 319-21 E—Eva Kern, 206 W 92, Ex-ExS-Ex(R)-FE(R)
John st, 45-9—Est Thomas E Davis.....A
Park av, 1911-15—Adelbert S Nichols, 2005 Madison av.....WSS(R)
Varick st, 63—Gross Drug Co.....GE
3 st, 54-6 W—Jacob Cirincione & Bro.....Rec
3 st, 54-6 W—Theodore Ambrosino.....El-Rec
3 st, 54-6 W—Samuel Schatzburg, FA-El-GE-Rec
3 st, 54-6 W—Paulus & Howell Co.....FA-Rec-GE
15 st, 438-40 W—National Biscuit Co.....Stp(R)
39 st, 24 W—Julien A Ripley, 101 E 80.....FD-A
44 st, 154 W—LaBelle Parisienne.....FA-Rec
44 st, 154 W—Edward Reusser.....DC
44 st, 154 W—Mrs Louise E Henschel.....FA-Rec
17 st, 110 W—4 W 57th St Co, care W E Roosevelt, 30 Pine.....FD-A
18 st, 161-3 W—Alexander Roux, 156 5 av, A-FD
21 st, 505 W—Est Jacob Appell, 271 W 23A-FD
22 st, 116 W—Mrs Pauline Ruger, 15 Glenada pl, Bklyn.....FD-A
28 st, 40 W—Martin H Goodkind, 42 Bway, FD-A
Wooster st, 208-10—Henry L Morris, 32 Liberty.....FP-A-FD-ExS-FE(R)-St(R)
Canal st, 73—Ephriam Siff, Lowland rd, S Nyack, N Y.....ExS-FP-FE(R)-FD
Cedar st, 13—C R Ross & Sons, Rec-Ex(R)-O-FA-D&R
Cedar st, 12—E V S Winthrop est, care Grenville B, 6 Wall.....WSS(R)
Delancey st, 111-3—Grand Delancey Co, WSS(R)
Dover st, 3—F J H Kracke, Municipal Bldg, FE-Ex(R)-ExS
East Broadway, 17-23—Rothberg & Fried, FP(R)-El-Rec
East Broadway, 17-23—Bernard Tucker, FP(R)-Rec-GE
East Broadway, 17-23—Jacob Waldman.....Rec
East Broadway, 17-23—Hyman Rogg.....Rec
East Broadway, 17-23—English Kantwet Raincoat Co.....Rec-Ex(R)-ExS
East Broadway, 17-23—Amsterdam Coat & Suit Co.....Rec
East Broadway, 17-23—Meyer Goldberg.....Rec
East Broadway, 17-23—Manhattan Dress Co, Rec-GE
East Broadway, 17-23—Wolf Wengrover.....Rec
East Broadway, 17-23—David B Drexler, FP(R)-Rec-GE
East Broadway, 17-23—Imperial Mfg Co, Rec-El-FP(R)
Houston st, 46-8 E—Stevens & Co.....St-O-FE
9 st, 735-9 E—Wm P Youngs.....ExS
36 st, 207-13 E—B Altman & Co, 5 av & 34 Rec
Greene st, 18—Metropolitan Savgs Bank, 59-61 Cooper sq E.....Ex(R)-FP-St(R)-FE(R)
John st, 84—Livingston Bros.....DC-Rec
Park Row, 184—Samuel Morrison.....TD
6 av, 825—Wm Asinof.....Rec-FA-FP(R)
6 av, 825—Henry Greco.....FA-Rec
Thompson st, 146-50—Amos F Eno est, care L H Beers, 49 Wall.....Spr(R)
40 st, 203-5 W—Fred Vandam.....Rec
55 st, 419-21 W—Mitchell Motor Car Co.....FD
72 st, 208-10 W—Mrs Edward Keon.....DC
72 st, 208-10 W—Harsen Co, 208 5 av.....GE
85 st, 353 W—Lancashire Corp, care E C Vogel, 15 Broad.....Stp(R)
Wooster st, 91—J Searle Barclay, 19 Liberty, FE(R)-ExS-St(R)
Wooster st, 91—Jacob Schiff.....Rub-FA-Rec-O
14 st, 131 W—Bernard Kempner, 131 Riverside dr.....O-Ex(R)-ExS-FP-St(R)-FE(R)-FD
Broadway, 680—East River National Bank, FE(R)-St(R)
Broome st, 97—Samuel J Mashkowitz.....GE
Chrystie st, 119—Abr J Rabiner.....WSS(R)-FA
Houston st, 493 E—Est Patrick Lilly, care Frank Davin, 410 E 57.....DC

13 st, 624 E—Houston Upholstering Co.....FA
13 st, 624 E—Chas White.....GE-Rec
18 st, 119 E—Chas Olbrich, 20 E 16, FE(R)-FP-St(R)
117 st, 306 E—Borden's Farm Products Co, 108 Hudson.....WSS(R)-FE(R)
Fulton st, 191—Wm P Andrews, WSS(R)-ExS-FE(R)-St(R)
Eldridge st, 20—Geo P Sanborn.....WSS(R)
Fulton st, 216—Interchange, Ltd.....O
4 st, 21-5 W—S Morel & Co.....Ex(R)
13 st, 321-3 W—United Wine & Trading Co, Ex-St(R)
24 st, 510-2 W—Harris H Urus, 525 W 26, ExS-Ex(R)-FE(R)-St(R)-A
46 st, 41 W—Josephine Shea est, care Josephine Sharkey, Carnegie Hall.....WSS(R)
46 st, 41 W—Pa Adolphe.....Ex(R)-FP(R)
47 st, 559-61 W—American Meter Co, 105 W 40.....ExS
55 st, 237-41 W—Mitchell Motor Car Co.....FA
3 av, 2638-52—DeFalco & Prevete, Ex(R)-Spr(R)
73 st, 321-5 E—Bohemian Ben & Lit Assn, FP(R)-FA(R)
Washington st, 266—Shotwell Dancing Academy.....D&R-WSS(R)
15 st, 505 E—Lena Klein.....FP
29 st, 341 E—H Koehler & Co.....Ex(R)
Pearl st, 284-6—284 Pearl St Co.....Ex(R)
Broadway, 1587-9—Silk Realty Co, 35 Nassau, FD-A

BRONX ORDERS SERVED.

City Island av, 674—Joseph Stern.....TD
169 st, 592 E—Simon Schwartz.....WSS
Southern blvd, 98—Jacob Doll & Sons, FP-St(R)-ExS
158 st, 412 E—Deutscher Amerikanischer...FA

BROOKLYN ORDERS SERVED.

Atlantic av, 1238—Metropolitan Eng Co, 1250 Atlantic.....St(R)-Ex-Ex(R)-FP(R)
Atlantic av, 1597—Bklyn Union Gas Co, 176 Remsen.....GE
Atlantic av, 2516-24—Gus Laurie, FE(R)-WSS(R)-FP(R)
Atlantic av, 2516-24—Tauber Ryttenberg & Co, DC-O-FA-Rec-GE
Bedford av & N 11 st, cor—Fred L Lavenburg, WSS(R)
Berry st, 408—Bklyn Union Gas Co, 176 Remsen.....GE
Berry st, 408—Wm C Cay Est.....FP(R)
Berry st, 408—Stapz Press Co.....FP(R)
Berry st, 408—John A Boyle.....FP(R)
Bogart st, 54—Kathern P Leisenheimer...FP(R)
Bridge st, 72-98—Boorum Pease & Co, Ex(R)-WSS(R)
Broadway, 189-99—Bklyn Union Gas Co.....GE
Broadway, 189-99—Jos D Sparrow, DC-WSS(R)-FP(R)-Ex(R)-FP
Broadway, 1276—David T Mercer.....FP(R)
Columbia Heights, 18—Hannah M Mason est, FE-St(R)-ExS-FP(R)
Cook st, 141 (rear)—Roff Bros.....DC
Cook st, 141—Rachel Stagman, FE(R)-St(R)-ExS
DeKalb av, 369-73—J B & T F Cousins, FP(R)-ExS-O-WSS(R)
Delavan st, 77—Hamilton Iron Wks.....FA
Delmonico pl, 30—Seigel & Schlessel Co...FP(R)
Delmonico pl, 30—Joseph Benincasa.....FP(R)
Delmonico pl, 30—Meyer Marans.....FP(R)
Eagle st, 46—Almond W Barnes.....GE
Ellery st, 244—John Kaiser.....FP(R)
Ellery st, 244—Morris Brust.....FP(R)
Evergreen av, 84-90—Isaac Mayer, ExS-St(R)-WSS(R)
Flushing av, 686—Samuel Lieberman...FP(R)
Freeman st, 118-28—Greenpoint Metal Bed Co, 226 Franklin.....ExS-FP(R)
Fulton st, 230—Alfred F Wise, FE(R)-St(R)-ExS
Furman st, 21-7—Messenger Est, St(R)-FE(R)-ExS
S 10 st, 137-41—Bernard Rico Sons, WSS(R)-FP(R)-O-St(R)
N Henry st, 50-2—Kroeder & Reuben Co, DC-FP(R)-Rec-St(R)-ExS-Ex(R)
N Oxford st, 15-27—Schultz Bread Co, DC-FP(R)-WSS(R)-O-ExS-Ex(R)
Oakland st, 308-10—Cohen & Wollowitz.....DC
Park av, 685—Jacob Schleifer.....FP(R)
Park av, 770—Benjamin Morris.....Rec-FP(R)
Penn st, 306-10—George McLeish, Ex(R)-FP(R)
Penn st, 306-10—Bklyn Union Gas Co.....GE
Penn st, 306-10—Harrison Steam Laundry, FA-Rec
Prince st, 78-88—C F Rohmann Sons & Co, A-FD

QUEENS ORDERS SERVED.

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Jackson av, 470—National Casket Co, FA-Rec-ExS-O
Jackson av & Crane st—Liberty Fuse & Arms Corp.....FP(R)-FE(R)-Ex-ExS
Railroad av, 36 N—Jacob Berger, Rec-GE-FP(R)
Park st, 323-5—Mrs Emily P Gould.....GE-Rec
Park st, 323-5—Philip Ohm...St(R)-ExS-FP(R)
Prospect st, 173—John Cullen.....DC
Review & Thomas avs—Standard Oil Co of N Y, 26 Bway, Manhattan.....St(R)
South st & Norris av—Jamaica Consumers Ice Co.....ExS-FP(R)
Steinway av, 501-3—Richard Hallmann, St(R)-WSS(R)
Waldron st, 21—Mrs Philip Schulich.....DC
24 st, ws, bet L I R R & Powells Cove—Leon Alzschuler.....FA-Rec-GE
24 st, ws, bet L I R R & Powells Cove—Joseph Chodosh.....FA-GE-FP(R)-Rec
Bergen av, 10—C C Fausner.....NoS-FA
Broadway & Nelson st, nec—Wallace S Todd, CF-Rec
Jackson av, 360—Harry Greenblatt, D&R-Nos-FA
Myrtle av, 1896—Robert Heinel.....FA
4 st, 331—Joseph G Cress.....FA-CF

RICHMOND ORDERS SERVED.

Broadway, 84—Barrett, Nephews & Co., FD-FA
Midland av & 2 st—Milton Clark.....FP
Moore Station—Giovanni Peirano.....D&R
Richmond rd, 483—Mrs Emily Kunert, 481 Richmond rd.....D&R
Richmond ter 1398 (W Brighton)—Fred Verdon.....FD-A

CLASSIFIED BUYERS' GUIDE

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

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

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Boilers.

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

Brick.

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

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KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

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

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COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

Cement Work.

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

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Consulting Engineers.

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RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Contractors (General).

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

Cornice and Skylights.

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

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Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.
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Fire Escapes.

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

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

Flagpoles.

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

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

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

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Fumigation and Extermination.

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NEW YORK EXTERMINATING CO., 366 Fifth Ave. Tel. Greeley 4400.

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RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

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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.

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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.

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

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WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

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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.

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Pumps with Gasoline Engines to Rent.

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

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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.
KOHLE, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.
MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.
McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.
BRADY, HENRY, 200 W. 23d St. Tel. Chelsea 7960.
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.
GOODWIN & GOODWIN, Lenox Ave. and 123d St.; 148 W. 57th St.
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.
SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.
SIMMONS, E. DE FOREST, 2 E. 58th St. Tel. Plaza 837.
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.
BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.
BURLING REALTY CO., 209 Bridge St. Tel. Main 600.
CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.
CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.
HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.
McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.
MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.
PORTER, DAVID, 215 Montague St. Tel. Main 828.
PYLE CO., H. C., 201 Montague St. Tel. Main 4390.
RAE CO., WM. P., 192 Montague St. Tel. Main 4390.
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.
WELSCH, S., 207 Montague St. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
KETCHAM BROS., 129 Ralph Ave. Tel. Bushwick 86.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

Real Estate (Queens).

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

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.
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

WEMPLINGER 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.