

REAL ESTATE RECORD AND BUILDERS GUIDE.

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OPINIONS ON THE PRESENT COAL SITUATION

Building Managers Review Conditions and Suggest Remedies— Price Regulation Should Prevent Unwarranted Charges by Dealers

BUILDING managers throughout the city are disturbed about the question of coal supply for the coming winter. Action has been taken by the Government on the subject of price fixing, but the matter of supply is a serious problem. Following are expressions of opinion from many of the leading building managers who control a large number of important structures in New York City:

W. T. Ropes, of Horace S. Ely & Company, said: "While conditions are much better than last winter, there is a feeling of uncertainty as to the immediate future and the winter supply. Coal can be had at the present time if one is willing to pay the asking price, but no quotations are given except for immediate delivery. It seems to be the general belief that prices are not going to be lower than at present. Whether there will be a full supply is also an open question. Many believe there will again be a serious shortage before next spring.

"Many owners who are willing to pay present prices are unable to store coal for the winter use, as few buildings, other than private residences, have storage space sufficient for more than a week to a couple of months. This necessitates that deliveries to the city come regularly, else that coal dealers keep their yards filled to the limit. Personally, I believe that despite any action of the Federal authorities, we will have a serious coal shortage this winter."

M. D. Littlefield, Chairman, Coal Committee, New York Building Managers' Association: "Owners and building managers as well as the public in general are facing a critical coal situation at the present time. There is no evidence in sight to warrant the expectation of any improvement. As a matter of fact conditions are rapidly growing worse, and the approach of the cold season, with its increased demand, is giving us a great deal of food for serious thought.

"Notwithstanding the fixing of prices by the Federal Government, the cost of coal is steadily increasing. It is becoming more and more difficult to obtain an adequate supply. It would seem that some method other than those already attempted immediately should be adopted, if the citizens of New York City are to be saved from an actual coal famine next winter."

William R. Hooper, Secretary and Treasurer of the Wall Street Exchange Building Association: "The coal situation, as applied to office buildings, is gradually righting itself. I believe that the situation is improving, because the public has been aroused by the apparent unreasonable increase in the price of coal, and the fact that several civic organizations, conducted on the lines of the New York Building Managers' and Hotel Men's Associations, urged President Wilson to appoint a Commission to look into the arbitrary price charged to office buildings and apartment houses, and that such a Commission was appointed, and that the Government has now fixed the price of coal."

R. W. Murray, of Douglas L. Elliman & Company: "The coal situation is serious, but has not as yet reached the

desperate stage. Opinions vary. Our concern filled bunkers, and is storing coal wherever we can find a vacant space. In many structures, we have sufficient coal on hand to last through the heating season. Cheap coal is probably a thing of the past. All we can hope for is to obtain the product, and that the Government will see that the prices charged are fair to all.

"I hope that the situation will impress upon architects and builders the necessity of providing adequate storage space in all buildings, particularly in apartment houses. Buildings where this space is limited may suffer. We will all be glad when the spring arrives."

Carl A. Leasenfeld, of the United States Realty & Improvement Company: "We hope to obtain a sufficient amount of coal during the coming winter to keep us going, but we have a pessimistic dread that this consummation may not be arrived at. There are so many factors contributing to the real shortage which undoubtedly exists, and so many varying opinions expressed by those whose expert and specialized knowledge of the subject is such as to preclude dispute by the laymen, that the average practical real estate owner, agent or manager, is left uncomfortable and unrelieved, in an impenetrable haze of doubt.

"The basic cause of the inadequate coal supply is due to the shortage of labor incident to the heavy drain made upon it by the steel mills and munition factories throughout the country, especially the Pittsburgh district. The eight-hour day now in force makes a reduction of output. The miner has more time for leisure and is making more money than ever before. This is a cause for the reduction of output, inasmuch as it enables many who are of Slavish or allied races, to take advantage of the many holidays peculiar to their race and creed.

"Preferential shipments of coal to the Northwest and the Great Lakes sections, in order that these districts may keep all their important food industries operating during the winter, undoubtedly do not help the Eastern situation. We cannot but recognize the justice of such action; especially when we take into consideration the fact that our great inland lakes are closed to navigation for at least twelve weeks during the winter. There is a negligible supply of coal at tidewater, and no reserve to care for the conditions which arise incident to protracted periods of storm during the winter months. It is necessary to provide some sort of a reserve, but it is probably equally important that our Government have right-of-way over coal for its hurried shipments of steel for export and other uses to our great Eastern harbors. The vital question of prices, serious as it is to the owner, has been relegated to the background by the greater problem of obtaining an adequate supply."

H. L. Eckersen, of Wm. A. White & Sons: "So far as the buildings under the management of our company are concerned, we have enough coal on hand for our present needs, and have all our bunkers practically filled to capacity. The present state of affairs is abnormal, and it is difficult to forecast the future."

W. E. Barton, of Pease & Elliman: "The coal situation seems to be more unsettled than ever despite the Government's attempt to regulate prices and to improve transportation conditions. Coal dealers tell us that the greater part of the available supply is being shipped to the West and over the Great Lakes. This is a natural condition at this time of the year, as it is impossible to navigate the lakes after the real cold weather has settled in. The law of supply and demand naturally enters into the situation and the coal producers are not shipping any more coal than is necessary to supply the immediate needs. This month has been unusual and furnace fires have been started in a few instances, but the ordinary coal consumption is confined to coal for hot water heating only.

"The quality of coal coming into New York is poor—very poor—and it is rumored in the trade that operators have purposely depreciated the quality of their product to offset the curtailed profits resulting from the Government's regulation of prices. Broken, egg, stove, nut and pea coal are all known as domestic or prepared sizes. The preparation consists of sifting or screening and removing impurities, such as stone, slate and 'bone.' It would be a very simple matter to use less care in the preparation, and the quality of coal which is being delivered to our houses indicates such a condition and in a way bears out the report.

"The price at the mines is fixed, and will undoubtedly remain for the duration of the war, unless labor conditions are so upset that a readjustment is necessary; freight rates are also fixed and the cost of bringing coal to the local delivery points is pretty well established. No retail prices can be fixed and no contracts will be made until Dr. Garfield, the Coal Dictator, determines the cost of local handling; that is, the screening at the yards, the transportation to the consumer and the putting away into the bins. The Commission is also attempting to establish a fixed profit for the dealer. Until this work has been completed prices are only tentative, and for this season of the year they are very high. No. 1 buckwheat, which is the smallest size we use in our buildings, is costing about twice as much as it did in 1915 and 1916, and pea coal, which we are given to understand is practically out of the market, is about two-thirds over its normal price. The domestic size coal is about a third over its average September price, but we anticipate that it will be higher in the winter, and that quality will undoubtedly continue to be poor."

T. Herbert Files, of Cross & Brown Company: "According to all indications, we are going to have as much difficulty this year, as we probably have ever had, to obtain a sufficient coal supply at proper prices. There seems to be plenty of coal, but the difficulty will probably be a car shortage, and also keeping the dealers down to reasonable prices.

"In order to properly protect themselves, it is now up to the real estate owners and managers to see that they obtain a sufficient quantity of coal at fair prices. To do this, the real estate men, who consume the greater portion

of the small size coal in New York, should get together and organize and insist upon their fair proportion of the product. This has been done in New England and other sections of the country, and it is about time New York woke up and did the same."

George Chapman, General Manager, Fifth Avenue Building Company: "Personally I feel that it is a mistake to try to fix the price of coal by Government regulation. I believe that the coal trade as a body could be counted on to handle the situation in a reasonable way, taking into consideration conditions of supply and demand, both here and abroad. Labor and other factors must have a bearing on the price. Although we may be sufferers from advancing fuel costs, this does not, in my opinion, justify a demand for regulation by the Government, any more than a shortage of desirable space which is daily becoming more apparent, would justify the Government in setting a maximum renting rate per square foot for our offices."

"We must all save coal, and the best way that I know of is to put "Daylight Saving" into effect. On November 1, sunrise is about 6.30 o'clock, and sunset about 5 o'clock. As many stores and manufacturing establishments do not open until 8 o'clock and offices at 9 o'clock, we are wasting from an hour and one-half to two hours and one-half of daylight at the beginning of the day. Like all other waste, this must be made up somewhere, and we are accomplishing this at the end of the day by burning thousands of tons of coal to produce current to illuminate the dark hour or more, from sunset to closing time."

C. A. Flynn, of Douglas Robinson-Charles S. Brown Company: "Instead of easing up, the coal situation has recently become more tense. Looking in to the next five months brings us face to face with a more serious coal shortage than we have ever met. I base this on the following facts:

"The diminishing production at the mines, car shortage, present freight tie-up, increased manufacturing throughout the East, the extraordinary demand by our Government for coal, the anxiety of everyone to stock up their coal bunkers to protect their interests through the coming winter, and low coal reserve in the bunkers and yards around New York.

"These reasons account for the shortage, not only for office buildings and apartment houses, but for all consumers of coal."

Arthur C. Bang, of E. S. Willard & Company: "It is difficult to make any prophecies as to what the conditions will be during the coming winter, as even those directly connected with the sale of coal are in a quandary. I believe there will be no coal famine in New York City next winter, but that there will be a scarcity, and high prices will maintain. A number of people have filled up their storage capacity during the summer months, and this will tend to somewhat relieve the situation. Coal in large quantities is hard to obtain at the present time, and some sizes are practically out of the market. Wherever possible, coal, even in small quantities, should be accumulated between now and winter."

J. C. Rennard, of the New York Telephone Company: "It is my personal opinion that the present situation in the coal market is due to the old law of supply and demand, and that the unusual conditions in this respect are the result of the world at war. Government regulation may improve the situation somewhat by reducing the speculator's profit, but it is not believed that any material change will be effected until the unusual conditions disappear."

William M. Shackford, of Daniel, Birdsall & Company: "The coal situation is a serious one and economy in consumption is the keynote of its solution. In the first place in buildings, both apartment and office, where electricity is manufactured on the premises, economy of light should be one of the first thoughts. Everybody knows

that every kilowatt of electricity consumed means a certain amount of coal consumption.

"Another means of saving is for families to combine, two or more, living in the same house or apartments. The idea is to have two or more families live where only one lived before. Another saving can be made by the elimination of hot water supply in office buildings.

"From conversations with members of the coal trade, I gather that the product is about at the top price, but, owing to the scarcity of labor in the coal regions, and other reasons, best not mentioned, there is going to be a scarcity of the article, rather than any higher prices."

P. F. Jerome, director of the National War Work Council of the Y. M. C. A.: "We are hoping that the new committee appointed by President Wilson will quickly establish an equitable price control system, so that the serious situation concerning prices and delivery of coal in New York City will be quickly settled. It seems hardly possible that the fluctuation in the prices of coal delivered in New York which we experienced last year can be allowed to happen again."

L. T. Smith, of Pease & Elliman: "It

seems to us that coal is going to be held at a higher price during the coming winter than during last year. Car shortage is one of the principal reasons. More coal was mined last month than for the same period in 1916. In one instance I find that an operator who is supposed to receive sixteen cars a day, has been obtaining on an average of two or three cars a day, although he had labor ready to load whenever cars were procurable."

William J. Demorest, of the Park Avenue Operating Company: "The coal demand was tremendously increased by the large consumption by industrial plants due to war orders. While the amount of coal mined was increased, the mine owners have had labor difficulties, many of their employees going to munition plants. To offset this, wages were increased with only partial success. Freight car shortage made matters worse. This latter condition has a direct bearing on delivery of coal to New York City. These and other things 'do their bit' toward making trouble. We are looking for relief through Governmental regulations, and if this is not forthcoming, building managers will have a hard time of it this winter."

LEGAL NOTES AFFECTING REALTY

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

IN an action for specific performance it appeared that the plaintiff gave a real estate agent the exclusive sale of certain lands. The agent made a contract of sale, as vendor, with the defendant and another, as vendees, and received the whole of the purchase price, except what was to be paid in the future upon a note secured by purchase money mortgage to be delivered upon delivery of deed conveying good title. The agent informed the plaintiff of the sale and the terms thereof, but remitted only \$500, leaving a balance of \$1,397.60, still coming to the plaintiff from the \$2,500 received by the agent. But the plaintiff was not aware that the defendant had made this payment in full. Subsequently \$300 more was paid by the agent to the plaintiff. After the plaintiff learned the true facts concerning the payment to the agent, he brought this action against one of the vendees, the defendant, for specific performance of the contract so made by his agent. The defendant counter-claimed for like relief. The Minnesota Supreme Court holds, *Jones v. Blair*, 163 N. W. 523, that the plaintiff by bringing this action adopted the contract made by the agent on his behalf. It was the only contract upon which an action could be based. He was to be considered as the undisclosed principal. No point could now be raised by the plaintiff from the fact that the contract had two vendees. He elected to assert a cause of action against the one only and that one did not object. By bringing this action after full knowledge of what the agent had done, the plaintiff ratified and adopted his acts in toto, and must bear the loss arising from the agent's misappropriation of part of the money paid by the vendee, even though the agent had no authority under the written contract of employment to make a contract of sale or receive the purchase money.

Mortgages—Future Advances.

Where a contract for advances or for the assumption of future obligations accompanies a mortgage, the Pennsylvania Supreme Court, holds, *Land Title & Trust Co. v. Shoemaker*, 101 Atl. 335, that it is not essential that the engagement as to advances be placed on record or expressly referred to in the mortgage. In such a case there is a sufficient consideration for the mortgage, and the lien of payments made under the contract relates back to the date of the mortgage, even though the advanc-

es are liquidations of assumed responsibilities incurred after the date of subsequent or junior incumbrances placed upon the mortgaged property.

Marketable Title—Incumbrances.

A vendee who is entitled only to a marketable title can only demand such title as a reasonably well informed and intelligent purchaser, acting upon business principles, would be willing to accept. A vendee is entitled to receive a title free of judgment and tax liens; but he cannot elect to rescind and treat the contract as rescinded on the ground that there are incumbrances on the land if they are of such character and amount that he can apply the unpaid purchase money to the removal of the incumbrances. This can be done where the amount of incumbrance is definite, does not exceed the unpaid purchase money due, is presently payable, and its existence is not a matter of doubt or dispute, or the situation is not such with respect thereto as to expose the vendee to litigation on the subject.

An easement of a telephone company to maintain its line over the land visible at the time of making the contract does not render the title unmarketable, as in such case the purchaser is presumed to have taken its existence into consideration in fixing upon the amount of the purchase money. *Sachs v. Owings*, Virginia Supreme Court of Appeals, 92 S. E. 997.

Building Restriction.

In a suit to prevent the erection of an apartment house in violation of a restrictive building agreement entered into by property owners, the New Jersey Court of Chancery, *Fisher v. Griffith Realty Co.*, 101 Atl. 411, held the evidence insufficient to warrant relief, the character of the locality having greatly changed since the execution of the agreement, so as to render it apparent that buildings of the class contemplated thereby would not be built upon the land and several buildings having already been erected thereon contrary to the intent of the agreement, making enforcement inequitable.

Month to Month Tenancy.

The New Jersey Court of Errors and Appeals holds, *Breidt Brewing Co. v. Weber*, 116 Atl. 382, that under a lease of a saloon at a rental of \$100 a month the letting is one from month to month, and the fact that the tenant annually applies and pays for a license in compliance with the lease does not have the legal effect to change the terms of the letting to one from year to year.

FEDERAL MORATORIUM ON RENTS

Question Needs Mature Consideration
—Hasty Legislation To Be Avoided

By LAURENCE McGUIRE

THERE was actively agitated during the special session of the State Legislature the enactment of a moratorium on real estate mortgages. The proposal brought forth considerable opposition. The question, however, it would seem, might well be held in abeyance for the time being, and those owning and interested in real property concentrate on the proposed Federal moratorium, having for its purpose the protection of sailors and soldiers who are actively in the service.

We are at war and every patriotic citizen of this nation will, I am positive, favor the enactment of any legislation that will justly and fairly protect the property rights of those who are about to risk their lives in the country's defense.

Recently there has been much of what is commonly called hasty legislation. The enactment of a moratorium at this time will require the most expert and mature thought.

To place a moratorium on rents and at the same time not on mortgages would be unfair and unjust. If the soldiers' and sailors' property rights are to be protected, the man obligated by law to protect him should also be considered.

It is difficult to conceive the formula-

tion of any moratorium of other than a general nature which would not ultimately visit great hardship and possible injustice on certain classes. One, I believe, may feel reasonably certain that Congress will not enact any form of moratorium that is not fair and just to all. We should, at this time, be very willing to make every reasonable sacrifice to win the fight which we are in, the greatest in the history of the world.

While Congress has the power to make laws, some of which, because of existing conditions, must of necessity be drastic, nevertheless it is fair to believe that in any form of moratorium adopted by Congress the rights of all will be fairly and justly considered and there will be no discrimination.

Nothing can possibly be gained by speculating at this time as to the form and character of moratorium to be enacted, but it does, however, behoove all interested, and particularly owners of real estate, to follow carefully the trend of thought in Washington and to be prepared and ready to act when the proposed bill is submitted.

There is nothing at this time, in my judgment, to cause property owners undue alarm.

This is not a new move on the part of the Chamber, as it has operated the Traffic Bureau for more than a year, but the scope of its service has now been expanded. Instead of a single traffic man as manager, two men have been employed, Charles S. Allen, as Traffic Commissioner, and P. W. Moore, as manager of the Traffic Bureau.

Mr. Allen will handle the larger questions, which require representation before the Interstate Commerce Commission and other regulatory bodies. Mr. Moore, who has taken the place of E. H. Best as Traffic Manager, will be responsible for the details and deal directly with the manufacturers in solving their everyday traffic problems.

Mr. Allen was associated with the Interstate Commerce Commission for a number of years, his duties taking him to all parts of the United States. He has also been connected with the Traffic Departments of the Southern Railway, Seaboard Air Line, Chesapeake & Ohio Railroad. For the past several years, he has been engaged in private transportation practice in New York City.

Mr. Moore, manager of the Traffic Bureau, was formerly with the Merchants' and Miners' line as chief rate clerk and was in charge of the issuance of all their tariffs for ten years.

Two important transportation matters that are of vital interest to every industry located in Queens and to all interests of the Borough, are, first, the restoration of free lighterage on Newtown Creek by the Central Railroad of New Jersey, which filed its tariff a year ago eliminating this facility which has been in existence for over 25 years.

The second is the securing of through rates between the New Haven Railroad and the Long Island Railroad, similar to those now in effect by all other trunk lines entering New York City. It is estimated that the establishment of such new rates by the New Haven, which would absorb the local charge of the Long Island Railroad as far as Jamaica and Flushing, would save the shippers of Queens \$250,000 annually.

Increased Passenger Rates.

The Public Service Commission will shortly decide upon the proposal advanced by the Long Island Railroad Company for an increase in its passenger tariff rates.

LARGE COMPANY FORMED.

Will Do National and Foreign Engineering Work of Every Kind.

ABOUT two weeks ago the Hedden, Pearson, Starrett Corporation was incorporated under the laws of the State of Delaware for the purpose of acting as consulting engineers, contractors for engineering work, contractors for operation, purchasing agents and representatives of foreign corporations in the following industries: Steam and electric railways, tramways, highways, bridges, canals, hydro-electric power plants, steam power plants, submarine dredging and rock work, shipbuilding, mining, docks and waterfront improvements, building construction, chemical works, electrical equipments, water works, street lighting, telephone systems, etc.

The following is a selected list of engineering work and building construction, with which the personnel of the corporation has been identified, as principals:

Metropolitan Life Insurance Company's building, Madison Square, Manhattan; Sears, Roebuck & Company's building, Chicago, Illinois; Electrical Development and Power House, Toronto, Canada; Rio de Janeiro Tramways Light & Power plant, Rio de Janeiro, Brazil; Hotel St. Regis, Fifth avenue, New York; Hotel Taft, New Haven, Conn.; San Antonio Land & Irrigation Company's plant, San Antonio, Texas; Mexico Northwestern Railroad, El Paso, Texas; Metropolitan Street Railway, New York; Prudential Life Insurance Company's building, Newark, N. J.; Union Railroad station, Columbus, Ohio; Oakland National Bank, Oakland, Cal.; Barcelona Traction & Light & Power plant, Barcelona, Spain; West End street railway system, Boston, Mass.; Dominion Coal Company's plant, Nova Scotia, Canada; Union railroad station, Washington, D. C.; Wanamaker buildings, New York and Philadelphia, Pa.; Sao Paulo Tramway & Light & Power plant, Sao Paulo, Brazil; New England Gas & Coke plant, Everett, Mass.; Union Bank of Canada, Winnipeg, Canada, and Merchants Refrigerator Company's plant, Jersey City, N. J.

William H. Burr, D. Sc., is the director and has been tendered the presidency of the company. The vice-presidents are: Louis O. Hedden, Ward E. Pearson, Theodore Starrett, Edward H. Beckert and John V. Clermont. Harry J. Kane is the treasurer, and V. A. Van Valkenburg, secretary.

ACTIVITIES EXPANDED.

Queens Chamber of Commerce Broadens Scope of Traffic Bureau.

GEORGE J. RYAN, President of the Queens Chamber of Commerce, announced that plans have been completed for broadening the scope of the work of the Chamber's Traffic Bureau, which was started a year ago. Hundreds of manufacturers who feel they cannot afford to establish traffic departments of their own can secure expert advice through the Traffic Bureau of the Chamber on all matters concerning rates, routes, classification of their products, tracing of shipments and rulings of the Interstate Commerce Commission.

NEW YORK BUILDING MANAGERS HOLD REGULAR MONTHLY MEETING

THE regular monthly meeting of the New York Building Managers' Association was held on September 11, in the Public Service room, Equitable Building, 120 Broadway.

The Legislative Committee reported that a hearing was held before the Board of Standards and Appeals, on the matter of revolving doors being allowed as exits, and that the rules as published in the bulletin of the Board, on August 30, were adopted with few changes. The bulletin is on file with the secretary of the association.

Arthur C. Bang, Chairman of the Department Orders Committee, reported that Tenement House Commissioner Murphy had about made up his mind to refuse permission for coal to be stored in the yards of tenement or apartment houses. Mr. Murphy has been somewhat influenced by a statement made to him by the Merchants' Association, that the coal situation is not bad. The opinion of the members of the New York Building Managers' Association, as published in the Record and Guide, is that the coal situation is not at all good. The prices are high, and deliveries are poor. It is suggested that the committee write to the Merchants' Association to get a fuller expression of opinion about this matter. There is still a possibility that Commissioner Murphy may change his mind.

The Employees Committee reports that the situation regarding the obtaining and keeping of help in buildings is still most unsatisfactory. The suggestion was made that efforts be again employed

toward the fixing of a maximum wage scale for employees in the various kinds of buildings, or that a yearly bonus of 10 per cent. be adopted. It is also suggested that, wherever possible, a scale of wages paid in different buildings be posted in various buildings under the management of the association. The idea is to prevent misinformation among employees as to the wages paid in other structures.

It is also suggested that, particularly in the case of women cleaners, it is often found possible to reduce the number of employees and increase the work each one does, making a proper compensation therefor. Clarence T. Coley reported that he formerly employed 264 women cleaners in the Equitable Building, but adopted the system of having two women do three women's work, and increase the wages of these women accordingly. He stated that he is now operating the building with a force of 224 women, and the work is being done satisfactorily with no total increase in cost. It is suggested that those who have communications to make regarding the employees' situation, should communicate with Mr. William R. Hooper, chairman of the Employees Committee.

The next meeting of the association will be held on the evening of Tuesday, October 9. It has been suggested that elevators be the main topic for general discussion at this meeting, and it is likely that an elevator expert will address the association. William Lightpipe will tell the association members about the National Convention of Building Owners and Managers, held recently at Omaha.

SITUATION AT THE HUDSON RIVER BRICK PLANTS

Manufacturers Have Faced Adverse Conditions, Both from Lack of Demand and Increased Cost of Production

SO NUMEROUS and potent have been the adversities of the Hudson River common brick manufacturers during the past season that a producer with an attitude other than pessimistic is almost a rarity. The adverse influences have brought about a condition in the brick-making industry that is far from normal and one that probably will require an extended period before recovery is complete. Throughout the Hudson Valley, at all points where brick production is numbered among the important industries, these conditions have maintained. Improvements to both manufacturing and market conditions are essential before a readjustment of the common brick situation is possible.

The most prominent factor in connection with the present situation, is the lack of building construction in New York City and its neighboring territory. Practically the entire output of the Hudson River brick plants is, in normal times, consumed in Greater New York and its environs. This year, with building operations almost reduced to the minimum and only those projects progressing that are absolute economic necessities, the brick manufacturers have found themselves substantially without a market for the disposal of their product. This has created a glutted condition in the city market, filled storage sheds at the plants almost to capacity, reduced common brick prices to a figure that leaves only the slightest margin of profit to the manufacturers and has generally upset the common brick situation in no uncertain manner.

Complicating Influences.

Other conditions and influences have combined to complicate the status of the industry. Among these the principal factors, in their relative importance, are scarcity of common labor to make and handle the brick, shortage of coal supply and delayed deliveries of fuel, high prices of both labor and fuel, inclement weather that delayed the starting of brick-making last spring, and finally, the recent strike of the barge captains for increased wages and recognition of their proposed union.

Although in recent years the labor situation has been more or less of a problem to the brick manufacturers, during the past season it has been acute. There was no possibility for relief on account of the many insistent demands for labor of all types to further the national industrial and commercial program of expansion. Increased acreage under cultivation called for men on the farms, and other industries largely increased their working forces, thus depleting the labor market. Under the circumstances the operators of the brick yards experienced great difficulty in obtaining the necessary laborers to work their plants and in holding them after they had them.

While brick yard labor is not organized it could not possibly be more independent if it were supported by a union of national strength and influence. Superintendents and foremen must exercise particular care in their treatment of laborers, for with but slight provocation these men will cease work, demand their time, and move on to some other yard or different kind of labor. They are fully aware that their services are in demand for work of many varieties and paying equally good wages and that they will not have to be idle for any length of time.

Brick yard laborers receive wages averaging \$3 a day for approximately nine hours of work, according to the season of the year. They have numerous opportunities at the yards for extra work, which pays generous overtime. This wage rate is almost double that which maintained only comparatively a few years ago.

In the Haverstraw district wages for

common labor ranges from \$2.75 to \$3.50 a day. Labor is scarce even at these high prices. Practically similar rates are current in all brick manufacturing sections and producers generally have suffered by the shortage. It was not so many years ago that brick yard laborers could readily be obtained for \$1.50 to \$2 a day, but times have changed. Every passing season brings with it further demands on the part of labor, including that type necessary to the successful operation of brick making plants.

Although it is quite true that the quality of labor has not improved, the rate of wages has materially advanced on account of the urgency of the demand and the competition for common labor. Negroes are employed in large numbers, although in many instances Italians and Slavs are employed. The different races and nationalities mix readily enough. Manufacturers prefer to have mixed gangs, as better results are obtained. All are independent to a degree, but the Italians, however, will quit in a body if the foreman has a difference with one of their number, while the other types are not so likely to be influenced by the troubles of another.

Labor Is Transient.

Almost one hundred per cent. of the brick yard labor is of the transient variety that works for a while and then moves on to some other trade or kind of employment. There are a few, though that have permanently located in the brick making towns and these generally report for work at the commencement of operations and continue until the plants are closed in the autumn. Then they seek other local employment.

The coal situation has been another important factor that retarded to a considerable extent the brick manufacturers this season. From this source of annoyance there seems to be no immediate relief, other than possibly the recent promise made by the Federal authorities. The high price of coal has not alone bothered the manufacturers, although this has advanced considerably. The matter of deliveries was the dominating factor that effected the producers. The majority of brick plants burn their brick with anthracite coal, and fuel of this type is now obtainable at a figure in the neighborhood of six dollars a ton. This price is not greatly in advance of the figures paid last year or in 1915, but it is considerably in excess of that of five or six years ago. If the question of prompt deliveries could be definitely settled and the brick manufacturers feel assured that their fuel requirements would be provided for in reasonable time after ordering, one of the influencing factors of the present unsatisfactory brick situation, in the Hudson Valley, would be largely eliminated.

Not all of the brick from this section is burned with coal; some plants still continue to use cord wood. These producers have suffered fuel difficulties similar to those using hard coal. Cord wood has advanced in price and the supply has greatly diminished. The supply of cord wood is generally gathered during winter months by the farmers owning woodland in the vicinity and delivered at the plants at prices considered reasonable. During late years the supply of wood from this source has decreased both by the depletion of the standing timber and through difficulty in obtaining necessary labor to cut and haul.

Throughout the Hudson Valley there is grave doubt if the brick production of this year will equal more than half of the output that would be considered the average in normal manufacturing years. Although the plants generally have produced but a part of their normal capacity they are unable to dispose

of their product to advantage; and, as a consequence, are stacking brick in their yards and will burn as conditions warrant. All are hoping that improved building conditions will prevail to an extent that will make possible the disposal of their stocks before the opening of the next brick making season.

In the Haverstraw district there are a total of sixteen plants all of which have been in operation this year, but none of these have produced anything like their full capacity. Fifty per cent. of their normal is conceded to be the average production for this season and of this output only a part has been loaded and shipped. Owing to the existing conditions manufacturers are contemplating an early closing of the manufacturing season. Some plants have already ceased making brick for the year and are stacking to burn at a later date.

Practically only one Haverstraw plant will turn out anything like its output of other years. This yard has been kept active by virtue of an order for six million common brick from one of the most prominent dealers in Manhattan. The plant during 1917 will make in the neighborhood of ten million brick, while in the average normal year the output would be approximately twelve million brick.

In Newburgh Bay, at New Windsor and Roseton, practically identical conditions are found as prevail at Beacon, Kingston and Catskill. From all accounts no one manufacturer will turn out anything like the average output of former years and in the majority of instances the individual yard output will average from forty to sixty per cent. Brick yards that in a good year will operate from six to ten or more machines have, during the past season, worked but two or three.

Season to Close.

A plant that at the present time is operating four machines is an exception and there is every possibility that these will be stopped within the next week or two at the outside. Normally brick making continues far into the autumn, until early in November or the appearance of the first killing frost, but this year operations will likely be suspended about six weeks earlier than usual.

On account of the New York market conditions, which were brought about by the slight demand and the descending prices, brick manufacturers are not shipping to any extent but are content to stack their brick in the sheds and wait for a more favorable opportunity to dispose of their product. The prices being obtained today leave a margin of profit altogether too small to warrant the shipment. Current prices are too close to manufacturing costs, whereas in former years before the operating expenses had mounted up to the figure of the present time, brick selling for six and seven dollars wholesale provided the producers with a handsome margin of profit and an incentive to manufacture.

The majority of brick producers see signs of hope in the building situation, however, and feel that during the coming autumn and winter construction work will be stimulated. Current signs point to better building times and if some of the retardant factors that have so prominently affected the building industry are speedily removed all interested in construction work will be considerably heartened.

Dangerous Tracks.

The Public Service Commission has taken preliminary steps under the act of the Legislature passed last year looking to the removal of the surface car tracks on Central Park West from the east side to the middle of that thoroughfare. Complaint has been made to the Commission by Mayor Mitchel, as required by the Legislative Act mentioned.

NEW YORK CITY REALTY IS ON THE ASCENDENCY

Bottom of Recession Has Been Reached and Passed—
Lack of Space Will Help Cause Values to Increase

By CHARLES F. NOYES

WE ARE at the commencement of the biggest and yet the most logical and conservative real estate boom affecting city real estate generally, that we have witnessed in the past twenty years.

At the present moment every one of the representative first-class downtown office, mercantile and loft buildings are entirely rented, and where leases are expiring the rentals are being increased from fifteen to thirty-five per cent. This has caused a filling up of many of the less desirable buildings, and generally there is little space in the market downtown for rental. It looks to me as if next February and next May will find many first-class downtown tenants without the accommodations that their business requires. This may prove unfortunate in so far that it may force desirable firms to the outlying sections against their will.

Rental conditions have almost always been an index to property values. Any representative agent downtown will confirm the fact that to-day there is very little vacant property, and, generally speaking, the income derived from real estate has never, during the past ten years, been as satisfactory as at the present time.

The neighborhood south of the Brooklyn Bridge and east of William street is in a healthy condition, with practically no space for rent. Such a condition was anticipated by many firms a year or eighteen months ago, and this has caused a buying for occupancy. In this neighborhood many sales have been made, particularly in Fulton, Water, Front and South streets. In the wider streets, where property is always in demand, there has been more activity during the past twelve months than during the previous twelve years. Three block fronts in Burling Slip, which is only a few blocks in length; the sale or improvement of four block fronts on Maiden Lane east of Pearl street, the acquiring of many buildings in the vicinity of Old Slip, Hanover Square and in the Wall street section, in addition to the sales and resales that have been made by investors such as Joseph F. Cullman, Seig Goldstein, James J. Moore, William D. Kilpatrick, James H. Cruikshank, Robert S. Elliott, Harry K. Grigg, Edwin H. Peck and others attest to the strength of this particular district.

The insurance district along William street has been thriving. Every building of any consequence is 100% rented, and rentals have increased materially. Charles B. Van Valen is erecting for clients a two-story building on an 11,000 square foot plot, at John and William streets, which is only the start of a twenty-two story building that he eventually will have charge of at this point. Isidor Kahn and associates are erecting a twelve-story insurance building in William street, near Fulton street, and there are other improvements promised for this neighborhood.

Broadway store rents, south of City Hall, have increased with every lease expiring, and the many vacancies that existed on Broadway, south of Canal street, have practically been filled.

No section of the city has shown a better reversal of form than Broadway, between Canal street and Astor Place. Within a few months there will be practically no property for rent on this thoroughfare, and even the old wholesale district west of Broadway, between Canal and Bleecker streets, is now rapidly filling up with the best character of tenants. One instance that will best illustrate the inherent strength of property in this neighborhood is the fact that after 43 and 45 Wooster street was recently sold, eight definite offers were made to lease the building and three



CHARLES F. NOYES.

buyers stood ready to take over the property at a substantial profit.

On the lower West Side the boot and shoe industry has made, once and for all, Hudson and Duane streets its center. McElwain, Morse & Rogers have purchased the building at the corner of Reade and Hudson streets and will occupy this building in connection with their twelve-story building adjoining. The rental conditions in this neighborhood were never better, and property offered at fair prices is quickly being purchased. Daniel P. Morse alone has recently bought four buildings west of Broadway, between Duane and Lispenard streets.

Three or four years ago many downtown office buildings were erected and it will be recalled that huge buildings such as the Manhattan Terminal Buildings, City Investing, United States Realty, several in the financial district, Woolworth and Equitable, were constructed—one rapidly after the other. Naturally the market could not quickly absorb this space, and many thought the production of office buildings was overdone. While the situation looked the darkest, I recollect that Louis J. Horowitz, president of the Thompson-Starrett Co., predicted that the "Equitable Building" would be filled and that all other downtown office buildings would likewise get tenants to replace those that they were losing. Mr. Horowitz looked ahead to the natural business growth of the city and the limited amount of ground upon which desirable office buildings could be erected, and to-day his judgment has been vindicated, because there are practically no vacancies in any of the downtown office buildings and they were never rented to better advantage. Well-located and properly constructed office buildings pay, irrespective of reports to the contrary.

The rental income from the many office buildings show healthy increases. The former "Kuhn-Loeb Building" at 27 and 29 Pine street shows an increase of 87%; the "Delmonico Building," recently sold, an increase of rental of 56½%; also 25 Pine street an increase of 40.9% and 160 Broadway an increase of 37.2-5%. The reason I am specifically going into these details is to show what real estate has done and what it is doing from an earning viewpoint.

Two factors have helped the situation and have improved conditions affecting the older type of store and loft building. On account of the high cost of construction and the difficulty of financing new buildings, there has been comparatively little new construction dur-

ing the past few years. While this was seemingly regrettable to many of our active real estate builders and speculators, yet it has been a "blessing in disguise," as it has just about put all our real estate now on a fundamentally strong income basis, and in this connection it should be borne in mind that it will not be possible to erect new buildings and compete with the older loft ones renting for 20c to 35c per square foot where the tenant operates.

The activities of the Fire Prevention Bureau and the Labor Department have put most of our older buildings in a good physical condition, and it cannot be denied that in many instances the demands of the city and the State have resulted in the substantial rebuilding of such buildings, so that to-day these older buildings are as good as new. It is this class of property, renting for from 20c to 35c per square foot to tenants who pay for their own heat, service and operation, that I particularly recommend, and it is such buildings that do earn and pay from 6% to 12% net and where the income seldom fails and which are immune from the competition of new buildings.

Real estate has reached low ebb and a revival has commenced. In my judgment nothing can stop the momentum of the buying movement that will soon be in full force, although there are several influences that can, and it remains to be seen if they will, help restore real estate to its old favor.

First in importance is a new standard that should be employed by some of those who appraise property for our leading financial institutions, savings banks, life insurance companies, title companies, etc. It is hoped that they will not close their eyes to sales that are now being made on to-day's basis and will disregard the low prices that unprotected property sold for some time ago at a forced sale with no purchasers.

It is hoped that every building appraised will be carefully examined from top to bottom, so that its physical condition can be properly determined, because seldom are two buildings in the same neighborhood of the same size in exactly the same physical condition. Finally, it is hoped that these controllers of wealth represented by real estate, and particularly the safeguards of the loaners' interest in all mortgaged real estate, will report to their clients explicitly on the income conditions in the neighborhood in which they are appraising. If a sounder rental condition exists with substantially permanent tenants, then the neighborhood has improved and values should be marked up and not down.

While nothing can check the boom that is coming to downtown real estate, yet the immediate strength of the market rests largely with these men who appraise; and in this connection I am glad to say that those appraisers with whom I have recently talked agree with me in my conclusion as to the recent betterment of conditions. I have often heard appraisers abused and it is unfortunate. Nine out of ten times their general conclusions are correct, and I have yet to know of a real recognized appraiser who was not a credit to our profession, to his firm and to himself.

In making this analysis of the real estate market, crude as it is, I am doing so not to prove that values are normal today, but more to show that real estate is dragging bottom, and for the first time in several years there are many cash buyers for realty, and that those buying property now are certain to make large profits, and that underlying conditions were never better, and that real estate is a commodity that actually pays a large definite return to those who buy it wisely.

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"Make the world safe for democracy," the war slogan of the United States, might aptly be paraphrased as a city watchword, "Make the city streets safe for children."

More than 4,000 farm loan associations are being organized in the United States, in order to borrow money under the Federal Farm Loan Act. Nearly 1,200 have already completed organization, the average amount borrowed by each association approximating \$40,000.

"New York City today is the best governed large city in America. At Washington, where men gather from all parts of the country, it is often remarked that the government of New York stands head and shoulders above that of any other city in the United States."—Senator William M. Calder.

Property owners in the Lefferts Park section of Brooklyn have renewed the agitation begun last Spring for a crosstown trolley line through Sixteenth avenue to 86th street. At the present time the Sixteenth avenue trolleys operate as far as 60th street. The Lefferts Park Improvement League maintains that the rapidly growing section toward 86th street, and the additional need of a crosstown line through the district to connect with the Flatbush section, makes the extension both desirable and expedient.

It is understood that Jesse S. Phillips, State Superintendent of Insurance, has begun his investigation in the matter of fire insurance rates in New York City. The action was taken in response to a resolution recently adopted by the Board of Estimate of this city requesting the Insurance Department of the State to make an examination of the seeming injustice in "the fire insurance tolls and the fire losses of the city, with a view to the establishment of a fire insurance rate for this city in keeping with the fire hazard."

Moratorium on Rents.

The proposed legislation which will put into effect a moratorium to protect those in the army and navy against actions for the collection of rents and foreclosure of mortgages is a serious one and unless carefully enacted will create great hardship to owners of real estate.

The position of the real estate owner would be that he would have to meet his obligations or else be proceeded against, while he in turn would be unable to obtain his normal income which goes to meet these charges. There are comparatively few real estate owners whose property is not mortgaged. The owner in nearly every instance depends upon his rental returns to pay his interest and tax charges. The placing of a moratorium on rents could readily be so far reaching that a panic might ensue.

If a moratorium on rents is considered, it is necessary to go a step further and suspend payments on interest and principle of mortgages. This is a drastic step, and it is questionable whether present conditions warrant the move.

Those who are fighting our battles must be protected, but the placing of a moratorium opens the way to many forms of abuse, which might result in discrediting those at the front. This condition must be avoided at all hazards.

A reasonable solution seems to be that some officer might be appointed as a special guardian to receive all legal processes when served. This service would be binding on the defendant, as in the case of infants, and the court might be empowered to enter a stay in any proper case, taking every phase of the situation into account.

Moratoriums are a last resort, and should not be resorted to until every other means is exhausted. The proposed measure would complicate an already intricate situation.

Equalize the Tax.

Figures based on the table adopted by the State Board of Equalization indicate that New York City's share of the direct tax of \$12,800,000 will be approximately 66 per cent., or about \$8,500,000. This means that the balance of \$4,300,000 will be apportioned among the fifty-seven counties of the State outside of the city and that this municipality, following the custom of recent years, will continue to shoulder the major portion of the cost of government.

Recognizing the new demands placed upon both city and State governments, due to the abnormal conditions created by the war, and cognizant of the abnormal increase in the cost of operating the various branches of government, real estate owners in New York City have anticipated increased taxes, and although efforts have been made for tax reform, and the need for economy has been emphasized, the additional burdens have been accepted cheerfully and in a real patriotic spirit.

Nevertheless, a situation where one county is required to pay almost twice as much as the remaining fifty-seven counties in the State, is one to be deplored, and doubly so by reason of the fact that property in this city is assessed at full value, and in some instances even slightly in excess of full value, while in no other county of the State does this situation exist.

Robert B. McIntyre, representing Comptroller Prendergast, at the recent meeting of the State Board of Equalization pointed out how this city is being discriminated against in the matter of State taxes. In spite of the fact that Section 6, of the Tax Law, requires that all real and personal property subject to taxation shall be assessed at full value, in not one of the sixteen counties investigated by him were there such assessments, and with the exception of New York City and parts of one or two of the other large cities throughout the State, property was greatly under-assessed, valuations by local assessors representing variously from 20 to 90 per cent of full value.

It is manifestly unfair to the State's chief source of income that such an unfortunate condition should be permitted to exist. The cost of operating the various city departments has been steadily advancing, and the burdens placed upon real estate correspondingly increased. Direct taxes within recent years have been more frequent. The duty of the State Board is a plain one. In all fairness up-State counties should be required to contribute their share. It is about time that the old delusion of New York City's incalculable wealth and unlimited resources for taxation be dispelled. The rural and small town taxpayer should be made to realize that the limit has been reached in New York's supposedly inexhaustible power to scatter Counties up-State. Never before has there been a more urgent need for the local real estate interests to unite in a movement for equalizing the tax.

Industrial Apprenticeship.

Not for many decades has the need for the constructive training of the youth of the nation been so apparent as it is today. During the past three years millions of able-bodied young men have been drawn into the conflagration that has now involved the greater part of the civilized world. From our own shores will soon depart thousands, taken out of industrial life, and creating vacancies that, in a large percentage of instances, are likely to be permanent. The time is now at hand, and it is certainly the patriotic duty of the leaders of industrial progress to plan for undertaking the training of both men and women to supply the deficiencies and fill the vacancies in the forces that have been depleted by the march of historical events.

Industrial education has gained materially in popularity in this country during recent years. Employers, business men, educators, economists and thoughtful citizens generally, have come to a realization of the necessity for training of this character and with earnestness and forethought are centering their attention upon the subject in order to provide for the future welfare of our vast industrial interests. This action will insure industrial progress along the most efficient and economical lines. The urgent call of the times is for increasing the standard of skill in the workman and improving the tone of industrial morality.

Until recent years apprenticeship of the old world type was little practiced in this country. The industrial methods followed, particularly in the United States, completely ignored the necessity for such education. The mental attitude of the industrial interests dates from that era of industrial revolution and expansion that took place in the early part of the Eighteenth Century and was in many respects the result of the introduction of labor-saving machinery and the subdivision of labor.

Before the vogue of the present factory system the majority of the workmen of the time were artisans. They were masters of their respective crafts. They had a complete knowledge of their work and were able to perform all of the successive stages of any given task. The labor guilds of progressive European countries fostered the apprenticeship system and it was extremely difficult for a workman to become a member of a guild who had not successfully passed through all of the stages of craft development.

The new industrial system, as now generally practiced, develops the specialist who probably is able to do but one thing, performing this single operation day after day and month after month. The existing factory system separates, by a well defined line of demarcation, the skilled from the unskilled and has so re-arranged the process of manufacture that the various stages of production are distinct vocations. The workers in a given department are as a rule utterly ignorant of the work performed by other departments. This applies as a rule throughout all branches

On October 2, tax books will be opened, showing real estate assessed valuations and fixing the status of taxable property for 1918.

Applications for reduction of real estate assessments must be filed before November 15; on personal estate assessments, before November 30.

Report of capital stock companies for year ending October 31 must be filed with State Tax Department on or before November 15.

of industrial life and the trades involved in the erection of buildings and other forms of construction work are no exception. All have suffered as a consequence and now feel the need for crystallizing measures for the rehabilitating of the trades to provide for the future development and efficiency of industrial progress.

The condition of affairs is now being considered by intelligent employers. For some years there has been a growing realization of the seriousness of the situation and numerous plans and ideas have been suggested for relief. Trade schools have been encouraged, unions have instituted measures for industrial education, and as a whole the situation has earned the thought and consideration of prominent economists, employers and educators and has also been fostered by public spirited individuals who are all working for the improvement of industrial conditions involving both the progress of industry and increase of efficiency and capacity for the individual.

Telephones in Tenements.

Editor of the RECORD AND GUIDE:

The question of telephones in four and five story walk-up tenement houses has been a problem to the owner for several years, but never so much so as at the present time.

As a general rule a switchboard is maintained in the janitor's apartment in the basement and it is from this central point that connections with the various tenants are made.

The charges that can be made to the tenants for outgoing calls do not repay the owner for the cost of the switchboard and extensions to each individual apartment, and the result is that the owner has to meet a deficit at the end of each month. This condition is manifestly unfair.

There are two solutions of the telephone problem as I see it. First, charge the tenant a minimum amount, say about seventy-five cents a month for the luxury of having a telephone. This charge would, of course, be in addition to the toll for each message sent.

The second solution, and to my mind the most practical, is to remove the telephone extensions from the individual apartments and install a slot machine in the public hall, say on the second floor, or at some other convenient point. Have one extension to the janitor's apartment, and he would communicate with the tenant, through the speaking tube, and so notify him that there was a call. The tenant could then go to the slot machine. As to outgoing calls, the tenant would place five cents in the slot and receive the same service as obtained at a public pay station. The slot machine plan has been put in operation in several houses and, in each instance, has been successful.

It is true that today tenement houses of this character are well tenanted and that vacancies are small in number. In some instances rents have been raised. The landlord, however, is not receiving the full benefit of the bettered times, because all his expenses are far greater in proportion than the increased gross rental return for his property.

Unless something along these or other lines is done, there are many landlords who will be forced to discontinue telephone service, which will inconvenience some of the tenants to a certain extent.

ROBERT E. SIMON.

Mortgage Moratorium.

Editor of the RECORD AND GUIDE:

The United Realty Owners Association on September 11 unanimously passed a resolution indorsing the proposed mortgage moratorium on existing mortgages during the war, as a State or Federal measure.

I want to register my protest against the passing of this bill, in as emphatic a manner as I am able to, as a real estate man and a believer in justice. I will grant, with sorrow, the well known fact of indiscriminate and often unjust calling and reducing of mortgages perfectly safe, by institutions; a policy that works a hardship on many property owners, and is nearly always the cause of an owner losing his property entirely or being forced to pay a large sum to have the mortgage extended or in securing a new loan.

Leaving out for the moment the injustice of the proposed law, and looking at it simply from a financial and materialistic standpoint, I claim the passing of this law would not only demoralize the none too strong real estate market, but would tend to further increase the high cost of living. Among the many causes of the stagnancy of the general real estate and building market, one of the most important factors is the scarcity of mortgage money. Even if prices of materials were to decline, taxes be reduced and the various city departments sober up from their orgy of violation persecutions, real estate could not return to a normal state without more building loan and mortgage money available.

If the proposed bill were to pass, there would be no funds at all for real estate loans. No lender of any sanity would tie his money up for a time as indefinite as the duration of the war, which may last six months more or six years more. I believe this to be almost axiomatic. New building operations would be absolutely at a standstill, as building without loans cannot be carried on any more than the war could have been. This would mean that rents, commercial and residential, already very high, would become abnormally so.

Let us look at another side—a widow has a fund to loan of \$25,000. She had made a loan of that amount on a piece of property that was worth at that time \$30,000, a full loan to be sure, but not an improbable one. We will say the property today is worth \$22,000; the chances are that the property may never get better. The small equity the owner has in it has been milked by him. The mortgage matures. This woman could invest all or part of the mortgage funds today, getting 5 or 6 per cent on her money, that would more than reimburse her for her unfortunate investment. But this law would prevent her from getting a cent back, and the agreement would be simply a "scrap of paper." She would make 5% on her money and lose perhaps 10% on what the money was worth to her and those holding title would continue to get maybe 15%, never intending to pay the principal.

I do not believe it is fair or American to signal out one form of agreement and legally break it, if it was legal at the time. It would be just as logical for a man having signed a contract to purchase a piece of property, and not having been able to sell it for a profit, to say, "I haven't the money to take title, give me my money back, I want a law to that effect." It would be just as logical for a man borrowing money on collateral, if asked to put up more collateral, when said collateral margin had been wiped out, to say to the bank, "I haven't any more collateral, I will pay you when the war is over." There ought to be no discrimination.

A municipal committee, of real experts in this crisis, to pass upon and determine just how much lenders are justified in calling, or if there is any just reason for reducing a loan, might answer. This committee not to have legal or judicial power to force lenders to obey, but simply to suggest, backed by forces more tremendously potent than any law, namely, patriotism, justice and public opinion.

LESTER H. GOODKIND.

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. 271.—I have property interests near New York City and therefore I take the liberty of addressing this inquiry to you.

(1) Suppose there is a lot on a main business street with a minimum valuation of \$35,000, size 17x200. An old two-story building occupies the front of the lot, and the rear is open to the alley which will soon become virtually a side street for small businesses. If the rear land is leased and the tenant builds thereon, or if the owner builds for the tenant, how would the land value of the rear portion be estimated, and what percentage of the value is customarily charged for rent? Doesn't a ground lease often contain a provision that the ground rent shall be periodically readjusted on which to base the amount of yearly rental, or for the purchase consideration?

(2) If a building is erected for a tenant, how is the tenant's fulfillment of the contract assured?

(3) Is he required to give a bond, and what is usually the extent of the tenant's obligation under the bond?

R. M. B.

Answer No. 271.—(1) It is assumed that the alley mentioned is practically a narrow street, and that the two story building on the front of the lot precludes the possibility of access to the rear portion which is to be appraised. It would probably be necessary to appraise the rear lot as being a lot facing only on the narrow street, as the tenants use of the lot would be measured from that standpoint. If the property were being appraised as running through from street to street something would be added on account of its two fronts; but in the matter before us this condition practically does not exist. It is quite usual to give renewals of leases upon a reappraisal of the ground value. In most cases where large areas are leased to various tenants these renewals are in 21 year periods because the buildings erected are so expensive that they must be at least partly amortized. If the tenant in this case builds he would naturally want a sufficient period to get back his building cost. This depends somewhat upon the terms of the lease as to the ownership of the building at the expiration of the term. In New York (Manhattan) the usual charge for ground lease is 5 per cent. net but there are many at 4 per cent. also. It would hardly be advisable to tie up one half of a 17x200 foot lot in a neighborhood near New York on less than a 6 per cent. basis. There are not many ground leases which contain a clause or option to purchase but there is no reason whatever why such a clause or option should not be contained in the agreement. Without a more detailed description of the property it is not possible to give a fuller answer to the matter involved.

(2) Usually the tenant gives a bond, or puts up a sum of money for the proper fulfillment of his contract.

(3) This depends entirely upon his agreement with the landlord.

War Bonds.

Editor of the RECORD AND GUIDE:

If the Federal Government desires the twelve billions of War Bonds authorized to be taken up without the "throwing overboard" present corporate securities and real estate mortgages and thereby creating a financial panic, it must amend the Federal Reserve Bank Act, by admitting all financial corporations as members and authorizing loans on corporate securities and real estate mortgages.

STEWART BROWNE.

REAL ESTATE NEWS OF THE WEEK

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Fair Amount of Business Transacted—Renewal of Activity Affecting Downtown Properties

REALTY operations this week continued fairly active, the tendency toward improvement manifesting itself in a good demand for properties of diversified kinds in various sections of the city. The close of the summer season, and the advent of a period which usually witnesses a quickening of interest in real estate, is combining with the excellent renting market in restoring something like the old-time confidence in this form of investment.

The Madison Square section, which has been showing new signs of life since the erection of the group of new and modern office structures, in that neighborhood, continued to hold considerable attention in the news. An interesting lease concerned space in a new structure of this type which replaced a famous old hotel, and involved the uptown removal of a hat firm which has been located in the old downtown district for many years.

An interesting situation has been created as the result of the removals of a number of firms in this line of trade within recent months. When the uptown trend of business, generally, began to attract a number of downtown firms to locations further north, the millinery and hat trade remained firmly entrenched in the section where it had been established for a long time. In spite of the fact that several of the new buildings in the midtown section attracted large firms, so

many continued to remain in the old section that little seriousness was attached to the uptown drift. The popularity of the downtown district was manifested by the success of a new building erected on Broadway, near Houston street, designed for this class of occupancy, and which was rented almost exclusively to leading firms handling this class of merchandise. The lack of available space in modern buildings, however, is tending to react against the district, and more firms are moving uptown. The result has been that two trade zones have been created, each claiming supremacy.

Another interesting Madison Square lease concerned the block front in 25th street, from Broadway to Fifth avenue, which, according to report, will furnish the site of a ten-story office and store building. If the project is carried out, it will mark an important addition to the group of tall commercial structures which have been replacing old landmarks in Madison Square.

The lack of available apartment space has also stimulated the demand for private dwellings, and considerable business is being transacted affecting this class of property. Among the high class residences which changed hands during the week was a \$100,000 residence in East 74th street and a costly Columbia College leasehold dwelling in West 50th street. The latter building may be altered for trade purposes.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, as against 16 last week and 12 a year ago.

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

The sales north of 59th street aggregated 11, as compared with 8 last week and 6 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 373 of this issue.

Acquiring Block Front.

The Lawyers' Realty Company acquired title Thursday, from the executors of the John N. A. Griswold Estate, to the properties at 68 South street, at the southwest corner of Pine street, also to 65, 66 and 67 South street, and 90 Pine street. The same company recently acquired title to 63 and 64 South street, and 116 to 118 Wall street, so that it now controls the entire South street block front, between Wall and Pine streets, with the exception of the small parcel at the corner of South and Wall streets. According to report, the property is being acquired for the Cuba Cane Sugar Company, eventually to furnish the site for an important commercial improvement.

Buys Seventeen Bronx Lots.

The Dodge Building Company, Aaron Miller, president, has purchased, through Richard H. Scobie, from the John B. Haskin Estate, Inc., the parcel comprising about seventeen lots, occupying the entire block front in the south side of 192d street, between Grand Boulevard and Concourse and Creston avenue, with a frontage of 211 feet in 192d street, 202.63 feet on the Concourse, and 203.17 feet on Creston avenue. The purchaser has completed and sold during the past year five large apartment houses directly opposite this property. While no plans have been announced regarding the future of the site, it is probable that it will eventually be im-

proved with high-class multi-family houses similar to those which have been erected and successfully rented in the immediate neighborhood.

Insurance Company Sells.

The Equitable Life Assurance Society has sold through Joseph P. Day the property at 71 to 73 Wall street, forming the southwest corner of Pearl street, through to and including the buildings at 91 to 95 Beaver street, a seven and eight-story office building, having a frontage of 78 feet in Wall street, 60 feet in Beaver street, and 22.6 feet in Pearl street. The identity of the purchaser could not be learned, although it is understood that the property has been acquired by a well-known out of town corporation, which expects to occupy after present leases expire and extensive alterations have been made.

Zinc Company Adds to Site.

The Kennedy-New Jersey Zinc Company has practically completed negotiations for the purchase of the balance of the block bounded by Maiden lane, Front, Fletcher and Water streets. Preliminary plans for a seven-story building to cover the site were recently filed by H. T. Hardenburgh, architect. The property comprises thirteen separate parcels, owned for a number of years by six different owners. The area of the plot is something more than five full lots, with frontages of 155.9 feet in Maiden lane, 80.4 feet in Water street, 160.9 feet in Fletcher street, and 79.5 feet in Front street. The individual ownerships are Nos. 156 to 160 Front street and 143 to 149 Maiden lane, through to Fletcher street, the Kennedy estate; 101 Maiden lane, George F. Riggs et al; 139, sold recently by the Solomon Appell estate; 135 and 137, corner of Front street, sold by George F. Martens; 155 Front street, Edward B. Willetts; 157 and 159, sold by Emily T. Kent et al.

Cleveland Investor Buys.

Charles M. Watson, of Cleveland, took title to the two eleven-story apartment houses, 1089 to 1099 Madison avenue, being the block front between 82d and 83d street, from the Realty Traders, Inc., of Brooklyn. The property was transferred subject to a mortgage of \$1,100,000. The site of the buildings was at one time part of the old Schermerhorn farm. In 1911 it was acquired by A. L. Mordecai and Heilner & Wolf, who resold it to Emanuel Krulewitch and Adolf Hirschfield, who

erected the building. William M. Brown, Governor of Pennsylvania, bought the building from the builders in 1914, giving Stewart Manor, Garden City, L. I., in part payment. Within a few months he resold it to a syndicate of Brooklyn investors, known as the Fort Greene Company. The property measures 204.4 feet on the avenue and 85 feet in each street.

Transformer Station for I. R. T.

The Interborough Rapid Transit Company bought 150 to 154 West 16th street, adjoining the southwest corner of Seventh avenue, as a site for a transformer station, to distribute electricity for the operation of the Seventh Avenue Subway. The Interborough will build similar stations two miles above and below that point. The property just acquired consists of three four-story buildings on a plot 62.6x103.3 feet. The sellers of record are Morris Weinstein, of No. 150; Louis Rice, of No. 152 and Emma B. Mather, of 154. The latter property was recently conveyed to the City Real Estate Company. The railroad company paid \$56,200 for the combined properties.

Long Held Corner Sold.

William Buchan, Jr., sold to Harold M. Silverman, the two four-story buildings at the northeast corner of Columbus avenue and 62d street. The property has been owned by the family of the seller for upwards of seventy-five years. It has a frontage of 75 feet on the avenue and 20 feet in the street. It was held at \$85,000. Mr. Silverman bought from Mrs. Sadie J. Wallenstein the adjoining house in 62d street, a similar structure of the same size, held at \$50,000. The Colonial Theatre adjoins Mr. Silverman's purchase on two sides. Charles S. Kohler was the broker in both transactions.

Square Out Block Ownership.

Albert B. Ashforth (Inc.) announces that the Museum of the American Indian-Heye Foundation has acquired from Mary G. Kennedy the dwelling at 15 St. Nicholas place, on lot 16.6x69. The museum acquired last week, through the same broker, the major portion of the block bounded by St. Nicholas avenue, St. Nicholas place, 150th and 151st streets. The museum now controls the entire block. About fifteen months ago Archer M. Huntington presented to the museum the large plot at the northeast corner of Broadway and 155th street, on which it erected a building costing about \$200,000.

Buyer for East Side Flats.

J. W. Gennerich purchased from the Nason Realty Company, Max N. Natanson, through Byrne & Baumann, the five four-story cold water tenements at 335 to 343 East 37th street, between First and Second avenues, each on a lot 25x100 feet. The buildings will be renovated. The seller acquired the property about six weeks ago from the Westkill Realty Company, P. J. Ryan, president, in part payment for the taxpayer containing eleven stores, at the southwest corner of Westchester avenue and Kelly street.

Deal for Times Square Hotel.

The Times Square Hotel, a twelve-story structure, on plot 30 x 100, at 206 and 208 West 43d street, has been sold to Morris Newgold, its lessee, for about \$170,000. The building at one time was known as the Royal Arms. The sellers of the property are the receivers of the Atlantic Dock Company, and they obtained permission from Justice Van Sicken to make the deal.

Long Island City Purchase.

Wallace J. Hardgrove of the Queensboro Corporation, sold for Henry Lockhart, r.j., a plot of 104,000 square feet, with railroad siding, at Van Dam street and Hunterspoint avenue, to the Paterson-Sargent Company, of Cleveland, Ohio, large paint manufacturers. A five-story reinforced concrete factory building will be erected on the site.

Columbia Leasehold Purchased.

Miss Edith A. Crews, formerly of Stockton, Cal., has sold the five-story and basement brownstone dwelling, on leasehold, at 5 West 50th street, through the Cross & Brown Company. The dwelling is on a lot 22 x 100 feet. The building will be altered for business purposes.

Buys Residence in 74th Street.

William B. May & Company sold for Samuel Kempner, 44 East 74th street, a six-story dwelling on lot 20 x 102.2, held at \$100,000. The Presbyterian Home, connected with the Madison Avenue Presbyterian Church at the corner of Madison avenue and 73d street, is in the rear of the property. Parker D. Handy is the buyer.

Manhattan.

South—of 59th Street.

11TH ST.—Pease & Elliman have sold for District Attorney Edward Swann his residence at 39 West 11th st, between 5th and 6th avs, size 21.9xhalf the block, to Miss E. A. Foster, who will occupy.

54TH ST.—The Nason Realty Co., Max N. Natanson, purchased from Daniel J. and Leo T. Rogers 317 and 319 West 54th st, two 5-story cold water tenements, 58.4x100.5, between 8th and 9th avs, through Edward J. Rogers. The sale is the first transfer of the property in thirty-eight years. It was held at \$75,000.

AV A.—Valentine A. Schutz sold for Mathew Misiwinski the southwest corner of Av A and East 3d st, on plot 27x100, on which are 4-story buildings, to Pion Brothers, who will replace them with a 7-story fireproof structure, according to report.

WEST END AV.—West End Construction Co., Anthony Campagna and Vito Cerabone, which is building a 13-story apartment house at the northeast corner of West End av and 93d st, bought the dwelling abutting on the north, 274 West 94th st, 70 ft. east of West End av, 15x74, from John A. Phillips and others for a reported price of \$15,000. The company now controls 75 ft. in 74th st. The two houses adjoining, 272 and 276, were bought by the builders last June from Mrs. Catherine O'Hare to prevent the erection of a tall building which would affect the light and air of the new apartment.

2D AV.—O'Reilly & Dahn sold for the Lawyers' Mortgage Co. 732 to 736 2d av, a 6-story tenement, 50x100, between 39th and 40th sts.

North—of 59th Street.

70TH ST.—Hugh J. O'Kane of the Houghton Co. sold for Dr. George P. Biggs the 4-story dwell-



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ing 63 West 70th st, on a lot 20x100.5. Dr. Biggs acquired this property last week and is reported to have resold at a profit.

84TH ST.—Frederick Brown bought from E. J. H. and L. T. Rogers 10 West 84th st, a 4-sty dwelling, 21x102.2, 160 ft. west of Central Park West, through Harry B. Rogers. The property is assessed at \$24,000.

111TH ST.—J. Edgar Leaycraft & Co. sold for Wilson M. Powell the 6-sty apartment 217 to 219 West 111th st, on plot 50x100.11, between 7th and 8th avs.

114TH ST.—A. Kane Co. sold 36 West 144th st, a 3-sty dwelling, on lot 18.2x100.11.

119TH ST.—Lawrence Cioffi sold for James J. Londergan et al 419 East 119th st, a 3-sty house, 25x100.11, between 1st and Pleasant avs.

130TH ST.—Leon S. Altmayer sold for Mrs. Louise Hoffman to M. Kearney the 3-sty dwelling 242 West 130th st, on lot 18.9x99.11.

132D ST.—The Lawyers' Mortgage Co. sold the 3-sty house, on lot 16.8x99.11, at 270 West 132d st.

Bronx.

BAILEY AV.—J. S. Maxwell resold for Anna M. Maixner the 20-family flat, on plot 45x100, at 3061 Bailey av. The seller purchased the property through Mr. Maxwell last February.

CROMWELL AV.—Elizabeth Brock sold 1441 Cromwell av, near 170th st, a 2-sty dwelling, 24x126, which she purchased on August 10 at an auction sale conducted by Arthur C. Sheridan.

EAGLE AV.—The Bond and Mortgage Guarantee Co. resold to Harry Whelan 2140 Hughes av, a 2-sty house, 16.7x86.5, 169.7 ft. north of 181st st, which it took over at auction in July.

FORDHAM RD.—The Bond and Mortgage Guarantee Co. sold through G. Tuoti 684 and 686 Fordham rd, a 2-sty dwelling, 50.11x121.3x irreg., 25.5 ft. east of Cambrelling av, which the buyer will occupy. The property was bought at auction by the seller last October.

MORRIS AV.—H. A. Douglas & Co. sold the dwelling 2241 Morris av for the Lee Farrington Realty Corporation to Philip Applebaum, for occupancy; also the adjoining house, 2243 Morris av, giving the purchaser a frontage of 37½ ft. at this point.

ROSEDALE AV.—Hugo Wabst has sold the 2½-sty dwelling on the east side of Rosedale av, 100 ft. north of Mansion st.

UNIVERSITY AV.—Mary Scofield, through Mehling & Kaider, attorneys, is reported to have sold 2479 and 2485 University av, adjoining the southwest corner of 190th st, 100x100, which she took over two weeks ago as plaintiff in a foreclosure action for \$101,000.

Brooklyn.

FULTON ST. ETC.—Friday & Lehman sold 2737 Fulton st, corner Bradford st, for Adolph F. Hueg; also 717-719 Digby st for May L. Haberle; 561-563 Chauncey st for William H. Sheppard; 576 Decatur st for Mattie S. Woodward and 1128 Jefferson av for Ellen Martin.

HAMILTON ST.—H. R. Williams & Sons sold for the Haufe Construction Co. to William E. Duncan, one of the recently completed detached cottages on Hamilton av, north of Myrtle av.

JAY ST.—Frederick Brown sold two connecting properties, 385 Jay st and 48 Willoughby st, held at \$65,000, near the shopping district in Brooklyn, adjoining the Home Title Building and the Star Theatre, to M. Seid, who operates a chain of restaurants and will alter the buildings and occupy their grade floor for a restaurant. The buildings form an "L." The Willoughby st building measures 20x90 ft. and the Jay st building 20x57.6 ft.

PARK PL. ETC.—H. W. Rozelle & Son report the sales of the following properties: 367 and 369 Park pl, 365 Park pl, 1162 50th st, 1164 50th st, 165 Cumberland st, 242 Clermont av, 113 Carlton av, 81 Steuben st, 513 Lafayette av, 540 Prospect pl, 1636 11th av, 177 Carlton av and 291 Adelphi st.

PARKSIDE CT.—The Day McDonnell Co. sold to Henry Bailey the dwelling, 20x100, 7 Parkside ct, held at \$9,500, through the E. A. Polak Realty Co.

SANDS ST.—Burling Realty Co. sold 168 Sands st, 25.3x102.9, for improvement; also sold 328 Plymouth st, 122 Duffield st, 155 Prospect st, in conjunction with Frank H. Tyler; and the three tenements at the northwest corner of Little st and Plymouth st.

3D ST.—E. T. Newman sold to H. Lynch, 597 3d st, a 3-sty dwelling, near Prospect Park West.

WEST 11TH ST.—John F. Churlo, who has just completed a row of stucco cottages at West 11th and Kings Highway, reports the following sales: 1782 West 11th st to William J. Mundell; 1784 West 11th st to R. C. Ferris; 1798 West 11th st to Frederick A. Heywood; 1788 West 11th st to William J. McCambridge; 1718 West 11th st to John E. Biggins and 1767 West 11th st to Rowena B. Tholens.

51ST ST.—Tutino & Cerny sold for Thomas P. Hayes, to Richard Orlovsky, the 2-sty dwelling on lot 20x100, at 616 51st st.

54TH ST. ETC.—Realty Associates made the following sales: 1122 54th st, a 2-sty 1-fam. dwelling, 20x100, to Charles H. Wills; 1130 54th st, a 2-sty 1-fam. dwelling, 20x100, to Sarah Hanover; 1142 50th st, a 2-sty 1-fam. dwelling, to Fred Raper; 17-29 and 20-22 Hopkins st, plots 175x100 and 50x100 respectively, to Terrence Holding Corporation, through William F. Coon; 576-8 Gates av, frame buildings on plot 50x100, to Yetta Schaeffer, through Samuel E. Klein; 157 Willoughby st, building plot 50x75x irregular, to Marie L. Langbein, on which plot a modern factory building is now being erected; 825 3d av, a 4-sty apartment, 26x100, to Raffaele Chianese, through J. Fischetti; 156 Lefferts pl, a 3-sty dwelling, 16.8x119, to Samuel Berliner, through Haviland & Son; and 215 Maple st, a 2-sty dwelling, to Thomas McCullough through Alfred Urbansky.

55TH ST.—Frank A. Seaver & Co. sold four

lots in the south side of 55th st, 120 ft. east of 9th av, for the estate of John Schroder.

63D ST.—Alco Building Co., associated with the Realty Trust, sold 1-fam. houses at 2165 63d st to I. N. Dishy and 2149 63d st to A. Mizray.

73D ST, ETC.—Frank H. Malone sold the detached dwelling at 235 73d st, for Henry C. Granneman to William N. Mulvehill; also the plot 105x109 in the north side of 82d st, 275 ft. west of Ridge Boulevard, for Clarence L. Crabbs to Munroe Stiner, builder, who will improve with three 1-family detached dwellings.

82D ST.—Frank A. Seaver & Co. sold for the Ovington Builders the 1-fam. house 351 82d st.

MYRTLE AV.—McInerney-Klinck Realty Co. sold the 4-sty brick factory on the south side of Myrtle av, 215 ft. east of Lenox av, for Louise Zoellner.

NEW UTRECHT AV, ETC.—I. S. Herbstman sold for Connelly Construction Co. to D. Van Gelder 5410 New Utrecht av; also for A. Tobias to J. Mayer the 2-fam. house 1236 53d st, on lot 20x100.

SHORE RD.—The residence erected by the late Henry George in the Shore rd, near Fort Hamilton, Brooklyn, was sold by the Henry George Heirs (Inc.) The property will be taken, subject to a mortgage for \$37,000, by Walter E. Shuttleworth, a paper and twine merchant, who has a home in the Shore rd. The residence is a large frame structure, 50x50, on a plot, 70x155, about midway between 98th and 99th sts.

3D AV.—E. J. Hollahan (Inc.) sold for the Premier Construction Co. the 3-sty store building 7102 3d av, southwest corner of 71st st.

3D AV, ETC.—David Porter (Inc.) sold for the trustees of an estate belonging to the Diocese of Long Island the 3-sty dwelling 32 3d av, on lot 20x75; also, in conjunction with Ghegan & Levine, 19 Brooklyn av, a 3-sty store and apartment building, on lot 20x60, at the corner of Herkimer st.

5TH AV.—Tutino & Cerny resold for a client to M. Frieberg the 3-sty brick store and lofts, on lot 25x100, at 4614 5th av.

Queens.

MALBA.—John J. McGraw, manager of the New York Giants, purchased from the Malba Estates Corporation a plot 100 ft. square at the southeast corner of Malba dr and North dr, near Whitestone, L. I. Mr. McGraw intends to erect a dwelling on the property. The plot is on a high point on the Malba development and commands a fine view of the Sound.

WOODHAVEN.—The Chapman Docks Co. has bought a plot 80x97 in the north side of Fulton st, 20 ft. east of Yarmouth st, from the Meserole Masons Material Co.

Richmond.

WEST NEW BRIGHTON.—Monatt & Schwab sold for Judge Joseph B. Handy to Mrs. Katherine Koehler the residence and plot of ground, 125x200 ft., with frontage on Delafield av, Manor rd and Floyd st.

RECENT LEASES.

New French Art Center.

The residence of the late R. G. Dun, of 261 Madison avenue, southeast corner of 39th street, has been leased through the Cruikshank ompany and Pierre Van Arsdale, to La Maison du Vieux Colombier, recently organized in connection with the theatre du Vieux Colombier, which recently took possession of the Garrick Theater in West 36th street, near Sixth avenue, for the production of French plays. The dwelling will provide a home for the French players. It is also expected to become the center of a group interested in French drama and art in this city.

Improvement in Madison Square.

The estate of Mary E. Stephenson leased through Slawson & Hobbs the old five-story building, 202 Fifth avenue and 1122 Broadway, being the block front in the north side of 25th street, between these thoroughfares, to a Newark, N. J., clothing concern. The lease is for twenty-one years, the rental aggregating \$500,000. The property has a frontage of 80 feet in the street, 28.2 feet on the avenue, and 30.2 feet on Broadway. Adjoining on the north is the headquarters of the Lincoln Trust Company. The property faces the Worth Monument at Madison Square and has exceptional light and air on three sides. The selling estate acquired the property in 1857.

Lease in Albemarle Building.

M. & L. Hess, Inc., leased part of the twelfth floor of the Albemarle Building, at the northwest corner of Broadway and 24th street, to E. V. Connett & Company, one of the oldest hat concerns in the city. The business was founded in 1815, at which time it was located at the Battery, and remained there until 1863, when a move was made to the downtown hat district located in the

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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., September 15, 1917.—Sealed proposals will be opened at this office at 3 p. m., October 23, 1917, for the construction of the United States post office at Waterloo, N. Y. Drawings and specifications may be obtained, after September 22, 1917, from the custodian of the site at Waterloo, N. Y., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for 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.

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vicinity of Broome, Greene, Prince and Bleecker streets, where quarters were maintained until 1887. In that year, the firm moved to 14 and 16 Washington place. The factories of the concern are located at Orange and Newark, N. J.

Manhattan.

LEON S. ALTMAYER leased for the Rudolph Realty Co. (Inc.) an apartment in the new 9-story apartment house 103 East 84th st to Miss Lucile Stuart.

AMERICAN FOREIGN BANKING CORPORATION, recently organized and temporarily at 61 Broadway, rented for its permanent quarters the grade floor of 56 Wall st, opposite the National City Bank and the banking house of Brown Brothers & Co. The corporation, of which Archibald Kains, formerly governor of the Federal Reserve Bank of San Francisco, is president, took the space for a long term through the Douglas Robinson, Charles S. Brown Co.

AMES & CO. rented a loft at 18 West 31st st to M. Kaufman; also a floor at 11 West 31st st to Gilbert Rosenblatt, and a loft at 35-37 West 31st st to Kolb & Teich; and the entire building at 165 West 34th st to Therese (Inc.).

BASTINE & CO. leased apartments at 319 West 95th st to John Williams, Miss Gertrude B. Moody and George Abbott; and at 839 West End av to Luke McDermott, Francis Carpenter, Max Marks and Charles Gardner.

LOUIS BECKER CO. leased for William Milne Grinnell to Rudolph Dreverman for a long term three 3-story brick and stone dwellings, 549 to 553 West 156th st, one block from the Broadway subway station. After extensive alterations the lessee will conduct in them a private apartment hotel to be known as the Lafayette Inn.

GEORGE A. BOWMAN, in conjunction with the Willard S. Burrows Co., leased for Childs the top floor of 1485 Broadway to Joseph Xiques, for a billiard academy.

VASA K. BRACHER has renewed leases for Nellie D. Fraser of the house at 339 West 86th st to Arthur C. Rounds, and for Dr. Sinclair K. Royle of the house at 105 West 76th st to Mary Clifford.

HENRY BRADY leased the 1st floor at 344 6th av to Jacob Kettler, also the store at 32 West 19th st to the Seaboard Leather Co.

CAMMANN, VOORHEES & FLOYD rented apartments at 121 Madison av to Simeon B. Chittenden, Joseph T. Fanning, Dr. A. A. Moore, William A. Ulman; at 25 East 30th st to Federal Judge Mayer, Charles Griswold Bourne, O. M. Stanfield, Ethel M. Colgate, Mr. and Mrs. Howard Hull (Margaret Anglin) and Mrs. Elsie McDougall; at 128 East 24th st to Livingston Wetmore and Lewis Frederick Pease; also at 449 Park av to William C. McClure, Mrs. Gertrude C. Gilpin and Mrs. Emma S. Parker.

CHARLES B. COHN leased the 4-story dwelling 154 East 64th st for five years to Anton Rasmussen, superintendent of the Scandinavian Mission Home, for \$2,200 a year, from October 1.

THE COLONY CONSTRUCTION CO., Robert P. Zobel, president, leased the store and basement at 63 West 88th st, through to 62 West 39th st, containing about 20,000 sq. ft., to Morris Goldzier, flowers and feathers.

GEORGE B. CORSA leased for Mrs. Clara E. McMahon the 2d and 3d floors at 535 5th av, adjoining Delmonico's, to The Gerbeau Co., to be occupied by them as a luncheon and tea room.

CROSS & BROWN CO. leased the store and basement northeast corner Broadway and 57th st to the Dayton Rubber Mfg. Co.; at 109-23 West 64th st the 12th floor to Isotta Fraschini Co. (Inc.); at 149 West 36th st front half of the 9th floor to Colt-Cromwell Co. (Inc.); at 527 5th av space to Old Reliable Motor Truck Co. in the Strand building, space to W. J. Plimmer Agency (Inc.).

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 125 East 72d st for Mrs. E. V. Douglass to Eliphaleth N. Potter, of Potter, Choate & Prentice, bankers; also a furnished apartment at 823 Park av for Cecil Barret to Mrs. Francis A. MacNutt; an apartment at 116 West 59th st for William Vilonat to Charles Hopkins, owner and manager of the Punch & Judy Theatre; an apartment in the new building at 70 East 77th st to William D. Hatch, and at 64 East 86th st for S. A. Herzog to Mrs. Tillie Schwenker.

DOUGLAS L. ELLIMAN & CO. leased 691 Lexington av, a 4-story building, on lot 25x100, between 56th and 57th sts, for the Hewitt Realty Co. to the Rockledge Co.; also a large apartment in the new building at 876 Park av for Edgar A. Levy to Dwight E. Potter; at 400 Park av for C. W. Chapin to Howard W. Maxwell; at 108 East 82d st for Mrs. R. A. Fulton to Mrs. H. H. Moorhead, and at 116 East 63d st for the Guardian Holding Co. to Miss Gladys C. Berry.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment at 399 Park av for Mrs. Stanley L. Richter to J. H. McClement, chairman of the board of directors, Allis-Chalmers Manufacturing Co.; an apartment in the new building at 64 East 86th st for S. A. Herzog to John Tyssowski; in 140 West 58th st for Albert B. Ashforth, agent, to Mrs. Rae Martin; an apartment of 16 rooms and 4 baths at 400 Park av for C. W. Chapin to Howard W. Maxwell; an apartment in new building at 103 East 84th st for George Neiman, agent, to William P. Orr; apartments in 105 West 55th st to J. H. MacMurdy and Charles T. Ward; and at 130 West 57th st to Miss Mary H. Duggett.

J. B. ENGLISH leased for Randolph Hurry the dwelling 172 West 88th st to Louise B. Milligan.

J. B. ENGLISH leased for Louisa A. Newkirk, the store in 148 West 46th st to J. Campbell, ladies' wear; also the store in 236 West 50th st to the Hampton Tire Works.

J. ARTHUR FISCHER rented the store at 640 6th av to Gruskin & Cohen, furriers; also leased the store at 204 West 28th st to the Crown Co., barber supplies and toilet articles; the 4-sty dwelling at 241 West 38th st to J. Schnor; an apartment at 753 7th av to A. Guffanti, at 755 7 av to J. Markow, and at 757 7th av to Walter Smith.

GOODWIN & GOODWIN rented for the Sarah L. Forbes estate to B. Kaplan the 3-sty dwelling at 31 West 113th st.

GOODWIN & GOODWIN rented for Charles B.

Meding to Dr. George H. Mathews, the 3-sty dwelling at 111 West 121st st.

GOODWIN & GOODWIN rented for Edwin E. Bernhelmer to B. Baehr the 3-sty dwelling at 122 West 120th st; also for Emma De Long to Ira R. Parker the 3-sty dwelling at 154 West 119th st.

M. & L. HESS (INC.) leased the 2d floor at 20 East 17th st to Louis Davidson; the 3d floor at 43-5 East 19th st to Van Der Hoff & Hubert (Inc.); the 4th floor at 1158 Broadway to the Animated Picture Products Co.; the 3d floor at 244 5th av to the Republic Silk Co.; the 7th floor at 821-3 Broadway to Rosenbaum & Co.; the 8th floor at 329-31 4th av to Strauss & Co., silk fabrics; space at 432 4th av to Yano & Joko, of Yokohama, Japanese silks.

HOUGHTON COMPANY leased for William E. D. Stokes the 4-sty dwelling 541 West End av, northwest corner of 86th st, for five years to Mattie R. Ward.

HOUGHTON COMPANY leased to Estelle Small and M. Adelaide Tucker the 3-sty dwelling, 223 West 78th st, for Dr. Edward H. Quinn.

HOUGHTON COMPANY leased for Walter J. Dozier the 4-sty dwelling 264 West 89th st to Dr. James S. Unger.

HUBERTH & HUBERTH, in conjunction with S. Steingut & Son, leased for John J. Mooney the 5-sty garage at 133-135 Amsterdam av.

A. KANE CO. leased for Anna C. Stang the 3-sty dwelling 162 West 122d st to Eugene A. Girard and for Marguerite M. Smith the 3-sty dwelling 250 West 121st st.

LAKIN & DINKELSPIEL leased for the Edmund Francis Realty Co. to Wragge & Medlin the 5-sty apartment house at 126 West 45th st. Leon R. Jacobs was attorney for the lessor.

MANNING & TRUNK leased for the First Construction Co. of Brooklyn, William H. Reynolds, president, the store and basement 407 Lexington av, in the Long Beach Building, to Matthew Levin, who will use it for the sale of victrolas, kodaks and supplies.

SAMUEL H. MARTIN leased for James McLaughlin the dwelling at 207 West 69th st to Miguel B. Arango.

SAMUEL H. MARTIN leased for Howard Payson, as attorney, the 4-sty dwelling 159 West 64th st to Julia Bresnahan.

GEORGE NEIMAN has leased apartments at 103 East 84th st to R. L. Bigelow, Mrs. J. C. Conway and Garrat A. Brownback of Philadelphia; with Pease & Elliman to William P. Orr and Mark L. Abrahams, and with Douglas L. Elliman & Co., to Edmond C. Ellsworth, Dr. Paul Aschner and Lucile M. Stuart.

CHARLES F. NOYES CO. leased for Atkins & Durbrow to S. L. Goldberg's Son a portion of the store at 157 Water st; a loft in 221 Pearl st to Royer Luckenbach, and offices in the India House property at 60 Stone st to W. R. Grace & Co.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corporation space in the Madison Square Building, 15-19 East 26th st, to the Wink Skirt Co.; space in the Masonic Building, 71 West 23d st, to the Community Motion Picture Bureau; to the same tenant connecting space in building 46 West 24th st, and a floor at 64-66 Murray st for William Engel to the Illuminal Corporation.

CHARLES F. NOYES CO. leased the store at 2635 Broadway for the Standish Realty Co. to John Lesica.

OGDEN & CLARKSON CORPORATION leased the 5th loft in 56 East 11th st to L. Olchin & Co.

PEASE & ELLIMAN leased for W. W. Owens to Toole Henry & Co., members of the New York Stock Exchange, an entire floor in 553 5th av; for Louis C. Ragener to Sidney Homer of the Metropolitan Opera Co. the 5-sty dwelling at 30 West 74th st; for Mrs. R. Sanger to Henry James, manager of the Rockefeller Institute, the 3-sty dwelling at 60 West 12th st; and leased an apartment in 214 West 92d st to H. H. Perry; in 67 Riverside dr to Mrs. Helen Meek; in 309 West 99th st to Miss Ida Northrup; in 165 West 72d st to Mrs. E. A. Whitney; and in 315 West 115th st to Harold W. Hurlburt.

PEASE & ELLIMAN leased for Mrs. G. Haylin to Willy de Sadler the 3-sty dwelling at 227 West 71st st, between Broadway and West End av; for the Robard Realty Co. a store in 956 Broadway, on the site of the old Hotel Bartholdi, at 23d st, to H. Weiner, and renewed the lease of a loft in 31-33 East 32d st, held by Rosenmeyer & Flaherty.

PEASE & ELLIMAN leased for Mrs. D. Ernest Walker to Charles Minder the 3-sty dwelling at 6 West 83d st; also for the United States Trust Co. to Dr. T. E. Waldie the 4-sty dwelling at 50 East 75th st.

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PEASE & ELLIMAN rented, furnished, for Mrs. George D. Widener, a daughter of Henry T. Sloane, of W. & J. Sloane, to Rufus Patterson, president and director of the American Foundry & Machine Co., the 5½-sty dwelling at 113 East 71st st; for the Brunswick Realty Co., controlled by F. P. Zobel, to the Manning Sand Paper Co., loft space in 35-7 West 39th st; for the Renaissance Realty Co., of which R. H. E. Elliott is president, to Mrs. Abigail Bishop the 4-sty dwelling at 152 East 74th st; leased an apartment at 214 West 92d st to Mrs. Marie J. Taylor; at 309 West 99th st to Miss Ida Northrup; at 315 West 115th st to Benjamin Friedelson; at 150 West 80th st to Mrs. J. Reinberg; and at 214 West 92d st to Mrs. H. A. Magill; also leased for C. J. Gould to T. C. Gillespie the 3-sty dwelling at 147 East 62d st.

PEPE & BRO. leased for Mary A. Rudden 40 King st, a 3-sty brick building, to Nicholas Gellata. The house is on a lot 20x100. It has been leased for a term of years and Mr. Gellata is going to alter it into studio apartments which will have modern improvements.

JOHN PETERS leased for Florence H. Hiller to the American Globe Wire Works the store and two lofts at 411-413 East 15th st.

LEWIS B. PRESTON (INC.) leased apartments at 331 Central Park West to A. Bleyer, George Veit, E. Pratt, I. Katz, Dr. L. Kaempfer, D. Podell and Dr. W. Lindbeck.

RICE & HILL leased for Sidney W. Hughes to George B. Warner the 5-sty building 128 East 57th st. After extensive alterations the building will be occupied by the lessee.

J. EDGAR LEAYCRAFT & CO. have leased the store and basement at 2396 Broadway to George Tashjian, Oriental rug dealer.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 63 Wall st to Georges Crassopoulos, and in 96 Broadway to the American-Italian Commercial Corporation; also sublet offices for the Sancy Light Corporation to the Smiley Steel Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the New York agency of the Banca Commercial Italiana of Milan, organized recently to attend to the increasing Italian financial business in this city, the large banking space on the arcade floor of the City Investing Building, 165 Broadway, at a reported rental of \$25,000 a year, for a long term.

LOUIS SCHRAG leased for the Neilley Estate the dwelling 129 West 21st st to Dennis Maloney, and for the estate of Sarah Boynton the dwelling 211 West 22d st to Josef Nystad.

LOTON H. SLAWSON CO. has leased to the Columbia Knitting Mills the 4th floor in the Cuyler Building 116-120 West 32d st.

SLAWSON & HOBBS rented for Helen McGrath 111 West 74th st.

SMITH & MITCHELL leased the dwelling 238 West 137th st to Lauletta Harris; 211 West 136th st to Elizabeth White, and 215 West 136th st to John R. Carrington.

SPEAR & CO. rented the store and basement at 9 East 4th st to L. Barth & Son; the store and basement at 30 East 2d st to D. & J. Schwartz; space at 7 West 21st st; the entire 6-sty building at 40 Wooster st for the Rodena Realty Co. to the Burden Realty Corp. for a long term.

SPEAR & CO. rented the store and basement at 103-105 Greene st to the Newland Paper Box Co.; the 4th loft at 35 Great Jones st to Barnett Ashenfarb; the 2d loft at 141-145 West 17th st to The Mirror, Inc.; the 1st loft at 49 Crosby st to Lubell Brothers; the 5th loft at 56 East 11th st to L. Olchin; the 2d loft at 18-22 West 18th st, through to 23-7 West 17th st, containing 14,000 ft., to Abraham Bauman.

SPEAR & CO. rented the store and basement at 149-153 Wooster st for the Metropolitan Life Insurance Co. to Lakin Bros.; the 1st loft at 46-50 West 28th st to Cooper & Kaufman; the 3d loft at 18-22 West 18th st through to 19-23 West 17th st, comprising about 14,000 sq. ft., to A. Baumann.

E. A. TURNER (INC.) leased for the M. J. Beato estate the ground floor store at 152 Lexington av to the Jamison Sempole Co., dealers in surgical instruments; also the parlor floor in the same building to Charles Pronitz, maker of passementerie; for Jonothan Petrie to Mrs. Ida Ottenheimer, the 3-sty dwelling at 111 East 30th st; for the same owner, to Mrs. Anna Kilroy, 3-sty dwelling at 109 East 30th st, to be used as a private dressmaking establishment, and for the Beato estate two bachelor apartments at 152 Lexington av.

UNGER & WATSON (INC.) leased to Mrs. Wm. K. Vanderbilt, Jr., for a long term the premises at 21 Beekman pl, which will be used for a charitable institution, after extensive alterations are completed.

SIDNEY L. WARSAWER leased the store at 651 8th av for a long term to Joseph Fink; also the store at 655 8th av to the Kurnick Waist Shop.

WM. A. WHITE & SONS leased the 6th loft in 325 to 331 Lafayette st, through to 305 to 311 Mulberry st, to B. Stern & Son, manufacturers of men's clothing.

WM. A. WHITE & SONS leased apartments in 44 West 10th st to Edward Frederick Sanderson, Charles F. Dean, Frank R. Furbish, H. C. J. Deeks, James A. Payne and Miss Marie L. Zerega; and in 139 East 30th st to Mrs. Elizabeth Frances Stephenson; in 715 Madison av to John H. Livingston, Jr., and in 19 West 54th st to William J. Sparks.

WM. A. WHITE & SONS leased the 2d loft in 148 Greene st to David Frankel and Max Rosenfield. This completes the leasing of all the space in the building.

WM. A. WHITE & SONS leased in the bachelor apartment house at 19 West 54th st an apartment to C. F. Ahlstrom, president of The Whitlock Printing Press Manufacturing Co.

WORTHINGTON WHITEHOUSE (Inc.) leased, furnished, 17 East 82d st, a 5-sty modern dwelling, 25x102, for Mrs. Leo Speyer to William Meyer. The house was held at \$7,500.

WORTHINGTON WHITEHOUSE (Inc.) leased the 5-sty building 24-26 East 46th st, 40x100, for Henry Phipps Estates to the Vernon Castle School of Dancing; also easterly store at 561 5th av, southeast corner 46th st, for Mme. Marie El'Khoury to P. T. Madigan; at 23 West 46th st, the ground floor store, in conjunction with Douglas L. Elliman & Co., to Hyacinthe Clement and Nicolas Clement, for the sale of art embroidery and needle work; also the parlor store in the same building to Mme. Reiss and at 6-8 East 46th st, the 1st loft for Harris & Vaughan as agents, to the Florence Hat Shop.

F. R. WOOD, W. H. DOLSON CO. leased apartments in the Belnord to Edwin C. Anness; at 209 West 97th st to Mrs. Sallie D. Archer; at 264 Riverside dr to Israel H. Burstein; at 204 West 81st st to William R. Best, Lewis B. Bloom, Miss Jeanette Renard, Mrs. M. E. Powell, Elizabeth M. Moore, Sol Levy and Lillian B. Damon; at 47 Claremont av to Richard Bonwit; at 203 West 81st st to Mrs. Dorothy Duval; at 305 West 97th st to Ora E. Clements; at 109 West 82d st to Mrs. Ella Clarke; at 170 West 75th st to Mrs. Alice L. Duchette; at 43 West 93d st to Bernard F. Martin; at 451 West End av to Robert C. Gilmore; at 315 West 98th st to Lee C. Weil, and in the Barnard to Mrs. Bohl Davis.

Brooklyn.

McINERNEY-KLINCK REALTY CO. leased the public garage on the north side of Clarkson av, 159 ft. east of Nostrand av. The garage has a frontage of 100 ft. on Clarkson av and a depth of 150 ft. and was leased for the Beverly Building Co. for a long term at a total rental of about \$50,000.

E. T. NEWMAN leased 285 Garfield pl, near Prospect Park West, a 3-sty dwelling, to R. Wieland.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 241 West 38th st.

SPEAR & CO. have been appointed managing agents of the 6-sty building at 120-122 West 18th st.

BURLING REALTY CO. has been appointed agent for 328 Plymouth st and 122 Duffield st, Brooklyn.

LEON S. ALTMAYER negotiated a first mortgage of \$16,000 on 293 1st av and \$19,000 on 452 St. Nicholas av.

NEHRING BROTHERS have been appointed agents of the Alloa apartments, 602 and 604 West 191st st, and the Placid apartments, 606-608 West 191st st.

CHARLES F. NOYES CO. has been appointed managing agent for 38 Pine st, 87 Gold st, 119 Fulton st, 50 Ann st, 384 South st, 367-369 Front st and 43-45 Wooster st.

WM. A. WHITE & SONS have been appointed managers and agents of 12 West 54th st, 22 Park av, 137 West 21st st, 125 East 38th st, 593 Park av and 71 Washington pl.

DAVID PORTER (INC.) has been appointed agent for 31-33 Greene av, 114 Hall st, 362-364 Halsey st, 336 Lafayette av, 442 Classon av and 227 Gates av, Brooklyn.

GOODWIN & GOODWIN have been appointed managerial representatives for the apartment house at 71 West 118th st and also for the house, with stores, at 147-149 and 151 Lenox av.

CHARLES F. NOYES CO. has been appointed exclusive managing and renting agent for the 20-sty 42 Broadway Building, covering plot 116x197, extending through from Broadway to New st, and renting for approximately \$450,000 per annum.

E. A. TURNER negotiated the recently recorded sale of 128 East 25th st for Lila J. Fairbain of Chicago to W. H. Mayer, who owns the adjoining corner building. The newly acquired property will be altered into a shipping department to be used in conjunction with the corner building.

SIDNEY L. PREVILLE, real estate broker, has resigned his position with the Rexton Realty Co. and expects to join the new National Army at Camp Upton, Yaphank, in a short time. He was recently accepted for military service by Local Exemption Board 15 (Bronx). Mr. Preville was formerly connected with Manheimer Brothers and later became a member of the firm of Preville & Rosenberg.

THE FOURTEENTH ANNUAL CONVENTION of the New York State Real Estate Association, held last week in Utica, N. Y., closed Saturday afternoon with the election of the following officers: president, Fenton M. Parke, Buffalo; first vice-president, James Frank, Long Island; second vice-president, Fred N. Van Patten, Syracuse; third vice-president, Anning S. Prall, Staten Island; secretary, John D. White, Utica; treasurer, Stephen N. Yates, New York. The 1918 convention will be held in Buffalo.

DAVID L. WOODALL, JR., son of a pioneer real estate broker of the Bronx, closed the sale of the dwelling 1816 Washington av for the estate of Addison A. Sterling to Eugenia Dinoia, just before he was selected as one of the honor men of Local Exemption Board No. 20 (Bronx) and sent to Camp Upton, Yaphank, L. I. Mr. Woodall had been managing his father's business for the past year. David L. Woodall, Sr., opened his real estate office in 1882, when the Bronx was a portion of Westchester county, and Tremont av (177th st) was a country lane.

WM. A. WHITE & SONS have been appointed managers and agents for the new building being altered on the site of the Weber & Field Music Hall, at the northwest corner of Broadway and 29th st. The passing of this old Broadway landmark, so well known to New Yorkers of a generation ago, and the change to a commercial structure is the result of the active demand for store space in that neighborhood. Arrangements have been made for six small stores on the Broadway side and a large store in the rear, with a Broadway entrance, and two lofts.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	105	139
Assessed Value	\$6,968,100	\$8,396,000
No. with consideration	21	17
Consideration	\$801,381	\$730,600
Assessed Value	\$1,060,000	\$714,500

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	5,551	5,224
Assessed Value	\$381,300,609	\$296,554,432
No. with Consideration	748	758
Consideration	\$31,679,310	\$32,445,607
Assessed Value	\$36,971,050	\$35,058,956

Mortgages.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	53	63
Amount	\$1,157,518	\$1,404,845
To Banks & Ins. Cos.	12	7
Amount	\$707,500	\$186,000
No. at 6%	19	31
Amount	\$99,354	\$446,295
No. at 5½%	3	3
Amount	\$63,000	\$27,000
No. at 5%	16	14
Amount	\$246,364	\$779,700
No. at 4½%	1	1
Amount	\$34,500	\$2,000
No. at 4%		
Amount		
Unusual Rates		
Amount		
Interest not given	14	14
Amount	\$714,300	\$149,850

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	2,487	2,611
Amount	\$100,290,958	\$77,888,896
To Banks & Ins. Cos.	506	595
Amount	\$59,205,840	\$33,031,659

Mortgage Extensions.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	13	21
Amount	\$872,000	\$881,682
To Banks & Ins. Cos.	5	11
Amount	\$148,500	\$745,000

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	1,390	1,298
Amount	\$92,402,800	\$74,761,274
To Banks & Ins. Cos.	689	663
Amount	\$69,928,950	\$55,225,750

Building Permits.

	1917 Sept. 15 to 21	1916 Sept. 16 to 22
New Buildings	3	4
Cost	\$1,075,700	\$500,000
Alterations	\$144,100	\$113,400

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	Jan. 1 to Sept. 21	Jan. 1 to Sept. 22
New Buildings	323	472
Cost	\$25,341,700	\$100,601,645
Alterations	\$10,162,259	\$15,733,193

BRONX. Conveyances.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	107	65
No. with consideration	16	6
Consideration	\$71,999	\$36,500

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	4,347	4,226
No. with consideration	810	640
Consideration	\$5,469,513	\$4,711,982

Mortgages.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	44	42
Amount	\$307,999	\$561,802
To Banks & Ins. Cos.		2
Amount		\$202,000
No. at 6%	17	20
Amount	\$139,130	\$205,299
No. at 5½%	6	3
Amount	\$17,450	\$7,450
No. at 5%	13	4
Amount	\$120,723	\$67,000
No. at 4½%		2
Amount		\$4,303
Unusual rates	3	
Amount	\$2,097	
Interest not given	5	13
Amount	\$28,599	\$277,750

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	2,119	2,394
Amount	\$12,828,979	\$21,839,368
To Banks & Ins. Cos.	139	203
Amount	\$2,016,115	\$4,416,727

Mortgage Extensions.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
Total No.	10	9
Amount	\$185,500	\$143,800
To Banks & Ins. Cos.	2	5
Amount		\$129,500

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
Total No.	465	533
Amount	\$9,366,088	\$10,808,864
To Banks & Ins. Cos.	168	149
Amount	\$3,346,200	\$4,600,514

Building Permits.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
New Buildings	4	7
Cost	\$12,800	\$200,500
Alterations	\$12,150	\$23,075

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
New Buildings	537	511
Cost	\$7,483,700	\$13,938,180
Alterations	\$911,200	\$955,157

BROOKLYN. Conveyances.

	1917 Sept. 13 to 19	1916 Sept. 14 to 20
Total No.	378	464
No. with consideration	47	31
Consideration	\$233,916	\$459,692

	1917 Jan. 1 to Sept. 19	1916 Jan. 1 to Sept. 20
Total No.	15,905	16,190
No. with consideration	1,388	1,540
Consideration	\$14,456,758	\$11,416,088

Mortgages.

	1917 Sept. 13 to 19	1916 Sept. 14 to 20
Total No.	242	343
Amount	\$951,956	\$1,422,440
To Banks & Ins. Cos.	35	106
Amount	\$128,500	\$570,750
No. at 6%	139	168
Amount	\$566,430	\$486,509
No. at 5½%	44	97
Amount	\$206,176	\$446,450
No. at 5%	28	44
Amount	\$82,170	\$358,450
Unusual rates	1	1
Amount	\$2,000	\$1,000
Interest not given	30	33
Amount	\$95,180	\$130,031

	1917 Jan. 1 to Sept. 19	1916 Jan. 1 to Sept. 20
Total No.	10,241	12,307
Amount	\$42,392,827	\$53,880,615
To Banks & Ins. Cos.	1,867	2,950
Amount	\$14,643,335	\$22,075,429

Building Permits.

	1917 Sept. 14 to 19	1916 Sept. 15 to 21
New Buildings	31	81
Cost	\$300,100	\$297,600
Alterations	\$97,830	\$62,765

	1917 Jan. 1 to Sept. 19	1916 Jan. 1 to Sept. 21
New Buildings	2,014	2,671
Cost	\$19,396,390	\$32,519,464
Alterations	\$3,688,442	\$4,293,062

QUEENS. Building Permits.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
New Buildings	84	80
Cost	\$137,303	\$316,250
Alterations	\$24,648	\$17,829

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
New Buildings	2,621	3,766
Cost	\$9,032,746	\$14,703,450
Alterations	\$1,288,722	\$1,640,240

RICHMOND. Building Permits.

	1917 Sept. 14 to 20	1916 Sept. 15 to 21
New Buildings	12	26
Cost	\$15,460	\$31,607
Alterations	\$8,450	\$8,725

	1917 Jan. 1 to Sept. 20	1916 Jan. 1 to Sept. 21
New Buildings	447	650
Cost	\$1,199,286	\$1,403,607
Alterations	\$244,644	194,090

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

EVIDENCE multiplies that the stagnation of activity in the field of building construction, that has now maintained for a protracted period, is rapidly drawing to a conclusion. The tone of the building industry is better, with structural interests generally beginning to feel the force of improved conditions by a greater volume of sales and more frequent inquiries for future requirements. There has been a group of individuals prominent in the building fraternity that have held for some months that the period of depression and structural inactivity experienced this year was but a temporary affair that, while decidedly upsetting to the stability of the industry, was a matter that undoubtedly would result in the ultimate improvement of building conditions throughout the United States. From this period of doubt and stress the structural trades as a unit will emerge with a more satisfactory understanding and a fuller appreciation of the meaning of co-operation between its component parts. The atmosphere will be clarified and the future progress of the building interests be more fully assured.

One of the most forcible reasons why the building situation can be said to be better today than it has been for a long time is found in the volume of purely speculative work that is daily coming to light. During recent months New York City, as well as a number of other important centers of community interest, has suffered from the lack of speculative and investment construction. This condition created a demand for accommodations for both housing and industrial purposes that was considerably in excess of the supply, and difficulty was experienced in providing for those in the market for

Common Brick.—The market conditions for Hudson River common brick are brighter at present than they have been for some weeks and it is confidently expected that the situation will now steadily improve. Although there has been no material change in the prices for common brick, the market still ranging from \$8.00 to \$8.25 a thousand, there is a decided tendency toward a price stiffening and the higher figure was well represented in the sales of the past week. This change of condition was largely brought about by the strike of the captains which prevented the shipment of brick from the up-river plants, and thus reduced the local supplies held in reserve. The strike has now been settled and captains have returned to work, satisfied with a slight increase in wages, but without the recognition of a union, which was a part of their demand. The sales of the week are considered satisfactory in view of the current slow building situation, but the inquiries have slightly increased and better times are hoped for and predicted. The Raritan situation is quiet, with prices well sustained on account of the fact that there is only a small quantity of this brick available. Practically no shipments are being made at the present time.

SUMMARY—Transactions in the North River brick market for the week ending Friday, September 21, 1917. Condition of market: Demand fair; prices firmer. Quotations: Hudson Rivers, \$8.00 to \$8.50 to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 19. Distribution: Manhattan, 10; Brooklyn, 4; New Jersey points, 2; Astoria, 2; Flushing, 1.

Structural Steel.—A full realization of the existing dull condition of the structural steel industry is possible through the recent announcement made by the Bridge Builders' and Structural Society, that only thirty-eight per cent. of the total capacity of the bridge and structural shops of the country was contracted for during the month of August. While there

renting space. In the last week there have been a number of definite instances in which prospective builders of speculative operations have matured their plans for an early commencement of activity. The fact that some pioneers in this field have confidence enough in the future for buildings of this type will naturally influence others to follow. The result will be a stronger building situation generally, with increasing optimism in all lines of endeavor that are connected with the structural interests.

Although the prospects of a renewed building movement are better today than they have been for weeks there is still much to be accomplished before the best results are within the range of possibility. The unsatisfactory condition of the labor market is an important factor that will require considerable adjustment. The dealers in structural materials and supplies must assist in a stabilization of the commodity markets with prices returned to a figure that more nearly approximates the normal. The institutions and concerns that are influential in the financing of important structural projects must revise their attitude to meet the existing circumstances. The building contractors and their dependent subcontractors must be brought to a realization that they will occupy a prominent part in the predicted movement and that in a large manner their efforts will be a factor in improving the conditions as they exist at present. Only by the most complete cooperation throughout all branches of industrial and commercial activity can the best interests of the building industry be served. By this means an industry that has suffered to a degree through the national crisis, that was barely approached in other lines, can be brought back to its former eminence and influence.

have been some signs of latent activity at distant localities, the Metropolitan district shows no indication of a building movement, including other than that type of construction work that requires none or very little structural steel. The interests that have in contemplation the erection of steel frame structures in New York and vicinity are holding them in abeyance for the expected Presidential announcement in regard to the fixing of steel prices and the control of output. It is generally conceded that only by drastic action from Federal sources can the existing unsatisfactory situation be relieved, and until this action is taken or some definite assurance made to the consuming public, there is little prospect of a resumption of building activity on a large scale. During the past week the only bookings of consequence were for Government work or other construction that was the natural outgrowth of Federal military activities. The inquiries are extremely light and there is a trade prediction that these will not materially increase until the future, as applied to structural steel, is more fully assured. Quotations on mill shipments of fabricated material are unchanged at 4.445c. to 5.195c. New York, according to date of delivery.

Lumber.—Strong signs of improvement are now evidenced in the lumber situation. The local demand, particularly for building purposes, has picked up to a considerable extent. There is generally a better mental attitude throughout the lumber trades than has maintained for some time and those leading in the industry do not hesitate to express an opinion that the autumn months should prove to be an excellent period for these interests. Lumber prices are stiffening for substantially all kinds and grades of the product and the stocks in the hands of the dealers are being steadily depleted with but slight possibility of being refilled at an early date on account of the well known conditions that are influenc-

ing the market. Although the generally quiet building situation has materially affected the industry, both wholesale and retail, the business has been satisfactory and if, as is predicted, building activity is increased and progress renewed along structural lines, the lumber interests will have to hustle considerably to keep abreast of current and prospective business.

Window Glass.—There is not a great amount of life in the markets for plate and window glass today, but inasmuch as the condition during the early part of September was better than that maintaining throughout July and August, the majority of the dealers are optimistic. Manufacturers report that during the coming producing season the output of glass will be considerably curtailed as a result of the unfavorable factors that are current. Fuel and labor difficulties will be the prime causes for the short output, and, while there will be a sufficient amount of glass available for all ordinary needs, a scarcity is possible if building activity were to commence to any great extent before the product of the coming season is ready to market. From present information it is not expected that the blast will be started before the early part of December. This is from four to six weeks later than usual. The prediction has been made by an individual prominent in the glass industry that it is extremely doubtful if the output of window glass next season will be greater than fifty per cent. of that of normal years and the manufacture of plate glass is likely to be curtailed to the amount of approximately twenty-five per cent. With jobbers already making determined efforts to conserve their present stocks for price advances that are confidently predicted and a reduced output next year, the outlook for higher glass prices all along the line is the only one possible. At the present time glass prices are unchanged.

Portland Cement.—In general the situation in the cement industry is satisfactory. The railroad freight congestion has been relieved and difficulty from this source has been practically eliminated. Shipments on contract are now coming through in reasonable time and a much better feeling is apparent. Cement prices are holding firmly to their established level and there are no signs of a fluctuation. One of the best indications of the favorable position of the cement industry is the recent statement of a prominent producer that for the first fifteen days of September, 1917, the shipments of the concern were 44 per cent. in excess of those for the same period last year.

Wire Products.—The domestic demand for both wire and wire nails is comparatively dull and the most important factor in this market is the Government. From this source last week one order was placed amounting to 13,000 kegs. The business was obtained at a price of \$3.20 base, per keg, which has been the price of the American Steel & Wire Company for some months. The independent mills are evidencing a disposition to reduce their prices in conformity with those of the American Steel & Wire Company and it is believed that within a short time prices will be upon an equal basis.

Cast Iron Pipe.—As a result of the large Government orders for this commodity, stocks in the hands of the dealers are depleted and the manufacturers have orders booked that will keep them busy to capacity for the balance of the year. Otherwise business has been comparatively inactive with municipal buying light and no private work of any consequence. Prices are unchanged. Carload lots of 6 in., 8 in. and heavier are quoted at \$65.50 per net ton, tidewater, and 4 in. at \$68.50.

CURRENT WHOLESALE PRICES. MIDTOWN OFFICE BUILDING PROJECT

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.\$1.22@
- Less than 5 bbls..... 1.23@

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....\$0.08
- Block, 2 in. (hollow)......09

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

TURPENTINE:

- Spot, in yard, N. Y., per gal. \$0.43½@ \$0.44

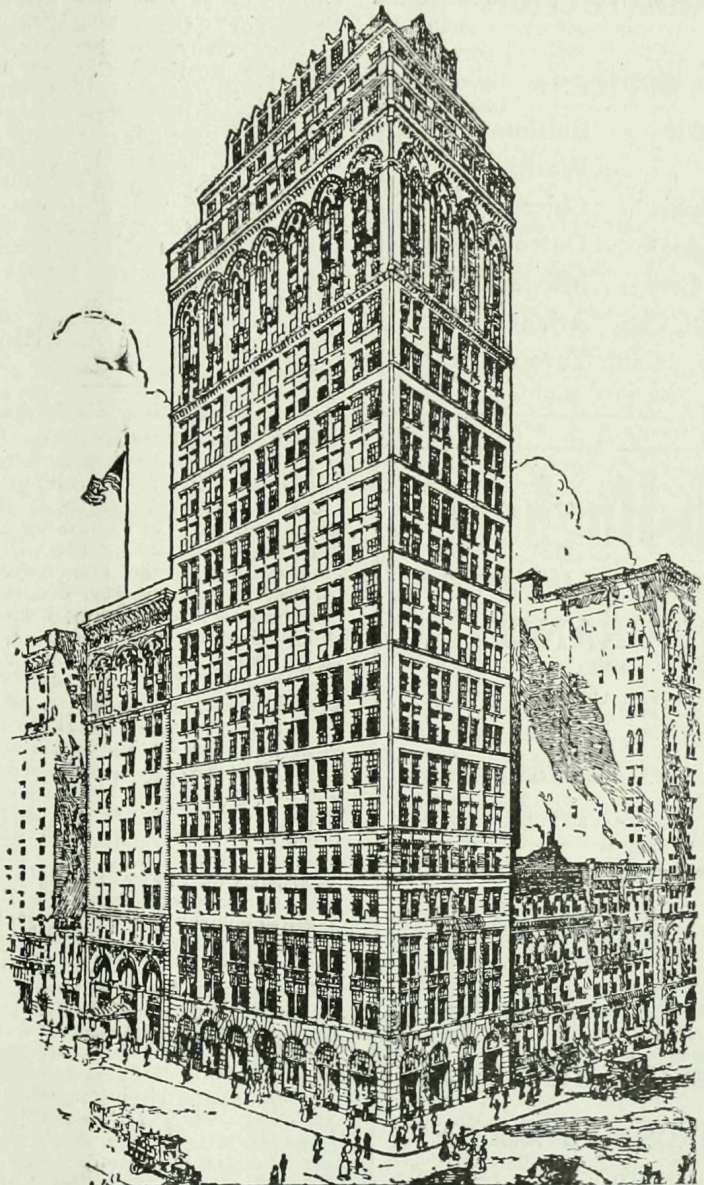
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Twenty-Three Story Structure To Be Erected in the Grand Central Zone

ALTHOUGH the erection of steel frame structures has generally been held up this year, owing to the difficulties entailed in obtaining materials, especially structural steel, scarcity of labor and high construction costs, it is interesting to note that construction of this type has not been altogether abandoned. There have been a number of projects of this character

construction of this building are included the following: Post & McCord, 101 Park avenue, structural steel; Otis Elevator Company, 26th street and Eleventh avenue, electric elevators; Howell, Field & Goddard, Review avenue, Long Island City, kalamein work; Davis Brown, Inc., 306 East 40th street, plain and ornamental plastering; Harry E. Campbell Company, 8 West 40th street, steel sash; White



Rheinstein & Haas, Inc., Builders. Starrett & Van Vleck, Architects. NEW OFFICE BUILDING IN MIDTOWN SECTION.

started in spite of the adverse conditions that prevailed throughout the entire season, and while the owners have had moments of discouragement, the structures are now well advanced and their completion will be hailed as they will partially supply accommodations for which the demand was steadily growing. At 21 East 40th street, at the northwest corner of Madison avenue, there is at present under construction a modern office building that including the site will represent a total investment of more than \$1,000,000. The site of this structure involves a plot with a frontage of 95 feet in East 40th street, and 51 feet in Madison avenue, which was formerly the handsome residence of L. B. Hyde. The structure now in course of erection is from plans by Starrett & Van Vleck, architects, 8 West 40th street, which provide for a twenty-three-story structure replete with the most approved appliances and conveniences. The owner of the project is No. 21 East 40th Street, Inc., Goldwin Starrett, president, and the construction is proceeding under a general contract obtained by Rheinstein & Haas, Inc., 101 Park avenue, who are also interested as part owners of this operation.

Among the concerns that have obtained subcontracts for labor and material in the

Fireproofing Construction Company, 286 Fifth avenue, reinforced concrete; Baker, Smith & Company, Inc., 572 Greenwich street, heating and ventilating; New York Architectural Terra Cotta Company, 401 Vernon avenue, Long Island City, architectural terra cotta; L. K. Comstock & Co., 30 Church street, electrical installation; Henry Hanlein & Son, 417 E. 103d street, cut stone; Sexauer & Lemke, Vernon avenue, Long Island City, ornamental iron; George E. Gibson Company, 49 East 21st street, plumbing; Albert A. Volk Company, 16 Beaver street, wrecking; Elgar Brothers, Inc., 949 Broadway, carpenter work; National Fireproofing Company, Broadway and 23d street, fireproofing; Norman Seton, Inc., Winfield, L. I., roofing and sheet metal work; J. H. Shipway & Brother, 182 Locust avenue, interior marble; Doty & Orr Company, 1123 Broadway, tiling, and Barker Painting Company, 138 West 38th street, painting.

This structure will contain every facility for modern office efficiency and practice, and will be a model of planning and construction. Four electric elevators will be installed, and the plans provide for two fully enclosed interior stairways, as an auxiliary means of egress in the event of fire or panic.

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H. E. Hilts Elected.

H. E. Hilts, formerly District Engineer at San Francisco for the Portland Cement Association, has been elected by the Board of Directors of that body to succeed the late J. P. Beck as General Manager. Mr. Hilts was born in New York, and obtained his technical and engineering education at the University of Pennsylvania. His first work was as rodman with the Mexican International Railroad. Later he was in the employ of the Philadelphia and Western Railroad. For two years he was instructor in the Engineering Department of the University of Pennsylvania, after which he entered the service of the New York Central Railroad, leaving that company to become associated with the Portland Cement Association as road engineer in 1913, for territory comprising the New England and Northeastern States, having been stationed at Albany and Easton, Pennsylvania. In 1915 he was appointed district engineer at San Francisco. Mr. Hilts is an associate member of the American Society of Civil Engineers, member of American Society for Testing Materials, associate member of the American Railway Engineering Association and member of the American Concrete Institute.

Rehabilitating Sixth Avenue.

Plans have been filed by Starrett & Van Vleck, 8 West 40th street, architects, for the alteration of the five-story building at 321 to 335 Sixth avenue, one of the buildings that was formerly occupied by the O'Neill-Adams Department Store and owned by the United States Realty & Improvement Company. The building has a frontage of 200 feet on the avenue, 272.4 feet in 20th street, and 75 feet in 21st street, and is said to have been leased to a prominent clothing house, which has a contract to make uniforms for the United States Army. Considerable space in former department store buildings in the immediate neighborhood have been made within recent months, marking important steps in the rebuilding of the old shopping district. Montgomery Ward & Company recently leased the former Simpson-Crawford Building at Sixth avenue and 19th street, and the entire southern portion of the same store at 121 to 131 West 19th street was taken for a long term by the Bijou Waist Company. The former Altman property on Sixth avenue, between 18th and 19th streets, was also recently acquired by the Warner-Hudnut Company, manufacturing chemists, of Philadelphia. M. & L. Hess (Inc.) as brokers, announced later in the week that the tenants in the present lease were Sonneborn Brothers & Co., of Baltimore.

Plan New Y. W. C. A. Home.

Louis E. Jallade, 37 Liberty street, Manhattan, architect, is preparing new sketches for the proposed building at the southeast corner of Lenox avenue and 124th street, to be occupied by the Young Women's Christian Association of New York City. The building is expected to be one of the largest and best equipped of its kind in the United States and will involve an outlay of approximately \$300,000. It will be an important addition to the group of institutions devoted to the advancement of girl welfare work in the city. Charles E. Knox, 101 Park avenue, is the electrical engineer; Clark, MacMullen & Riley, 101 Park avenue, the supervising steam and electrical engineers; Nygren, Tenney & Ohmes, 101 Park avenue, the heating and ventilating engineers, and R. W. Boyd, 105 West 40th street, consulting engineer.

May Build Paper Factory.

The increase in the cost of news print paper has been causing considerable concern among publishers of newspapers and magazines. It was reported this week that a syndicate headed by William Randolph Hearst, 238 William street, is negotiating for a site at Ogdensburg, N. Y., to be utilized for the construction of a pulp and paper plant.

As far as is known, no architect or engineer has been selected, but it is understood that the project will go ahead in the near future.

Theatre to Become Bank.

The building at 205 to 209 East 57th street, known as the Bandbox Theatre, and until recently occupied for theatrical purposes, is to be remodeled for the purposes of the Chatham & Phenix National Bank, 149 Broadway, which recently leased it from the 205 East 57th Street Company, Alfred M. Rau, president. Mowbray & Uffinger, 56 Liberty street, are preparing plans for the alteration, which includes the building of a new front. The theatre was occupied by the Washington Square Players, before they leased their present home in the Comedy Theatre, 41st street, near Sixth avenue.

Bank Alteration Contract.

E. W. Blanchard, 114 East 28th street, has the general contract for the alteration of the additional space recently leased by the Harriman National Bank, in the Wetzel Building, at 2 to 4 East 44th street, adjoining the property at present occupied by the bank. Plans for the alteration have been completed by Warren & Clark, 108 East 29th street.

Brooklyn Nurses' Home.

Ludlow & Peabody, 101 Park avenue, Manhattan, are preparing plans for a three-story brick and stone home for nurses, at Troy avenue and Crown street, Brooklyn, for the Carson C. Peck Memorial Hospital. The building will measure 60x100 feet, and will be used for dormitory purposes. J. Byers Holbrook, 52 Vanderbilt avenue, Manhattan, is the steam and electrical engineer. The cost of the home has been placed at \$50,000.

Rumored \$750,000 Plant.

The Western Electric Company, 195 Broadway, Manhattan, is reported to be contemplating the erection of a \$750,000 plant, somewhere in greater New York, on a site which has not yet been leased. According to report, a structure will be built providing a floor space of approximately 300,000 square feet.

PERSONAL AND TRADE NOTES.

Gisholt Machine Co. has moved its New York office from 50 Church street to 30 Church street.

William H. Tiedeman (Inc.), builder, has moved his office to 1644 Hancock street, near Cypress avenue, Brooklyn.

Fleischman Construction Company will move October 1 from 7 West 45th street to 531 7th avenue, corner 39th street.

R. F. Williams, formerly connected with the Manning, Maxwell & Moore, Incorporated, Pittsburgh office, has become connected with the sales department of the Sherritt & Stoer Co., of Philadelphia, machine tools.

Woodruff Leeming, 20 Broad street, architect, is now engaged in war work. His partner, H. Desmond Upton, will give up his office in 20 Broad street and take quarters in the office of John V. Van Pelt, 381 Fourth avenue.

The Western Electric Co., 195 Broadway, New York, has issued a new edition of its Year Book. This follows the plan of uniform list prices and basic discount inaugurated by this company three years ago, and in addition manufacturers' list prices are shown on certain standard lines. The book consists of 1160 pages and contains more than 50,000 items.

Seventh Avenue Contracting Company, which has completed its contract on the new Seventh avenue subway, has gone into the general excavating business. Emanuel D. Stein is president of the company; Jerome D. Stein the treasurer, and Morris Salinger the manager. S. Citron, formerly connected with a large excavating concern, is affiliated with the company as head of the estimating department.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN—The U. S. Government, Col. John M. Carson, Jr., Depot Quartermaster, Manhattan, is having plans prepared privately for about forty 1-sty frame hospital bldgs of portable type, on the Columbia College Campus. Cost, \$300,000.

MANHATTAN—The U. S. Government, Col. John M. Carson, Jr., Depot Quartermaster, Manhattan, contemplates erecting a frame hospital to contain 3,000 beds, along the Hudson River, near New York City, from privately prepared plans. Cost, \$1,000,000.

BROOKLYN, N. Y.—C. Grant La Farge, 101 Park av, Manhattan, completed plans for five 2-sty temporary hospital bldgs, 30 x140 ft each, at the Brooklyn Navy Yard, for the U. S. Government, commandant, Navy Yard, Brooklyn, owner. Cost, \$250,000.

YAPHANK, L. I.—Edward E. Tilton, 52 Vanderbilt av, Manhattan, completed plans for a 1-sty frame theatre with balcony at the Army Mobilization Camp, for the Committee on Training Camp Activities, Leo S. Hammer, 130 East 22d st, Manhattan, owner. Cost, \$20,000.

NO ARCHITECTS SELECTED.

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

SYRACUSE, N. Y.—William A. Schuyler, City Bank Bldg, Syracuse, N. Y., owner, contemplates erecting a 3 or 4-sty brick business block at 691 South Salina st, for which no architect has been selected.

HAGUE, N. Y.—Foxon Graphite Co., represented by John Rogers & Co., 25 Broad st, Manhattan, owner, contemplates the erection of a mining mill, for which no engineer has been retained. Cost, \$500,000.

DELAWANNA, N. J.—Worthen & Aldrich Co., W. D. Stark, engineer, on premises, owner, contemplates making additions to the 2-sty dye plant 80x220, and 4

stys, 80x150, for which no architect has been selected. Cost, \$250,000.

NEWARK, N. J.—The City of Newark, Thomas L. Raymond, Mayor, and Thomas J. Lee, Jr., chairman Building Committee, City Hall, Newark, owner, contemplates erecting a brick fire engine house at the cor of Elm rd and Gotthart st, for which no architect has been retained. Cost, \$50,000.

NEW JERSEY.—The Colwell Cooperage Co., 412 Greenwich st, Manhattan, owner, contemplates erecting a 1-sty storage bldg, about 400x400, on the meadows between Jersey City and Newark, for which no architect has been selected.

ROCHESTER, N. Y.—The City of Rochester, Hiram Edgerton, City Hall, Rochester, owner, contemplates erecting a police court bldg in Franklin or St. Paul st, for which no architect has been selected.

SENECA FALLS, N. Y.—The State Bank of Seneca, Falls, W. P. Elwell, pres., Seneca Falls, owner, is receiving competitive sketches for alterations to the 1-sty brick bank bldg in the north side of Falls st, for which no architect has been selected. Cost, \$10,000.

POUGHKEEPSIE, N. Y.—Henry S. Duncan & Syndicate, prop., Hotel Continental, 1450 Broadway, Manhattan, owner, contemplates erecting a brick and stone hotel at Main and Washington sts, for which no architect has been selected. Details will be available later.

SCHENECTADY, N. Y.—The Board of Education, Charles P. Steinmetz, pres., Schenectady, N. Y., owner, contemplates making an addition to the Edison School in South Centre st, for which no architect has been selected. Cost, \$90,000.

ALBANY, N. Y.—The Board of Education, C. Edward Jones, Sup't of Schools, City Hall, Albany, owner, contemplates erecting a school house in the Delaware av section, for which no architect has been selected.

ORADELL, N. J.—The Board of Freeholders of Bergen County, J. Blauvelt Hopper, chairman of Institution Committee, Court House, Hackensack, N. J., owner, is receiving competitive sketches for a tuberculosis hospital. No architect has been retained. Cost, \$40,000.

PLANS FIGURING.

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

BANKS.

MANHATTAN.—The Charles Brady Co., 18 West 34th st, is figuring on the alterations to the building at 126-130 6th av, for the Emigrant Industrial Savings Bank, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects, and desire bids on all subs.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—The City of Paterson, Board of Health, James J. Maher, chairman Hospital Committee, room 31, City Hall, Paterson, owner, is taking bids on the general contract, to close 5 p. m., September 25, for the installation of a heating system in pavilions Nos. 1, 2 and 3 at the Isolation Hospital.

SCHOOLS AND COLLEGES.

MANHATTAN.—The City of New York, Board of Trustees of the College of the City of New York, George McAneny, chairman of Board, 139th st and Convent av, owner, is taking bids on the general contract, to close 2 p. m., September 26, for repairing and waterproofing the stadium at 136th and 138th st and Amsterdam av.

MORRISTOWN, N. J.—The Board of Education of Morristown, John Conklin, chairman Bldg Commission, Maple Av School, Morristown, N. J., owner, is taking bids on the general contract to close 8 p. m., September 24, for a 3-sty brick, stone and terra cotta public high school, about 157x187, at the cor of Early st and Atnon av, from plans by Guilbert & Betelle, 665 Broad st, Newark, architects. Cost, \$215,000.

CASTLETON, N. Y.—The Village of Castleton, Board of Education, A. H. Folmsbee, clerk, Castleton, owner, is taking bids on the general contract to close 7 p. m., October 2, for a 2-sty brick and stone high school, 100x42, on the west side of Ransom Terrace, south of Scott av, for Loth & White, 130 State st, Albany, N. Y., architects. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frederick A. Phelps, Union Bldg, Newark, architect and engineer, is taking bids on the general con-



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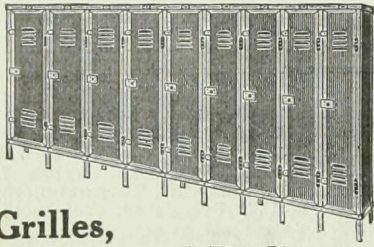
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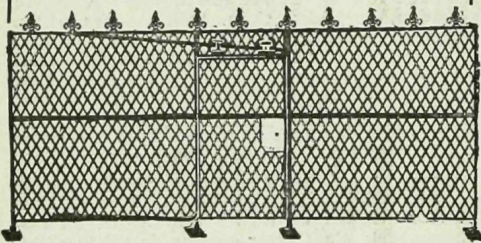
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tract for a 2-sty brick office bldg, 30x40, on Frelinghuysen av, for John H. Meyer Tire Duck Co., 50 Union sq, Manhattan, owner. Cost, \$10,000.

MISCELLANEOUS.

MANHATTAN.—The City of New York, Bellevue and Allied Hospitals, John W. Brannan, M. D., pres. Board of Trustees, 415 East 26th st, owner, is taking bids on the general contract, to close 12 m., September 25, for the alteration, excavation and replacement of north wall of tunnel at Bellevue Hospital, in the south side of 29th st and 1st av.

BRONX.—The Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner, is taking bids on the general contract to close 12:15 p. m., October 2, for station finish on the Webster Av Line, Section No. 9-B, at Webster av, 200th and 204th sts, and near Gun Hill road, etc., from plans by George H. Pegrarn, chief engineer.

BROOKLYN, N. Y.—The New York Municipal Railway Corp., T. S. Williams, pres., 85 Clinton st, Bklyn, owner, is taking bids on the general contract to close October 1, for the construction of a trainmen's bldg, signal towers, circuit breaker houses; and additional platforms, etc., at the Coney Island Terminal, from plans by W. S. Menden, chief engineer.

BROOKLYN, N. Y.—The New York Municipal Railway Corp., T. S. Williams, pres., Room 602, 85 Clinton st, Bklyn, owner, is taking bids on the general contract to close October 9, for lighting, heating and train announcing systems on stations of the Culver Line, from plans by W. S. Menden, chief engineer.

FARMINGDALE, L. I.—The Board of Trustees of the New York State School of Agriculture, Hon. William Wirt Mills, secy., Room 1224, Woolworth Bldg, Manhattan, owner, is taking bids on the general contract to close 3 p. m., September 28, for a cow barn at the New York State School of Agriculture, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

NORTH BERGEN, N. J.—The Township of North Bergen, Patrick A. Brady, Township Clerk, Township Hall, Hudson blvd and Main st, North Bergen, owner, is taking bids on the general contract to close 8 p. m., September 27, for street improvement in 31st st.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

5TH AV.—Frederick C. Zobel, 35 West 39th st, has preliminary plans in progress for alterations to the 5-sty brick and stone bachelor apartments and stores, 20x120, at 162 5th av, for Robert P. Zobel, 35 West 39th st, owner.

187TH ST.—Neville & Bagge, 105 West 40th st, have plans in progress for a 6-sty brick, stone and terra cotta apartment house and six stores, 75x100, at the southeast cor of 187th st and St. Nicholas av, for Mrs. E. Guilfoyle, owner and builder.

DWELLINGS.

78TH ST.—Harry Allen Jacobs, 320 5th av, will draw plans for a 5-sty brick and stone dwelling, 20x100, at 14 East 78th st, for Andrew J. Miller, c/o Boissevain & Co. 24 Broad st, owner. Cost, \$50,000.

STABLES AND GARAGES.

75TH ST.—Frederick Putnam Platt, 1123 Broadway, has plans in progress for alterations to the 4-sty brick garage, 50x101, at 116-8 East 75th st, for Mrs. C. King Palmer, 28 West 59th st, owner. Cost, \$30,000.

32D ST.—Wortmann & Braun, 114 East 28th st, completed plans for alterations to the 4-sty brick garage, 20x93, at 120 East 32d st, for George H. Shaffer, 673 Madison av, owner. Cost, \$5,000.

69TH ST.—Samuel Rosenblum, fire prevention engineer and architect, 51 Chambers st, completed plans for alteration of the 2-sty bldg on lot 25x100, at 242 West 69th st, for garage purposes, for A. M. Heinsheimer, owner.

SUFFOLK ST.—Louis A. Sheinart, 194 Bowery, completed plans for alterations to the two 4-sty brick garages, 46x100, at 182-4 Suffolk st, for Julius Lurie, on premises, owner. Cost, \$12,000.

STORES OFFICES AND LOFTS.

FULTON ST.—V. Hugo Koehler, 2 Columbus Circle, completed plans for alterations to the 6-sty brick store and office bldg, 48x75, at 131 Fulton st, for Augustus Raymond, 2 Columbus Circle, owner, and Joseph Hilton, lessee. Cost, \$4,500.

45TH ST.—James P. Whiskerman, 30 East 42d st, has plans in progress for the alteration of the 3-sty brick dwelling and stores, 38x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee. Cost, \$20,000.

BROADWAY.—Samuel D. V. Harned, 848 Herkimer st, Brooklyn, completed plans for alterations to the 3-sty brick store and salesroom, 25x100, at 2786 Broadway and 250 West 108th st, for William Mitchell, 44 Wall st, owner. Cost, \$7,000.

23D ST.—Charles H. Gillespie, 1123 Broadway, has plans in progress for alterations to the brick office bldg, 25x100, at 127 East 23d st, for Henry Stieger, 129 East 23d st, owner. Cost, \$3,000.

MISCELLANEOUS.

AMSTERDAM AV.—Arnold W. Brunner, 101 Park av, completed plans for alterations to the 1-sty reinforced concrete stadium, 459x195, at Amsterdam to Convent av and 136th to 138th st, for the College of the City of New York, room 11, main bldg, Convent av and 139th st, owner. Cost, \$12,000.

BLACKWELLS ISLAND.—Charles B. Meyers, 1 Union sq, Manhattan, completed plans for alterations to the 3-sty brick industrial bldg, 292x135, on Blackwells Island, opposite the east side of 67th st, for the City of New York, Dept. of Correction, Burdette G. Lewis, Comr., Municipal Bldg, Manhattan, owner. Cost \$50,000.

BLACKWELLS ISLAND.—Charles B. Meyers 1 Union sq, completed plans for alterations to the 4-sty brick workhouse, hospital and cleaning house, 232x135, on Blackwells Island, opposite the west side of 75th st, for the City of New York, Dept. of Correction, Burdette G. Lewis, Comr., Municipal Bldg, Manhattan, owner. Cost, \$40,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

VALENTINE AV.—William A. Faiella, 509 Willis av, has plans in progress for two 5-sty brick, stone and terra cotta apartments, 50x95 ft each, on the east side of Valentine av, 169 ft north of 183d st. Owner's name will be announced later. Total cost, \$100,000.

DWELLINGS.

216TH ST.—John P. Boyland, 2526 Webster av, completed plans for a 2-sty brick dwelling, 25x69, and a 1-sty garage, 19x17, in the north side of 216th st, 480 ft east of White Plains av, for Anthony D'Angelo, 3514 Holland av, owner. Cost, \$8,500.

NOBLE AV.—Paul Lagana, 131 East 87th st, Manhattan, completed plans for a 1-sty frame dwelling, 20x30, on the east side of Noble av, 225 ft north of Ludlow av, for Paul Pirrazzone, Copiague, L. I., owner. Cost, \$2,500.

STABLES AND GARAGES.

PARK AV.—E. Ebeling, 2400 Westchester av, completed plans for a 1-sty frame garage, on the east side of Park av, 225 ft south of 182d st, for George S. Selzer, on premises, owner. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

KNICKERBOCKER AV.—Charles Gastmeyer, 1652 Myrtle av, completed plans for alterations to the 4-sty brick tenement and store on the west side of Knickerbocker av, 25 ft north of Linden st, for Florian Menninger, 1784 Myrtle av, Ridgewood, L. I., owner. Cost, \$3,000.

59TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for a 3-sty brick tenement, 20x77, in the south side of 59th st, 80 ft east of 12th av, for Carlo Partelli, 1213 60th st, owner. Cost, \$15,000.

SOUTH 3D ST.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for a 6-sty brick and stone tenement, 50x87, at 247-249 South 3d st, for Cohen & Duberstein, 515 Kent av, Bklyn, owners and builders. Cost, \$50,000.

DWELLINGS.

AVENUE G.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 37x40, on the south side of Av G, 50 ft east of East 17th st, for the D. & W. Construction Co., 574 Argyle rd, owner. Cost, \$9,000.

FLATLANDS AV.—L. F. Schillinger, 168 Van Sicken av, completed plans for a 1-sty frame dwelling, 16x34, at the southwest cor of Flatlands av and East 96th st, for William Biggs, 9528 Flatbush av, owner. Cost, \$4,500.

EAST 22D ST.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling in the west side of East 22d st, 100 ft south of Av J, for the D. & A. Construction Co., Argyle rd, owner. Cost, \$6,000.

4TH AV.—William J. Conway, 400 Union st, has plans in progress for a 2-sty brick residence and garage, 40x100, at the southwest cor of 4th av and Carroll st. Owner's name will be announced later. Cost, \$15,000.

EAST 39TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for three 2½-sty frame and shingle dwellings, 16x43, in the west side of East 39th st, 297 ft north of Av I, for Gus Levenson, 1090 East 39th st, owner. Cost, \$9,000.

13TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 3-sty brick dwelling and garage, 40x100, in the north side of 13th st, 156 ft west of 3d av, for Cecelia Selfehardt, 127 13th st, owner. Cost, \$18,000.

BLAKE AV.—C. H. Paff, 673 Enfield st, Bklyn, completed plans for a 1-sty brick dwelling, 20x50, on the north side of Blake av, 20 ft east of Sheridan av, for B. Currier, 1451 Blake av, Bklyn, owner. Cost, \$3,500.

ATLANTIC AV.—Abraham Brook, 350 Fulton st, completed plans for a 3-sty brick dwelling and store, 32x20, at the southeast cor of Atlantic and Grand avs, for John Calluci, on premises, owner. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

GEORGIA AV.—Charles Gastmeyer, 1652 Myrtle av, completed plans for a 1-sty frame factory, 25x38, on the east side of Georgia av, 175 ft north of Liberty av, for Max Levine, 212 Wyona st, owner. Cost, \$3,000.

ATLANTIC AV.—William Higginson, 21 Park Row, Manhattan, completed plans for alteration to the 6-sty factory bldg on the south side of Atlantic av, 27 ft west of Carlton av, for C. Kenyon Co., 754 Pacific st, owner. Consists of installing an elevator shaft. Cost, \$5,000.

STABLES AND GARAGES.

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 Ice & Coal Co., 169 Meserole st, owner. Cost, \$75,000.

CENTRAL AV.—James A. Boyle and P. E. Kelly, 376 Fulton st, completed plans for a 2-sty brick garage, 75x100, on the north side of Central av, 22 ft west of Chauncey st, for Nicholas Rother, Central av and Chauncey st, owner. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

GRAND ST.—Robert J. Reiley, 477 5th av, Manhattan, completed plans for a 3-sty brick store and office bldg and janitor's apartments in the north side of Grand st, 75 ft east of Keap st, for the Lithuanian P. C. Alliance, 456 Grand st, Brooklyn, owner. Cost, \$25,000.

Queens.

DWELLINGS.

UNION COURSE L. I.—Charles P. Cannella, 1163 Herkimer st, Brooklyn, completed plans for eleven 2-sty brick dwellings, 19x36, at the northwest cor of Chichester av and Emerald st, for Charles Lerner, 3698 Chichester av, Union Course, L. I., owner. Cost, \$27,500.

HOWARD BEACH L. I.—J. C. McCulloch, Howard Beach, owner, has had plans completed privately for two 1-sty frame dwellings, 24x34, at the northwest cor of Morrell and Hawtree avs. Cost, \$4,000.

JAMAICA, L. I.—Newman H. Raymond, 384 Fulton st, Jamaica, completed plans for two 2-sty frame dwellings, 20x52, in the north side of Islington pl, 270 ft east of Warwick st, for the Essential Bldg Co., 384 Fulton st, Jamaica, owner. Cost, \$9,000.

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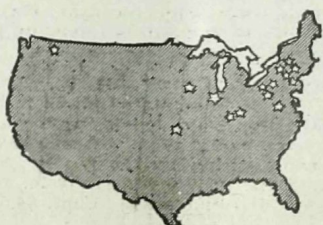
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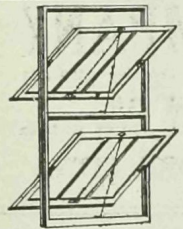


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EAST ELMHURST, L. I.—A. De Blas, 84 East Jackson av, Corona, L. I., completed plans for a 2½-sty frame dwelling, 32x28, on the north side of Banks av, 60 ft east of Gillmore st, for Mrs. Eliza Seaman, 365 Hamilton av, Albany, N. Y., owner. Cost, \$4,000.

FLUSHING, L. I.—James W. Fogarty, 8 Leavitt av, Flushing, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling 20x33, in the south side of State st, 50 ft east of Leavitt av. Cost, \$3,000.

MASPETH, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., completed plans for alterations and extension to the dwelling in the north side of Grand st, 202 ft east of Columbia av, for H. Kiesielewski, on premises, owner. Consist of a 2-sty frame extension, 25x25, a 1-sty addition and interior alterations. Cost, \$2,000.

LONG ISLAND CITY.—Stuard Hirschman, 200 Broadway, Manhattan, owner, has had plans completed privately for alterations to the four dwellings at 84, 90, 92 and 94 Crescent st. Cost, \$3,000.

WOODSIDE, L. I.—R. Lukowsky, 477 14th av, L. I. City, completed plans for interior alterations to the dwellings and store in the east side of 5th st, from Riker av to Howell st, for John E. A. Meger, on premises, owner. Cost, \$2,000.

MIDDLE VILLAGE, L. I.—Joseph Weiss, 91 Wayne st, Brooklyn, completed plans for two 2-sty brick dwellings, 40x50, in the west side of Hinman st, 204 ft south of Pulaski st, for the Cooper Heights Building Co., 3036 Pulaski st, Middle Village, owner. Cost, \$9,000.

FOREST HILLS, L. I.—H. J. Arnold, Richmond Hill, L. I., completed plans for a 2½-sty frame and shingle dwelling in the north side of Pembroke pl, 500 ft east of Austin st, for R. Ranbuer, 214 West 128th st, Manhattan, owner. Cost, \$7,500.

ELMHURST, L. I.—Charles J. Stidolph, 18 Maurice av, Elmhurst, L. I., completed plans for two 2-sty frame dwellings, 16x38, in the south side of Manheim st, 320 ft east of Wool st, for James L. Gundry, Jr., Kingsland av, Elmhurst, L. I., owner. Cost, \$5,500.

CORONA, L. I.—A. Schoeller, Way av, Corona, completed plans for a 3-sty brick dwelling and store, 25x60, on the south side of Roosevelt av, 200 ft from Albertis av, for Edward Schmitt, Kingsland and Way avs, Corona, owner. Cost, \$11,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a frame and shingle dwelling, 16x39, on the east side of Oakley av, 125 ft north of Kimball av, for E. E. Gibson, Woodhaven, L. I., owner. Cost, \$3,000.

WHITESTONE, L. I.—G. Grotz, 188 Montague st, Bklyn, completed plans for a 2-sty frame dwelling, 22x34, in the south side of 29th st, 200 ft east of 16th av, for Mrs. B. G. Hettrich, Whitestone, owner. Cost, \$4,000.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a frame and shingle dwelling, 16x38, at the southwest cor of Van Horn st and Lewis av, for William J. Schwarz, Richmond Hill, L. I., owner. Cost, \$3,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a 2½-sty frame dwelling on the east side of Oakley av, 146 ft north of Kimball av, for E. E. Gibson, Richmond Hill, L. I., owner. Cost, \$3,000.

BEECHURST, L. I.—Joseph J. Eberle, 489-5th av, Manhattan, completed plans for a 2-sty frame dwelling, 24x34, in the north side of 27th st, 245 ft east of 14th av, for the Shore Acres Realty Co., 243 West 34th st, Manhattan, owner. Cost, \$5,000.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for a 2½-sty frame dwelling, 42x36, at the northwest cor of Lewis av and Van Horn st, for William J. Schwarz, 407 Herald av, Elmhurst, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, completed plans for a 2-sty reinforced concrete factory, 117x117, at the northeast cor of Jackson av and 4th st. Owner's name will be announced later. Cost, \$35,000.

LONG ISLAND CITY.—E. Virgil, architect, c/o owner, completed plans for alterations to the 3-sty brick factory, 50x84, at Borden av and VanDam st, for L. T. Stevenson, Borden av, L. I. City, owner. Cost, \$7,500.

SCHOOLS AND COLLEGES.

ARVERNE, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, is revising plans for a 1½-sty frame school, 60x120, to contain 8 class rooms, for the Congregation Derock Emunch of Arverne, I. Unterberg, pres., 90 Franklin st, Manhattan, owner. Cost, \$10,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, completed plans for a 1-sty brick stable, 56x86, at Borden av and Van Dam st, for L. T. Stevenson, owner. Cost, \$6,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Bklyn, completed plans for two 1-sty brick garages, 38x100, in the north side of Hancock st, 20 ft west of Wyckoff av, for Church & Gough, 1344 Jefferson av, Bklyn, owners. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

ELMHURST, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., completed plans for a 1-sty brick store, 26x45, on the south side of Corona av, 25 ft west of Medina pl, for Mrs. E. C. Johnson, Corona av, Elmhurst, owner. Cost, \$10,000.

Nassau.

DWELLINGS.

BAYSHORE, L. I.—Slee & Bryson, 154 Montague st, have revised plans in progress for a 2½-sty frame and stucco dwelling and garage, 28x63, at Brightwaters, Bayshore, L. I., for R. H. Brewster, owner. Cost, \$18,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, completed plans for a 3-sty brick and stone apartment, 25x60, in West 6th st, for P. Marini, 160 West 6th st, Mt. Vernon, owner. Cost, \$10,000.

DWELLINGS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 25x32. Owner's name and exact location will be announced later. Cost, \$6,000.

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

RYE, N. Y.—Satterlee & Boyd, 3 West 29th st, Manhattan, have plans in progress for a 2½-sty brick and frame dwelling, 30x50, and a 1-sty frame garage, 22x30, on Forest av, one block from Beach, for Rudolph Hahn, owner.

PELHAM, N. Y.—John T. Brook Co., 4th av, North Pelham, N. Y., has had plans completed privately for twelve frame and stucco and frame and shingle dwellings, 24x32, on Rochelle Terrace. Cost, \$6,000 each.

FACTORIES AND WAREHOUSES.

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

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—A. De Paola, 542 Bergenline av, West New York, has plans in progress for the alteration and addition of the 3-sty brick dwelling, 23x52, at 604 Hudson av, into an apartment house, for Frank Guastella, 606 Hudson av, West New York, owner. Consists of a 3-sty rear addition 22x23, and a 1-sty top addition. Cost, \$7,500.

NEWARK, N. J.—O. C. Gonnelli, 189 Market st, Newark, completed plans for a 2-sty brick and limestone trim tenement, 25x56, at 580 North 9th st, for Generoso Marinacci, 575 North 9th st, Newark, owner. Cost, \$6,500.

GARFIELD, N. J.—Anton Vegliantè, 42 Passaic st, Garfield, has plans in progress for a 2-sty frame apartment house and store, 21x70, in Jewel st, for Joseph Kocsis, Garfield, owner. Cost, \$7,000.

WEST NEW YORK, N. J.—A. Schule, 360 Ay C, Bayonne, N. J., completed plans for a 4-sty brick apartment and two stores, 36x90, at the southwest cor of Hudson av and 10th st, for Hyman Melhiker, 487 Hudson av, West New York, owner. Cost, \$30,000.

WEST NEW YORK, N. J.—A. De Paola, 542 Bergenline av, West New York, N. J., has plans in progress for a 4-sty brick apartment house, 25x74, on the west side of Park av, bet. 12th and 13th sts, for Mrs. Frances Le Bello, 401 8th st, West New York, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 75x88, at 146-150 Manhattan av, for Abraham Ginsberg, 130 Ocean av, Jersey City, owner. Cost, \$60,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, N. J., completed plans for a 3-sty brick flat and store, 25x67, at 86 Wallis av, for Michael Falzarano, 88 Wallis av, Jersey City, owner. Cost, \$12,000.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Bldg, Perth Amboy, N. J., completed plans for a 3-sty brick and terra cotta tenement, 42x54, in the east side of Cortlandt st, for Paul Szoke, 29 Butler st, Paterson, N. J., owner. Cost, \$14,000.

CHURCHES.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for alterations to the 2-sty brick and frame auditorium, 34x92, at 155 Caldwell av, for the Roman Catholic Church of Our Lady of Pompei, Rev. Father Vincenzo Juliano, pastor, 74 Murry av, Paterson, owner. Cost, \$7,000.

CLIFTON, N. J.—Frederick J. Schwarz, Colt Bldg, Paterson, N. J., has plans nearing completion for a 2-sty brick church, school and parish house, 50x86, at 143 Ackerman av, for Sts. Cyril and Methodius Roman Catholic Church, Rev. Father A. Gracik, pastor, 143 Ackerman av, Clifton, N. J., owner. Cost, \$30,000.

DWELLINGS.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, has plans in progress for alterations and addition to the 2½-sty frame dwelling, 22x38, at 318 East 32d st, for James G. Blauvelt, 152 Market st, Paterson, owner. Cost, \$5,000.

NUTLEY, N. J.—Jacob Limmelle, Nutley, N. J., owner, has had plans completed privately for a 2-sty frame dwelling, 20x21x27, in Stager st. Cost, \$2,500.

LODI, N. J.—Anton Vegliante, 42 Passaic st, Garfield, has plans in progress for a 2-sty brick dwelling, 22x42, for V. Oddo, Lodi, N. J., owner. Cost, \$4,500.

PASSAIC N. J.—Herman Fritz, News Bldg, Passaic, completed plans for two 2½-sty frame dwellings, 22x30 ft each, at 68-72 Amsterdam st, for the Indian Ridge Park Development Co., Winfield J. Schleich, 610 Lawyers' Bldg, Passaic, owner and builder. Cost, \$5,000 each.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, Highland Park, N. J., has plans in progress for a 2½-sty hollow tile and stucco dwelling for Clifford S. Van Winkle, treas. Interwoven Stocking Co., 390 George st, New Brunswick, N. J., owner. Cost \$8,000.

PASSAIC N. J.—William F. Baker, 60 Paulison av, Passaic, owner, has had plans completed privately for a 2½-sty frame dwelling, 22x32, at 14 Bradford av. Cost, \$4,000.

ELIZABETH, N. J.—John Rud, 222 Westfield av, Elizabeth, owner, has had plans completed privately for two 2½-sty frame and shingle dwellings, 26x28 ft each, at 573-575 Salem pl. Cost, \$4,000 each.

NEWARK, N. J.—VanVlandren & Culver, Kinney Bldg, Newark, have plans in progress for a 1-sty frame bungalow, 30x40, for Robert E. Shoemaker, owner. Exact location will be announced later. Cost, \$5,000.

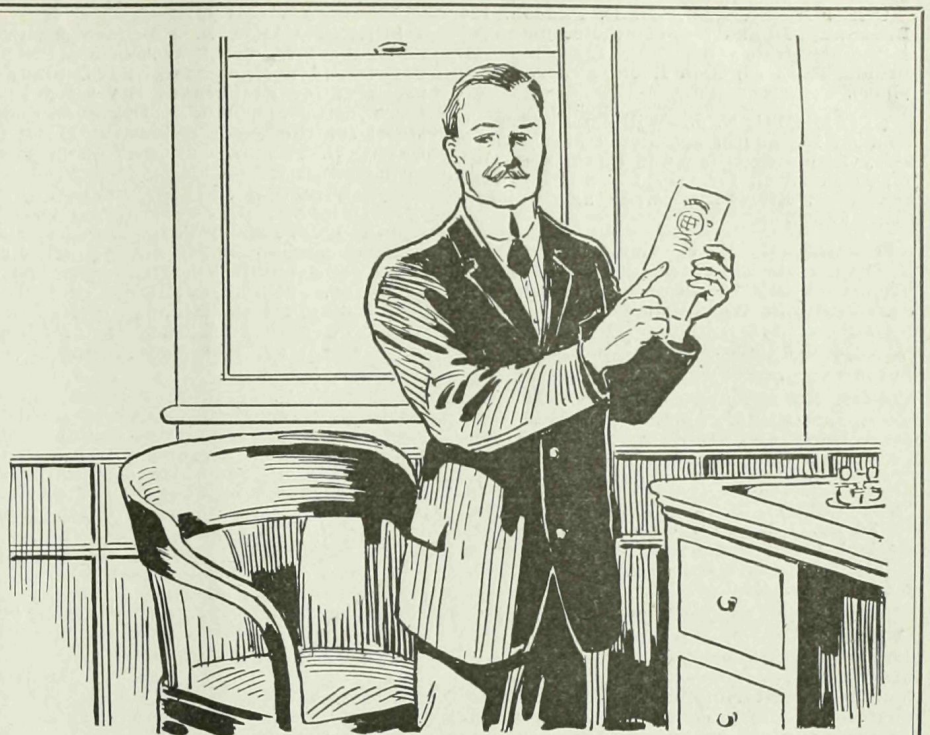
KEANSBURG, N. J.—August M. Kleemann, 741 Broad st, Newark, N. J., completed plans for a 2½-sty frame dwelling and store, 23x50, at the cor of Port Monmouth rd and Ocean av, for Robert Wagner, Keansburg, N. J., owner. Cost, \$5,000.

MONTCLAIR, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty frame and shingle dwelling, 25x24, on Orange road, for Mrs. Joseph A. Reilley, North 18th st, East Orange, N. J., owner. Cost, \$4,000.

ELIZABETH, N. J.—Arthur Wood, 103 Park av, Manhattan, will draw sketches for a 2½-sty frame dwelling, on the west side of Westminster av, for Albert G. Glidden, director of Weston Electrical Instrument Co., 4 Weston av, owner. Cost, \$6,000.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Bldg, Perth Amboy, N. J., has plans in progress for a 3-sty brick dwelling, 20x38, in Courtland st near Amboy av, for Joseph Simon, 462 Grove st, Perth Amboy, owner. Cost, \$4,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 174 Smith st, Perth Amboy, completed plans for a 1½-sty hollow tile and stucco bungalow, 26x40, on Brighton av, for Jacob Ruderman, 99 Harrison pl, Perth Amboy, owner and builder. Cost, \$6,000.



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GLEN ROCK, N. J.—H. E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling for Amos M. Brehm, Rock rd, Glen Rock, owner. Cost, \$7,000.

ELIZABETH, N. J.—William E. Clum, 6 Elm st, Elizabeth, completed plans for a 2-sty frame dwelling and store, 20x54, at 159 Orchard st, for David Stein, 511 East Jersey st, Elizabeth, owner and builder. Cost, \$4,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, completed plans for five 2½-sty frame and shingle dwellings, 20x30, in West Grand st, near Chilton st, for Max Schulman, Roselle, N. J., owner and builder. Cost, \$4,000 each.

BERNARDSVILLE, N. J.—Hiss & Weekes, 452 5th av, Manhattan, are preparing preliminary plans for a 2½-sty stone, brick and frame dwelling, 120x31, for Robert McKean Thomas, Mendham, N. J., owner.

ELIZABETH, N. J.—Charles Magnolia, 632 3d av, Elizabeth, owner and builder, has had plans completed privately for a 2½-sty frame and stucco dwelling, 22x49, at 645 2d av. Cost, \$3,500.

HOSPITALS AND ASYLUMS.

VERONA, N. J.—Jordan Green, Essex Bldg, Newark, has been retained to prepare plans for alterations to the Essex Mountain Sanitorium, for the Board of Trustees of the sanitorium, Dr. William J. Douglas, supt., on premises, owner.

HOTELS.

SPRING LAKE, N. J.—Cross & Cross and Albert W. Treat, associate architects, 631 5th av, Manhattan, have plans in progress for addition to the 6-sty brick, terra cotta and stucco Essex & Sussex Hotel for the Essex & Sussex Hotel Co., David B. Plumer, manager, on premises, owner.

SCHOOLS AND COLLEGES.

RED BANK, N. J.—E. A. Arend, Kinmouth Bldg, Asbury Park, N. J., has plans nearing completion for a 2-sty brick and terra cotta public school, 123x75, and an extension, 50x75, adjoining the High School bldg, for the Borough of Red Bank Board of Education, Richard A. Strong, pres., Maple av, Red Bank, owner. Cost, \$100,000.

LINDEN, N. J.—J. N. Pierson & Sons, Raritan Bldg, Perth Amboy, completed plans for two additions to Public School No. 2 on Wood av, one 37x60 and the other 37x89, to contain 8 rooms, for the Board of Education, Frederick McGillvray, pres., Linden, N. J., owner. Cost, \$50,000.

LODI, N. J.—Anton Vegliante, 42 Passaic st, Garfield, N. J., completed plans for alterations to the brick school in Hunter st for the Board of Education of Lodi, Areste Sarti, pres., Lodi, N. J., owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Oakley Houman, 6 Park av, Paterson, will draw sketches for five 2-sty brick stores at the southeast cor of Broadway and Paterson st for

William Pierce, 244 Marshall st, and Edwin Pierce, 101 Main st, Paterson, owners. Details are undecided.

MISCELLANEOUS.

DUNELLEN, N. J.—The Ransome Concrete Machinery Co., F. L. Brown, pres., Dunellen, N. J., owner, contemplates erecting an addition to the 1-sty frame and concrete plant, 25x120, from privately prepared plans. Cost, \$10,000.

NEWARK, N. J.—Christopher Ziegler, 75 Montgomery st, Jersey City, N. J., completed plans for a 1-sty brick plant, 90x240, on River rd, for the Deslauriers Air Craft Corp., 233 Broadway, Manhattan, owner.

JERSEY CITY, N. J.—Frank Nees, 76 Montgomery st, Jersey City, has plans nearing completion for a 1-sty brick machine shop, 47x95, in State st, near Cornelison av, for Henry Byrne, 332 Mercer st, Jersey City, owner. Cost, \$8,000.

WEEHAWKEN, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., has plans in progress for a 1 and 2-sty brick embroidery factory and residence, in Maple st, for Oskar Manser, 103 Maple st, Weehawken, owner. Cost, \$15,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—J. P. Synder, 1 Washington st, Poughkeepsie, N. Y., completed plans for a 1-sty hollow tile and stucco top addition, 30x50, to the apartment house at Church and Market sts for J. E. Patterson, Poughkeepsie, N. Y., owner. Cost, \$6,000.

CHURCHES.

OLD FORGE, N. Y.—Stewart McCall Turner, Old Forge, completed plans for a 2½-sty hollow tile and stucco church and manse, 30x60, at Crosby blvd and Garmon st, for the Adirondack Mission, Rev. Benjamin P. Knapp, pastor, Old Forge, N. Y., owner. Cost, \$35,000.

UTICA, N. Y.—G. Edward Jackson and Walter Frank, associate architects, Clarendon Bldg, Utica, N. Y., will draw plans for a 1-sty brick Sunday school bldg, about 50x85, at 116 Washington st, for the Westminster Presbyterian Church, Rev. J. H. Hobbs, rector, 311 Rutgers st, Utica, N. Y., owner. Cost, \$40,000.

DWELLINGS.

KENWOOD, N. Y.—Harry D. Phoenix, Union Bldg, Syracuse, N. Y., will draw sketches for a 2½-sty frame Colonial dwelling, 26x57, for Chester Burnham, owner. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—R. N. Reidpath & Son, Builders' Exchange, Buffalo, N. Y., will draw plans for a reinforced concrete factory on Elmwood av, for the Wire Wheel Corporation of America, H. E. Krause, in charge, 1700 Elmwood av, Buffalo, owner.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—Sackett & Park, 34 Syracuse Savings Bank Bldg, Syracuse, have plans in progress for a 1-sty brick, with hollow tile backing, private hospital. Exact location will be announced later. Cost, \$75,000.

SCHOOLS AND COLLEGES.

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

PEEKSKILL, N. Y.—Edward I. Shire, 373 4th av, Manhattan, is preparing tentative sketches for the construction of an agricultural school, to include about twenty bldgs, for Eugene Benjamin, 130 East 25th st, Manhattan, owner. Details are undecided.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, have plans in progress for a 2-sty brick and tile store and office bldg, 70x107, for the Laughlin Building Co., owner. Cost, \$35,000.

MISCELLANEOUS.

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

ITHACA, N. Y.—The Cayuga Power Corp., c/o J. G. White & Co., 872 Broadway, Manhattan, owner, contemplates the erection of an addition to the power plant at Portland Point, from privately prepared plans. Cost, \$15,000.

GLEN FALLS, N. Y.—Charles A. Platt, 101 Park av, Manhattan, will draw plans for a library and park improvement in Glen st for the Crandell Trust, Orville G. Smith, 178 Glen st, Glen Falls, trustee, owner. Cost, \$75,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

ELIZABETH, N. J.—Nicola Peperato, 230 Niles av, Elizabeth, has the general contract for a 3-sty brick flat and store, about 25x50, at the northwest cor of 3d av and Niles st, for Vito Monticcialo, 566 3d av, Elizabeth, owner and lessee of store, from plans by J. B. Beatty, 15 North Reid st, Elizabeth, architect. Cost, \$9,000.

PERTH AMBOY, N. J.—Anton E. Krader, 811 State st, Perth Amboy, has the general contract for a 3-sty brick and terra cotta tenement, 42x54, in the east side of Cortlandt st, for Paul Szoke, 29 Butler st, Paterson, N. J., owner, from plans by M. G. Tuzik, Raritan Bldg, Perth Amboy, architect. Cost, \$14,000.

CHURCHES.

SHERRILL, N. Y.—Vall P. Murray, 38 Seneca st, Oneida, N. Y., has the general contract for a 1½-sty frame church, 41x83, for the Church of St. Helena, Rev. Father William F. Sheehan, pastor, Syracuse, N. Y., owner, from plans by James A. Randall, 209 Midland av, Syracuse, architect. Cost, \$10,000.

COXSACKIE, N. Y.—Douglass & Co., 100 State st, Albany, N. Y., have the general contract for rebuilding the 1-sty brick church, 40x105, at the cor of Mansion st and Lafayette av, for the Methodist Church of Coxsackie, Rev. J. W. Leadbeater, pastor, Coxsackie, N. Y., owner, from plans by George E. Savage, Witherspoon Bldg, Philadelphia, Pa., architect. Cost, \$25,000.

DWELLINGS.

MANHATTAN.—Charles T. Wills, Inc., 286 5th av, has the general contract for alterations to the 5-sty brick dwelling, at 101 East 70th st, for Gerrish H. Milliken, 79 Leonard st, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Cost, \$4,000.

BROOKLYN, N. Y.—Robert Buttleman, 2 Epsilon st, has the general contract for extension to the 2-sty dwelling and store at the northwest cor of Greene av and Wyckoff av for Mrs. J. Boerschbacher, on premises, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$7,500.

UPPER MONTCLAIR, N. J.—W. Wikstrom, 58 James st, Montclair, N. J., has the general contract for alterations to the dwelling and garage for J. A. Marsh, Upper Montclair, owner, from plans by Karl J. Korn, 640 Summit st, Hackensack, N. J., architect. Consists of building two new sleeping porches and maids' room. Cost, \$15,000.

NEWARK, N. J.—W. Nairn, 207 Maple av, Kearny N. J., has the general contract for alterations and addition to the 2½-sty frame dwelling at 74 Johnson av for David Goldsmith, 74 Johnson av, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$2,500.

MONTCLAIR, N. J.—Obert & Zattersten, 39 Claremont av, Montclair, have the general contract for a 2½-sty frame and shingle dwelling, 24x27, on Infield av, near High st, for Alma Oberg, owner, from plans by H. M. Fisher, 483 Bloomfield av, Montclair, architect. Cost, \$4,000.

ELIZABETH, N. J.—The George A. Shaffer Building Co., 842 3d av, Elizabeth, has the general contract for a 2½-sty frame and shingle dwelling, 23x34, at 720 Westfield av, for Edward J. Wenz, 165 Spring st, Elizabeth, owner, from privately prepared plans. Cost, \$4,000.

NUTLEY, N. J.—Gaetano Bartolom Co., Nutley, N. J., has the general contract for a 2-sty frame dwelling and store, 16x35x28, on San Antonio av, for David Romano, Nutley, owner, from plans by Orestes Gonelli, Nutley, architect. Cost, \$2,500.

MONTCLAIR, N. J.—Thomas F. Murrin, 84 Greenwood av, Montclair, has the general contract for a 2½-sty frame dwelling, at 9 Carolin road, for Joseph A. McGlynn, Montclair, N. J., owner, from plans by Christopher Myers, Crane Bldg, Montclair, architect. Cost, \$5,000.

SOMERVILLE, N. J.—Hall Bros., Somerville, have the general contract for remodeling the 3-sty frame dwelling for C. H. Worrell, Esq., Somerville, owner, from plans by F. R. Watson, 1211 Walnut st, Philadelphia, Pa. Cost, \$5,000.

WOODCLIFFE, N. J.—A. Thourot, 588 Bergenline av, West New York, N. J., has the general contract for a 2½-sty brick dwelling, 22x34, in 31st st, for Mrs. Theresa Thourot, 588 Bergenline av, West New York, N. J., owner, from plans by Peter J. Schultz, 421 Bergenline av, Union Hill, N. J., architect. Cost, \$6,000.

MT. VERNON, N. Y.—Samuel Gibson, Proctor Bldg, Mt. Vernon, has the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 28x68, at Wallace and Westchester avs, for Jacob Ferber, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN (SUB.)—The Seventh Avenue Contracting Co., 505-9 West 37th st, has the contract for the excavation of the warehouse and garage to be erected at 37 Great Jones st for F. T. Hopkins Co., from plans by Lewis C. Patton, 597 5th av. Story & Flickinger, 5 Great Jones st, are the general contractors.

MANHATTAN (SUB.)—The Seventh Avenue Contracting Co., 505-9 West 37th st, has the contract for the excavation of the warehouse to be erected at 90-92 White st, for the Hungerford Brass & Copper Co., from plans by William E. Austin, 46 West 24th st. The Reid-Palmer Construction Co., 30 East 45th st, are the general contractors.

PASSAIC, N. J.—John W. Ferguson, 952 Market st, Paterson, N. J., has the general contract for addition and extension to the 2-sty brick warehouse in Passaic st, for the New York Belting & Packing Co., James H. Cobb, pres., 91 Chambers st, Manhattan, owner, from plans by Lockwood Green Co., 101 Park av, Manhattan, architect and engineer.

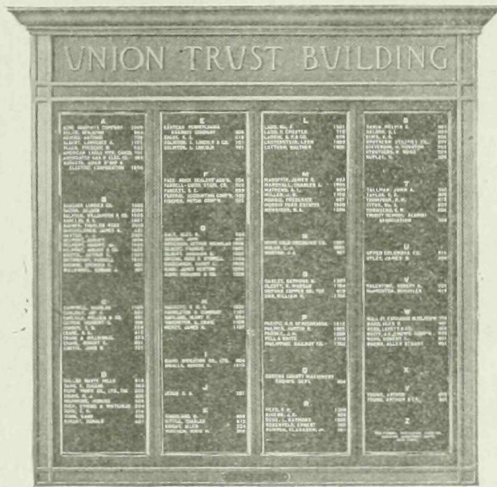
BUFFALO, N. Y.—The Peckham Construction Co., Mutual Life Bldg, Buffalo, N. Y., has the general contract for a 2-sty reinforced concrete factory, 30x60, at Colgate st and South Park rd, for the Greater American Chemical Co., on premises, owner, from privately prepared plans.

BUFFALO, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for a 5-sty reinforced concrete storage warehouse, 207x60, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans.

HOSPITALS AND ASYLUMS.

GREENWICH, CONN.—Charles T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 2-sty brick, stone and

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GENERAL CONTRACTORS

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stucco nurses home, 67x85, for the Greenwich Hospital, William st, Greenwich, owner, from plans by William B. Tubby, 81 Fulton st, Manhattan, architect.

SCHOOLS AND COLLEGES.

MANHATTAN.—H. P. Wright & Co., 25 West 42d st, has the general contract for alterations to the 4-sty brick school, 107x98, at 132-142 East 11th st, for the Uptown Talmud Torah Assn., Samuel Bayer, pres., on premises, owner, from plans by Rouse & Goldstone, 40 West 32d st, architects. Cost, \$5,000.

POUGHKEEPSIE, N. Y.—C. Van Aken, 191 Elmendorf st, Kingston, N. Y., has the general contract for a 2-sty brick and stone public school, 140x160, with a 1-sty wing, 40x50, at the Warring School, in Smith st, bet. Dutcher and Mansion pl, for the City of Poughkeepsie, Board of Education, Sylvester Shear, secy., Administration Bldg, Poughkeepsie, owner, from plans by Edward C. Smith, 39 Market st, Poughkeepsie, architect. Cost, \$50,000.

CUYLERVILLE, N. Y.—John Vickers, Genesee, N. Y., has the general contract for a 1-sty brick public school, 56x94, to contain four classrooms and assembly, for the Board of Trustees, Mr. Holden, Cuylerville, owner, from plans by C. A. Foote, Mt. Morris, N. Y., architect. Cost, \$15,000.

PATERSON, N. J.—Van Hoff Bros., Paterson, N. J., have the general contract for the erection and completion of all work in connection with an open air class room, for the Board of Education, Committee on Open Air Class Room, John J. Feeney, chairman, City Hall, Paterson, owner, from plans by William T. Fanning, Colt Bldg, Paterson, architect.

STABLES AND GARAGES.

MANHATTAN.—Friedman Construction Co., 198 Broadway, has the general contract for alterations to the 6-sty brick garage and storage bldg, 146x98, at 142 East 31st st, for William H. Seach, 78 Riverside dr, owner, and William A. Larney, 118 West 56th st, lessee, from plans by James Riely Gordon, 507 5th av, architect. Cost, \$20,000.

WEST NEW YORK, N. J.—John J. Marione Co., 685 Robert st, New Brunswick, N. J., has the general contract for a 1-sty brick garage, 50x75, at the southeast cor of 13th st and Park av, for Frederick Koch, 711 Bergenline av, West New York, owner, from plans by William Mayer, Jr., 711 Bergenline av, West New York, architect. Cost, \$6,000.

UNION HILL, N. J.—Frank H. Kukuk, 309 Harrison pl, Union Hill, has the general contract for a 1-sty brick public garage, 25x100, at 318 Lewis st, for Otto Heuer, 321 Lewis st, Union Hill, N. J., owner, from plans by Alexander C. Schoen, 711 Bergenline av, West New York, architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—George A. Fuller Co., 175 5th av, has the general contract for alterations to the 5-sty brick loft bldg, 184x272, at 321-5 6th av, for the United States Realty & Improvement Co., Lawrence McGuire, pres., 115 Broadway, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$30,000.

MANHATTAN.—Champion & Levine, 48 East 10th st, have the general contract for alterations to the brick loft and store bldg at 30-32 West 13th st for Samuel L. Parrish, owner, from plans by Dodge & Morrison, 135 Front st, architects. Cost, \$5,000.

BROOKLYN, N. Y.—The Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 3-sty reinforced concrete office bldg, 52x142, at Furman and Joralemon sts, for the New York Dock Co., 44 Whitehall st, Manhattan, owner, from plans by P. T. Bruyere, architect.

LONG ISLAND CITY.—C. C. Woodruff, 10th st, L. I. City, has the general contract for alterations to the 1-sty brick office bldg, 59x29, in the south side of Division st, 150 ft west of Vernon av, for the Rathjer Coal Co., on premises, owner, from plans by John M. Baker, 9 Jackson av, L. I. City, architect. Cost, \$3,000.

MISCELLANEOUS.

MANHATTAN.—Capathian Holding Co., 968 Whitlock av, has the general contract for a comfort station at Madison Sq Park for the City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, owner, from plans by Jaros Kraus, architect. Cost, \$24,000.

ARVERNE, L. I.—The Motta Contracting Co., 85 Kenmare st, Manhattan, has the general contract for alterations and repairs to the engine house for Engine Co. No. 265, at the cor of Boulevard and Amerman pl, for the City of New York, Fire Dept., Robert Adamson, Fire Comr., Municipal Bldg., Manhattan, owner, from privately prepared plans.

WHITE PLAINS, N. Y.—The Flynn Bldg & Construction Co., Palmer, Mass., has the general contract for a 2-sty brick operating bldg, 30x18, to contain employees' room, dispatcher's office and waiting room, at 17 Main st, for the Westchester Street Railroad Co., New Haven, Conn., owner, from plans by Charles Rufus Hart, engineer. Cost, \$5,000.

WATERPORT, N. Y.—C. A. Ingersoll, West Centre st, Medina, N. Y., has the general contract for a water power dam, 90 ft high and 500 ft long, for the Town of Clarks Mills on Orchard Creek, for the Western New York Utilities Co., Waterport, N. Y., owner, from privately prepared plans. Cost, \$200,000.

MT. KISCO, N. Y.—George Mertz's Son, Portchester, N. Y., has the general contract for various 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.

CLIFTON, N. J.—W. J. Warren, 24 Murray st, Clifton, N. J., has the general contract for a 1-sty brick and concrete reformatory, 25x30, for the New Jersey State Reformatory for Women, c/o Miss Mary Coughley, Clifton, N. J., owner, from plans by Francis H. Bent, State House, Trenton, N. J., architect. Cost, \$8,000.

CLIFTON, N. J.—W. J. Warren, 24 Murray st, Princeton, N. J., has the general contract for a concrete water basin for the New Jersey State Reformatory for Women, c/o Miss Mary Coughley, Clifton, N. J., owner, from plans by Francis H. Bent, State House, Trenton, N. J., architect. Cost, \$3,500.

PERTH AMBOY, N. J.—George W. Rogers & Co., 29 Broadway, has the general contract for a 1-sty brick and steel boiler house, 50x120, for the Lehigh Valley Railroad Co., Eben B. Thomas, pres., 143 Liberty st, Manhattan, owner, from plans by George T. Hand, architect.

LEONIA, N. J.—Steveland Construction Co., Palisade Park, N. J., has the general contract for alterations to the 1-sty brick auto exchange, on Central av, for the Leonia Auto Exchange, on premises, owner, from privately prepared plans.

WESTFIELD, N. Y.—Henry Wratten, Union st, Westfield, has the general contract for a 1-sty tile, stucco and concrete passenger and freight station, 30x100, at Union and Main sts, for the Buffalo & Lake Erie Traction Co., Erie, Pa., owner, from privately prepared plans.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

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

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.

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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

*A—Interior Alarm System; DL—Locked Doors; E—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. 15.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 1060—Consol Gas Co, 130 E 15, GE
Amsterdam av, 1060—Home for Old Men & Aged Couples, Ex(R)-WSS(R)-FP(R)
Bowery, 125-7—Chas Dininger, TD
Bowery, 125-7—Pallos & Backrakes, TD
Bowery, 125-7—Maurice Berkowitz, TD
Broadway, 661—Moses Sahlein, 71 Nassau, Stp(R)
Broadway, 632-4—Est Helen C Juilliard, c Augustus, 70 Worth, Stp(R)
Cannon st, 33—Max Gildman, D&R
Houston st, 186 E—Albert Westfal, 106 Lafayette, WSS(R)
Houston st, 186 E—M K Knitting Mills, Rec 9 st, 65 E—J Allen Townsend, 10 Wall, A-FD 117 st, 308 E—Borden's Farm Products Co, 108 Hudson, WSS(R)
122 st, 326 E—Consol Gas Co, GE
Grand st, 90-4—Weingarten & Geberer, FD
Grand st, 177-9—E A & G S Holding Co, FD-A
Great Jones st, 30—N Y Savings Bank, 81 S av, Stp(R)
Greene st, 227—227 Greene St Corp, 71 Bway, ExS-FP-FE(R)
Greene st, 263—Philip Darf, Rec
Lexington av, 595-7—Morris Simon, Rec
Lexington av, 736—Heffers Ladies Tailoring Co, Rec
Maiden lane, 20—Wm Todd, c Mary, 11 Locust av, New Rochelle, N Y, ExS-St(R)
Mercer st, 151—Isaac Feigel, 185 Wooster, GE
Park av, 1471-3—Consol Gas Co, GE
Pearl st, 261—Hale Desk Co, 15 Stone, FA-El-Rec
Reade st, 58-60—Fannie C Peyser, 337 W 71, WSS(R)
South st, 167—Dept of Plants & Structures, Municipal Bldg, WSS(R)
6 av, 489—Wm P Dixon, 32 Liberty, WSS(R)-D&R-Ex(R)-ExS-St(R)-FE(R)
6 av, 626-8—Frank S Cantrell, New York av, Huntington, L I, FE(R)
Spring st, 148—Man Savings Inst, 644 Bway, Ex(R)-ExS-O-St(R)-FP-FE(R)
3 av, 1585—Justice H Garthe, GE
8 st, 55 W—Man Savings Inst, 644 Bway, A
15 st, 30-2 W—Pinous & Hirshkowitz, Ex(R)
15 st, 30-2 W—Elizabeth F Ferris, c J Wilson Bryant, 391 E 149th, ExS
17 st, 138-40 W—Harry Nelson, El
17 st, 138-40 W—William Ehrinsall, Rec
17 st, 138-40 W—Harry Sigerfeld, Rec-El
17 st, 138-40 W—Samuel S Gaylord, El
17 st, 138-40 W—Daniel Sidel, Rec-El
17 st, 138-40 W—Louis Mirsky, Rec-El
17 st, 138-40 W—Philip Rabinowitz, Rec-FP(R)
17 st, 138-40 W—Morris Fullebaum, Rec-FA-El
17 st, 138-40 W—Israel Perlman, Rec-El-GE
18 st, 18-24 W—Persch & Levin, FA
18 st, 24 W—Morris Bernhardt, D&R
21 st, 29 W—Mrs Agnes H Poirier, 229 W 78, ExS-FE(R)-FP-WSS(R)
25 st, 119-25 W—Godfrey Knoche, 516 E 72, Stp(R)
23 st, 153-5 W—A Barsa & Bro, Rec
25 st, 45-51 W—Stern, Greenberg & Co, Rec
41 st, 449-55 W—Leo Kantor, Rec-GE
41 st, 449-55 W—Solanto & Volanto, GE
43 st, 206-8 W—Morris Newgold, 1295 Madison av, TD-ExS
44 st, 154 W—Louis Steckler, 261 Bway, Ex(R)-ExS-FE(R)-St(R)
55 st, 245 W—Abbott Motor Equipment Co, 246 W 59, Rec
130 st, 217 W—Reinhard Lassig, GE
130 st, 217 W—N Y Life Ins & Trust Co, 52 Wall, FP(R)
145 st, 248 W—Abraham Greenberg, DC
Bowery, 231-3—Samuel Levin, O-Ex(R)-FA
Broadway, 1372-82—Times Sq Imp Co, 51 Chambers, FD-A
Centre st, 71—Star Cabinet Co, DC
8 st, 11 E—Trustees of Sailors Snug Harbor, 61 Bway, St(R)-ExS-WSS(R)
8 st, 13 E—Thomas Hanley, FE(R)-ExS
8 st, 40 E—Mrs James M Henry, FE(R)-St(R)-Ex(R)
8 st, 49 E—Richard Deeves, 58 W 83, ExS
Greenwich st, 235—S Charles Welsh, 217 Bway, A
Lafayette st, 409-13—Est Simon Goldenberg, c A S Gottlieb, 303 S av, FP-ExS
Mercer st, 239-45—Isabella C May, WSS(R)

- 22 st, 311 W—Jane Kane, GE
24 st, 147 W—Frederick Atkins, Rub-O
24 st, 147 W—Est Edmund A Hurry, c R I, 334 S av, St(R)-FP-FE(R)
28 st, 101 W—Harris Mandelbaum, 135 Bway, ExS-FP(R)
28 st, 101 W—Joseph Rothman, D&R
28 st, 101 W—B & M Dress Co, D&R
41 st, 226 W—Ludin Realty Co, 261 W 34, WSS(R)-FE(R)-St(R)-ExS
56 st, 609-15 W—John Theurer, WSS(R)
57 st, 103 W—Larry Weil Co, FA-FP(R)
Wooster st, 80-2—Wardour Corp, 128 Bway, A-FD-FE(R)-FP(R)-Ex-WSS(R)
Wooster st, 80-2—Julius Gordon, O
Broadway, 1910—Michael T Watts, CF-FA-NoS-Rec
Broome st, 521-3—J M Thomson & Co, NoS-FP(R)-RQ-CF-APP-Rec
Canal st, 269—Britt, Loeffler & Weil, FP(R)-D&R-Rec(R)
16 st, 519 E—Waverly Auto & Express Co, NoS-FA-Rec-FP(R)
19 st, 209 E—Henry Truberg, NoS-Rec
52 st, 242 E—Chas A Hasbrouck & Son, 863 S av, FA-El
66 st, 120 E—Mrs John E Parsons, NoS-Rec
75 st, 418-20 E—C A Zimmer, D&R-FA-Rec
83 st, 223 E—Feuer & Zimmerman, FA-Rec-NoS
94 st, 301 E—Yorkville Auto Repair Co, FA-NoS-Rec
106 st, 429 E—Nicholas Imperato, 351 E 104, FA-Rec
122 st and East River—Oscar Daniels Co, CF
131 st, 111-7 E—Peerless Iron Wks, CF
5 av, 396—Harry A Steinberg, FA-NoS
1 av, 2008-10—Jacob Wang, RQ
Grand st, 554—Aaron Barber, FE(R)-Ex
Greenwich st, 55—Vincenzo Rinaldi, RQ
Mangin st, 10—Manhattan Auto Paint Shop, FA-Rec-NoS
Old slip, 32—Antozone Chemical Co, D&R-GE
6 av, 980—Henry D Moeller, Rec-FP
Walker st, 86—A Lipman, RQ-NoS
Water st, 79-81—Rogers-Pyatt Shellac Co, FP(R)-El
West End av, 87-9—Farrell & Moran, CF
19 st, 220-30 W—L A Strasburger, Rec-El
26 st, 352 W—J Harry Riker, NoS-FA-Rec
38 st, 63 W—Bonhotel Co, FA
50 st, 225 W—Auto Repair Co, FA-Rec
86 st, 50 W—O D Gray, FA-Rec-NoS
87 st, 354 W—Mrs B Stein, FA-Rec-NoS
151 st, 447-53 W—Hilltop Garage, NoS-CF-Rec-WSS(R)-Rub
156 st, 253 W—Cook & Edwards, D&R-FA-Rec
Wooster st, 212-18—E Mattes & Son, CF
Grand st, 302-6—Sam Dick, FA(R)-WSS(R)
135 st, 14 E—Joseph Fordon, FA-D&R-ExS-O-Ex(R)
Madison av, 2160—Michael J Brenan, FA-ExS(R)
Bowery, 100—Bernard Flynn, 20 Bowery, Tel
Broadway, 299—Barclay Realty Co, Stp(R)-WSS(R)
Division st, 47-9—Wm Scheinman, 323 Grand, ExS
70 st, 333 E—Jonas Weil, 5 Beekman, DC
118 st, 209-11 E—Delancey Properties Corp, c S H Sternberg, 233 Bway, DC

BRONX ORDERS SERVED.

- Bainbridge av, 2873—Emily W Sheridan, D&R
Courtlandt av, 717—Edward Ceriala, FA-Rec
Crotona av, 2525—Lawrence & McCormack, El-Rec-CF-FA-NoS
134 st, 901-3 E—Bronx Coverage Co, Rub
154 st, 408 E—Regina Neubert, NoS-Rec-FA
180 st and Bronx River—Metropolitan Dye Wks, CF
Fox st, 995-1001—Uneeda Garage, FA-Rec
3 av, 4222—C Adelbert Becker, D&R
Tremont av, 907—Ferdinand Frankenberg, CF-FA
Jennings st, 990-15—Alfred M Ernst, WSS(R)
137 st, 801-7 E—Tip Top Steam Laundry Co, Rec-FA-GE
168 st, 581 E—Edward D Hill, DC
Washington av, 1281—Gustave Strome, El-FA
Melrose av, 625—Willys Overland, Inc, 531 W 57, FA(R)-NoS

BROOKLYN ORDERS SERVED.

- Bedford av, 481—Christ Episcopal Ch, DC
Bergen st, 18—Bklyn Union Gas Co, 176 Remsen, GE
Bergen st, 18—Darn & Hoffman, FE-St(R)-O-ExS
Bergen st, 51-93—Chas V Linn, 233 Clermont av, FE-ExS-FP(R)
Boerum st, 162 (rear)—Benjamin Kasinsky, FP(R)
Carroll st, 25-7—Francis Remeo, St(R)-FA(R)-O
Coney Island av and Av H—Bklyn Borough Gas Co, Surf av, GE
Cortelyou road, 1101—Albert Carr, FA
Cranberry st, 23—Arbuckle Est, WSS(R)
DeKalb av, 862-4—Frederick W Weiss, FP(R)
Division av, 215—Emma Kroemer, DC
18 st, 436-50—Maltine Mfg Co, FE-ExS
Ferris and King sts, swc—N Y Dock Co, 44 Whitehall, Manhattan, FE(R)-St(R)-ExS-FP(R)
Flushing av, 529—Joseph Reeber, FP(R)
Fulton st, 304—Geo C Cranford, GE
Fulton st, 304—Edward Elbert, O
Fulton st, 304—Bklyn Union Gas Co, GE
Fulton st, 978—James Walker, FP(R)-Ex(R)-FE
Furman st, 306-10—N Y Dock Co, 44 Whitehall, Manhattan, FE-St(R)-FP(R)
Gold st, 260-8—Underwood Computing Machine Co, FD-A
Grand av, 129-33—Zemah Bros, A-FD
Grand st, 682-4—Samuel Michael, FA-Rec
Greene st, 125-35—Greenpoint Metallic Bed Co, 226 Franklin, FP(R)-Ex
Greenpoint av, 66-8—Ralph Rothschild, ExS-FP(R)-St(R)
Hart st, 334—Martin B Evans, DC
Hull st, 233—Mary Welsh, DC
Humboldt st, 108—Nathan Wittels, FP(R)
Jay st, 285-7—C F & W J Finn, FP-FP(R)
Johnson av, 367-9—Farmers Feed Co, FP(R)-ExS
Keap st, 477-87—John L Hopkins, FP(R)-FE(R)-ExS
Kent av, 457-9—Wm R Lvnoch, GE(R)-ExS-Ex(R)-FP(R)
Kent av, 689-91—Trow Printing Co, A-FD
Kingsland av, 345-7—Bklyn Vault Light Co, St(R)
Liberty st, 105—A S Robbins Est., FE(R)-ExS
Lombardy st, 2—Peter J Kings, DC

- Manhattan av, 56—Samuel Rosen, FP(R)-Rec
Marcy av, 23-33—Brown & Patterson, A-FD
Metropolitan av, 573—Lurwall Realty Corp, Rub
Metropolitan av, 197—Miller Pkge Supply Co, Rec
Midwood st, 188—Thos G Houseman, DC
Morrell st, 29-31—Lewis Bloom, FP(R)
Myrtle av, 30—Borough Sign Co, DC
Myrtle av, 30—John Marion, FE-Ex(R)-ExS
Myrtle av, 1329-31—Edward McDonald, FD-A
Orange st, 91—N Y Baby Shoe Co, Rub-DC
Orange st, 91—Angelico Co, Rec-Rub
Orange st, 91—Edna D Puig, St(R)-FE(R)-ExS-FP(R)-Ex
Pitkin av, 2058—Rose Haller, GE
Pitkin av, 2058—Franklin Loew & Co, FA-FP
Powers st, 263—Ida Wendel, DC
Prospect av, 373—Samuel Kaslow, DC
St James pl, 256—John Herbert, ExS
St James pl, 256—Howard J Smith, FP-Ex
St Marks av, 1620—Hyman Kirschenbaum, Stp(R)-FP(R)-FE(R)
Seigel st, 91 (rear)—Lewis Levinson, FP(R)-Rec
Seigel st, 91 (rear)—Greater N Y Matzoth Baking Co, 122 Seigel, GE-Rub
Spencer st, 141-153—Darragh Smal & Co, ExS-FP(R)-O
Starr st, 205-15—Christopher Schneider, ExS-FP(R)-FE(R)-FP
State st, 266—Mrs John C Barry, ExS-FP(R)-FE(R)-FP
State st, 266—Watts & Heppburn, FA
Talmat st, 97—Charles Sanford, DC
3 st, 75-7—Angelo Serrario, Rec
35 st, 88—Englander Spring Bed Co, FP(R)
34 st, 34-88—S Karpen & Bros, FP(R)
Tillary st, 57 (rear)—Emma F Olewine, FP(R)
Bergen st, 269—G A Hines, Rec
Bainbridge st, 28—Charles Bente, D&R
Conselyea st, 116—Maria R Pendegar, D&R
Cleveland st, 624—Samuel Greenberg, D&R
Clifton pl, 201—Philomena A Curren, FP
Conover st, 185—John Hilpe, FA-Rec
Carroll st, 1249—Asa H Paine, Rec
College pl, 12—Little Garage, CF-FP
East 3 st, 343—J Davenport, El(R)-Rec-FA
Evergreen st, 210-12—Henry Ahrens, D&R

QUEENS ORDERS SERVED.

- 8 st, 200 (L I C)—Mrs Geo Conway, FP
Nott av, 61-7 (L I C)—Organic Salt & Acid Co, FE(R)-FP(R)
Ocean av, 1015 (Ozone Pk)—Jamaica Gas Light Co, 14 Union av, GE
Prospect av, 585-9 (rear)—Adolph Schweitzer, St-St(R)
Prospect av, 585-9—Richard A Weisse, Rec
Prospect av, 585-9—Peter Koelc, Rec
Prospect av, 585-9—Adam Seifert, Rec
Prospect av, 585-9—Max Florin, Rec
7 and Washington avs—Bradbury Cruller Co, FP(R)
Vernon av, 295-303—East River Gas Co, GE
White st, 54 (Far Rock)—Pius A Vagnier, DC
Broadway, 465 (Astoria)—Charles Pilmack, NoS-FA-Rec-RQ-FP
Boulevard av, 607 (Arverne)—Harry Friedlander, FP
11 av, 467 (L I C)—Paul Sachse, CF
Jackson av, 369 (L I C)—Astoria Taxicab Co, CF
Atlantic and Channel avs (Rock Beh)—Schildtkraub & Lewy, CF-FA-Rec
Broadway (Douglaston)—Louis Ruppert, FA-NoS-CF

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AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.
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KEWANEE BOILER CO., 47 W. 42d St. Tel. Bryant 6106.

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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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CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.
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Building Directories.

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

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
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LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

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

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Cornice and Skylights.

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

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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.

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WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

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

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Flagpoles.

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

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

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

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Iron Work (Arch. and Struc.).

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PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.
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