

REAL ESTATE BUILDERS RECORD AND GUIDE.

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CONDITIONS LEADING UP TO THE TENEMENT LAW

Early History of the Multi-Family House Construction —Some of the Abuses Which Were Later Corrected

By WILLIAM H. ABBOTT

First Deputy Commissioner, Tenement House Dept.

ARTICLE ONE.

ABOUT the year 1830, the Health Department of the City of New York found it necessary to comment on the high death rate. In looking for a cause, the Department attributed it to the crowded and unsanitary manner in which a large portion of the population lived. The city's population at that time was about a quarter of a million.

Ten years later, it was found necessary to call to the attention of the Board of Aldermen the alarming increase in the death rate, due to various causes. It was evident that the freedom with which foreigners were admitted to this country, to become at once part of its permanent population, would have to be regulated. It was also realized that the importation of these emigrants, with their accompanying diseases, would soon plunge the city into a condition, from which only plague and pestilence could result. Homes had to be provided for this great influx of people. Buildings, which, in the past had been occupied by one or two families, were converted to house double that number. Evils resulted from crowding many people into spaces designed for a few.

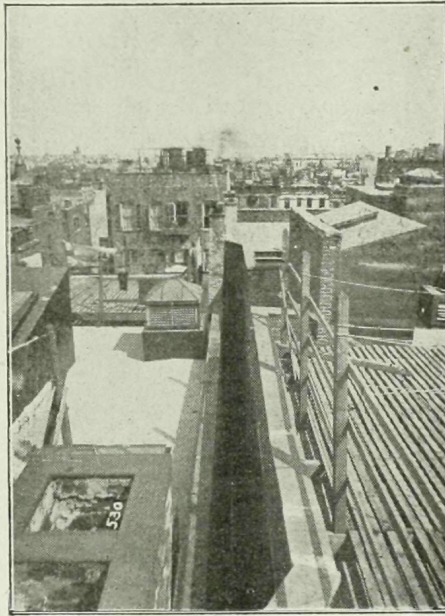
New Type Necessary.

The necessity for erecting a different type of structure became evident. The greed of the land owner, and afterwards the builder, produced a building which allowed each family but little more room and few conveniences. On account of the peculiar arrangement and design of the buildings, these structures became habitations from which various kinds of diseases, principally consumption, developed. The death rate increased correspondingly.

As time went on land values advanced, and builders erected higher structures in order that good returns might be obtained on the investment.

Under conditions as they then existed, the average builder could not afford to leave any open ground on the sides of his building. He was content to get what light and ventilation he could from the street (which cost him nothing), or the yard, the latter already obstructed, perhaps, by a rear building on the same or adjoining property.

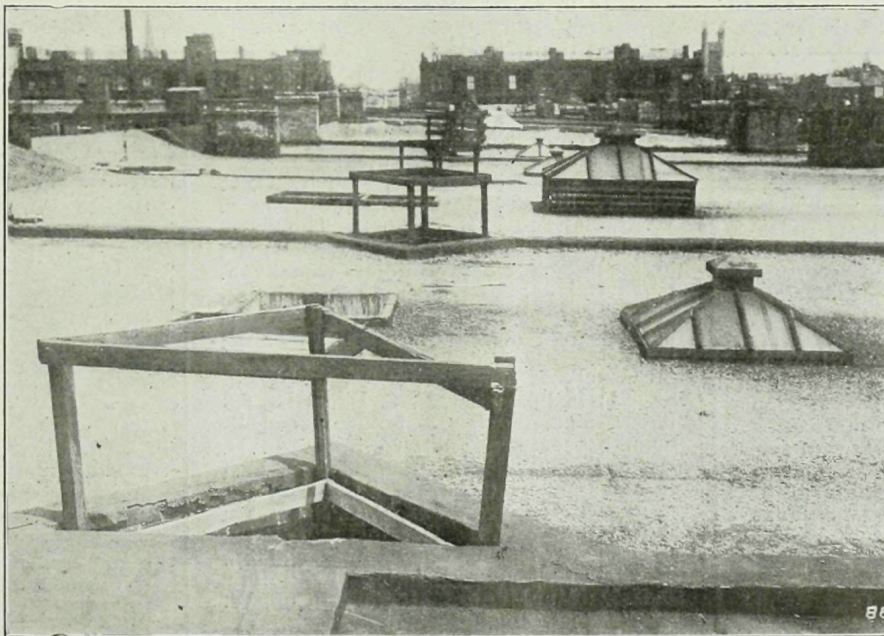
Interior rooms had to be resorted to, in some cases, opening on small shafts, or connected by a window to a long narrow slip for air space, called a light shaft, but frequently no attempt was made to light or ventilate the rooms. Typical floor plans of the day frequently provided for four-room flats, running from street to



THE LONG SLIT SHAFT.

yard. Two of these rooms depended entirely on light and air obtained from the front and rear chambers. There were thousands of this type of room in existence in 1901, but happily, as the result of subsequent legislation these errors have been eliminated.

It is a maxim in the medical profession that to prevent disease is much easier than to cure it. It is certainly more economical. When we remember that the great excess of mortality and of sickness occurs among the poorer classes, and that such excessive unhealthiness and mortality is a most prolific source of physical and social want, demoralization and pauperism, the subject of needed sanitary reforms in the crowded metropolis assumed such important bearings as to demand



THE OBSOLETE TRIANGULAR DISEASE BREEDING SHAFT.

the most serious consideration of all persons who regard the welfare of the community.

Strange as it may seem, buildings containing these interior rooms were by no means limited to the built-up sections of Manhattan, but could be found in isolated places in all the Boroughs. The lack of adequate legislation and laws undoubtedly explains one reason for their existence in localities where land was so cheap. Another reason might be found in the fact that builders and architects failed to show progressiveness but were willing to "follow their leader."

The square, oblong or triangular shaped shaft, as best fitted the idea of the builder were the prevailing type, although, when a greater number of rooms were required these splayed ends of the rectangular shaft produced the hexagonal or octagonal design, on which new line of direction the extra windows were built.

One of the "popular" air-shafts was 67 inches long, and 27 inches in its greatest width. This served to light and ventilate nineteen bedrooms. The shaft was a ready means of conveying disease germs from one floor to another, and it was no uncommon record to find six or seven families in one building ill with the same disease, contracted, more than likely, through the medium of these interior shafts.

No Privacy Possible.

The long slit or lot line shaft, varying from 16 inches in width to two or three feet, and located between two similar buildings, usually contained the windows of the bedrooms, which, being opposite each other, nullified the privacy of one's own home, these slits being so narrow it became impossible to clean them out at the bottom, or even to freshen their sides with whitewash.

The ever increasing emigrant population was distributed among neighbors and friends, in the form of "boarders," and although

helping to pay the monthly rent for the family with whom they lived, morals were ruined, and degenerate and undesirable citizens created.

It was, therefore, in order to check these deplorable conditions that the Governor of the State of New York in 1900 appointed a Commission to investigate the causes of congestion, the reason for the loss of so many lives by fire, dark rooms, and in general the housing conditions of the people of the city.

As the result of the Commission's recommendation, a bill was introduced in the Legislature, in 1901, which was finally passed and became the Tenement House Act.

LEGAL NOTES AFFECTING REALTY

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

Offer and Acceptance.

WHERE an offer is made by a vendor to assign his right in a certificate of purchase, issued under a foreclosure sale for a certain sum, if accepted within a fixed time the Kansas Supreme Court holds—Nieschburg versus Nothorn, 165 Pac. 837—that it may be revoked by him until it is accepted; but if the vendee elects to accept the offer and gives notice of his acceptance within the time limited, such an accepted offer fixes the obligations of the parties and becomes a binding contract, and the execution of the assignment and the payment of the consideration must then be made within a reasonable time. To be effective the acceptance must comply with the terms of the offer and if it prescribes a method of signifying acceptance or the conditions upon which the acceptance must be made, such method or conditions must be followed, but when it is not so prescribed acceptance may be made by any legal means. When the contract becomes effectual by an acceptance the vendor may assign his rights in it to another.

Foreclosure Sales.

The purchaser at a mortgage foreclosure sale is in the same position as one who takes by voluntary conveyance subject to the prior incumbrance. A grantee in these circumstances is not entitled to the benefits of collateral security which the vendor had placed with the mortgagee subsequent to the execution of the mortgage. Nor in such a case is the purchaser at the foreclosure sale, who is also the owner of prior mortgages, entitled to enforce against the debtor the collection of the notes secured thereby. Sletten versus First National Bank North Dakota Supreme Court, 163 N. W. 534.

Broker's Right to Commissions.

While an agreement by an owner that a broker shall have the exclusive agency to find a purchaser for the land for a fixed time upon certain conditions is unilateral when made, the element of mutuality is supplied when the broker accepts its performance by spending time and effort in doing the things that it was contemplated would be done by him under the agreement and therefore it is a binding obligation upon both. When a purchaser is produced by the broker in substantial compliance with the terms of the agreement, and the owner makes no objection to the terms of the offer of purchase or the details of performance, but simply declares that he does not now desire to and will not sell his land, he is stopped,

TO CONSERVE REALTY.

AS the conservation of realty interests, affecting landlord, tenant, and even mortgagee, enters largely in the coming campaign, the use of the Vesey Street Sales-room for addresses to interested audiences is suggested for the purpose of hearing the various candidates explain to the voters identified with the above interests their platforms and intentions if elected to municipal office.

It is expected that this campaign will attract the attention of a large number of tenants, who feel that they have unusual interests at stake, and it is necessary for their own protection to minimize municipal expenditures in every possible manner, as the very heavy demands made upon property owners through taxes and other extraordinary outlay are, because of a tendency to increase rents, now felt by them.

after suit is brought upon the agreement, to shift his position and depend upon objections to details that the broker might have supplied or corrected if they had been mentioned by the owner when the offer of purchase was made.—Braniff versus Baier, Kansas Supreme Court, 165 Pac. 816.

Contract of Sale.

In a contract for the purchase and sale of property on instalments, time being made the essence, the Kansas Supreme Court holds—Kliesen versus Equity Exchange and M. Association, 165 Pac. 650—that the acceptance of payment of the second instalment five days late did not operate as a waiver of prompt payment of the next and last instalment. The last payment having been due five days, the vendor notified the bank through which the payment was to be made not to receive it and proceeded to notify the purchaser that he would cancel the contract. It is held that he had a right to rescind. Having within a few days after such notice and refusal offered to return the money received on the contract and demanded possession, which was refused, and having in his petition tendered back all payments less rent the plaintiff thereby sufficiently offered to place the purchaser in status quo, although the notice contained nothing on that subject.

Commissions.

In an action for commissions by a broker employed to sell land it appeared that a clause in the contract of sale provided for a favorable report from the purchaser's attorneys upon the title. It was held—Karahadian versus Lockett (Cal), 163 Pac. 552—that the clause could not be construed to mean that the obligation of the purchaser was dependent upon a mere arbitrary, capricious and whimsical rejection of the title to the property by his attorneys. The clause did not have the effect of making the contract an agreement for an option to purchase rather than a completed contract of purchase and sale. The payment of a deposit on account of the purchase price was an acceptance of the terms and conditions of the contract; and while it savored to some extent of a prelimi-

GOLF TOURNAMENT.

Real Estate Board Holds Contest at Wykagyl Country Club.

THE Real Estate Board of New York held its Fall Golf Tournament, at the Wykagyl Country Club, New Rochelle, on September 25. Following is a list of the winners:

President's Cup, best 36 holes net, won by Herbert G. Streat, Sr., 183-24-159; second, H. C. Richard, 163-0-163, and third, W. L. De Bost, 210-46-164. The other winners are as follows:

Class A, 18 holes gross, won by H. C. Richard, 81; 18 holes net, tie between R. W. Goelet and J. H. Hallock. The score of each of these players was 90-7-83; the best selected gross, 36 holes, won by F. F. Turrell, 77; best selected net, 36 holes, A. E. Taylor, 84-5-79; the Ashforth Cup, best 36 holes net, H. C. Richard, 163-P-163.

Class B, 18 holes gross, H. G. Streat, Sr., 91; 18 holes net, F. S. Bancroft, 98-18-80; selected gross, 36 holes, D. L. Elliman, 87; selected net, 36 holes, F. H. Birch, 87-9-78; H. C. Richard Cup, best 36 holes net, H. G. Streat, Sr., 183-24-159.

Class C, 18 holes gross, D. G. Scott, 97; 18 holes net, W. L. De Bost, 102-23-79; selected gross, 36 holes, W. S. Norton, 97; selected net, 36 holes, E. Sniffin 99-12-87; MacMannus Memorial Cup, W. L. De Bost, 210-46-164.

The Guest prize was won by W. W. Crabb, 96-18-78. This prize was a blind special and the score selected by the committee was 77.

nary contract, which contemplated that it would be followed by another contract of purchase and sale nevertheless, inasmuch as it was mutually obligatory and contained in and of itself all of the essentials of a valid and enforceable contract, the defendant, had he so desired, could have compelled the intending purchaser to perform, and therefore neither the latter's refusal to accept the deed tendered to him, nor his failure to enter into the second contract, could operate to defeat the plaintiff's right to recover his commission from the defendant.

Assignment or Sub-lease.

The Supreme Court of California holds Cross versus Bouck, 165 Pac. 702, that where a tenant made a lease to another person upon different terms and conditions from the tenant's lease it was a sub-lease and not an assignment of the original lease; and where a lease prohibited an assignment thereof, but not subletting of the premises, a sub-lessee could assign the sub-lease to a third party without violating the provisions of the original lease, where the sub-lease did not prohibit assignment.

REALTY BOARD PROTESTS.

Objects to Provisions in Budget for Commissioner of Accounts.

THE Real Estate Board has again protested against the Budget Committee's provision for the Commissioners of Accounts. The amount asked for by this Department is \$251,473.61. As the Board has hitherto pointed out, there can be no benefit to the city from this Department unless its control is vested in some other person than the Mayor. The history of the city shows that this Department has been in the past used by the mayors as if it were a personal adjunct to their office for their aid politically. This was especially true during the McClellan administration, and there were a number of instances during the Gaynor administration.

Although, as the Grand Jury has shown, there have been glaring instances of the most reckless purchases of land for which the city has not yet found use during the past two administrations, there was no investigation ordered or made by this Department. This is also true of the absolutely improper purchase of the first court-house site. The most ordinary investigation would have revealed that the land purchased could not be used for a court house on account of its character and on account of the fact that the foundation of the building would have been directly above existing subway lines. Yet no investigation was made by this Department. It is understood now that one city department under the Mayor

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TENNIS TOURNAMENT.

THE Real Estate Board of New York will hold its fall tennis tournament at the West Side Courts, Forest Hills, Long Island, on Wednesday and Thursday, October 3 and 4, starting at ten o'clock.

The singles have been divided into two classes—A and B—and the same is true of the doubles. The entrance fee will be \$2.50 for either singles or doubles. If an entry is desired in both doubles and singles an additional fifty-cent fee is charged. Luncheon can be obtained at the West Side clubhouse, on the grounds, the charge being seventy-five cents.

In order to facilitate arrangements and to assure the success of the tournament members of the Board are requested to fill in and return the entry cards as soon as possible. H. R. Houghton is chairman of the Tennis Committee.

HOW THE PRICE FIXING OF STEEL WILL AFFECT FUTURE BUILDING

Prominent Interests Express Opinions

AMONG the building interests of New York City the most important influence of the week was the announcement that the Federal Government had finally settled upon the prices to be paid for steel in several forms. The announced prices are not only for the material required by the Government and its Allies, but applies with equal force to the requirements of private consumers, and through the medium of this adjustment a marked improvement in building conditions is confidently expected. The general impression among the building trades is that the price-fixing policy established by the Government is an excellent method of stabilizing market conditions that were far from normal. In effect, the best results are predicted, although the present time is altogether too soon to experience results from the action.

While the policy of price regulation is in itself worthy, another element enters into the complicated building situation, and this will have to be materially improved before the best results from the establishment of basic prices will be able to accrue. This factor is the matter of prompt deliveries of materials for building purposes. It matters but little to what extent the basic price of structural steel shapes is reduced if there is no fabricated material available to supply the demands or if the mills are so loaded with orders that deliveries are impossible in less than five or six months.

Some impressions of leaders of opinion in the building and allied industries with reference to the regulated price of structural steel and its possible effect upon a revival of building activity follow:

George A. Just: "It is a debatable question whether the policy of price fixing by the Federal Government is a wise one; whether it is possible to justly determine prices for our many industries in this manner, with the varied conditions which confront the manufacturer in different sections of the country and with a constantly changing market, finally determined by the inexorable law of supply and demand. The price which has been announced as fixed by the Government for steel shapes entering into the construction of buildings should, however, have a salutary effect on the building industry at this time. This should be the effect because it again stabilizes prices and creates a condition which has not existed since the outbreak of the European war, and because the price now fixed is much lower than the prices which have prevailed for more than two years. This, with the undoubted scarcity in many classes of buildings, should prove a strong incentive to the real estate owner and builder. Before the inflation of prices caused by the war, shapes were practically sold on the same base by all the rolling mills, and this condition worked no hardship to the trade in those years. The low prices that prevailed prior to 1914 should, however, not be again expected for both the mills and the steel fabricators then sold their products at or below cost. The requirements of the Government (always preferred) will probably not be of such magnitude as to prevent reasonable deliveries to the trade, and it is unlikely that the mills will use this argument to delay deliveries or to enhance the price to the public. This, of course, would prevent the building trades from securing the benefit which is their right, and which the Government unquestionably, by its action, intended should accrue to this and other industries."

C. P. H. Gilbert: "I feel that we are on the eve of a strong building revival, and one of the prime influences in its consummation will be the fixing of copper and steel prices by the Federal Government. Already it has made a

difference in our plans, and at least two of our clients are making active preparations to commence their long delayed operations. There is a feeling generating that marked price recessions in other lines will follow the Governmental announcement of fixed steel and copper prices, and there is much hope that easier prices will result in stimulated building activities. At the present time and as an outcome of the price fixing we are preparing to call for revised estimates on some important operations, and there is every hope that the figures will be such as to warrant an early start. There is a great need for additional buildings in this city, and if the material prices are right the speculative interests will return to their former activity."

J. P. H. Perry, of the Turner Construction Company: The building market should be stimulated through the fixing of the steel prices, not so much because any material saving will be affected, but because the owner will feel that he is not building in a falling market. He knows where he stands.

William Van Alen, of Severance & Van Alen: Building should be stimulated, provided that the structural steel interests really give the public the benefit of the reduced prices. I personally feel that those who put in their orders promptly will obtain steel, though I look for a multitude of orders which may cause a congestion. Building should benefit through the price reduction.

F. H. Quinby: I do not look for an extended building movement in structures where a large amount of steel is required. Steel companies are booked with orders which will take two years or more to fill, and it is questionable in my mind whether the local builder will receive most benefit from the price fixing. Steel prices have been stabilized and this move is a satisfactory one. Several clients own stocks and other securities which show a paper loss of from 25 per cent. to 30 per cent. It is not to be expected that they will throw these securities over at this time. There is a big demand for cheap housing, but I do not look for an extensive building boom for some time to come.

Geo. Fred. Pelham: The fixing of the price for steel is a move in the right direction. It is questionable whether any immediate beneficial results will be obtained, because the price is fixed only until January 1, 1918, and the companies have orders on their books which will keep them busy beyond this date. I feel that work will go ahead, however, because there are many owners who have held operations in abeyance until definite action was taken at Washington. Costs can now be figured and uncertainty has been eliminated to a large degree, hence confidence has been restored.

G. Ajello: The news that steel prices have been the subject of Governmental regulation is hopeful. Undoubtedly the fact of more reasonable steel prices should induce prospective builders to proceed with contemplated operations. There are other factors to be considered in the present building situation and one of the most important is the matter of deliveries. It little matters what the price of steel is sold for if there is no possible chance to obtain the required quantity. However I am advising my clients to make preparations for an early start, and I am in hopes that the matter will speedily adjust itself and that through the price fixing the building trades will be greatly benefited.

F. C. Zobel: While the establishment of a fixed price for steel will have an important bearing on the building situation I do not feel that this factor is as important as the matter of deliveries. As a matter of fact the price established by the authorities is not so much lower for fabricated material than that maintaining today.

Robert D. Kohn: Unquestionably building construction will be stimulated through the fixing of structural steel prices, that is, provided the steel is made available at the price decided upon. One of the prime difficulties with regulation of output and price fixing is that special interests receive the preference and generally there is but little left for general usage. If a sufficient amount of steel is assigned to provide for the building requirements and the price is actually regulated, a marked building activity should result.

W. L. Rouse, of Rouse & Goldstone: There are altogether too many factors entering into the present unsatisfactory building situation to predict what will be the effect of a fixing of steel prices. Structural steel is only one item, and while one of the most important to builders, can only be considered along with the others in a study of conditions. Building construction will not become really active until there is a price recession all along the line and until labor is obtained more easily than at present and deliveries of materials speeded up considerably.

BOARD PROTESTS.

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has been investigated, but no attempt has been made to make the results of the investigation public.

If this Department is to be of use to the community it should be under the control of either the Board of Estimate or the Appellate Division or of some other outside body, or it should be independent, the commissioner an elected officer.

The Board has also protested against the appropriation for the City Chamberlain. It has proven conclusively and admitted by the present Chamberlain that he has been doing personal work for other corporations in this city and in other cities, and the last incumbent of the office stated that the position was an entirely unnecessary one and should be abolished.

The Board has also called attention again to the great increase in the appropriation for the Board of Estimate, and again suggests that under the circumstances and in view of the enormous sums of money needed for the extraordinary expenses of government the several Committees and Bureaus in the Board of Estimate be consolidated and the members of the Board themselves perform the duties now performed by subordinates. The expenses of the Board of Estimate are ten times greater than they were only eight years ago, and there is no good reason for this increase of expense.

The Real Estate Board again calls attention to the fact that there are too many investigating and supervising bureaus and commissions; that good seldom results from these investigations, although the cost in the aggregate is extremely large. There are too many men in city employ whose time is taken up in preparing unnecessary reports for superfluous investigations, some of which are not even read. The printing of these voluminous reports constitutes an unnecessary expense.

Must Amend Complaint.

On the ground that the original complaint is faulty, the Public Service Commission has directed Peter Herrmann and other complainants in the Wakefield section of the Bronx to amend a complaint in which a five-cent fare is sought over the street railroad lines between Wakefield and the City of Yonkers. The original complaint named only the Westchester Electric Railroad Company, and in order to be effective, as was pointed out by Commissioner Travis H. Whitney, in a memorandum approved by the Commission, must also be directed against the Yonkers Railroad Company. The complaint maintained that residents of Mount Vernon are carried to Yonkers for a five-cent fare over lines of the same railroad companies and that the complainants should be accorded a similar privilege.

WHAT "WINDOW EFFICIENCY" MEANS

Character of Window Work May Be a Deciding Factor in Sale of Building

By S. H. POMEROY*

FIRE prevention is not a question of getting something that is simply better than no protection at all. It is getting the utmost in the way of fire protection. And, in the case of fire retardant windows, that means wire glass carried in hollow metal sash and frames of sound and substantial construction.

Wire glass, with all its virtues, is effective as a fire barrier only so long as it is intact and in place. Then the window construction is seen in its proper light—not as a thing secondary to the glass, but as something of more importance even than the quality of the glass. Sash and frames must have a resistance to fire at least equal to that of the glass, if the window is to be considered as a fire retardant—which statement determines what we may call the lower limit of window quality.

The efficient fire retardant window is both a window and a fire retardant, and that it must not fail of its functions as a window simply because it is a fire retardant—and vice versa.

As a fire retardant, the window must offer the maximum resistance to the passage of fire through the opening it protects; it must maintain this fire resistant quality up to the point of physical destruction; without being structurally weak, it must still permit a fireman, in emergency, to make a passage through it; it must be so devised or equipped as to close automatically, should the outbreak of a fire find it open; its hardware must be of a character and quality that it will not deteriorate with time.

Considered now as a window, this fire retardant must afford the largest possible percentage of lighting area; it must afford the greatest opening possible, for ventilating purposes; when closed, it must have good weathering qualities without the use of weather strips; it must be easily opened and closed by those who must live with it; it must be so well designed and so substantially built that it will be largely depreciation-proof and capable of fulfilling its many functions for an indefinite period, with the minimum of attention and upkeep.

Prior to 1906 the Underwriters' rulings on fire retardant windows were largely arbitrary and based on assumptions rather than on known facts. But in 1906 a more definite standard was created, based on actual performance under the fire test. Without going too much into the detail of these Label Service tests, it may be said that each approved window must withstand without failure, exposure for one hour in a gas combustion chamber at 1,800 degrees Fahr.; after which it must withstand the effects of a stream of water at 60 lbs. pressure from a 7/8-inch nozzle.

Label Service deals with a window only as a fire retardant, and has nothing to do with its functions as a window. It is simply a guarantee that one window of the type purchased by a buyer has been approved by the Underwriters' Laboratory after certain fire retardant tests, and that every window of that same type which bears the label has been locally inspected and found to conform with the window tested, as to design, construction and weight of metal.

Each label has its individual number, which is recorded at Chicago, with the description and location of the window to which it is attached. And in case of failure of one of these windows, this record can be looked up and responsibility placed. The Label Service is an excellent thing, but by no means infallible. For instance, while it requires a construction giving 5/8-inch bearing

for the glass, it leaves it to local inspectors to see that this demand is fulfilled. It is a safe guide to fire protection, because a window which cannot pass the tests of the Label Service cannot be considered as a dependable fire retardant. But while it is a guarantee of good fire retarding qualities, it is no guarantee of a good window.

It is to be regretted that there is no explicit definition of a fire retardant window. In a sense and up to a certain point, a window of slow-burning wood carrying wire glass is a fire retardant. Going up a little in quality, we come to the metal-kalameined (metal-covered wood) window with wire glass, which is still more of a fire retardant. Next in order comes the window of structural steel members carrying wire glass—also fire retardant up to a certain point. Last comes the hollow metal window with wire glass, which has proved to have a fire resistant and retardant quality higher than any of the other types.

Structural Steel Windows.

About the best that can be said of the slow-burning wood construction with wire glass is that it is better than a window of untreated wood carrying wire glass. Just how much better can be determined only when the adjuster fixes the damages—at which time the information is of little value to the one who bears the loss.

The metal-kalamein window goes a step further in its fire qualities. It is dependent for its mechanical strength upon the wood structure underlying the veneer of metal—and no one knows at any time just what the condition of that wood is.

The structural steel window deserves more serious consideration. There never was a better window made for the particular purposes for which it was originally intended, viz., to provide the maximum of lighting area in factory construction. This use of a lattice of light stock structural shapes carrying a multitude of small panes of plain glass, permitted a strong and durable construction to be made at a remarkably reasonable cost. And ventilation was easily provided by making a portion of this lattice work movable.

So successfully did this structural window fulfill the conditions for which it was designed that it really brought about a new form of factory construction in which the wall area is practically all window area. But, like a number of good things, it has been overdone and burdened with responsibilities for which it was never intended or adapted.

Substitution Not Effective.

Merely to substitute wire glass for plain glass in a structural window will not make it an effective and dependable fire retardant. True, it will be composed of non-burning materials; but it by no means follows that it will, as a unit structure, maintain its integrity under fire temperatures and fire streams.

The insurance rules require that the mullions between adjoining approved fire retardant windows shall be of heavy steel encased in a fire-proofing material. Contrast this, from the standpoint of safety and dependability, with the common practice in structural window work where great elevation areas are composed entirely of this flimsy steel-and-glass structure. There is, indeed, grave danger that over-enthusiasm on the merits of the structural window may lead to its use in such large areas that the safe relation between window space and pierage-and-curtain-wall space may be lost, and a building designed which, when the windows fail under fire, will be not only gutted but actually destroyed.

Furthermore, the structural window

offers no opportunity for the passage of a fireman when necessity demands. Its movable portion is usually high up and out of reach. Its individual glass openings are too small to give passage to a man. And the metal structure is too solid for a fireman to smash an opening through with his axe.

The action of the hollow metal wire glass window, as a fire retardant, is that of a heat insulator preventing the transmission of a destructive heat from the fire-exposed side to the side not so exposed. Its dependability as a fire retardant rests upon two things, viz., its heat-insulating qualities, and its ability to maintain its physical integrity under the fire test.

The factors involved in the tests prescribed by the Underwriters' Laboratory to secure Label Service are: thickness of metal; method of securing members in place; provision for expansion and contraction; bearing of glass in sash; rigidity of structure in resistance to distortion under heat.

It will be evident from this that the insurance authorities concern themselves only with the fire protective properties of the window and that—so long as Laboratory requirements are satisfied—"any old thing" in the way of a window can pass. And this is most unfortunate.

It is commercially possible to make a fire retardant window that is to all practical intents perfect both as a fire barrier and as a window. But until recently it was quite impossible to sell a window—the market for it did not exist, except in the visions of the best window makers.

The obstacle which window manufacturers formerly encountered, that which delayed progress in window making, was the apathy of the architects and engineers and owners having to do with the specifications and purchase of fire retardant windows. To these benighted dwellers in darkness, all Label windows looked alike. So long as the Underwriters' Laboratory had taken responsibility for fire retardant quality, why worry about the merely incidental features of window quality?

And, be it sadly confessed, most window manufacturers acquiesced in this apathetic state of affairs, and made windows no better than they need be, to "get by." A few, however, had broader visions of window efficiency. And today manufacturers can furnish windows just as good as architects and engineers and owners are willing to pay for. And architects and engineers and owners are more and more recognizing the fact that there are degrees of quality in fire retardant windows as in other items of building equipment.

I cannot resist the temptation here to pay my respects to the practice of weather-stripping. It is, beyond question, useful as a corrective to bad conditions already existing. But no greater mistake can be made than to install cheap or inefficient windows with the idea of weather-stripping them later. The fact is that the cost of a cheap window plus the cost of any effective weather strip is greater than the cost of a good window that will not need weather-stripping.

Let us, at this point, give a little further thought to the effect of window efficiency on the rental value of a building. For, of course, the ideal of every landlord is to keep his building filled with contented tenants, and to keep down the expense of operating and maintaining his building. Window efficiency is a big factor in all this, which architect or engineer is expected to consider in the plans and specifications.

As contributing to the contentment of tenants consider what we may call the "comfort capacity" of the windows. This covers: easy manipulation and freedom of opening and closing; silence, as contrasted with the rattle and squeak of poor construction; comparative dust-tightness, as contributing to cleanliness inside; comparative weather-tightness, as preventing coldness and draughts. Tenants appreciate these good qualities—are willing to pay for them—and will go where they can be had.

(Continued on page 411.)

*Excerpts of paper presented at the June, 1917, meeting of the New York Chapter of the National Fire Prevention Association.

HEARINGS HELD ON SUBSTITUTION OF HEAT UNIT AS MEASUREMENT FOR CITY GAS

THREE hearings have thus far been held by the Public Service Commission, First District, on the question of substituting the British thermal unit (B. t. u.), or heat unit, for the present candlepower standard of measurement for gas in this city. The heat unit standard is now almost universal. It is in use throughout New York State, with the sole exception of this city.

The experts for the Public Service Commission agree that the heat unit standard would be more beneficial for users of gas for cooking and heating and for industrial or commercial purposes, and that, although the candlepower might be lower than 22 candles, even where flat or open-flame burners are used, under the heat unit standard the difference in illumination would not be apparent to the consumer. The Public Service Commission experts also stated that mantle burners should be used, as they give a much greater illumination with a less quantity of gas, and are therefore much more economical from the financial standpoint.

While the gas companies of this city favor the change in the standard of measurement, claiming that it would be beneficial to their consumers, they contend that there can be no resultant reduction in the price of gas, as has been suggested by the Public Service Commission. The gas companies will introduce figures showing that at the present rate of 80 cents a thousand cubic feet there is a heavy financial loss, due to the high cost of labor and materials used in the manufacture and distribution of gas, including the service rendered.

Collect Actual Cost.

In the case of the Consolidated Gas Company the contention is made that to collect the actual cost for gas during the ensuing year, assuming the prices of labor and materials to remain unchanged and that gas having a calorific content of 585 British thermal units (B. t. u.'s) were delivered instead of gas of 22 candlepower, it is estimated that it would be necessary for the company to charge 91.4 cents per thousand cubic feet of gas sold to the public.

The Consolidated Gas Company is now paying 5 cents per gallon for gas oil, and the contract expires at the end of the current year. Other companies have recently made contracts for gas oil at prices ranging from 6½ cents to 8 cents per gallon. An increase of 1 cent in the price of gas oil would operate to still further reduce the Consolidated Gas Company's earnings and increase the deficiency approximately \$600,000. If the company has to pay 8 cents for oil, its earnings will be further impaired to the extent of approximately \$1,800,000.

A further point is made by the company that, were the price of gas increased to 92 cents, the public would be getting this commodity at an increased cost of only 15 per cent.

More than 400,000 gas consumers in Manhattan and the Bronx use less than 5 cents worth of gas a day, so that an increase of 15 per cent. would add, on the average, substantially less than seven-tenths of a cent and probably not more than half of 1 cent a day to the cost of their gas.

Robert A. Carter, vice president and secretary of the Consolidated Gas Company of New York, in discussing the case, made this statement: "Every gas company in the State of New York, with the exception of the gas companies doing business in New York City, is supplying gas under the calorific standard, as ordered by the Public Service Commission for the up-State, or Second District. The British thermal unit was long since adopted abroad and is operative throughout the country. The candlepower measurement of gas is practically obsolete.

"If in order to enable the Consoli-

dated Gas Company and its affiliated gas companies to produce toluol for the United States Government the Commission were to prescribe in lieu of the present 22-candlepower standard a calorific standard of 585 B. t. u., corresponding with the standard prescribed by the Second District Commission, the loss which the Consolidated Gas Company and its affiliated companies are sustaining from their operations at the present price of gas would be somewhat though not considerably diminished. The gas which would then be supplied at the 80-cent rate would cost 91.4 cents to produce and deliver.

"It is estimated that the quantity of gas oil required to produce 585 B. t. u. is about seven-tenths of a gallon of oil less than is required on the average in order to maintain 22 candlepower," Mr. Carter said. "In other words, it is estimated that 2.98 gallons of oil are required to produce 585 B. t. u. of mixed water gas and coal gas, such as we produce, and 3.68 gallons are required to produce a mixed gas of 22 candlepower. This amounts to a reduction in the quantity of oil used of about 19 per cent., and, as compared with the variations in the cost of other items entering into the manufacture and distribution of gas and compared also with the importance of establishing a suitable standard of quality and with the apparent vital necessity of providing means by which the urgent demands of the United States Government for toluol may be met, does not appear to us so important as to deserve serious attention at this time.

"The effect of a change in standard from 22 candlepower to 585 B. t. u. upon the use of gas is more theoretical than actual. Where gas is used for heating purposes, the effect of a reduction in the calorific content will be beneficial rather than otherwise. Gas containing 585 B. t. u. is of a better quality and may be used to better advantage than gas of a higher calorific content.

Incandescent Mantles.

"So far as the use of gas for illumination with incandescent mantles is concerned," continued Mr. Carter, "a substitution of a 585-B. t. u. standard for the 22-candlepower standard would have no appreciable effect, except to increase the efficiency of the service and the life of the mantle. Considered from the standpoint of the flat-flame burner, it is practically impossible to distinguish between the light produced in two burners consuming the same quantity of gas, one being supplied with gas of 22 candles and the other supplied with gas containing 585 B. t. u. per thousand cubic feet.

"The great majority of flat-flame burners are used for lighting cellars and passages, where a high degree of illumination is not required. We are doing our utmost to teach our consumers that mantle lamps are very much more economical than the old and almost antiquated flat-flame burners. It would be impossible to conceive of gas being used more uneconomically than with a so-called 'flat-flame' or 'open-flame' burner. Both in respect of the quantity of gas consumed and in the amount of illumination obtained that form of lighting is vastly inferior to the mantle burner. It may be said without exaggeration that the cost per unit of illumination with an open-flame burner is six times as great as with an incandescent mantle burner. In other words, twice the quantity of gas is used to obtain about one-third the illumination.

"If during the ensuing year the Consolidated Gas Company were to produce and deliver to its customers gas having a calorific content of 585 British thermal units, the deficiency in the amount collected from its customers at the 80-cent rate, below the actual cost of gas, would amount to \$1,892,335.

"The investment in the property of the Consolidated Gas Company on July 31, 1917, based upon the findings of the court in the Eighty-cent Gas Case, ex-

cluding all the property not presently employed in the company's business, amounted to not less than \$62,210,064. Interest on this amount at 6 per cent. amounts to \$3,732,603, which, added to the other expenses for the nominal year ending July 31, 1917 (\$11,786,200), makes the total expenses for that period \$15,518,804. The gross earnings from the sales of gas and from other operating income amounted to \$14,534,054, showing that the excess of actual cost over gross earnings amounted to \$984,749. Based upon current prices for labor and materials and assuming no increase in the investment or in the output of gas, the actual cost for gas for the ensuing year will exceed the gross revenue to the extent of \$2,533,794.

"In order to collect the actual cost of gas during the ensuing year, assuming the prices of labor and materials to remain unchanged and that gas having a calorific content of 585 B. t. u. were delivered instead of gas of 22 candlepower, it is estimated that it would be necessary for the company to charge 91.4 cents per thousand cubic feet of gas sold to the public.

"It is estimated that the actual cost of gas for the ensuing year, including 6 per cent. interest upon its investment, as measured by the present value of its property devoted to the public service, assuming the prices of labor and materials entering into the manufacture and distribution of gas to remain unchanged and that gas of 22 candlepower is delivered, will be \$1.05 per thousand cubic feet sold to the public. If gas having a calorific content of 585 B. t. u. is delivered, the actual cost on this basis will be \$1.01 per thousand cubic feet of gas sold.

Reasonable Rates.

"By the term 'investment, as measured by the present value of the property' is meant the cost of reproducing the property at present-day prices. Measured by the standard of present-day prices, the investment in the properties employed in its gas business by the Consolidated Gas Company amounts to not less than \$89,411,465. It is our contention that a just and reasonable profit over and above the bare interest cost of money invested should be included in the rate for gas. Consumers of gas in the Second District, which embraces the State of New York outside of New York City, are paying from \$1 to \$2.50 per thousand cubic feet of gas having a calorific content of 585 B. t. u.

"It is obvious that the question proposed in the fifth paragraph of the Public Service Commission's order appointing the hearings—'whether just and reasonable rates or charges shall be prescribed for the service to be furnished by said gas corporations, proportionate with the quality and power of gas manufactured, distributed or sold under the standard so fixed by the Commission'—must of necessity be answered in the negative.

"We are advised that the Public Service Commission has no power to increase the statutory rate of 80 cents per thousand cubic feet. A just and reasonable rate proportionate with the quality and power of gas manufactured, distributed or sold, even if the standard were fixed at 585 B. t. u., would have to be substantially higher than the present statutory rate of 80 cents. Any lower rate for gas of a calorific content below the equivalent of 22 candlepower, based upon the assumption that the 80-cent rate is just and reasonable, would be an unjust and unreasonable rate and therefore an illegal rate and one which the company and its affiliated gas companies could not accept.

"To undertake to substitute for the present candlepower standard an equivalent calorific standard would be of doubtful utility or expediency," Mr. Carter concluded. "It would be impossible, for example, to prescribe a calorific standard that would throughout the

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Greenwich Village Celebration.

Greenwich Village is to celebrate in characteristic fashion the completion of its new subway system. At a three-day festival next month the villagers will publicly express their appreciation of the additional transit facilities which the new line will offer, and which are expected to materially add to the popularity of this section for residential purposes. The creation of the interesting colony of professional men, artists and writers in a section that was beginning to disintegrate as the result of the steady encroachment of factories and the northward trend of business, stands out as one of the most interesting phases of New York City development within recent years.

Lovers of "old New York" have noted with keen regret the passing of the famous old landmarks reminiscent of the days when Greenwich Village represented one of the best residential centers of New York City. The old-fashioned dwellings with the large, spacious rooms, fireplaces, mantels, Colonial doors, locks and door knobs, presented an irresistible appeal, somehow, to those who still saw in the old-fashioned houses unusual opportunities for residential purposes in spite of the changing character of the neighborhood.

Since these structures have been modernized without the destruction of their old Colonial characteristics, they have succeeded in attracting a class of occupancy distinctly individual. The popularity of the section has increased steadily, and many of the old buildings have been placed on an excellent income-producing basis. The additional transit facilities which the new subway system will afford should further strengthen real estate conditions in a district which has survived many vicissitudes. Greenwich Village has justified the confidence of those who were enterprising enough to capitalize the artistic appeal of the old Colonial houses. Aside from a jubilee commemorating the new subway line, the property owners and villagers have this additional cause for rejoicing.

City as a Rent Payer.

The Real Estate Board of New York directs attention to the fact that the appropriation of \$1,094,000 for rents in buildings occupied by city offices, outside of the Municipal Building, is \$200,000 more than the amount paid out for similar purposes before this structure was erected and dedicated to the exclusive occupancy of the various departments hitherto scattered in all parts of the city. This situation justifies taxpayers in requesting information regarding the disposition of space in the huge building which represents one of New York City's costliest and most important investments, and which was designed for the purpose of effecting economies in rent, rather than incurring additional outlays.

In asking that a survey be made by experts in office planning, the Real Estate Board offers a valuable constructive suggestion. A building costing nearly \$25,000,000 of city funds should have every possible unit of floor area available for occupancy, and waste space should be reduced to a minimum. The introduction of efficient methods of space allotment would result in the rearrangement of many of the offices with beneficial results. If the Municipal Building is able to furnish quarters for city offices now housed elsewhere, taxpayers should receive the benefit of this available space. It is not unreasonable to ask the city authorities to do what any private corporation would do under similar circumstances.

Industrial Prosperity.

The growing demand for industrial accommodations which includes both completed structures as well as sites for new factories, demonstrates conclusively the high degree of prosperity enjoyed by the United States since the outbreak of the war. The Metropolitan district has been particularly favored in this regard and it was but natural considering the facts that New York unquestionably occupies the first place as a financial center, that its domestic trade places it in the front rank in merchandizing, and furthermore that the Port of New York is the gateway through which an immense bulk of the total imports and exports of the nation pass each year. All of these influences have contributed in a marked degree to the industrial growth of the municipality and are important factors in its present rapid expansion.

During the past year the heavy local demand for accommodations for manufacturing purposes has been a matter of grave concern to the real estate brokers who specialize in properties of this classification. They have been hard pressed at times to adequately provide for all requirements. The movement has not been confined within the boundaries of Greater New York, but has extended to the districts tributary to this city; to vacant lands along the Hackensack and Passaic Rivers, Raritan and Newark Bays, and many other places that are within reasonably close proximity to the city. In Greater New York the Boroughs of the Bronx, Queens and Richmond have been especially benefited and these sections have been active both from a renting and building standpoint. The bulk of the operations were for industrial or commercial expansion, and construction work that was its natural outgrowth.

The fact that there is and has been such a demand for factory sites and buildings for manufacturing purposes will in a large measure be responsible for a stimulation to the building activities of the Metropolitan district. This construction is likely to be the forerunner of an immense building movement that will include structures of practically all types and usage. The industrial development is carrying with it the opening of new areas both for manufacturing and residential purposes, and the erection of numerous dwellings will naturally follow as provision must be made to provide comfortable and convenient living accommodations for

the operatives of the new factories and plants located in the section.

One thing is favorable to a building movement of this character. Factory buildings are generally limited in height to three or four stories, and, in the main, as compared with other structures, are projects that require but a minimum of structural steel. Factory construction is not expensive as compared with other types of buildings. For this variety of work different materials can be used and so the high cost of construction does not enter so largely into consideration. As a consequence, the building trades should look with intense interest upon the development of industrial activity in this section, knowing that out of the movement will most likely come the start of the era of building progress and prosperity that has been so long predicted and hoped for.

Mortgage Moratorium.

Editor of the RECORD AND GUIDE:

Permit an extended reply to Mr. Goodkind's letter on the subject of moratorium on mortgages, as there are many who think like him.

Those interested in the above question are: (1) corporate, estate and individual mortgage lenders; (2) real estate owners for income purposes; (3) real estate speculators; (4) builders, material men and labor; (5) real estate brokers and agents.

The corporate lender loans on mortgage because it must for income purposes; that is its business. So to a lesser extent with the estate. No private lender loans on mortgage because he may need the money at any time; he does it as an investment. Circumstances may change when he needs the repayment of principal, but these are special cases.

The proposed moratorium is on existing mortgages, not future mortgages, during the term of the war, which I estimate at three years. That will stabilize values; will protect all the aforesaid interested parties without exception. Stabilizing values brings more mortgage money into the market, prevents calling of mortgage loans, etc. The proposed moratorium doesn't abrogate a single contract; it only postpones the remedy, just as if it were the original contract.

I grant it may work occasional hardship on the individual mortgage lender; not he who wants his money, but he who needs it and must have it. But these cases are few. Savings banks already have a sixty-day moratorium agreement on deposits, which they have repeatedly exercised, and no hardships ensued. Mortgage guarantee companies have an eighteen-month moratorium which I understand (subject to correction) has been quietly exercised and no hardship ensued. These two latter are right and proper; they stabilize values. The New York Stock Exchange has repeatedly stabilized values by "pegging them" and even closing the Exchange; all primarily in the interests of the corporate lender. These are proper measures. New York City banks have saved themselves in panic times by refusing to cash cheques which was an illegal "force majeure" moratorium, but it benefited the depositors as well as the bank, and were proper measures and no hardships ensued.

If a Federal Mortgage Moratorium becomes law, as I believe it will and must, then it is up to the Government to provide machinery for taking care of the special cases of individuals who must have money on their mortgages, just as the Government is providing and must provide for the \$100,000,000 British mortgage loans in the South that have been called.

Land is the basis of all human activity, and this is the only Government that hasn't provided machinery for mortgage loans. Let every borrower, let every lender, let every human being petition Congress to amend the Federal Reserve Banking Act to admit all financial corporations as members and authorizing loans on corporate securities and real estate mortgages.

STEWART BROWNE.

MR. CLINTON W. SWEET, FOUNDER OF THE RECORD AND GUIDE, DIES

WE deeply regret to announce the death, on September 24, of Mr. Clinton W. Sweet, whom the readers of the Record and Guide will remember as the founder of this paper, and as its owner, until the year 1912. Mr. Sweet suffered from nervous disorders, and had been under the care of a specialist for some time past.

In spite of failing health for a great many years, Mr. Sweet kept actively identified with many business enterprises. He had the versatility of interest, the flexibility of mind, and the indefatigable initiative, which have always been the characteristics of the American business man at his best.

He was born in Wappinger Falls, N. Y., in 1841. The Record and Guide was founded in 1868, when he was 26 years old, and he brought to the idea which lay behind the new paper all the energy of a young man's interests. Up to that time it had never occurred to anyone the value of publishing a weekly paper which contained faithful transcripts of all public records affecting titles to real estate. The Record and Guide consequently marked an innovation among American trade publications.

Mr. Sweet always took a broad view of the way in which such a paper as the Record and Guide should serve its readers, and he insisted from the first on associating with the paper the best editorial force. For many years he was assisted in his work by David Goodman Croly, who at a later period in the history of the paper assumed its complete editorial management.

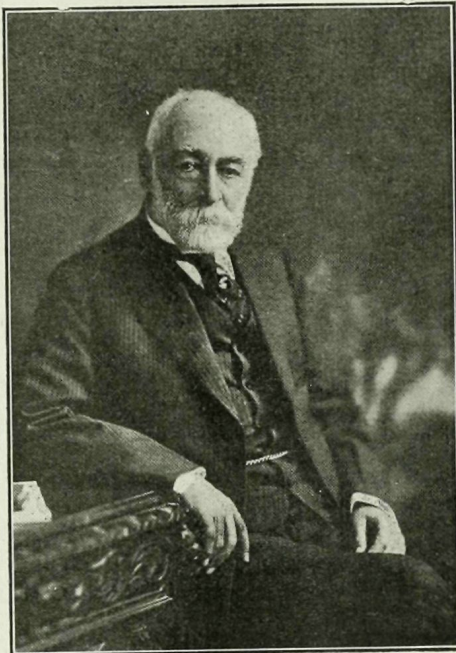
During the course of Mr. Sweet's ownership the Record and Guide expanded from one species of work to another, until it furnished to different classes of readers a most complete series of services of real estate views and expert opinion, which has continued unbroken in reliability and completeness, and integrity of purpose for half a century.

In order to further increase the value of the Record and Guide to real estate interests, the Real Estate Quarterly was founded in 1899. Five years later the first edition of the Real Estate Directory of Manhattan was published, which supplied the missing link.

Early in its career, the Record and Guide also took an interest in the improvement of architectural standards in the City of New York, and it was in the habit of publishing critical articles on new buildings, chiefly from the pen of Montgomery Schuyler and other specialists in architectural design. In 1891 this phase of the work of the paper was developed to such an extent

that it was considered desirable to establish a special publication to carry it on, and the Architectural Record, published first, as a quarterly, and subsequently as a monthly, was the result, from which in turn the Sweet's Architectural Catalogue was a natural and logical evolution.

Of late years Mr. Sweet ceased active business connection with the Record and Guide and the affiliated publications. He devoted the whole of his time to the business of manufacture, under the name of Sweet, Orr & Company, Inc., with which he was also identified when he was a young man, and with which he has been connected ever since. This firm was founded in 1871, and the forty-five years of successful operation of



CLINTON W. SWEET.

the concern is based on merit. Mr. Sweet held the unique position of being looked upon, not only as the head of the leading concern in its line, but also as the father of the union-made garments.

All those who were associated with Mr. Sweet in his varied interests can testify to his unusually sound business judgment, to the fertility of suggestion which he was constantly throwing out and to the unflinching kindness and consideration in his treatment of his associates and employees, as well as to the high standard of private conduct and public service which ran throughout the whole of his business career.

bad for apartment houses for the reason that very few of them have enough bunker space to store more than a month's supply, or, in some cases, only a week's supply. In the downtown office building section it is a remarkable fact that even some of the principal buildings can store not more than a week's supply.

Possibly the situation may change when Mr. Garfield's committee begins active operations, but I am rather inclined to be pessimistic than otherwise. In short, we look for a hard winter in the coal business.

GEORGE W. MARTIN.

Cost of Labor.

Editor of the RECORD AND GUIDE:

Will not the cost of labor be reduced when the enormous numbers of working men, formerly employed in the building material industry, but to-day fighting in the trenches or working in factories producing munitions of war, return to their former positions or become unemployed? There will then be no scarcity of labor, and it seems from precedents that the wages will drop

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. 272.—The owner of a private dwelling in Manhattan, leases said dwelling through a broker to a tenant for a period of one year, and the lease gives the tenant the option of renewal of the lease for an additional year unless the property is sold before September 1, 1917, which prevents the owner from renting said dwelling to another tenant than the one in possession. The tenant has given the owner a notice in writing that he wishes to renew the lease for the second year as was his privilege according to the original lease, made September 30, 1916. The question is, is the broker entitled to another 2½ per cent. commission for the second year, although no new lease has been made? The lease also contains the clause "that should there be a renewal of the lease the owner will consider same as having been effected by the same agent." C. C.

Answer No. 272.—No. The commission for a lease of less than three years is 2½ per cent. of the average yearly rental. Having collected 2½ per cent. on the first year's rental, the broker is not entitled to another commission according to the rules of the Real Estate Board.

Question No. 273.—A broker negotiated a lease for three years with an option for an additional three years. At the expiration of the first three years the tenant availed himself of the option and, through the same broker, renewed the lease for the additional three years. In the mean time the broker had severed his connection with the firm by whom he was employed when the lease was originally made. He now claims the commission for renewing the lease. The commission in the first instance was paid to the firm. Is the broker entitled to the commission for renewing the lease in accordance with the terms of the option clause? What is the rate of commission in this case? BROKER.

Answer No. 273.—Inasmuch as the option was part of the original lease negotiated by the broker for the firm for whom he was working, the commission should go to the firm through whom the original lease was negotiated. As a matter of equity, however, it seems that the firm should make some division with the broker for the services in arranging the renewal. The rate of commission in this case is 1 per cent. of gross rental.

Question No. 274.—Do all existing liens automatically become due when a foreclosure action is instituted against a piece of real estate? J. C.

Answer No. 274.—No, they do not.

because of the demand for employment. If so, why will not the prices of products do the same?

No one will buy any product of some other man when it is within reason to expect the price will be reduced in a short time. Would that not be foolish indeed? Yet at a mass meeting held recently those manufacturers who spoke were positive that no lower price could be expected, but made no explanation at all. Perhaps they forgot that the average investor stands in ignorance concerning facts leading to their decision. Since this ignorance does exist, however, it must be cleared away before the investor can be expected to put out his capital, or before the banks will consent to make loans to the builders. There is certainly no confidence to-day that the present prices will continue in the future.

I am sure that when this uncertainty is removed that even the poor deliveries will not hold back orders for large amounts of building materials so badly needed to start work on about sixty per cent. of the plans filed and approved that are to-day standing still.

ROBERT V. BANKS.

The Coal Situation.

Editor of the RECORD AND GUIDE:

The coal situation is not a hopeful one. While the steam sizes used in office buildings seem to be coming into the city in fair abundance, the prospective car shortage later on, due to the movement of troops and supplies to and from the training camps, will have a marked effect on the coal supply.

Moreover, the attitude of the mine owners in not accepting with a great deal of cheerfulness the prices specified by the Government will also tend to keep production down. Accordingly, we are advising all those who make inquiries to fill all available bunker space.

We note with some surprise that Tenement House Commissioner Murphy has refused permission to store coal in the yards of tenement or apartment houses. We understand that he has been somewhat influenced by a statement of the Merchants' Association that the coal situation was not bad. While it may not be bad at present, it has every indication of becoming very much so as soon as the cold weather sets in. The whole situation is particularly

REAL ESTATE NEWS OF THE WEEK

Excellent Renting Conditions Still Prevail—Demand Stimulated For Well-Located Apartment Houses

A PARTMENT house properties continued to hold chief interest in the business of the week, and a number of important transactions were consummated, resulting in the change of ownership of this class of property. This situation is not surprising, and may easily be explained by the continuation of the excellent conditions prevailing in the renting market, which have resulted in the absorption of practically all available residential space, and have placed apartment house properties on an unusually stable basis.

With high class multi-family houses completely rented to a desirable class of tenants, and the demand for additional space continuing without abatement, it is only a matter of time for investors to begin to realize the possibilities of these buildings for purely investment purposes. There is every indication that the excellent condition of the renting market affecting this class of property will be maintained for an indefinite period, and as a consequence there is every likelihood that the immediate future will witness a revival of interest in apartment house properties as mediums for investment. The business of the week shows clearly this trend.

Another deal brought once more to public attention the row of high-class elevator apartment houses in Harlem, which passed several weeks ago into the hands of a negro syndicate, for negro occupants. This transaction was one of the most important affecting the negro housing problem in this city ever consummated, and marked a significant advance in the movement toward bettering living conditions among this class of New York City's population.

The houses were erected a few years ago, and are modern in every respect.

They may be compared favorably with the best apartment house accommodations to be found anywhere in Harlem. Since they have been taken over practically all the white tenants have moved out, and the apartments are being slowly taken over by well-to-do negro families. The properties have been taken over by influential out-of-town negro interests, who, it is understood, intend to put some of their theories regarding negro housing into practice, and a reduction in rent may ensue. Since the death of one of the promoters of the project there has been a well defined opinion in Harlem real estate circles that the suites would not rent as fast as was expected, and that some difficulty might be encountered in attracting to the buildings tenants wealthy enough to pay the rents that the apartments call for, and which are needed to place the properties on a satisfactory income producing basis.

It is too early as yet to form any definite opinion as to the ultimate outcome of the experiment, but real estate men in Harlem and in the city generally are extremely interested. The negro population in Harlem has been increasing so steadily that it has long since outgrown its original bounds, and is rapidly being enlarged in all directions. On account of the density of population and the natural tendency of these people to live in congested areas the housing problem has become an acute one, and this section of Harlem has engaged the attention of many interested in housing reform. The taking over of such high-class multi-family houses, commanding much higher rents than the average negro tenant in Harlem could be expected to pay, has stimulated to no small degree interest in the movement for providing adequate, wholesome and sanitary surroundings for them.

Thomas J. O'Reilly

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MORTGAGE MORATORIUM.

Solution of Problem Might Be Found in Government Assuming Debts.

By HON. CYRUS C. MILLER.

THE question of a moratorium to be declared on debts owed by a person engaged in war in the service of the United States, now being considered by Congress, is a complicated one, and will require a great deal of careful thought so that justice may be done, both to the debtor and to the creditor.

In the first place there seems to be no reason why a man who is drafted for the public service and who risks his life, which is his most precious possession, should be required also to risk the savings of a lifetime and the impoverishment of his family. If his services are required by the public generally, whatever burden is caused by such service should be carried by the public generally. The least we, whose lives and property are protected by the soldier, can do is to assume his financial burden. On the other hand, it is unjust to the creditor also that he should be forced to bear the burden individually, as in many cases he has obligations which he can meet only by the payment of the debts owing to him.

The Constitution of the State of New York and of the United States provide that private property shall not be taken by the State or the nation except for public use and then only upon payment of just compensation. A moratorium refusing to a creditor the right to enforce the debt is in effect the taking of private property. A practical solution of the difficulty might be made by having the Government—that is, the public generally—assume such debts. In order to guard against fraud and injustice the law might be enacted, requiring the creditor, upon bringing suit, to make the Government a party to the proceed-

ing so that the Government and the debtor might be represented by an official appointed by the Government.

Upon the trial of the case in court, if it is found that the debt is a just one and the creditor is entitled to his payment and the debtor cannot pay, the Government might assume the debt and take over the security from the creditor, and collect it in a just way. Practically, the burden cannot be so great, as only about 1 per cent of the population is called to the war and many of those are young men without debts.

It might be urged that such obligations on the part of the Government are not properly within the class of obligations incurred for the benefit of the public. But it is evident that such an obligation would be for the benefit of the public and for a legitimate war expense, because it assures the drafted men of protection and quiets public apprehension on the subject of the enforcement of claims against men in the public service.

The failure of the Government to do this will result in endless confusion and loss, and will prevent the extension of credit to persons in the public service, which might be a great hardship on their families.

Big Mortgage Loan Placed.

Hughes & Hammond, as brokers, have placed with the Prudential Life Insurance Company of Newark a loan of \$540,000 for ten years, at 5 per cent, on the thirteen-story structure now being completed at the northwest corner of West End Avenue and 104th Street by the 905 West End Avenue Corporation, Joseph Paterno, president. The house is arranged for fifty-two families in suites ranging from six to eight rooms in size, and has been completely rented during construction. Forty of the apartments have been leased for five years, and the remaining twelve for three years.

FUTURE OF MANHATTAN REALTY BRIGHTER THAN FOR MANY YEARS

By JOHN FINCK

THE assessments on Manhattan real estate have increased \$50,000,000 during the past year, and values have declined \$68,500,000. A close analysis of existing conditions makes us optimistic of the future of real estate. Every tendency leans in that direction. During the past several years there has been a steady decline in building operations, and a resultant increased scarcity of space, so that vacancies have been reduced to a minimum, and rentals increased correspondingly.

Within the past few weeks, real estate owners in Harlem and Washington Heights have made a concerted drive, and tenants in these districts have had their rents raised from \$3 to \$5 a month, as an offset to the increased expenses of labor, material and coal. Real estate is now at its lowest ebb, and if it is freed from its many shackles, it will take its place as a sane, safe, and conservative investment, durable and permanent.

As real estate supplies the bulk of taxes levied by State and city, its best interests should be conserved as the goose that lays the golden egg. It will require but little remedial legislation to improve real estate so that its value will be enhanced in the eyes of the investing public.

The various city departments should be united so that real estate will be relieved of the many conflicting orders which issue continuously, requiring the performance of much unnecessary and impossible work. The usury laws should be amended so as to permit owners to raise money on second mortgage, at a nominal cost, which would be possible if second mortgage lenders felt confident that their security could not be impaired by any act of the borrower.

Both the State and city should find other means of taxation instead of burdening real estate with so great a percentage of the total. If the authorities would interest themselves in this matter they would have no difficulty in solving this problem quite as readily as the United States Government, which is raising an increased revenue, aggregating billions by a taxation of articles heretofore free. Various commissions have been appointed from time to time at great public expense, but nothing has been accomplished beyond the making of reports which never went further than their printing.

The allied real estate interests have done much to protect real estate from injurious legislation and continued public onslaughts, but these constant threats against real estate act as a menace, and deter investors from entering a field which is on the defensive. Even now under the sponsorship of the Secretary of War Baker, there is proposed a soldiers' and sailors' civil-rights bill, which provides a moratorium relieving the soldier from the payment of any rent, or interest on mortgages during the continuance of the war. Any person of ordinary intelligence will appreciate the futility of this bill which proposes an ex-post-facto law, and which, on its face, is unconstitutional, aside from the fact that it "impairs the obligation of a contract."

If such a bill were enacted into law, it would deprive the owner of his rents, and consequently he could not pay the interest on his mortgage, which would lead to a foreclosure. An unscrupulous owner could protect himself against foreclosure by deeding his property to a soldier or sailor, so that the moratorium would apply. The intelligent owner does not fear the enactment of a law of this kind, but it acts as a vivid threat, when backed by the Secretary of War, and some newspapers, and may interfere with investment which otherwise would have been made.

It is overt acts of this character which dampen the ardor of the would-be investor, and frighten mortgage lenders, who might otherwise invest in this form

of security, and without whose aid real estate cannot rehabilitate itself. Freed from over-legislation and threats, real estate, in time, will again prove itself the safest and most profitable of all investments.

Interborough's Coal Reserve.

The Public Service Commission has adopted an order directing the Interborough Rapid Transit Company to maintain a coal reserve of at least 4,000 tons in the bunkers of its power house at 74th street and the East River, at which current is produced for the operation of its elevated lines. The order was prepared with a view to preventing a shutdown of the elevated lines similar to that which occurred in the subway

on August 25 but is entirely distinct from an order adopted by the Commission recently directing a reserve of at least 6,000 tons in the subway power house of the Interborough Company in West 59th street.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 10, as against 20 last week and 13 a year ago.

The number of sales south of 59th street was 5, as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregated 5, as compared with 11 last week and 10 a year ago.

From the Bronx 5 sales at private contract were reported, as against 8 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 407 of this issue.

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E. E. Smathers Buys Welles Building.

Title was taken on last Wednesday by Elmer E. Smathers to the Welles Building, 14 to 20 Broadway, and 5 to 7 Beaver street, subject to a mortgage of \$500,000. Last March the Hunnewell Estate sold the property to Ferdinand Strauss, represented by Felix Isman. At the expiration of the present leases, three years hence, the new owner will probably improve the site with a tall structure. The Welles Building forms an "L" around the northeast corner of Broadway and Beaver street, and is nine

stories on the former and ten stories in the latter thoroughfare. The frontage is 89.5 feet on Broadway, 51.2 feet in Beaver street, the north and east lines measuring 154.2 and 115.6 feet respectively. The city assesses the property at \$1,100,000, of which \$950,000 represents land value. Mr. Smathers lives in a large private residence at 304 West 75th street, on the block north of the Schwab mansion, and maintains a private stable at 307 West 141st street, where he kept many of his race horses.

Woman Investor Buys.

Frederick Brown resold to Mrs. Alino O. Dirig, of Piermont, N. Y., for investment, the modern five-story apartment house, on plot 50x113 feet, at 2311 Tiebout avenue. The structure, which is fully tenanted, was held at \$70,000. Mrs. Dirig gave in part payment five residences in New Jersey, held at \$30,000. They are 105 Queen Anne road and 67 Elmwood avenue, two two-family houses at Bogota, N. J.; the former occupies a plot 50x100, and the latter, 40x100. At Teaneck, the northeast corner of Fort Lee road and James street, a two-family house, 50x100 feet, was also included, as well as a dwelling on plot 50x125 feet, in Willow street, near DeGraw avenue, and 769 Main street, a three-story house, 30x130 feet, at North Bergen. Charles Kountze was the broker. Mr. Brown acquired the Tiebout avenue building, together with a similar adjoining structure at 2307 last March from the Grand Terrace Construction Company.

Sale in Upper Broadway.

The Normar Real Estate Corporation, Max N. Nathanson, bought for cash from the Peter Doelger Brewing Company, through F. A. Wyckoff, of the F. R. Wood, W. H. Dolson Company, 2300 to 2308 Broadway, and 229 West 83d street, being the northeast corner of these thoroughfares. The plot, which measures 102.7 feet on Broadway, and 114 feet in the street, is improved with three five-story apartments and a two-story building. The property was held at \$400,000. The houses are fully rented, and have been purchased as an investment. This is the fourth large sale in this section within the past few months. In June the Amidon Apartment, at the northwest corner of Broadway and 83d street, was sold to T. J. McLaughlin, who is altering the property into small apartments and stores; the northwest corner of Broadway and 81st street by the Jessup Estate, and the southwest corner of Broadway and 81st street, which was recently acquired by Franklin Pettit.

Buyer for Triangular Plot.

Alderman John White, Mrs. Timothy Sullivan and William Long have sold the southwest corner of Kenmare and Elizabeth streets, a triangular lot, 9x93x25 feet, to Stephen Guardino, who has also purchased from Joseph H. Molinari the adjoining three-story building, 25x93 feet, at 153 Liberty street. Hiram Rinaldo was the broker. The new owner will erect a six-story tenement house on the combined site, which measures 34 x 93 x 45 feet. The improvement will cost about \$50,000. The asking price of the properties was \$45,700.

Buyer for Saranac Apartment.

Frederick Brown purchased, through William A. White & Son, the Saranac apartment house, a six-story elevator structure on plot 108, 11x36, 10x irregular, at the southwest corner of Convent avenue and 151st street, from the New York Life Insurance Company, which became the owner through a foreclosure proceeding last August, directed against the Alapri Trading Company and others. The property was then bid in for \$100,000, but was assessed by the city at \$135,000. It will have accommodations for thirty-six families.

Disposing of Bronx Oval.

John V. Simpson, as executor of the estate of William Simpson, has sold another portion of the former Bronx Oval baseball field, at the junction of 163d street, Whitlock and Hoe avenues, comprising seven lots, to the D. and D. Land and Improvement Company, which recently acquired the adjoining six lots at the corner of Southern Boulevard, and now controls the entire 163d street frontage. The combined site will be improved with a taxpayer. The S. Brener Company negotiated the transaction.

Buys Madison Avenue Corner.

Dr. H. Holbrook Curtis has sold, through Pease & Elliman, the four-story residence, on lot 24.9 x 95, at the northwest corner of Madison avenue and

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30th street, adjoining the one-time Colony Club. The buyer is a large silk company, which, it is understood, will erect a building on the site, and occupy the lower portion for its own use. The property is assessed at \$140,000, and the seller's price is said to be close to that figure. Dr. Curtis, who has occupied the house for many years as his office, has decided to move further uptown.

Cereal Company Buys in Richmond.

W. P. Tanner and Gross & Company, dealers in flour and cereals, which recently bought from John J. Wood a plot fronting 225 feet on the Kill von Kull, at the foot of Jersey street, New Brighton, S. I., has added the Konopa property to its holdings. The plot just acquired measures 50 x 70 feet, at the northeast corner of Jersey and Bank streets, fronting on the Baltimore and Ohio Railroad, and is improved with a three-story brick building. This will be used in connection with the warehouse now being erected for the company from plans by A. E. Baxter of Buffalo, on the former Wood property, which will give the new owner a total area of more than 33,000 square feet. The Konopa property was held at \$20,000, and was sold through the Ruland and Whiting Company. The total operation will represent an investment of about \$300,000.

Manhattan.

South—of 59th Street.

RIVINGTON ST.—The First Rumanian-American Congregation, whose synagogue is at 89-93 Rivington st, purchased the College Settlement Building at 95 Rivington st, 25x100, adjoining the southwest corner of Ludlow st.

56TH ST.—Pease & Elliman sold for the estate of Marx Hornthal the dwelling 117 East 56th st, on lot 20xhalf the block, between Park and Lexington avs, and between the residences of Mrs. James C. Johnson and Arthur W. Francis. Some of the other residents in this block are Frederic R. Coudert, who lives at 124; Herbert M. Harriman, Lawrence Greer, Lawrence B. Elliman and Charles Van Rensselaer. The house was purchased by the late Mr. Hornthal directly from the builders in 1868, and has been in constant possession of the family for practically 50 years. The purchaser is Mrs. E. Irving Huntington, who was married to Lieut. Huntington about two weeks ago on the eve of his sailing for France.

North—of 59th Street.

100TH ST.—Meister Builders (Inc.) purchased from Mrs. Elizabeth Keller the 5-sty apartment house 226 East 100th st, on a plot 25x100.

124TH ST.—David Lion bought from Miriam Fisher, of Paris, the 4-sty flat, 19x100, at 312 East 124th st.

130TH ST.—The Henry Kiddle estate, represented by Kiddle & Margeson, as attorneys, sold 7 East 130th st, a 4-sty dwelling, on lot 18.9x 99.11, about 130 ft. east of 5th av. This is the first sale of the property in thirty-four years.

Bronx.

170TH ST.—The Bond and Mortgage Guaranty Co. sold 394 East 170th st, a 2-sty dwelling, on lot 16x74, to Rachel Levine. The brokers were F. Oppenheimer and I. Jotley.

FORDHAM RD.—The Bond and Mortgage Guaranty Co. has sold 602 and 604 Fordham rd. three 2-fam. houses, on plot 50.9x108.2, located 16.2 ft. east of Arthur av. The selling company took the property in foreclosure proceedings last month.

VALENTINE AV.—A syndicate of builders soon to be incorporated at Albany bought from the North County Development Co. the vacant plot, 100x115, on the east side of Valentine av, 169 ft. north of 183d st. The syndicate will erect two 5-sty apartments, having stone and terra cotta facades. William A. Faiella is making the plans for the buildings and estimates their cost as \$100,000.

Brooklyn.

BAY RIDGE PL.—E. J. Hollahan (Inc.) sold the 2-fam. house, on plot 27x100, at 19 Bay Ridge pl for the Jossar Realty Co.

CUMBERLAND ST.—Henry Hof sold, in conjunction with John H. Barning the 2-sty dwelling 96 Cumberland st to Lida Irkin Becker.

GARDEN PL.—The Chauncey Real Estate Co. sold for Mrs. Alia H. Morgan to U. H. Freidman the residence of the late Frederick S. Parker at 32 Garden pl.

GREENE AV.—R. A. Schlesing sold for Mary A. Smith the 3-fam. house 1556 Greene av to John C. Bruns.

MACON ST.—The Bulkley & Horton Co. sold 391 Macon st, between Sumner and Throop avs, a 3-sty dwelling, on lot 18.9x100, for Dr. G. J. Allen.

MORTON ST.—Montague & Thompson sold 79 Morton st, a 3-sty dwelling, for Mrs. Elisabeth Dexheimer, and 84 Lee av, a 3-sty dwelling, for Harriet Hanford.

7TH ST.—Meister Builders (Inc.) sold the 2½-sty brick dwelling 1730 7th st, on lot 18x 100.

54TH ST.—Realty Associates sold 1148 54th st, between 11th and 12th avs, to Garrett C. Hallenbeck. It is a 2-sty 1-fam. dwelling, 20x

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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 24, 1917.—Sealed proposals will be opened at this office at 3 p. m., November 5, 1917, for the construction of the United States post office at Burlington, N. C. Drawings and specifications may be obtained from the custodian of the site at Burlington, N. C.; or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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 29, 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.

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38x100.2. Also 227 Riverdale av to Louis Spinner through Philip Weinstein, broker. This is a 3-sty frame building, 20x50x80.

54TH ST.—Newman Leavy and Louis Cramer sold for I. M. Kalt 1440 54th st, a plot 135x100, to Renman Building Corporation, which gave in exchange two houses in 53d st, 100 ft. east of 16th av.

63D ST.—Alco Building Co., associated with Realty Trust, sold to Bertha Cohen the 1-fam. brick house at 2129 63d st, in the Mapleton District, and to Leanore Weiner No. 2133 in the same block.

COLONIAL RD.—Frank A. Seaver & Co. sold the 1-fam. house 7614 Colonial rd for the Gustaf A. Johnson Building Co. to J. T. Garney.

SEA GATE.—Samuel Galitzka sold for the Sea Gate Garage Corporation, through Joseph Vendig, its treasurer, to Henry Schadow the Sea Gate garage, a 1-sty concrete building, on a plot 100x150, on the corner of 37th st and Mermaid av; also sold for the same corporation to the same buyer, a 1-sty building, on a plot 40x100, adjoining the above property. The property and good will of the business was held at \$80,000. Mr. Schadow will enlarge the garage and install up-to-date heating apparatus.

VANDERBILT AV, ETC.—Louis Arnold sold 303 Vanderbilt av, a 2½-sty dwelling, on lot 19x85, for Miss Sarah S. Stivers to John O'Hara; also 215 Cumberland st, a 4-sty dwelling, on lot 22x95, for William Meyer to a Mrs. Holsman for occupancy.

Queens.

ARVERNE, L. I.—The Lewis H. May Co. re-sold for the Bond & Mortgage Co. the 2½-sty dwelling on the west side of Clarence av, between Elizabeth and Alameda avs, to Joseph Clavin, who will improve for his own occupancy.

COLLEGE POINT, L. I.—The L. W. F. Engineering Co., manufacturers of airplanes, has purchased twenty-two lots at College Point from the Corina Investing Co., and a plot 50x100 on the southwest corner of 10th st and 4th av. The land will be used to enlarge the plant.

JAMAICA, L. I.—The Alto Holding Co. sold 44 lots in the Highland Park and Jamaica Hill sections of Jamaica to N. J. Ayling, of Norwich, Conn., for dwelling sites. The company purchased from the Norwich Realty Co. six lots at Highland Park and three lots at Jamaica Hill.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Mrs. Kate V. Hughes, of Hudson, N. Y., to Peter Larsen, of Port Richmond, a plot 40x75, on the westerly side of St. Johns av. Mr. Larsen will build an 8-room cottage.

Out of Town.

GREENWICH, CONN.—Thomas F. Cook sold to L. Rowley Philips for the Mary E. Merchant estate the Colonial style house, on about 2½ acres, in Grove lane, held at \$50,000, for his home, and for Robert Jay Walsh a parcel in Brookside dr to Dr. Frank Terry Brooks for the site of a villa, in Italian style, for his occupancy.

MIDDLETOWN, CONN.—Hugo Wabst sold a 36-acre farm with stock and crops, near Middletown, Conn., to E. Peterson.

STAMFORD, CONN.—Arthur C. Sheridan sold for Emilie V. Vigouroux the three-quarter acre plot at Home and Webb avs, adjoining the Vigouroux place, to Dr. Jacob Nemoitin of Stamford, who was also the purchaser at the auction sale of the Vigouroux place on Sept. 11, and now controls two acres with a private residence and garage. The property was originally included in the auction sale but was withdrawn.

TOKENEKE, CONN.—Dr. T. Mortimer Lloyd bought through Mrs. Gerrit Smith all the land between his property and the property of Mrs. Richard Tjader. This purchase makes Dr. Lloyd's holdings extend from the land of Robert Rudd Whiting to the Tjadar estate, which was recently enlarged, and gives the doctor a short frontage on Scotts Cove of about 500 ft.

GLEN ROCK, N. J.—S. S. Walstrum-Gordon & Forman sold for Smith-Singer the new bungalow on Birchwood rd and Bradford st, to Cornelius R. Peckart of Paterson, N. J.

JERSEY CITY, N. J.—Thomas G. Smith sold to Elnora V. Crichfield 150 and 152 Belmont av, Jersey City, two dwellings, on plot 62x142.

JERSEY CITY, N. J.—Howard L. Walbert sold for the John W. Smith estate the brick dwelling 28 Highland av and a frame dwelling, 135 Highland av, to Mrs. Margaret Fagan.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold the 3-sty stucco and half-timbered residence of James C. Kennedy on Plymouth st, west of Orange rd, to Robert C. DeNeufville. It was held at \$18,000.

NEWARK, N. J., ETC.—Robert B. Stoutenburgh sold for Ella H. Clement the Irving apartments, at the corner of Broad and Gouverneur sts, Newark, which have been held at \$100,000. The same broker also has sold for Charles T. Shipman his estate at Basking Ridge, consisting of 70 acres, on which are a large dwelling and farm buildings. It was held at \$35,000.

TEANECK, N. J.—Adolph Weiss sold a residence, 300x400, on Teaneck rd to Albert Penderford, and a cottage, 55x100, on Teaneck rd, to Edwin Schultz.

LARCHMONT, N. Y.—Edward C. Griffin and E. S. Burtis sold 127 lots in the Chatsworth Heights section of Larchmont to a corporation for development. M. L. Sire and Edward C. Griffin and P. H. Collins were the brokers.

TARRYTOWN, N. Y.—Robert E. Farley Organization sold a large plot on Highland av, in the Philipse Manor section, to Charles Kenison.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold an additional plot in Philipse Manor section to Miss Elsie Janis.

RECENT LEASES.

Philadelphia Negroes Lease.

Edward C. and W. H. C. Brown of Philadelphia have leased to the Philton Holding Company, of which the late Philip A. Payton, Jr., was president, the six-story elevator apartment at 117 to 143 West 141st street, and 130 to 148 West 142d street, between Lenox and Seventh avenues, sold several weeks ago by the 135 Broadway Holding Corporation. The sale was one of the largest of its kind ever transacted in the city affecting negro housing. The combined properties have been held at about \$1,000,000. The new lessees are understood to be influential negro capitalists, who aim to improve living conditions in this city. It was later reported that both the fee and lease were sold to Watt Terry, a negro investor, of Brockton, Mass., who has similar plans.

Manufacturers to Move.

H. Lissner & Company, leading pants manufacturers, now located at 295 to 309 Lafayette street, have leased, through M. and L. Hess (Inc.), the eleventh floor at 28 to 30 West 23d street, through to 9 to 19 West 22d street, containing about 21,000 square feet, to be used for their showroom and cutting room. With the leases recently made to Stern, Heineman & Herf, for the eighth, ninth and tenth floors, the floors now under lease to Montgomery Ward & Company have all been disposed of, and the building, which contains about 265,000 square feet of rental area, is entirely leased.

Big Newark Leases.

Feist & Feist, Inc., leased for the Mutual Benefit Life Insurance Company to the Federal Trust Company, the ground floor and basement of the new building being erected at 740 to 742 Broad street, Newark, N. J., for a term of fifteen years, from the completion of the building, which will be about January 1, 1918, at an aggregate rental approximating \$500,000. The lessee now occupies the building at 747 Broad street.

\$200,000 Garage Lease.

John Bittner, proprietor of the Eastern Hotel, has leased from the plans to the Albert Hirst Company the five-story concrete building at 302 to 304 West 68th street, on a plot 50 x 100.5, which is expected to be completed by November 1. It will be used for a garage and

service station, and has been leased for a long term at a rental aggregating \$200,000.

Manhattan.

ACME LEASING CO. leased an apartment at 310 West 79th st to Mrs. Otto Arens.

BASTINE & CO., as agents, leased apartments at 839 West End av to Miss Francis Wilson, Mrs. Mary Nostrand, Lottie Minzie, Whidden Graham, and at 319 West 95th st to George Abbott and William Davis.

BASTINE & CO. rented the 3d and 4th floors at 363 7th av to Julia Gaillard.

BLEIMAN & CO. leased for the 32-33d St. Corporation the two stores and basements at 12-14 West 33d st, for a long term, at aggregate rentals of \$65,000, to the Harry Meyer Co., a hat jobbing concern just organized.

BLEIMAN & CO. leased for the 35 West 36th St Co., the store, basement and 1st loft at 35-39 West 36th st, at an aggregate rental of about \$45,000, to Morris Katz, importer and manufacturer of flowers and feathers, now at Broadway, corner 4th st.

HENRY BRADY leased for the Walter N. De Grauw, Jr., estate the 6-sty tenement 444 East 13th st to S. Rothbaum, who will make extensive alterations. The De Grauw estate acquired the property through foreclosure in 1915.

BRETT & GOODE CO. and Spear & Co. leased for J. R. Simon & Co. the two 5-sty loft buildings at 19-21 Greene st for a long term of years at an aggregate rental of about \$60,000. After extensive alterations the premises will be occupied by Casino & Co. Brett & Goode Co. also leased in the Berkeley Building, 19-25 West 44th st, about 3,000 sq. ft. of space to the Corman Cheltenham Co. for executive offices.

BRETT & GOODE CO. leased in the Printing Crafts Building, 461-79 8th av, a quarter floor to the Planographic Equipment Co.; and office space to the Union News Co.; also at 7-11 West 45th st space to the Josam Mfg. Co. and Victor A. Picard & Co.

BRETT & GOODE CO. leased apartments in 150 Lexington av to Miss Kathleen M. Quinlan, D. Ross Lovejoy and Miss Laura M. Lewis; and at 36 West 55th st to Miss Olive Prosser, Mrs. B. Trainor, Miss Winifred M. Burkholder, Charles Welleley, Dr. Constantine G. Psaki, Walter Wolff and Dr. E. H. Merklely.

CAMMANN, VORHEES & FLOYD rented apartments at 121 Madison av to G. C. Gennert and William N. Cole; at 25 East 30th st to George Matthews, Mrs. L. H. Carpenter and the Misses Solari; at 441 Park av to Capt. Ralph E. Vatnay; at 1184 Lexington av to Lawrence F. Peck and H. K. Murphy.

FIRM OF LEONARD J. CARPENTER rented through the F. R. Wood-W. H. Dolson Co. the north store at 2885 Broadway to Jacob Tenenbaum, and to George A. Cardwell and George W. Sessions a loft at 131 Liberty st.

CROOK & LIVINGSTON CO. leased apartments at 6 and 8 East 37th st to Henry La Fontaine, William Daniels, Harriet C. Sneekner and Katherine I. Ward.

CROSS & BROWN CO. leased the northerly store at 1224 Broadway to the Beeman Shoe Co., of Dallas, Tex., who operate a chain of stores; at 1823 Broadway 3d floor to Blue Ribbon Body Co.; at 14-18 West 24th st the 3d floor to J. Goldstein; at 79-83 5th av space to I. Schiffman and H. Ellenberg; at 98-100 5th av space to Navelberg & Feigenbaum.

CROSS & BROWN CO. leased the store at 22 West 46th st to Winifred Coggins; at 78 Reade st 4th loft to Nathan Anklet Co.; at 98-100 Bleecker st 5th loft to David Epstein & Co.; at 118 West Broadway two lofts to Elias Berlow; at 335 Broadway space to White & White Inc.; the store, basement and sub-basement at 125 Greene st to the Planters Nut & Chocolate Co.; at 396 Broadway space to Louis Brown, in conjunction with Carstein & Linnekin; at 576 5th av space to Dr. De L. Kinney; at 437-453 11th av southerly half of 7th floor to the Motor Car Equipment Co.; at 1140 Broadway space to L. Goldman; and at 7 East 42d st space to J. H. Hildreth.

DUFF & BROWN CO. leased the dwelling 613 West 145th st for Judge Olmsted to James Wallace and the dwelling 611 West 145th st for W. W. White to Max Kastner.

DUFF & CONGER leased the store at 127 East 86th st to S. Brody, and the store at 1284 Lexington av to Wm. T. Horton; also the dwelling at 156 East 81st st to M. Meyenberg; an apartment at 1326 Madison av to I. Harris; a large apartment at 1261 Madison av to J. D. Cohen; at 138 East 94th st to J. Dupre; at 12 East 88th st to Mrs. Robert G. Butler; and leased, furnished, the 6-sty dwelling for Captain Frederick A. De Peyster to S. R. Travis, an oil man, of Oklahoma.

DUFF & CONGER leased an apartment at 1261 Madison av to M. Davis; at 1239 Madison av a large apartment for Franklin Pettit, receiver to Oscar Herrmann; at 18 East 88th st to Robert J. Dobson; and at 20 East 97th st to R. Kohn.

DUFF & CONGER leased apartments at 1326 Madison av to Dr. J. D. Kodoff; at 16 East 97th st to H. Landsberg; at 55 East 93d st to Meyer Lehmann; at 1142 Madison av to Charlotte B. Rogers.

DUFF & CONGER leased an apartment at 16 East 97th st to H. Gertner; at 120 East 86th st to J. Baum; at 131 East 86th st to L. Rieger.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Adrian Iselin, 174 Madison av, 5-sty house, on lot 30x95, adjoining the corner of 33d st to Mrs. Mabel Doble Scheele; also leased a large furnished apartment at 375 Park av to Mrs. Eugene S. Reynal, of Newport, R. I.; a furnished apartment at 45 East 62d st for Mrs. Walter N. Kernan to Mrs. L. F. Day; an apartment at 6 East 86th st for W. E. Roosevelt & Son to Frederick L. Hartigan; at 981 Madison av for Brooks & Georger, agents, to Chester C. Boynton, and at 105 West 55th st to George W. Elder.

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DOUGLAS L. ELLIMAN & CO. leased 164 East 64th st, a 4-sty dwelling, on lot 25x100, furnished, for the season for Mrs. Walter C. Taylor to J. Arthur Brooks; leased an apartment at 840 Park av for Mrs. Cornelius Fel-lows to C. Minot Weld; also at 64 East 86th st for S. A. Herzog to Mrs. E. K. Norton; at 130 West 57th st for Miss Content Johnson to Mrs. Thomas H. Robinson; and at 105 West 55th st to F. L. Reynolds.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Ransom H. Hooker 175 East 71st st, a 5-sty dwelling, on plot 29x100, to George L. Whitney; for W. K. Vanderbilt an apartment at 49 East 52d st to Edgar Palmer, president of the New Jersey Zinc Co.; a furnished apartment at 993 Park av for Mrs. Lawrence Reed to J. E. Baum; an apartment at 64 East 86th st for S. A. Herzog to Theodore F. Bliss, Jr.; and a furnished apartment at 640 Madison av for Harold A. Caparn to M. de S. Verdi.

DOUGLAS L. ELLIMAN & CO. leased an office in 21 East 49th st for Henry B. Simon to Arthur E. Gifford; for Mrs. Adrian Iselin to Mrs. Mabel Double-Scheele 174 Madison av, who will sublet the premises in studio apartments; rented for the Beekman Holding Co. to D. Calo & Sons, art dealers, the store at 107 West 46th st, now occupied by Snedecor & Co., lease to take effect May, 1918; also sublet for Mabel M. Lane, of Woodstock, N. Y., to Mary J. Story, Sarah P. Clark and Minnie A. Eastman, of Provincetown, Mass., the store at 511 Madison av as a tea room and gift shop; and renewed for Myron Holmes the lease of the store at 36 East 49th st to Mrs. C. B. Nichols.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 11 East 68th st, northwest corner Madison av, for Pease & Elliman, agents, to Mrs. W. C. LeLanoy; a furnished apartment at 383 Park av for Miss Sallie Whitney to Miss Emma L. Martin; an apartment at 123 East 53d st for Dr. H. L. Dowd to Kenneth D. Loose, of the Loose-Wiles Biscuit Co.; an apartment at 64 East 86th st for S. A. Herzog to Karl H. Bissell; in the "Devon," 70 West 55th st, to R. B. Stearns; and a furnished apartment at 156 East 73rd st for Wandell P. Blagden to Mrs. George E. Brewer, wife of the famous surgeon who has gone to France.

DOUGLAS L. ELLIMAN & CO. leased for Philip T. Brown et al 27 East 61st st, a 4-sty house, on lot 16x100, to M. Jeanette Cooke; also the last remaining apartment in 830 Park av, corner 76th st, for Frederick Johnson, president, to Mrs. Charles M. Fleischmann; an apartment in 103 East 84th st to George H. Sexton; an apartment on the roof of 138 East 36th st for Chester Glass to Mrs. R. A. Fulton; and a duplex apartment at 31 East 48th st for Chester A. Arthur to Mrs. Ada C. Foote.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment at 563 Park av for Mrs. M. M. Kampmann to Elizabeth K. Lamont; also an apartment at 525 Park av, corner 61st st, for Mrs. Richard Whitney to Lloyd Aspinwall; a duplex apartment with a private entrance at 971 Park av for J. Nelson Shreve to Clarence P. Wyckoff, and an apartment at 112 East 74th st for the Mitler-Banner Syndicate to Mrs. Richard Stein, who recently sold her house at 79 East 79th st.

DOUGLAS L. ELLIMAN & CO. leased, furnished, for Foster Crampton, the 5-sty American basement house at 52 East 64th st, on lot 20x100, which he recently purchased and remodeled, to Mrs. Russell G. Colt (Ethel Barrymore).

JOSEPH F. FEIST & CO. leased the 4th loft in 520 West 40th st for Albert Haase to the J-Ray Reflector Co.

FRANK L. FISHER CO. leased an apartment in 320 West 87th st to Miss Paula von

Bernuth; also in 749 West End av to Lillian B. Walter and Bertha M. Parce.

FRANK L. FISHER CO. leased for Herman Acher his private house 133 West 95th st to Marie E. Taylor, for her own occupancy; also for D. Werdenschlag his residence 303 West 103d st to Ludwig Stern.

J. ARTHUR FISCHER leased to the Gorham Co., silversmiths, a loft in 225-227 West 36th st.

J. ARTHUR FISCHER leased to M. Franklin an apartment and to E. B. deWise an apartment at 159 West 45th st and one at 108 West 39th st to C. G. Bretschneider.

GOODWIN & GOODWIN rented for Edwin C. Wornes to Susan Cullen the 3-sty dwelling at 278 West 127th st.

GOODWIN & GOODWIN rented for the estate of John Thompson to August Gerber the 3-sty dwelling at 55 West 119th st.

GOODWIN & GOODWIN rented for C. G. Moller, Jr., to A. Edison the 3-sty dwelling at 23 West 120th st.

GOODWIN & GOODWIN rented for Henry Hottinger to Nathan Wallowitz the 3-sty private house at 75 West 113th st.

GOODWIN & GOODWIN rented for Edward Winslow to Dagmar O. Naar the 3-sty dwelling at 152 West 121st st.

HARRIS & MAURICE MANDELBAUM leased to Harris F. Poor, vice-president of the Garfield National Bank, the 4-sty dwelling at 48 West 87th st, which they bought a few weeks ago from the Saul Estate. Mr. Poor now resides at 28 West 51st st. He will completely renovate the house, installing many modern improvements. The lease is for a long term of years and was negotiated by the F. R. Wood, W. H. Dolson Co.

M. & L. HESS (INC.) leased the 2d floor at 28-30 West 22d st to Goldwyn Pictures Corporation; and part of the 3d floor at 64-74 West 23d st to the Sterling Fastner Co.

M. & L. HESS (INC.) leased the 8th and 9th floors, containing 20,000 sq. ft., at 31-37 West 27th st to Greenberg, Wiener & Co., dresses and women's apparel.

JULIA BEVERLY HIGGINS leased for Mrs. Lucy M. Bowles her apartment in 61 East 73d st to Miss E. D. Bininger; for Mrs. Durant Rice her apartment in 165 West 58th st to Mrs. J. S. Shloss; for Herbert Miles his apartment in 150 East 72d st to Mrs. Bache Whitlock.

HENRY HOF has leased the store and basement at 665 2d av to Benjamin Gruber; also for Horace S. Ely & Co. the store at 185 Lexington av to Miss Isabel Sudjian.

HOUGHTON COMPANY leased for Minnie T. Brown the 3-sty and basement dwelling 267 West 70th st to George M. Sulli.

HOUGHTON COMPANY leased the 4-sty dwelling 161 West 74th st for Sarah Birmingham to Viola Root Cameron.

HOUGHTON COMPANY leased the three connecting 4½-sty American basement dwellings 272-274 and 276 West 94th st for the West 94th St Corporation, Joseph Paterno, president, and the 690 West End Av Corporation, Anthony Campagna and Vita Cerabone, for five years to Margaret D. Scott. After extensive alterations the premises will be used for bachelor apartments.

A. KANE CO. leased for John K. Morris the 3-sty dwelling 271 West 121st st to Marie Speicher, and for Lydia M. Sullivan the 3-sty dwelling 210 West 123d st to Virgil Holmes.

J. EDGAR LEAYCRAFT & CO. and Porter & Co. leased the dwelling 145 West 118th st to Jeannet Simmons.

J. EDGAR LEAYCRAFT & CO. leased the store and basement at 89 4th av to L. Kirschenbaum.

SAMUEL H. MARTIN has leased for Dr. Charles E. Hackley the dwelling 160 West 65th st to David Serviss.

J. S. MAXWELL leased for Knox & Dooling to Mrs. Nellie Gerrity for 3 years the private house at 630 West 138th st.

PAYSON McL. MERRILL CO. leased apartments at 200 West 57th st to Commander George R. Venable and Mrs. Walter Duncan; at 140 West 58th st to Francis T. Walker, manager of the New York branch of the Royal Bank of Canada, and at 257 West 86th st to Mrs. Sara Proctor Howe.

PAYSON McL. MERRILL CO. leased apartments for Douglas L. Elliman & Co. at 777 Madison av to Mrs. L. Sutton McKee; at 200 West 57th st to W. B. Parsons, and at 112 West 47th st to Dr. Louis L. Draper and W. A. Radford.

MOORE, SCHUTTE & CO. rented for three years the 4-sty dwelling 525 West 150th st for the Kings County Savings Bank, Du Bois & Taylor, agents, to Mrs. Anna Goldberg; also the 3-sty dwelling 311 Convent av for the Courtney Development Co. (B. L. Kennelly) to Mrs. Henrietta Alcombrack, to be used for the St. Luke's School.

MOORE, SCHUTTE & CO. rented the 3-sty dwelling, 317 Convent av for Charles A. Moran, trustee for Emily Luytens, also the 3-sty dwelling 105 Hamilton pl for William B. McNiece to Mrs. Amie Ricker.

MOORE, SCHUTTE & CO. rented the 4-sty dwelling 403 West 148th st for Schindler & Liebler, agents to William E. Holloway.

CHARLES F. NOYES CO. leased 43-45 Wooster st, a 6-sty and basement building covering a plot 50x100 to one of the large international export and import corporations. The rental is \$6,500 per annum. The building is to be rebuilt, including elevators, strengthening, etc. The property was recently sold through the same brokers, and the sale and lease involve a transaction of approximately \$100,000.

CHARLES F. NOYES CO. leased the 12th loft of 124-126 White st for the Victor A. Harder Realty & Construction Co. to the Restaurant Machinery Co.; offices in 50-52 Pine st for the Caledonian Insurance Co. to Peerless International Corporation, and space in the Hanover Building, 130-132 Pearl st, to Pedro Costa.

THOMAS J. O'REILLY rented for Mrs. Julia G. Lyle Samuel the 4-sty dwelling 6 West 87th st to Mrs. Caroline Lilliard; for G. Pratt Cutter a furnished apartment at 135 West 79th st to Gregory Linder of Chicago, representing Sargent & Co.

PEASE & ELLIMAN leased for Mark Rafalsky & Co., as agents, an apartment in 120 West 70th st to F. S. Fales; an apartment in 214 West 92d st to Ivon Lytton; in 202 West 81st st to Mrs. C. A. Perkins; in 65 West 68th st to Miss Katherine S. Oppens; and in 1 West 67th st for L. H. Wright to Mrs. O. S. Mills; for Crystal & Crystal an apartment in 456 Riverside dr to Adam W. Kline; and have subleased for Mr. Kline his apartment in 314 West 99th st to Miss Ruby Hoffman.

PEASE & ELLIMAN leased for Ralph Kempner to Mrs. C. M. Gilbert the 5-sty American basement dwelling at 44 East 82d st; for Horace M. Kilborn to Frederic Dixon the 5-sty American basement dwelling at 316 West 78th st.

PEASE & ELLIMAN rented an apartment in 412 West End av for Mrs. James Wiggins to Mrs. C. McGill Dickens and Mrs. J. S. Titcomb; for Mrs. C. C. Graham to the Century Leasing Co. the 3-sty building at 48 East 29th st, adjoining the southwest corner of 4th av; for Loton H. Slawson & Co., as agents, an apartment in 302 West 86th st to Michael Hyman; and for L. J. Phillips & Co., as agents, an apartment in the "Chatsworth," at 72d st and Riverside dr, to Miss Helen Stanley.

PEASE & ELLIMAN rented, furnished, for Henri P. Von Henkelom to F. Grand d'Hautville, of Newport, the 5-sty dwelling at 2 East 67th st, adjoining the 5th av corner. This is the house occupied for some time by Robert L. Gerry, who will occupy this autumn the house of former Corporation Counsel George L. Rives, at 69 East 79th st, which he took through the same brokers. Pease & Elliman also leased for Mrs. Louis Magee to Miss G. Coudert, of Newport, the 4-sty dwelling at 112 East 61st st; for the Sandringham Hotel Co. the basement and the parlor floor in 103 West 71st st to Munzer & Voigt, interior decorators.

PEASE & ELLIMAN rented furnished for the estate of W. B. Burham to Adolph Schwartzmann the 5-sty dwelling at 44 East 50th st.

PEASE & ELLIMAN rented, furnished, for Mrs. F. M. Goodridge to Joseph C. Baldwin, Jr., vice-president and director of the American Dyewood Co., the 5-sty dwelling at 122 East 78th st, between Park and Lexington avs. This is the house which Vincent Astor rented furnished, and in which he lived after his marriage until he obtained possession of the Astor Mansion at 65th st and 5th av.

PEASE & ELLIMAN leased for Mrs. Chester Griswold to H. S. Dunscombe the 4-sty dwelling at 131 East 54th st; offices in 123 Liberty st to E. A. Martell; for Alexander Lambert to Mrs. J. C. Fairchild the 3-sty dwelling at 729 Lexington av; an apartment in 309 West 99th st to Joseph B. Schlusser; in 202 West 81st st to Mrs. A. J. Warner; in 67 Riverside dr to Belden B. Brown, Jr., and in 749 West End av, for Frank L. Fisher & Co., as agents, to H. C. Oppenheim.

PEASE & ELLIMAN renewed the lease of the dwelling at 272 West 77th st held by Anatole Levy; and also that of the space in 42 West 39th st held by the Girls' Friendly Society.

PEASE & ELLIMAN leased for Miss G. K. B. Andrews to Miss Nicholas the 4-sty dwelling at 155 East 38th st; for the A. G. M. Realty Co. to Mrs. E. W. Newcomb an apartment in 246 West End av, the northeast corner of 71st st.

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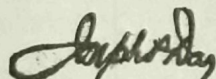
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COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

PEPE & BRO. rented for Mrs. H. Williams a furnished apartment at 132 West 12th st to Mrs. J. D. Ellsworth; also have rented for Swinburne Hale his furnished apartment at 41 West 10th st to Mrs. A. Basseddt, of Briar Cliff, N. Y.; an unfurnished apartment at 17 West 8th st to Mrs. H. Underwood; for Mrs. Harry S. Koch an unfurnished apartment at 303 West 4th st; an unfurnished apartment at 36 Grove st to Mrs. Stella Ballentine, of Darien, Conn; for the owner of 77 Washington pl the new studio building that has just been finished an apartment to Edmund Jewett; sublet for Eustace Seligman his duplex apartment at 77 Washington pl, unfurnished, to Otto Scheffer at \$125 a month.

PEPE & BRO. rented for Mrs. Juliette S. Nichols an apartment at 132 West 4th st to John Barrymore; the 2d floor to George Bronson Howard, the playwright; also the rear studio in the yard to William F. Harling of the Greenwich Village Players; at 23 Washington sq a large apartment to Mabel Dodge (Mrs. Maurice Stern), of the New York Evening Journal, for 3 years; 77 Washington pl an apartment to Frank Plachy, Jr., of the Evening World; also one to Miss Katherine Donlon of White Plains, N. Y., and the basement front to George Raseley of Beonton, N. J.; sublet for Eustace Seligman the rear studio in the yard to Otto Schaefer.

JOHN PETERS leased for the United States Trust Co., as trustee, to Dr. Jacob Zucker the parlor store at 208 East 14th st as a dental parlor.

GEO. R. READ & CO. leased offices in the Importers & Traders Building, 59 Pearl st, to Chubb & Son; in the Corn Exchange Bank Building, 15 William st, for Hubbell, Figgitt & Co. to L. L. Fleming and for W. C. Hicks to Pierson & Co.; in the Bank of Commerce Building, 31 Nassau st, for Middendorf, Williams & Co. to John T. Walsh; and offices in the Wilkes Building, 15 Wall st, to a client.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented lofts at 215 Greene st and 226 Wooster st to Carl Steinberg & Co., and at 225 Greene st to Zimmerman Brothers; stores and basements at 124 West 23d st to Fred & Pessie Gohleren, and at 22 New Chambers st to the Clover Electric Co.

ROYAL SCOTT GULDEN leased the 5-sty residence 55 West 46th st to H. Robert Law for A. Van H. Stuyvesant. It will have a tile and stucco front and be altered into stores with small apartments.

SMITH & MITCHELL leased the dwelling 216 West 136th st to Anna A. Lee for three years.

MALCOLM E. SMITH & Rudolph C. Culver, Inc., rented an apartment in 137 East 66th st to Percy Waxman.

WILLIAM J. SMITH leased for the Mary A. Pinchot estate the store 2154 Broadway to Morris Schor for a long term as a restaurant; also leased for Pesetzky Bros. 2473 Broadway to K. H. Dalkranian & Sons, Oriental rugs.

SPEAR & CO. rented the store and basement at 26-32 West 17th st; two lofts at 119-123 West 25th st; two lofts at 54-62 West 21st st; three lofts at 18-22 West 18th st, through to 23-7 West 17th st, total 80,000 sq. ft., to Abraham Baumann.

E. K. VAN WINKLE has renewed the following leases: at 804 West End av to Mrs. Nellie B. Coulter; at 723 St. Nicholas av to John T. O'Brien, Miss Anna W. Fox and Frederick S. Robinson; also leased the following unfurnished apartments: at 59 West 76th st to Felix Grandon, Mrs. Gladys Sugden and Michael Finerty; at 36 Gramercy Park East to Charles Maurice Fitzgerald and Edwin Outwater; at 310 Central Park West to Benjamin Chase and C. H. Vollmer; at 235 West 71st st for Lawson & Hobbs, as agents, to Miss Ella Lawton; at 136 West 72d st for Frederick Brown to Liorace T. Charten.

E. K. VAN WINKLE leased furnished apartments at 548 Riverside dr for William B. Roulstone to S. J. Koshkin; at 310 West 79th st for William Roebuck Brown to Augustine E. Paulson; at 330 West 95th st for Goodwin & Goodwin, as agents, to M. Alvarez Santos; and in conjunction with Douglas L. Elliman & Co., Stewart C. Schenck's apartment at 576 West End av to Peter Moller, Jr.

CHARLES B. WALKER leased for the estate of John R. Graham the store floor of 206 Canal st to Samuel Kellar; loft in the same building to the Progressive Machine and Metal Products Co.; for Alfred Seton and Henry C. Barbey space in the building at the northeast corner of Lafayette and Canal sts to Scheff Brothers; and space in 176-178 Centre st to Edward Walsh.

WERTHEIM & CLEAR leased for the Neelar Realty Co. for eight years the two parlor stores in 423-425 Lexington av; also the two upper floors to Margaret Nathanson.

WM. A. WHITE & SONS leased, in conjunction with Frederick Zittel & Sons, the building at 205 West 76th st to the C. & L. Lunch Co. After extensive alterations it will be used as a bakery and commissary department for the restaurants controlled by the lessee.

WM. A. WHITE & SONS leased to Jesse S. Phillips, Superintendent of Insurance of the State of New York, the entire 1st and 4th lofts in 298 Broadway.

WM. A. WHITE & SONS leased the garage at 303 West 129th st to Ricco Salis.

WM. A. WHITE & SONS leased apartments in 44 West 10th st to Orlando A. Jones, Mrs. Mildred B. Bennet, in 77 Irving pl to Miss M. C. Williams, in 206 West 52d st to Miss Jeanette C. Grant, and a furnished apartment in 157 East 81st st to Dr. W. D. Macdonald.

WM. A. WHITE & SONS leased for Dr. Albert Vander Veer, who has entered the Army Medical Corps, his furnished apartment at 116 East 58th st; to Edgar J. Phillips, treasurer of the York Manufacturing Co.

WM. A. WHITE & SONS leased offices in 100 Hudson st to Hugh F. Curry; in 48 West 27th

st to A. Bershad; in 68 William st to the Associated Mutual Agency (Inc.), also to Smith, Sanford & Gerard; and in 335 5th av to Arthur Friedlander.

WHITE-GOODMAN leased the top loft at 20-2 Waverly pl to Irving M. Schwartz; lofts at 136 5th av to the Royal Window Advertising Co., and the Liondale Shirt Co.

WOMAN SUFFRAGE PARTY of New York rented for its quarters the 4-sty dwelling 3 East 5th st, between 5th and Madison avs, through the Payson McL. Merrill Co. Inc. and Horace S. Ely & Co.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Julian Aznar at 35 West 82d st; to James Bergman at 229 West 97th st; to Mrs. Henrietta Boroschek at 1 West 92d st; to Mrs. Elizabeth V. Bloodworth at 325 West 97th st; to L. R. Brown at 622 West 113th st; to Mrs. Suzan J. Babino at 780 West End av; to Mrs. A. Dickson at 204 West 81st st; to Mrs. Ora E. Clements at 305 West 97th st; to Langdon Harris at 210 Riverside dr; to Mrs. Georgia T. Hauser at 209 West 97th st; to Mrs. M. Hall at 305 West 97th st; to Daniel Horton at 225 West 80th st; to Miss Rose E. Hannon at 446 Central Park West; to Hugh W. Jackson at 171 West 71st st; to Jules J. Samuel at 817 West End av; to Edward C. Kalbitus at 244 Riverside dr; to Charles P. Kelly at 225 West 86th st; to Sydney S. Lentz at 780 West End av; to Joseph Muller at 79 West 92d st; to George T. Mortimer at 225 West 86th st; to Mrs. Elizabeth M. Porch at 203 West 81st st; to Hugo Prager at 225 West 86th st; to Mrs. Maud C. Quin at 225 West 80th st; to Mrs. M. V. Rounswell at 244 Riverside dr; to Mrs. Jesse Shloss at 10 West 61st st; to E. H. Strassburger at 225 West 86th st; to Marcus Stieglitz at 172 West 79th st; to P. H. Toledano at 630 West 102d st; and to Mrs. Julia L. Traxler at 209 West 97th st.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Mrs. Ward Crumpton at 79 West 92d st; Mrs. Edward S. Chapin at 10 West 61st st; N. Gordon at 171 West 71st st; Mrs. Lillian B. Howard at 225 West 80th st; Mr. Louis Kilmarx at 172 West 79th st; William Lilly at 159 West 80th st; Mrs. Maud P. McCreery at 159 West 80th st; L. J. O'Donovan at 129 West 97th st; Mr. E. Petri at 330 West 102d st; and to Mrs. Mabel S. Weitzenkorn at 225 West 80th st.

F. R. WOOD, W. H. DOLSON CO. leased dwellings for David H. Millet at 314 West 104th st to J. M. B. Drummond; for Peter J. Shields at 47 West 93d st to K. M. Streiber; for Fred M. Blake 337 West 85th st to Madam Haggerty Snell; for Charles A. Robinson 116 West 80th st to Mrs. Jennie Keenan; for Dr. John F. Connor 224 West 79th st to A. Barton; for Mrs. Ella J. Reaney at 133 West 52d st to John Keating; for L. L. Kellog, 338 West 70th st to Mrs. Elizabeth Soutar; for Virginia P. Adams 327 West 76th st to A. Bimboni; for Mary H. Watts 142 West 75th st to Mrs. Marie Morris; for the estate of Margaret Diamond 166 West 81st st to Miss M. D'Donnell.

Bronx.

JUDSON A. HARRINGTON and J. Harris Jones leased to the Cross Manufacturing Co. a loft at 2472 3d av. The property is near the Lexington av subway station at 138th st, and in the centre of the Bronx manufacturing district.

Brooklyn.

JOSEPH P. DAY, Wm A. White & Sons and Watson P. Anderson leased for a long term of years to L. J. Morton the Bowne & Co. granary on Gowanus Bay and in Creamer, Sigourney and Smith sts, for the storage of tobacco. The property is near the Hamilton av bridge, and consists of a tract of 175 ft. wide by 475 ft. on Gowanus Bay and a block front in Bay st, running back half way to Creamer st, 100x300. On it are a 4-sty brick warehouse, 100x200; a 1-sty brick building, 15x80, having extra high ceiling clearance, a loading shed, 25x80, and a 1-sty office building, 20x40. The property adjoins the terminal yards of the proposed marginal railroad and is in the immediate vicinity of the plants of the Barrett Manufacturing Co. and the F. W. Devoe & C. T. Reynolds Co.

Out of Town.

BRETT & GOODE CO. in connection with A. & I. Cockle, leased a house on the Esplanade, Pelham Manor, New York, for Louis James to William O. Hubbard.

DONALD BRIAN, the actor, leased the Carman cottage in Great Neck Estates through Kehoe & Gilliar.

ROBERT E. FARLEY ORGANIZATION leased a house in the Nelson Estates section of Peekskill, N. Y., to Frank X. Miller.

FEIST & FEIST (INC.) leased for the Atlantic Leather Co. to the C. & C. Leather Co. the property at 171-175 Wright st, Newark; also for the estate of Adriance Edgar the store at 10 New st to the Wegman Piano Co.

FISH & MARVIN rented for Mrs. Charlotte M. Bassett her property at Briarcliff Manor to Waters S. Davis, of Galveston, Tex. The property has been rented furnished and consists of one acre, large residence and outbuildings.

GRIFFEN, PRINCE & RIPLEY rented for Mabel E. Lockyer and E. N. Capron the dwelling at 35 Greenridge av, White Plains, to John J. Kohler; also for Miss Jessie Turner her residence in Brayton pl, Greenacres, Scarsdale, furnished, to Mrs. A. C. Bates.

EDWARD P. HAMILTON & CO. rented for William Fellowes Morgan his residence at Short Hills, N. J.

DE WOLF HOPPER leased, through J. Edward Breuer, the estate of Mrs. Blanche Frisch, on Middle Neck rd, Great Neck, L. I. The house is one of the oldest on Long Island, being formerly owned by the Alden estate.

F. R. WOOD-W. H. DOLSON CO. leased to Benzo Mitsui, of the Japanese firm of Mitsui & Co., the residence of Owen R. Lovejoy, at Tuckahoe.

REAL ESTATE NOTES.

JOHN J. HOECKH (INC.) has been appointed agent for 125-127 East 93d st and 405 West 44th st.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank for 158-166 Monroe st and 31 Dominick st.

C. F. W. JOHANNING has been appointed agent for 228 and 230 East 120th st; also for 2239 8th av, 1293 Amsterdam av and 63 West 108th st.

SAMUEL GALITZKA, real estate broker, who was located in the Bay Ridge section for fifteen years, has moved to the Flatbush section and has opened a new office at 1310 Flatbush av, near Foster av.

PEASE & ELLIMAN have been appointed by Mrs. E. F. Hutton managing agents for the buildings being remodelled from dwellings into apartments and stores at 144-6 West 57th st and 139 West 56th st.

JOHN B. HASKIN ESTATE (INC.) denies the report that it has sold the block front in the south side of 192d st, with a frontage on both the Grand Boulevard and Concourse and Creston av, and comprising about seventeen lots.

PEASE & ELLIMAN have been appointed by A. H. Schaefer managing agents for the 5-story altered building at 40 West 37th st, between 5th and 6th avs; also by Mrs. H. S. Warner managing agents of 250 Lexington av; and by James F. Hind of 145 West 95th st.

THE HARLEM PROPERTY OWNERS ASSOCIATION at its meeting on Thursday evening, in the Security Bank Building, held its annual election of officers and re-elected the present incumbents in the various offices as follows: Dr. Abraham Korn, president; John Scully, first vice-president; Henry Rieper, second vice-president; C. W. Schildwachter, treasurer; Fred Kraus, secretary; S. L. Kahn, financial secretary; Isaac Hyman, counselor, and Edwin R. Hersh, recorder. The following were designated as delegates to the United Real Estate Owners' Association: Henry Rieper, S. L. Kahn, Isaac Hyman, J. Manheim and Fred Kraus.

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. 21 to 27	1916 Sept. 22 to 28
Total No.	87	116
Assessed Value	\$5,905,000	\$5,499,350
No. with consideration.	19	13
Consideration	\$661,400	\$203,150
Assessed Value.	\$414,500	\$198,850

	1917 Jan 1 to Sept. 27	1916 Jan 1 to Sept. 28
Total No.	5,638	5,340
Assessed Value	\$387,205,609	\$302,053,782
No. with Consideration	767	771
Consideration	\$32,340,710	\$32,648,757
Assessed Value	\$37,385,550	\$35,257,806

Mortgages.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
Total No.	37	66
Amount	\$974,496	\$1,888,199
To Banks & Ins. Cos.	5	13
Amount	\$112,500	\$434,400
No. at 6%	18	28
Amount	\$131,556	\$641,227
No. at 5½%	2	2
Amount	\$70,000	\$24,000
No. at 5%	5	14
Amount	\$100,000	\$826,200
No. at 4½%	1	4
Amount	\$55,000	\$224,000
No. at 4%	1	1
Amount	.....	.....
Unusual Rates	1	.....
Amount	\$30,000	.....
Interest not given	10	18
Amount	\$587,940	\$172,772

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
Total No.	2,524	2,677
Amount	\$101,265,454	\$79,777,095
To Banks & Ins. Cos.	511	608
Amount	\$59,318,340	\$33,446,059

Mortgage Extensions.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
Total No.	23	22
Amount	\$1,237,050	\$1,042,500
To Banks & Ins. Cos.	8	7
Amount	\$957,750	\$699,000

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
Total No.	1,413	1,320
Amount	\$93,639,850	\$75,803,774
To Banks & Ins. Cos.	697	770
Amount	\$70,886,700	\$55,924,750

Building Permits.

	1917 Sept. 22 to 28	1916 Sept. 23 to 29
New Buildings	3	9
Cost	\$476,000	\$1,048,000
Alterations	\$314,634	\$336,425

	1 to Sept. 28	Jan. 1 to Sept. 29
New Buildings	326	481
Cost	\$25,817,700	\$101,649,645
Alterations	\$10,476,893	\$16,069,618

BRONX.

Conveyances.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
Total No.	99	88
No. with consideration.	14	9
Consideration	\$347,700	\$150,250

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
Total No.	4,446	4,314
No. with consideration.	824	649
Consideration	\$5,817,213	\$4,862,232

Mortgages.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
Total No.	35	66
Amount	\$212,430	\$550,307
To Banks & Ins Cos.	3	7
Amount	\$23,000	\$64,500
No. at 6%	22	22
Amount	\$91,550	\$119,200
No. at 5½%	2	4
Amount	\$20,000	\$8,650
No. at 5%	7	15
Amount	\$91,700	\$95,800
No. at 4½%	.....	5
Amount	.....	\$126,800
Unusual rates	1	1
Amount	\$2,050	\$3,179
Interest not given	3	17
Amount	\$7,130	\$196,678

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
Total No.	2,154	2,460
Amount	\$13,041,409	\$22,389,675
To Banks & Ins. Cos.	142	210
Amount	\$2,039,115	\$4,481,227

Mortgage Extensions.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
Total No.	8	11
Amount	\$53,200	\$128,650
To Banks & Ins. Cos.	3	2
Amount	\$17,000	\$46,000

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
Total No.	473	544
Amount	\$9,419,288	\$10,937,514
To Banks & Ins. Cos.	171	151
Amount	\$3,363,200	\$4,646,514

Building Permits.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
New Buildings	7	9
Cost	\$66,050	\$198,500
Alterations	\$38,350	\$29,150

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
New Buildings	544	520
Cost	\$7,549,750	\$14,136,680
Alterations	\$949,550	\$984,307

BROOKLYN.

Conveyances.

	1917 Sept. 20 to 26	1916 Sept. 21 to 27
Total No.	468	479
No. with consideration.	35	35
Consideration	\$140,604	\$252,835

	1917 Jan. 1 to Sept. 26	1916 Jan. 1 to Sept. 27
Total No.	16,373	16,669
No. with consideration.	1,423	1,575
Consideration	\$14,597,362	\$11,668,923

Mortgages.

	1917 Sept. 20 to 26	1916 Sept. 21 to 27
Total No.	282	398
Amount	\$811,992	\$1,456,908
To Banks & Ins. Cos.	30	87
Amount	\$129,650	\$455,750
No. at 6%	183	230
Amount	\$359,655	\$666,669
No. at 5½%	43	87
Amount	\$218,825	\$403,065
No. at 5%	31	54
Amount	\$152,154	\$282,545
Unusual rates	1	.....
Amount	\$500	.....
Interest not given	25	27
Amount	\$80,858	\$104,625

	1917 Jan. 1 to Sept. 26	1916 Jan. 1 to Sept. 27
Total No.	10,524	12,705
Amount	\$43,204,819	\$55,337,519
To Banks & Ins. Cos.	1,897	3,037
Amount	\$14,772,985	\$22,531,179

Building Permits.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
New Buildings	71	131
Cost	\$467,625	\$854,300
Alterations	\$61,475	\$85,110

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
New Buildings	2,085	2,802
Cost	\$19,864,015	\$33,373,764
Alterations	\$3,749,917	\$4,378,172

QUEENS.

Building Permits.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
New Buildings	63	94
Cost	\$128,430	\$199,135
Alterations	\$17,875	\$26,672

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
New Buildings	2,684	3,860
Cost	\$9,161,176	\$14,902,585
Alterations	\$1,306,597	\$1,666,912

RICHMOND.

Building Permits.

	1917 Sept. 21 to 27	1916 Sept. 22 to 28
New Buildings	11	15
Cost	\$28,535	\$26,867
Alterations	\$10,605	\$4,640

	1917 Jan. 1 to Sept. 27	1916 Jan. 1 to Sept. 28
New Buildings	458	665
Cost	\$1,227,821	\$1,430,474
Alterations	\$255,249	198,730

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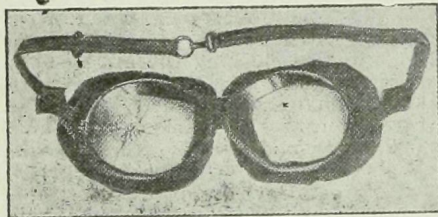
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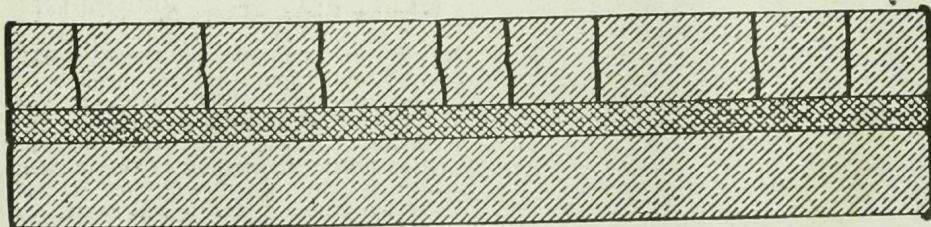
Described without regard to advertising consideration

Goggles for Eye Protection.

RECENT campaigns for safety and sanitation have been responsible for the introduction of a number of devices and appliances designed for eliminating the accident hazard and many of these have a wide application. The goggles illustrated herewith have recently been introduced and were designed for the use of operators of electric welding machines, sand blast machines, and other devices



of a similar character that entail a great hazard to the eyes, and may be used by stone cutters, engineers and in fact for a wide variety of purposes. The eye pieces of these goggles are made up of two layers of glass, between which is placed a layer of celluloid, all three parts being cemented together. The manufacturers of these goggles claim that this



combination produces a lens that is not easily broken and from which splinters of glass will not fly in the event of its being struck hard enough to cause cracking. The lenses are made either flat or curved and in clear or colored glass. Lenses are also supplied for special purposes. One of the illustrations shows one style of the goggles and the other a cross-section of the lens.

Porcelain Pendent Switch.

A PROMINENT manufacturer of electrical apparatus and specialties has recently brought out a new all-porcelain pendent switch for use in installations where the switch is exposed to dampness and other corroding influences. This pendent switch is small and compact, yet strong and rugged, according to the manufacturer. The operating mechanism is quick make and break and is rated at 3 amp., 250 volts, and 6 amp., 125 volts. The porcelain shell is in two parts.

Radiator Valves.

A PROMINENT manufacturer has recently introduced an improved line of radiator valves that are said to embody some interesting features. The claim is made that these valves have a uniform metal line of standard thickness. Each stem is packed with ring asbestos packing, having a metal insert that will last as long as the valve and reduce the leakage to the minimum. The handles of these valves are of neat and shapely design and are so constructed that they will not collect dust.

Electric Vacuum Cleaner.

AN electric vacuum cleaner provided with a convenient snap switch on the handle has been introduced among the specialty concerns. A rubber comb is used on the floor piece, and the manufacturer calls attention to the fact that this feature enables the device to pick up hair, threads, ravelings and all other surface dirt. This nozzle may be raised or lowered to suit the conditions of operation as they may vary. Special attachments are made for cleaning moldings, portieres, walls, mattresses and upholstery. The motor is mounted so that the axis of its shaft is horizontal. The body of the machine is of steel, welded into a solid piece. The construction of this cleaner is rugged, yet the machine only weighs about nine pounds.

Pipe Joint Cement.

PLUMBING supply concerns are handling a pipe joint cement that is said to embody a number of excellent qualities. The compound is for use on screw and flange joints, for both hot and cold water, high or low pressure, steam, ammonia and pneumatic lines, gas piping and fittings, high service hydraulic work, manholes, boiler caps,

etc., making a perfectly tight joint where other compounds have failed. The composition may be applied to a wet or dry surface and is not affected by heat or cold, but always retains its original flexible consistency. According to the claim of the manufacturer, the cement neither hardens so as to crack, nor softens so as to boil out. It is applied in a manner similar to white or red lead and has approximately three times the bulk of these commodities, thus making the price about equal to that of lead. This compound comes mixed ready for use and does not require the addition of oil.

Non-Raveling Tape.

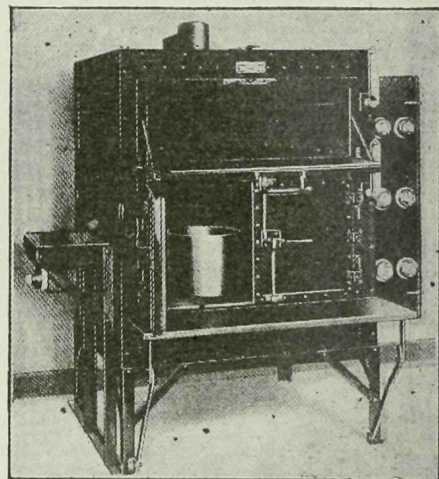
IN order to meet the scarcity of woven tapes for insulating purposes a cambric tape has recently been developed and introduced by a prominent manufacturer of specialties. This tape has a fast edge, although it is not woven. A special process in the manufacture of this tape is used that prevents the edges from unraveling. The claim is made that this tape has the same mechanical and electrical properties as the woven tape and it is somewhat cheaper to manufacture. It can be made in any desired width, and while it can be secured in several thicknesses, 6 mil. is the thickness most generally used.

Furniture and Woodwork Finish.

A WELL-KNOWN manufacturer of paints and varnishes has recently brought out a new finish which is claimed, with one operation, will stain and varnish woodwork and furniture and produce a soft, rich, hand-rubbed effect. One can of this material is sufficient, according to the statement of the producer, to refinish two ordinary sized chairs.

Electric Oven for Army.

THERE has recently been developed for army use an electric oven that might contain possibilities for construction gangs and other workers at a distance from community centers. The device as shown herewith has been submitted to the War Department as a possible adoption for efficient army cooking, particularly in cantonments and training camps. The oven is designed to provide facilities for baking, boiling and frying operations necessary to the sustenance of approximately one hundred and fifty men. The device is unique in that it is a pioneer among appliances built to perform all of these various cooking operations at one



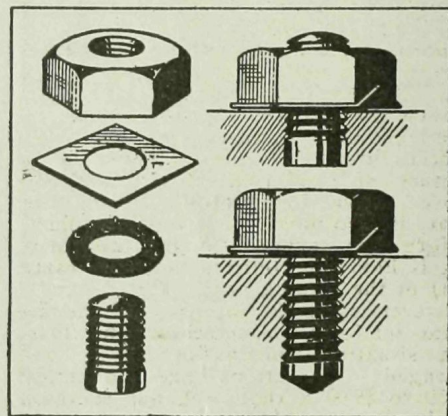
time. The hot-plate, that is bracketed to the oven, will accommodate the standard United States army coffee receptacle. The oven is rated at 15 kw.

One Piece Ground Clamp.

GROUND clamps made entirely of one piece of copper have been introduced to the market for electrical specialties. The roll portion for soldering is turned in to rest against the opposite end of the clamp, thus preventing the ends from tipping together when tightened, holding the gears parallel and assuring the greatest amount of drawing power. A screw driver is the only tool necessary for the application of this clamp. The device is manufactured in three sizes.

Nut Lock.

AMONG the hardware specialties that have recently been introduced is a nut lock that was especially designed to prevent the nut from loosening from the bolt, or a cap screw from backing out of its hole. This new nut lock consists of two washers, one a hardened steel ring washer with many small holes punched part way through the metal from either side, forming a series of short rugged teeth; the other washer is constructed of



soft steel in the form of a square. The nut lock is applied by slipping the seating ring and square washer over the bolt and then tightening the nut or cap screw as far as it will go. After this has been accomplished any one of the square corners of the square washer is bent up flat against one of the faces of the nut and hit with a hammer, thus making it impossible for the nut to turn.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

IF no more tangible benefit accrues the recent announcement of a fixed price for steel products has at least had an excellent psychological effect on the building trades. For a lengthy period the natural progress of the building industry has been impeded by the admittedly high prices of structural materials. Fabricated steel was one of the principal commodities for which an excessive price was charged, and the prime factor responsible for the withholding of important structural projects from an immediate start. With the price of steel regulated there remains practically only one great difficulty—delays in delivery—to be surmounted before building activity can return again to the volume of normal times.

Architects and building contractors throughout this city, almost without exception, feel that the action of the Federal Government in regard to the regulation of steel prices was a decided step in the direction of encouraging a strong building movement. They freely state, however, that a fixed price will not of itself make an immediate revival of building possible. The question of the available supply, with prompt deliveries, enters in a large way into the existing building situation, and it is from the scarcity of materials and slow deliveries that the most difficulty is at present anticipated.

A fixed basic price for structural steel will be of little avail if there is no fabricated material to be obtained or if its delivery is impossible within a period of six months or more. If there could be some assurance that the desired amount of structural steel would be forthcoming within a reasonable period after the contract is placed there undoubtedly would be a marked improvement in the building conditions, not only in the Metropolitan district, but throughout the entire country.

Common Brick.—The Hudson River brick producers have been intensely interested in the fixing of structural steel prices on account of the expected influence upon building construction. While it is generally thought that the revision of prices is too late to materially affect conditions for the balance of this year, it is predicted that next spring and summer should witness a marked improvement over the season just past in both the volume and value of structural operations commenced. The week in the common brick market has been a normal one for this time of the year. Prices are holding at the established levels of \$8.00 to \$8.25 a thousand, although there has been a slight weakening of the higher figure. The arrivals and sales of the past week are considered satisfactory, and altogether the market conditions are as good as can be hoped for under the current lifeless conditions. The manufacture of brick has now practically closed down for the balance of the year, and no more brick will be molded before next spring, although the burning is likely to continue into the early part of the coming year. This depends, however, upon the intensity of the demand for local consumption. The Raritan situation remains practically unchanged. Quotations are nominally \$8.50 to \$9.00 a thousand, but there is no brick to be obtained at the present time.

SUMMARY—Transactions in the North River brick market for the week ending Friday, September 28, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 30; sales, 28; distribution: Manhattan, 15; Brooklyn, 7; Bronx, 1; New Jersey points, 3; Flushing, 1; outside, 1.

With the steel situation partially adjusted and the other deterrent factors being eliminated and conditions daily substantially improved, the local building situation is in a better shape than it has been for a long period. The labor market is somewhat easier, and now that the construction of army and navy cantonments is rapidly nearing completion, thousands of skilled and unskilled men will be released into other channels of building work. The scarcity of mechanics lately has been experienced to a marked degree, and it is predicted that the men coming from work on the cantonment construction will be readily absorbed for private building operations.

The building material market as a whole is rapidly settling down to a realization that an important part of the responsibility for improving building conditions rests with the manufacturers and dealers in materials and supplies. There is a growing tendency among these interests to assist matters wherever possible by a close cooperation, through which the general welfare of the industry will be augmented. Although as a class building materials have not been substantially lowered in price, there is a feeling of additional stability to the market that has brought with it a more optimistic attitude on the part of the majority of interests.

Quite a number of important structural operations have been held in abeyance pending the adjustment of steel prices, and now that these have been settled greater activity in the building line is looked for within a short space of time. The predicted renewal of building will not be confined to any one type of structure. All types will be represented, and it is thought by those well informed that the erection of numerous speculative and investment buildings will soon be started as a result of the improved conditions.

Structural Steel.—The dominant influence of the week in the steel industry was the announcement of the fixing of steel prices by the Government. At the present writing there is but little definite information obtainable as to the effect this reduction will have upon the renewal of building activity. As the steel mills are now so heavily booked up the prediction is heard on all sides that it will be quite a while before the effect of the new prices will be felt by the consumers. There has been but slight buying activity during the week, intending purchasers holding off pending a stabilization of the market before entering into binding contracts. Among the orders placed for structural steel for consumption in the Metropolitan district are numbered: 1,400 tons for the Watertown Arsenal, to the New England Structural Company; also 200 tons for the construction of a power house at Plainfield, N. J., for the Niles-Bement-Pond Company, to the Guerber Engineering Company; also 600 tons for a building at Yonkers, N. Y., for the National Sugar Refining Company, to the Hedden Iron Construction Company; also 350 tons for the clubhouse in New York City for the Musical Protective Union, to A. E. Norton, and 400 tons to the Eastern Bridge and Structural Company for a structure at Stamford, Conn., for the Springfield Perch Company. There have been no changes in the quotations for fabricated material during the week. Nominal quotations for mill shipments of plain material range from 4.445c. to 5.195c., New York, according to urgency of delivery.

Wire Products.—During the past week the Federal Government has been an important factor in the market for these commodities. One order from this

source was for 15,000 kegs of wire nails at a price of \$3.20 base per keg, Pittsburgh. This is the price of the American Steel and Wire Company, and one that has maintained for some months. During this time the independent mills have been charging \$4. There is but little demand for wire nails, and wire is also dull. There is a prediction current that the independent mills will revise their prices to compare more favorably with those of the American Steel and Wire Company, but up to the present writing there is no definite information obtainable in regard to this matter. The export demand for wire nails is considered good, and prices are approximately 50c. in advance of those obtained for domestic consumption.

Copper.—The Governmental action in fixing the price of this metal at 23.50c has resulted in clearing the atmosphere to a certain extent, although there are numerous matters that are yet to be adjusted before the market conditions return to normal. There has been practically no buying at the price fixed, and the quotation is considered nominal. Inquiries have increased since the announcement of the control price, but only a slight amount of actual business has resulted for the reason that the large selling interests are holding off pending definite information as to the requirements of the Government. Orders from this source must have precedence, and producers are not willing to load themselves up with orders that they might be unable to deliver.

Window Glass.—There has been practically no change in the glass situation during the last two or three weeks. One of the important influences upon the manufacture of this commodity, and a matter that is still pending, is the settlement of the wage rate for the coming blast. According to the present prospects the blast will be started about November 1, and it will be almost two weeks after that date before glass production is well advanced. There is a prediction in the glass industry that after the product of the coming season is placed on the market prices will be substantially advanced. At the present writing the discounts remain as recently quoted.

Cast Iron Pipe.—The slight activity in this line is undoubtedly traceable to the fact that prospective buyers are holding off for a decided recession in prices through the recent action of the Government in regard to steel and iron prices. The manufacturers of pipe themselves are intensely interested in the announced \$33 price on pig iron, as a reduction in the cost of raw materials would make possible lower selling prices to the consumer. At the present writing there have been no changes in cast iron pipe quotations. Carload lots of 6 in. and 8 in. and heavier are nominally quoted at \$65.50 per net ton, tidewater, and 4 in. at \$68.50.

Builders' Hardware.—As a natural outcome of the ever increasing prices of raw materials, operating costs and other factors, some of the leading manufacturers in this line have withdrawn all quotations and are only making prices on specific orders. The industry as a whole is not particularly brisk, but looks to the autumn months for a resumption of structural activity that will create a better feeling throughout the building world.

Portland Cement.—The market for this commodity has been almost inactive owing to the generally unsatisfactory building situation, but prices have held firmly at the \$2.12 level, and there is no immediate prospect of a change from this figure. Manufacturing conditions are practically unchanged.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
 North River common.....\$8.00@ \$8.25
 Raritan common 8.50@ 9.00
 Second hand common, per load
 of 1,500 8.50@ —
 Red face brick, rough or
 smooth, car lots.....\$21.00@ —
 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. along side dock N. Y., wholesale):
 1½ in. (nominal)\$1.10@ —
 ¾ in. No quotation
 Paving gravel (nominal).....\$1.25@ —
 P. S. C. gravel.....@ \$1.25
 Paving stone 2.20@ 2.40

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

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab\$4.50@ \$4.75
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in.....\$57.00@ —
 Cypress shingles, 6x18, No. 1
 Hearts 10.00@ —
 Cypress shingles, 6x18, No. 1
 Prime 8.50@ —
 Quartered oak90.00@ 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, return-
 able at 10c. each, per ton... 6.75@ 7.25
 Block, 2 in. (solid), per sq. ft....\$0.08
 Block, 2-in. (hollow), per sq. ft.09
 Boards, ¾ 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...\$0.44@ \$0.45

WINDOW GLASS. Official discounts from jobbers' lists:

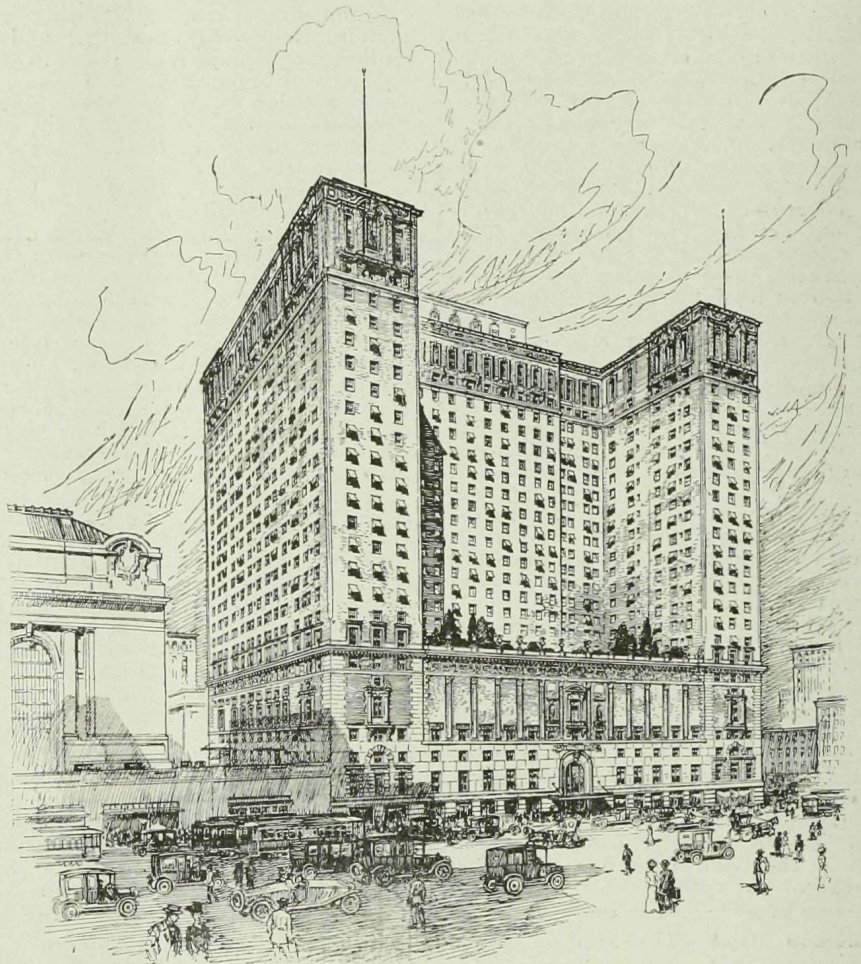
Single strength, A quality, first three brackets 85%
 B grade, single strength, first three brackets 85%
 Grades A and B, larger than the first three brackets, single thick..... 85%
 Double strength, A quality..... 85%
 B quality 85%

DELIVERIES OF STEEL HASTEN WORK ON COMMODORE HOTEL

Future Progress Expected to be Rapid.

AFTER lengthy delays occasioned by inability to obtain delivery of the required structural steel, the frame work for the Commodore Hotel is now being rapidly erected. The structure occupies a plot 275x208 feet, bounded by 42d street, Lexington avenue, 43d street and Depew place and is proceeding from plans and specifications prepared by Warren & Wetmore, architects, 16 East 47th street. The Geo. A. Fuller Co., 949

Moller, Inc., 316 East 65th street, carpenter work and wood trim; Jewett Refrigerator Co., 1135 Broadway, refrigerating plant; Troy Laundry Machinery Co., 131 Center street, laundry equipment; J. Livingston Co., 70 East 45th street, electrical installation; Hecla Iron Works, 118 North 11th street, Brooklyn, ornamental iron and bronze work; Empire Art Metal Works, College Point, L. I., hollow metal trim and sash; W. P. Nelson Co., 209 West 23d street,



Geo. A. Fuller Co., Builder.

Warren & Wetmore, Architects.

HOTEL COMMODORE IN GRAND CENTRAL TERMINAL ZONE.

Broadway, has charge of construction under a general contract.

This project is owned by the New York Central & Hudson River Railroad, and will be operated under the management of the Bowman Hotel Company, proprietors of the Hotel Biltmore and other large hostleries. The new structure will be erected to a height of twenty-eight stories and will contain upwards of two thousand rooms. The kitchens will provide facilities for the daily preparation of ten thousand meals. The cost of construction has been placed at approximately \$6,000,000, exclusive of the value of the property and the cost of furnishings.

Prominent among the concerns which have already obtained contracts for the supply of labor and materials are numbered the following: American Bridge Co., 30 Church street, structural steel fabrication; Post & McCord, 101 Park avenue, steel erection; W. G. Cornell Co., Fourth avenue and East 17th street, plumbing; Baker, Smith & Co., 83 West Houston street, steam heating and ventilating; Otis Elevator Co., Eleventh avenue and West 26th street, electric elevators and sidewalk lifts; Reliance Fireproof Door Co., Milton street and Greenpoint avenue, Brooklyn, kalamein iron covered window frames and sash; P. J. Durcan, Inc., 128 West 52d street, plain and ornamental plastering; Fireproof Products Corporation, 257 East 133d street, reinforced concrete arch construction; William Bradley & Son, Vernon avenue, Long Island City, cut stone; Lieber & Nobbe, 1328 Broadway, interior marble and tiling; Sloane &

painting, and Norman Seton, Inc., Winfield, L. I., roofing and sheet metal work. Other subcontracts to complete this operation will be awarded later.

Water Meters.

The Real Estate Board calls attention to the fact that the Board of Aldermen has rejected the proposal of the Water Commissioner to install water meters in elevator apartment houses.

The original proposal of the Water Commissioner was to install meters in all apartment houses. Opposition was so overwhelming that the Commissioner modified his resolution to apply only to elevator houses.

After a number of hearings the Committee on General Welfare of the Board of Aldermen reported against the Commissioner's proposal. The Committee said:

"Being impressed with the fact that the public is almost unanimously opposed to compulsory installation of water meters in any class of apartment houses, and, further, being of the opinion that water should be as free as air, it recommends the request be rejected."

The Real Estate Board, after considering the matter thoroughly through its City Ordinance Committee, was represented at the hearings by J. Irving Walsh, John H. Hallock and Louis Schrag. The position taken by the Real Estate Board was that, while it believed that some judicious revision or readjustment of water rates is warranted, the problem would not be solved by universal water metering.

Subway Extensions.

Announcement has been made at the offices of the Public Service Commission that it is the hope of the Commissioners, based upon reports of engineers in charge of subway construction, that it will be possible to place the Lexington avenue subway and the Seventh avenue subway in operation before the end of the year and to extend the operation of the Broadway subway from 14th street north to Times Square, also before 1918. If it is possible to carry out this program, which offers promise of the greatest transit relief ever afforded to residents of Manhattan and the Bronx at any one time, it will mean the doubling (from four to eight tracks) of the subway facilities north of 42d street, and their trebling, for most of the distance in Manhattan, south of 42d street.

New Cars.

The surface car companies of the Brooklyn Rapid Transit system have filed, and the Public Service Commission has approved, the plans for the 250 new cars which the Commission directed the company to purchase or procure, and the procuring of which was contested for months by the company in both the Federal and State courts.

\$650,000 Rochester Apartment.

Rochester, N. Y., is to have one of the largest and most costly apartment houses in the State, outside of New York City, as the result of a project contemplated by the Sawquoit Apartment Company, c/o Frank Costigan, 312 Dillaye Building, Syracuse, N. Y. It is planned to build a ten-story brick, terra cotta and steel structure, on a plot 200 x 140, to house 150 families. In connection with this building a five-story brick, terra cotta and steel "L" shaped garage, to measure 120 x 130 x 60, will be built, which will have provisions for 200 cars. Plans are now being completed by C. Merritt Curtis, 301 Tallman street, Syracuse, who estimates the cost of the entire project at \$650,000.

Begin Garage Alteration.

Work of altering the old stable at 231-233 East 43d street into a garage has been started by the Commodore Realty Company. N. Serracino, 1170 Broadway, is the architect, and has full charge of the construction. The work will be performed by separate contracts, awarded by the architect. The property is near the new Commodore Hotel, a 28-story building under construction, which occupies the two blocks from 42d to 44th streets. The garage is expected to be ready for occupancy November 1.

Long Island City Project.

The new industrial center in Long Island City will have another important addition as the result of the recent purchase of a big tract of land on Jackson avenue, between Hulst and Harold avenues, by S. Karpen & Brothers, furniture manufacturers, of Brooklyn and Chicago, who plan to erect a six-story reinforced, concrete factory, 85 x 100, to cost about \$350,000. Plans will be prepared by Ballinger & Perrot, 1328 Broadway, Manhattan.

Up-State Farm Colony.

Charles B. Meyers, 1 Union Square, Manhattan, is preparing plans for the women's farm colony to be built at Grey Court, Orange County, N. Y., for the Department of Correction of the City of New York. No engineer has been selected. It is planned to build a four-story structure, measuring 300 x 400 feet, and 200 x 40 feet. It is expected that bids on the general contract will be advertised for in a short time.

Designing Brooklyn Hospital.

Henry J. Nurick, 830 Putnam avenue, Brooklyn, architect, has plans nearing completion for a five-story brick hospital, to measure 90 x 100 feet, at the southwest corner of Hart street and Stuyvesant avenue, to cost about \$125,000, for the Beth Moses Hospital, owner.

"WINDOW EFFICIENCY."

(Continued from page 394.)

As contributing to lowered operating cost of a building, window efficiency must be considered in its relation to the fuel bill for heating. The radiator equipment of a building should bear an intelligent relation to the fenestration of that building—the size and disposition of the windows. And the heating engineer provides radiation based upon good weather qualities in the windows. In other words, he assumes that the windows will keep out the cold and keep in the heat; and if they fail to do so, his calculations all go astray and the heating plant proves inadequate, requiring the constant forcing which leads to excessive fuel consumption.

At some not-far-distant day, this idea of true window efficiency is going to take firm root in the minds of architects and contractors and owners. Then, when a building is offered for sale, one of the deciding factors will be the character of the window work.

GAS MEASUREMENT.

(Continued from page 395.)

year be equivalent to the 22-candlepower standard. The amount of gas oil required to be used per thousand cubic feet in order to maintain 22 candlepower is greater in winter than in summer. That is due to differences in the temperature. The heat units are not correspondingly affected by the winter temperature; consequently the calorific content in the gas is higher in winter than in summer, although the candlepower is the same. A calorific equivalent for 22 candlepower obtained by averaging the B. t. u. content of summer and winter gas might appear to be the fairest equivalent for 22-candlepower gas. The opinion of experts, however, is to the effect that there is no exact relationship between the illuminant and calorific content of 1,000 cubic feet of gas. This statement is confirmed by many tests. Therefore, all attempts to determine the equivalent of 22 candlepower must be an approximation."

Edison Service Helps Bring Factory to City

The advantages of Edison Supply have aided in locating the huge new garage and factory of the Fifth Avenue Coach Company here in the City. The big structure with a floor area of 415,000 square feet will occupy 33 lots between 132nd and 133rd Streets, Broadway and Twelfth Avenues

Central Station service will be used not only because it is cheaper but because it can be depended on. The installation will consist of 4500 incandescents and 800 horse-power. Motors will drive all the varied machinery required for the manufacture of motor busses and the apparatus used in the up-to-date garage

Such a contract under such circumstances speaks eloquently for the need of Edison Service in all industrial enterprise. Our engineers are ready at all times to furnish details and estimates

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PERSONAL AND TRADE NOTES.

J. C. Wandell, architect, has moved his office from 45 Court street to 8523 Fourth avenue, Brooklyn.

William J. Dilthey, architect, 1 Union Square West, has been elected to membership in the American Institute of Architects.

Harry Hahn, formerly with the Nazareth Cement Company, is now associated with the John P. Kane Company, 103 Park avenue.

Wharton Green & Company, builders and general contractors, will move their offices from 22 William street to 35 West 39th street on October 1.

J. B. Laird, until recently connected with the Moore Steam Turbine Corporation, Wellsville, N. Y., has resigned his position with that corporation to go into the machine-tool business.

Frank L. Patterson & Company and Benjamin F. Kelley & Son, water heating engineers and manufacturers of heaters, announce a combination of interests under the name of the Patterson-Kelley Company, with offices at 26 Cortlandt street.

T. M. Avery, one of the New York City representatives of the Blaw-Knox Co., of Pittsburgh, has gone to the Pacific Coast to take charge temporarily of the San Francisco office of that company. Edwin M. Ornitz, its San Francisco representative, has joined the Engineering Corps as first lieutenant.

Standard Asphalt & Refining Company, of Chicago, Illinois, has purchased the plants, trade marks and good will of the Sarco Petroleum Products Company. The Cities Service Company, of 60 Wall street, New York City, is the new interest in back of this company, although the management remains essentially the same as before the change.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—The U. S. Government, Major J. M. Adams, U. S. A., Room No. 710 Army Bldg, Manhattan, owner, has had plans completed privately for removing rock and dredging in the East River. Cost, \$850,000.

BROOKLYN, N. Y.—The American Institute of Architecture, C. Grant La Farge, chairman of Commission, 101 Park av, Manhattan, architects, completed plans for five 2½ and 4-sty brick and terra cotta blocks or concrete temporary hospital bldgs, 120x600, to contain six wards, at the Navy Yard, for the U. S. Government, Navy Yard, Bklyn, owner. Cost, \$250,000.

WATERLOO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close Oct. 29, for a 2-sty brick, stone and terra cotta post office bldg, for the U. S. Government, Hon. W. G. McAdoo, Secy, Treasury Dept.

NEWARK, N. J.—The U. S. Government, Col. Littell, Adams Bldg, Washington, D. C., owner, has had plans completed privately for a brick warehouse.

BAYSHORE, L. I.—T. B. Thomas Co., Bayshore, L. I., has the general contract for timber seaplane hangars for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans.

MONTCLAIR, N. J.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., has plans in progress for a 1-sty brick and stone post office bldg, 104x90, at Seymour st and Bloomfield av, for the U. S. Government, Hon. A. S. Burlison, Postmaster General, Treasury Dept, Washington, D. C., and Mr. Townsend, Local Postmaster, Post Office Bldg, Montclair, owner. Cost, \$130,000.

YAPHANK, L. I.—Thompson-Starrett Co., 49 Wall st, Manhattan, has the general contract for a frame library, 20x84, at the Army Mobilization Camp, for the Training Camp Activities, Mr. Meyer, Old Land Office Bldg, Washington, D. C., owner, from plans by Edward L. Tilton, 52 Vanderbilt av, Manhattan, architect.

BUFFALO, N. Y.—The U. S. Government, Hon. N. D. Baker, secy, War Dept.,

MILITARY ROADS.

THE following resolutions were adopted by acclamation at the War Convention of the Chamber of Commerce of the United States, held in Atlantic City:

WHEREAS, It is essential that all transportation facilities of the nation should be brought to the highest state of efficiency in order that foodstuffs may be moved most economically from the farm to the market; that manufactured products be moved at the lowest cost from the factory to the consumer;

WHEREAS, The public highways offer a good, prompt and economical means to supplement transportation by rail and water; THEREFORE BE IT RESOLVED, That the prompt improvement of our public highways is important, and should be forwarded in every proper way.

Charles Muller, who was an executive of the former company, now becomes manager. He has been associated with the old company for ten years and has risen through the ranks to his present position and is well known in business and financial circles in Chicago. Robert F. Trumbull has been promoted to manager of the Railway and Building Materials Department. He has been in the service of the old company for eight years in this department.

John R. Monaghan, for the past 10 years in various positions with the engineering department of the Public Service Commission, New York City, has resigned to become engineer for subway construction with the Rapid Transit Subway Construction Co., New York City.

State War & Navy Bldg, Washington, D. C., owner, contemplates reconstructing the hospital at Buffalo, and enlarging its bed capacity to 1,000. Details will be available later. Cost, \$500,000.

LONG BRANCH, N. J.—P. F. Gormley Co., Union Trust Bldg, Washington, D. C., c/o H. T. Payne, Aviation Camp, Long Branch, N. J., supt, has the general contract for improvements to the 1-sty frame camp bldgs at the Aviation Camp, for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, Adams Bldg, Washington, D. C., owner, from plans by Major F. B. Wheaton, Adams Bldg, Washington, D. C., advisory architect. Cost, \$250,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Stephen Guardino, 87 Elizabeth st, owner, contemplates erecting a 6-sty brick and stone tenement, 34x93x41, at the southwest cor of Kenmare and Elizabeth sts, for which no architect has been retained.

UTICA, N. Y.—The Modern Apartments Co., Frank Costigan, 312 Dillaye Bldg, Syracuse, owner, contemplates erecting a 5 or 6-sty brick and steel apartment house, for which no architect or site has been selected. Cost, \$150,000.

ALLEGHANY, N. Y.—St. Bonaventure's College, Rev. Father Fidelis, in charge, Alleghany, N. Y., owner, contemplates erecting a 4-sty brick, stone and steel science bldg, 140x60, to contain classrooms and laboratories, for which no architect has been selected. Cost, \$50,000.

LONG ISLAND CITY.—The Norma Ball Bearing Mfg. Co., W. M. Nones, pres., 1790 Broadway, Manhattan, has purchased property on the Boulevard, near Marion st, and contemplate the erection of a factory. No architect or engineer has been retained.

NEWARK, N. J.—The Commonwealth Chemical Corp., 1500 Garden st, Hoboken, N. J., owner, contemplates erecting a 1-sty reinforced concrete laboratory bldg, for which no architect has been selected.

LYONS, N. Y.—The Board of Supervisors, Beal M. Smith, clerk, Court House, Lyons, N. Y., owner, contemplates erecting a hospital, for which no architect or site has been selected. Cost, \$20,000.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Harsin Building Co., Mrs. A. Harrington, pres., 1478 Vyse av, owner, is taking bids on separate contracts for the two 5-sty brick apartments, 52x85, at the northeast cor of Hull av and 205th st, from plans by the Kreymborg Architectural Co., 1029 East 163d st, architect. Cost, \$105,000.

DWELLINGS.

BROOKLYN, N. Y.—William Fox, 2913 West 35th st, Bklyn, owner, is taking bids on all subs and bids to close October 3, for a 2-sty brick dwelling, 22x58, at 2959 West 35th st, from plans by M. Perlstein, 49 Fulton st, Middle Village, L. I., architect. Cost, \$5,000.

BROOKLYN, N. Y.—John Calluci, on premises, owner, is taking bids on the general contract for a 3-sty brick dwelling and store, 32x20, at the southeast cor of Atlantic and Grand avs, from plans by Abraham Brook, 350 Fulton st, Bklyn, architect. Cost, \$12,000.

ROSELLE, N. J.—Oscar S. Field, Roselle, N. J., owner, is taking bids on the general contract for a 1 and 2-sty frame, wire lath and stucco dwelling, 30x32, from privately prepared plans. Cost, \$6,000.

BELLE HARBOR, L. I.—F. G. Lippert, 132 Nassal st, Manhattan, architect, is taking bids on the general contract for a 2½-sty frame dwelling, 28x32, for J. Anderson, owner. Cost, \$8,000.

RYE, N. Y.—Satterlee & Boyd, 3 West 29th st, Manhattan, architects, are taking bids on the general contract, to close about Oct. 1, for a 2½-sty brick and frame residence, 30x50, and a 1-sty frame garage, 22x30, on Oakland av, one block from Oakland Beach, for Rudolph Hahn, owner.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Percy B. Taylor, Essex Bldg, Newark, architect and engineer, is taking bids on the general contract, to close October 2, for a manufacturing plant on Evergreen av, for the United Color & Pigment Co., owner.

MUNICIPAL.

NEWARK, N. J.—The City of Newark, Thomas L. Raymond, Mayor, City Hall, Newark, owner, is taking bids on the general contract, to close 2 p. m., October 2, for a 2-sty fire engine house, 50x100, at the junction of Sanford av and Palm st, from plans by Frank Grad, American Natl. Bank Bldg, cor Springfield and Belmont avs, Newark, architect. Cost, \$50,000.

PASSAIC, N. J.—The Board of Commissioners of Passaic, William A. Read, director of the Dept. of Streets and Public Improvements, City Hall, Passaic, is taking bids, to close 10.30 a. m., Oct. 1, for the extension of the sanitary sewer on Howe av. Will require 750 linear ft of 8-ft sewer pipe, etc.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The City of Newark, Board of Education, R. D. Argue, City Hall, Newark, owner, is taking bids on the general contract, to close 8:15 p. m., October 1, for a 1-sty addition to the concrete boiler room and coal vault, 18x54, at the Alexander St. Public School, from plans by Louis Sonntag, City Hall, Newark, school architect, and George W. Knight, City Hall, Newark, school engineer. Cost, \$12,000.

BAYONNE, N. J.—The Board of Education, City of Bayonne, James D. Boyd, secy, City Hall, Av E and 30th st, Bayonne, N. J., owner, is taking bids on the general contract, to close 8 p. m., October 4, for the installation of pump and pressure tank at School No. 11.

STABLES AND GARAGES.

MANHATTAN.—Axel S. Hedman, 371 Fulton st, Bklyn, architect, is taking bids on the general contract for alterations and extensions to the 1-sty brick and frame garage, 92x173, at 601-11 East 19th st, for John M. Brookman Est., Donald S. Walker, executor, 88 Wall st, owner. Cost, \$16,000.

BROOKLYN, N. Y.—A. Prince, on premises, owner, is taking bids on the general contract for the alteration of the 1-sty brick stable, 50x100, at 774-6 Hart st, into a garage, from plans by A. Brook, 350 Fulton st, Bklyn, architect. Cost, \$7,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Bldg, Jersey City, architect, is taking bids on the general contract for alterations and addition to the garage and store, at 861-3 Bergen av, for E. Hege-wald & Son, 861-3 Bergen av, Jersey City, owner.

NEW ROCHELLE, N. Y.—S. S. Calafati, 224 Main st, New Rochelle, architect, is taking bids on the general contract for a 2-sty hollow tile and stucco garage and showrooms, 113x70, in Huguenot st, for the Cadillac Motor Car Co., 297 Main st, New Rochelle, N. Y., owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the alteration to the office bldg at 1600 Broadway for the Universal Film Co., owner, from plans by Russell & Horn, architects, and desire bids from sub-contractors.

MANHATTAN.—B. C. Brown, 39 East 42d st, has the general contract for alterations to the 4 and 5-sty store and office building at 352 Madison av for the Emma C. Taylor Estate, 10 Wall st, owner, from plans by Hutton & Buys, 103 Park av, and desires bids from sub-contractors at once. Cost, \$8,000.

MISCELLANEOUS.

MANHATTAN.—The City of New York, Marcus M. Marks, pres., Borough of Manhattan, Room 2032, Municipal Bldg, owner, is taking bids on the general contract to

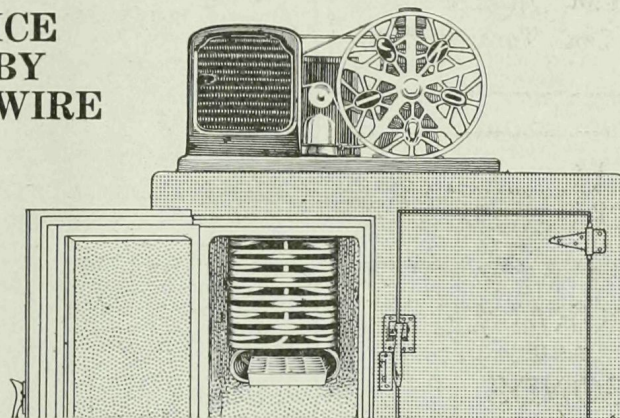
close 2 p. m., October 2, for the construction of a receiving basin at the northwest cor of 42d st and Madison av.

BROOKLYN, N. Y.—The New York Municipal Railway Corp., 85 Clinton st, Brooklyn, owner, is taking bids on the general contract, to close Oct. 1, for the construction of a trainmen's bldg, signal tower, circuit breaker house and additional platforms, etc., at the Coney Island terminal, from plans by W. S. Menden.

BRONX.—Samuel Roth, 1269 Broadway, Manhattan, is completing plans for the alteration to the property at 1316 to 1318 Washington av, and will receive bids on all sub-contracts next week. Cost, \$5,000.

BROOKLYN, N. Y.—Cohn Brothers, 361 Stone av, Bklyn, architects, are taking bids on the general contract for the alteration of the 4-sty brick tenement, 23x60, at 476 St. Marks av, into a dormitory, for the Jewish Hospital, E. C. Blum, pres., on premises, owner. Cost, \$5,000.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, pres., Borough of Brooklyn, Room 2, Borough Hall, Bklyn, owner, is taking bids on the general con-

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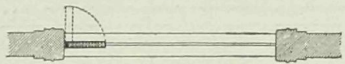
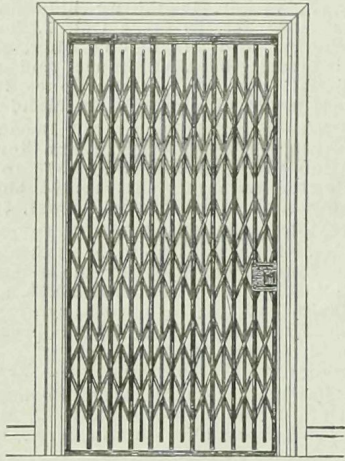
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tract, to close 11 a. m., October 5, for the construction of Section No. 2, of Biological Plant, 26th Ward Disposal Works, between Fairfield av and Jamaica Bay, and between Miller and Schenck avs, from privately prepared plans.

RUTHERFORD, N. J.—The Borough of Rutherford, F. A. Stedman, Borough clerk, City Hall, Park av, Rutherford, N. J., owner, is taking bids on the general contract, to close 8:15 p. m., October 2, for the construction of a lateral sanitary sewer at Sahara av, Grand av, etc., from privately prepared plans.

JOHNSTOWN, N. Y.—The City of Johnstown, Grover Yerdon, City Clerk, City Hall, Johnstown, N. Y., owner, is taking bids on the general contract to close 7.30 p. m., October 2, for a storage reservoir and distributing reservoir and pipe line, from plans by James P. Wells, 344 Cutler Bldg, Rochester, N. Y., engineer. Cost, \$200,000.

PHOENIX, N. Y.—The State of New York, Board of Public Works, W. W. Wotherspoon, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m., October 2, for improving New York State canals and constructing a bascule bridge below Lock No. 1 at Culvert st, from plans by Frank M. Williams, Telephone Bldg Albany, State Engineer.

PASSAIC, N. J.—The Board of Commissioners of the City of Passaic, John H. McGuire, director of Parks, City Hall, Passaic, is taking bids on separate contracts, to close 10 a. m., Oct. 1, for a comfort station in City Hall Park, from plans by Ernest E. Twist, News Bldg, Passaic.

STORES, OFFICES AND LOFTS.
49TH ST.—John H. Scheier, 25 West 42d st, is preparing plans for the alteration of the 4-sty brick dwelling, 45x65, at 115 West 49th st, into a restaurant. Owner's name withheld. Consists of installing a new store front and general alterations to ground floor. Cost, \$2,500.

BOWERY.—George M. McCabe, 96 5th av, completed plans for the alteration of the 5 and 6-sty store and lodging house, 24 x99, at 15 Bowery, for Joseph H. Schwartz, 195 Bowery, owner. Consists of a new front wall, stairs, plumbing and floor beams. Cost, \$5,500.

29TH ST.—Alfred L. Kehoe, 1 Beekman st, completed plans for alterations and extension to the 3-sty brick left bldg and garage, 70x197 and 49x60, and 244-8 West 29th st, for James Morrison, on premises, owner and builder. Cost, \$10,000.

MISCELLANEOUS.

1ST AV.—George F. Kiess, 130 East 15th st, completed plans for the alteration and addition to the 4-sty brick power house, 25x85, at 666 1st av, for the New York Edison Co., Nicholas F. Brady, pres., 130 East 15th st, owner. Cost, \$7,000.

48TH ST.—Thomas W. Lamb, 644 8th av, completed plans for alterations to the 4 and 5-sty brick restaurant and lodging house, 40x96, at 122-4 West 48th st, for Charles Maran, 236 West 46th st, owner, and Carlo Gioloto, 236 West 46th st, lessee. Cost, \$12,000.

Bronx.

FACTORIES AND WAREHOUSES.

165TH ST.—Moore & Landsiedel, 509 Willis av, have plans in progress for alterations to the factory, at 501 East 165th st, for G. Ernst, on premises, owner. Consists of shoring up present frame bldg, and constructing a 1-sty brick extension, 26x130. Cost, \$7,000.

EXTERIOR ST.—William G. Gusen, 1979 Southern Blvd, completed plans for a 1-sty brick garage, 50x75, in the west side of Exterior st, 234 ft north of 150th st, for the Street Coal Co., Herbert G. Street, on premises, owner. Cost, \$8,000.

MUNICIPAL.

BRONX PARKWAY.—Stoughton & Stoughton, 96 5th av, are preparing plans for a native stone, granite, brick, structural steel and ornamental iron bridge over Bronx Parkway for the City of New York, Dept. of Bridges, Municipal Bldg, owner. Cost, \$250,000.

STABLES AND GARAGES.

FORDHAM RD.—M. W. Del Gaudio, 401 Tremont av, completed plans for a 1-sty brick and stone garage and stable, 33x19 and 16x40, respectively, in the south side of Fordham rd, 25 ft east of Cambreling av, for Ernestine La Mura, 618 East 181st st, owner. Cost, \$3,500.

Brooklyn.

DWELLINGS.

PROSPECT ST.—F. W. Eisenla, 186 Remsen st, completed plans for a 2-sty extension to the dwelling and garage in the south side of Prospect st, 25 ft west of Navy st, for Angelo Castignor, on premises, owner. Cost, \$8,000.

EAST 15TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 23x37, in the west side of East 15th st, 127 ft north of Newkirk av, for George W. Egbert, 355 East 16th st, owner. Cost, \$5,000.

14TH AV.—Frankfort & Kirschner, 4812 12th av, completed plans for two 2½-sty frame dwellings, 26x55, on the west side

CONTEMPLATED CONSTRUCTION.

Manhattan.

HALLS AND CLUBS.

PARK AV.—Louis L. Stockton, 35 East 39th st, will draw sketches for the alteration of the dwelling at the southwest cor of Park av and 40th st (40 East 40th st and 96 Park av), into a club house, for the Beta Theta Pi Club, 1 Gramercy Park, owner.

HOTELS.

34TH ST.—John J. Petit, 103 Park av, has plans in progress for alterations to the Hotel McAlpin, at 46-8 West 34th st, for the Greeley Square Hotel Co., Charles A. Pratt, pres., on premises, owner.

SCHOOLS AND COLLEGES.

BAXTER ST.—Plans have been approved by the Municipal Art Commission for a brick and stone public school at the northeast cor of Baxter and Hester sts, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. C. B. J. Snyder, 500 Park av, is the architect. Cost, \$130,000.

129TH ST.—C. B. J. Snyder, 500 Park av, completed plans for the alteration of the 4-sty brick public school at the northwest cor of 129th st and Amsterdam av for the City of New York, Board of Education, William C. Willcox, pres., 500 Park av, owner. Cost, \$12,000.

STABLES AND GARAGES.

LEXINGTON AV.—Peter Joseph McKeown, 217 Broadway, completed plans for a 4-sty brick garage, 54x94, at 51-5 Lexington av, for the Empire Trust Co., Leroy W. Baldwin, pres., 120 Broadway, owner. Cost, \$75,000.

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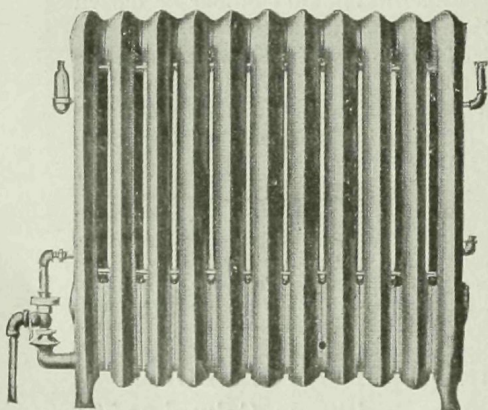
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of 14th av, 40 ft north of 53d st, and at the northwest cor of 14th av and 53d st, for Harris Wilnor, 4706 13th av, Brooklyn, owner. Total cost, \$12,000.

ATLANTIC AV.—Kelly & Boyle, 367 Fulton st, completed plans for the extension of the 3-sty dwelling, with store, on the north side of Atlantic av, 125 ft west of Court st, for Samuel D. Barbari, 199 Atlantic av, Brooklyn.

CONEY ISLAND.—M. Perlstein, 49 Fulton av, Middle Village, is preparing plans for three 2-sty brick dwellings, 20x58, on the south side of Mermaid av, 77 ft east of West 35th st, for Charles Martion, 2880 West 29th st, owner and builder.

92D ST.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 39x46, at the southwest cor of 92d st and Shire rd, for Emmett J. McCormack, 29 Broadway, Manhattan.

CHURCH AV.—Cantor & Dorfman, 267 Fulton st, will draw sketches for seventeen 2-sty brick dwellings and garages, 18 x42, on Church av, for the Kraslow Construction Co., 188 Montague st, owner.

STEUBEN ST.—C. T. Cannello, 1162 Herkimer st, completed plans for an extension to the dwelling and garage in the east side of Steuben st, 140 ft south of De Kalb av, for Frank Ferro, 1005 Wallabout st, owner. Cost, \$6,000.

BROOKLYN, N. Y.—Herman Fritz, News Bldg, Passaic, N. J., completed plans for five 2½-sty frame dwellings, 24x30 ft each, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$4,500 each.

DUMONT AV.—Cohn Bros., 361 Stone av, have plans in progress for eight 2-sty brick residences, 22x55, on Dumont av, from Cleveland to Ashford st, for Freib & Brodsky, owners. Cost, \$5,000 each.

WEST 35TH ST.—Shampan & Shampan, 772 Broadway, have plans in progress for a 2-sty brick dwelling, 25x50, in the east side of West 35th st, 180 ft south of Mermaid av, for Mrs. Finkelman, 157 Grafton st, Brooklyn, owner. Cost, \$15,000.

WEST 31ST ST.—John Burk, 319 Baltic st, completed plans for four 2-sty brick dwellings, 20x35, in the east side of West 31st st, 220 ft north of Mermaid av, for Joseph De Sposipo Bldg. Co., on premises, owner and builder. Total cost, \$13,000.

52D ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for three 2-sty frame dwellings, 17x53, in the north side of 52d st, 202 ft east of 16th av, for Ramal Building Co., 3907 Av D, owner and builder. Cost, \$15,000.

79TH ST.—A. G. Carlson, 226 Henry st, completed plans for sixteen 2-sty brick dwellings, 20x62, in the north side of 79th st, 80 ft east of 5th av, for the Johnson Construction Co., 71st st and 10th av, Brooklyn, owner and builder. Cost, \$9,500.

MANHATTAN AV.—H. J. Merick, 892 Broadway, Brooklyn, completed plans for a 3-sty extension to the dwelling and store on the east side of Manhattan av, 75 ft north of Freeman st, for Joseph Josephs, on premises, owner. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

TILDEN AV.—Edwin G. George, 4185 Fulton st, Woodhaven, completed plans for a 1-sty brick storage bldg, 143x106, on the north side of Tilden av, 142 ft west of Bedford av, for R. Freedman, 4185 Fulton st, Woodhaven, owner. Cost, \$25,000.

KENT AV.—William Higginson, 21 Park Row, Manhattan, completed plans for a 1-sty brick factory, 100x60, on the west side of Kent av, 117 ft north of De Kalb av, for Julius Kayser, 45 East 17th st, Manhattan, owner. Cost, \$30,000.

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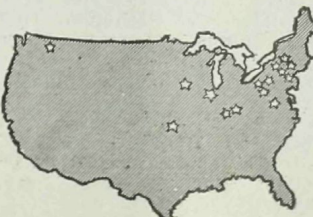
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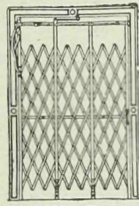
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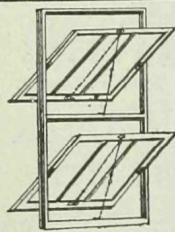
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CHRISTOPHER ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick storage bldg, 80x100, in the east side of Christopher st, 100 ft south of East New York av, for Samuel Rottenberg, cor East New York av and Christopher st, Brooklyn, owner. Cost, \$10,000.

STABLES AND GARAGES.

WALLABOUT ST.—Theobold Engelhardt, 905 Broadway, completed plans for interior alterations to the 1-sty garage in the north side of Wallabout st, 150 ft east of Marcy av, for the Wallabout Factory Co., Flatiron Bldg, Manhattan, owner. Cost, \$5,000.

DEAN ST.—F. G. Dangler, 215 Montague st, completed plans for a 1-sty brick garage, 20x140, in the south side of Dean st, 150 ft east of Carlton av, for Peter F. Reilly, 618 Dean st, owner and builder. Cost, \$6,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, completed plans for four 1-sty brick garages, 10x20, at 439 Glenmore av, for Mr. Warshawsky, on premises, owner. Total cost, \$4,000.

41ST ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for a 1-sty brick garage, 50x100, in the south side of 41st st, 100 ft east of 1st av, for Conrad Pfling, 7017 3d av, Brooklyn, owner. Cost, \$12,000.

GROVE ST.—Charles Gastmeyer, 1652 Myrtle av, completed plans for a 1-sty brick garage, 74x60, in the south side of Grove st, 100 ft west of Wyckoff st, for Alvina Braun, 343 Menahan st, owner. Cost, \$6,000.

BEDFORD AV.—R. T. Short, 370 Macon st, completed plans for a brick and stone garage on the west side of Bedford av, bet Atlantic and Brevoort st, for T. A. Clarke, 122 Livingston st, owner and builder.

OCEAN PARKWAY.—Samuel Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 148x105, on the north side of Ocean Parkway, 17 ft east of Sherman av, for the Lewis Construction Co., 361 Fulton st, Brooklyn, owner. Cost, \$65,000.

MISCELLANEOUS.

FLUSHING AV.—Henry Holder, Jr., 242 Franklin av, completed plans for interior alterations to the 2-sty factory and dwelling on the north side of Flushing av, 87 ft west of Kent av, for Louise G. Hodson, on premises, owner. Cost, \$2,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, completed plans for a 4-sty brick tenement, 25x71, on the east side of 14th av, 515 ft north of Vandeventer av, for William Chmurzanski, 399 13th av, L. I. City, owner. Cost, \$11,000.

CHURCHES.

WOODHAVEN, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., has plans in progress for alterations to the 1-sty brick church, 40x14 and 30x15, at Jerome av and Ferry st, for the Lutheran Church, Rev. Dr. H. E. Meyer, Woodhaven, owner. Cost, \$6,000.

DWELLINGS.

JAMAICA, L. I.—Robert F. Mellon, 44 King st, Jamaica, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 20x40, in the north side of Compton terrace, east of Warwick blvd. Cost, \$6,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has new plans in progress for a 2½-sty brick dwelling, 21x33, on the east side of Hillcrest av, 195 ft north of Highland av, for Adam Metz, 9 Amherst av, Jamaica, owner and builder. Cost, \$7,000.

CORONA, L. I.—A. L. Marinelli, West Jackson av, Corona, completed plans for a 2-sty brick dwelling, 20x55, on the east side of Grinnell av, 100 ft south of Burnside av, for B. Dipolito, 13 West Jackson av, Corona, owner. Cost, \$6,000.

MIDDLE VILLAGE, L. I.—William Von Felde, Metropolitan av, Middle Village, is preparing plans for a 2-sty dwelling, 25x58, in the east side of Pulaski st, 50 ft east of Hinman st, for M. Hertzman, Middle Village, L. I., owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for eight 2-sty frame dwellings, 16x38, in the west side of Bigelow pl, 178 ft south of Fulton st, for the Gascoyne Realty Co., 470 Manor av, Woodhaven, owner. Cost, \$22,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x39, on the east side of Diamond av, 727 ft north of Jamaica av, for

Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners. Cost, \$5,500.

WOODHAVEN, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for ten 2-sty frame dwellings, 16x40, in the west side of Bigelow pl, 360 ft south of Fulton st, for the Gascoyne Realty Co., 470 Manor av, Woodhaven, owner. Cost, \$23,000.

JAMAICA, L. I.—Fred Kuchler, 132 Ridgewood av, Brooklyn, has had plans completed privately for a 2½-sty brick dwelling, 34x28, on the south side of Oceanview av, 234 ft east of Victoria st. Cost, \$6,500.

MIDDLE VILLAGE, L. I.—John Weiss, Wayne st, Brooklyn, completed plans for a 2-sty brick dwelling, 40x50, in Herriman st, 288 ft south of Pulaski av, for the Cooper Heights Realty Co., Middle Village, owner. Cost, \$4,500.

FOREST HILLS, L. I.—Harold E. Padon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x24, at the northwest cor of Meteor st and Seminole av, for the Cord Meyer Co., Forest Hills, owner. Cost, \$6,500.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 38x25, in the north side of Quentin st, 150 ft east of Austin st. Cost, \$10,000.

MASPETH, L. I.—F. Chmelik, 796 2d av, L. I. City, completed plans for a 3-sty frame dwelling, 21x34, on the west side of Willow av, 25 ft south of Hull av, for C. Malinkiewicz, Willow av, Maspeth, owner. Cost, \$3,500.

JAMAICA, L. I.—Henry Russell & Storms, 11 Herriman av, Jamaica, owner, have had plans completed privately for a 2-sty frame dwelling, 28x33, in the south side of Henly rd, 150 ft west of Kingston av. Cost, \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for five 2-sty frame dwellings, 20x30, on the east side of Diamond av, 773 ft north of Jamaica av, for Gatehouse Bros., Chestnut st, Bklyn, owners and builders. Cost, \$12,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Boese, Queens Plaza, L. I. City, completed plans for alterations to the light manufacturing bldg on the west side of Jackson av, 102 ft south of 5th st, for the Hackett Estate, 1 Bridge Plaza, L. I. City, owner. Cost, \$2,000.

STABLES AND GARAGES.

ELMHURST, L. I.—Stephenson & Wheeler, 2 West 45th st, Manhattan, and Edward J. Fanning (assoc.), 2 West 45th st, are revising plans for a 1-sty brick and concrete garage, 62x100, in the south side of Cornish st, 150 ft east of Queens rd, for Jacob T. Miller, 220 West 42d st, Manhattan, owner. Cost, \$15,000.

LONG ISLAND CITY.—Jurgen Rathjen Co., on premises, owner, has had plans completed privately for interior alterations to the garage on the south side of Division av, 150 ft west of Vernon av. Includes a 1-sty brick extension to front. Cost, \$2,500.

MISCELLANEOUS.

LONG ISLAND CITY.—Frederick Tench, 20 Greenridge av, White Plains, N. Y., owner, has had plans completed privately for a 1-sty brick storage shed, 100x100, at the southwest cor of Borden and Review avs, from privately prepared plans. Cost, \$9,000.

Richmond.

HOTELS.

STATEN ISLAND.—Thomas Lippincott, 21 South 13th st, Philadelphia, Pa., completed plans for a 2-sty hollow tile or brick inn, 54x63, for the Downey Ship Bldg. Co., Herbert A. Ayers, pres., 44 Whitehall st, Manhattan, owner. Will contain twenty rooms, a sun parlor and billiard room. Cost, \$25,000.

Nassau.

MUNICIPAL.

HEMPSTEAD, L. I.—I. B. Baylis, Hempstead, L. I., is preparing plans for the erection of a fire house (West End Hose Co. No. 5) for the Board of Trustees of the Incorporated Village of Hempstead, Eugene P. Parsons, clerk, Hempstead, L. I., owner.

Westchester.

FACTORIES AND WAREHOUSES.

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

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for a 4-sty brick and stone apartment, 60x78, in the north side of Carlton st, 75 ft east of Ashland st, for William Lunsky, 112 South 14th st, Newark, owner and builder. Cost, \$50,000.

MONTCLAIR, N. J.—E. V. Warren, 31 Clinton st, Newark, has preliminary plans in progress for a 3-sty brick and stone apartment. Exact location and owner's name will be announced later. Cost, \$75,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has preliminary plans in progress for a 3-sty brick and stone apartment, 80x80, in Dodd st. Owner's name will be announced later. Cost, \$40,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing preliminary plans for a 5-sty brick and stone apartment, 55x75, at the northeast cor of Roselle and 7th avs. Owner's name will be announced later. Cost, \$80,000.

WEST NEW YORK, N. J.—A. De Paolo, 542 Bergenline av, West New York, has plans in progress for a 4-sty brick apartment house, 25x74, on the west side of Park av, 100 ft south of 13th st, for Mrs. Frances Lo Bello, 401 8th st, West New York, owner. Cost, \$20,000.

EAST ORANGE, N. J.—Nathan Harris, 21 South Orange av, Newark, has plans nearing completion for a 5-sty brick and terra cotta apartment house, 96x130, at the cor of Harrison and Berwyn sts. Owner's name will be announced later. Cost, \$100,000.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, has new plans in progress for four apartment houses and two stores, 34x65, at 402-404 North 5th st, for Peter Travisani, 411 North 5th st, Newark, owner. Cost, \$6,000.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, completed plans for a 2½-sty frame and siding apartment and two stores, 40x40, at 1460 McCrea pl, for Frank Shirriff, 146 McCrea pl, Plainfield, owner and builder. Cost, \$5,000.

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

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick and stone apartment house, 26x84, at 299-301 Bergen av, for Henry C. Casper, 1926 Boulevard, Jersey City, owner and builder. Cost, \$30,000.

CHURCHES.

MIDDLEBUSH, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., will draw plans for rebuilding the church at Middlebush, N. J., for the Middlebush Reformed Church, Rev. John A. Thompson, pastor, Middlebush, owner.

DWELLINGS.

PISCATAWAY TOWNSHIP, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., completed plans for a 2½-sty hollow tile and stucco dwelling, 28x30, near Plainfield, N. J., for William S. Moore, Piscataway Township, N. J., owner. Cost, \$4,500.

PLAINFIELD, N. J.—George H. Fischer, Jr., 224 Manson pl, Plainfield, completed plans for a 2½-sty frame dwelling, 30x32, for Miss M. T. Greene, 416 West 6th st, Plainfield, owner. Exact location will be announced later. Cost, \$6,000.

MONTCLAIR, N. J.—Christopher Myers, Crane Bldg, Montclair, has plans in progress for a 2½-sty frame dwelling, 24x48, on Elmwood av, for Mrs. R. W. Lambert, Montclair, N. J., owner and builder. Cost, \$6,000.

TOTAWA, N. J.—Flavio B. Brosso, 126 Market st, Paterson, completed plans for a 2½-sty dwelling, 31x41, on Totawa rd, for D. Fiory Calderini, 222-8 Belmont av, Haledon, N. J., owner. Cost, \$9,000.

CHATHAM, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 24x30, for Gilbert C. Brown, 270 Passaic st, Newark, owner. Cost, \$4,500.

RUTHERFORD, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for two 2½-sty frame and shingle dwellings, 24x30 ft each, for the Rutherford Manor Homes Co., Rutherford, owner and builder. Cost, \$4,500 each.

SOUTH ORANGE, N. J.—Herman Fritz, News Bldg, Passaic, has plans in progress for three 2½-sty frame dwellings, 30x60, on Grove rd, for Philip Bowers & Co., 189 Market st, Newark, owner. Cost, \$14,000 each.

BLOOMFIELD, N. J.—Frederick L. Pier-son, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x32, at Halcyon Park, for Harry J. Hendricks, Florence av, Bloomfield, owner. Cost, \$3,500.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for two 1 and 2-sty frame dwellings, 24x40 and 24x34, at the cor of Palisade rd and Colonial rd, and at the cor of Princeton rd and Baldwin pl, for Max Schulman, Roselle, N. J., owner and builder. Cost, \$10,500.

FACTORIES AND WAREHOUSES.
WEST ORANGE, N. J.—Thomas A. Ed-ison, Inc., M. Arthur Wolf, construction engineer, in charge, Lakeside av, West Orange, is having plans revised privately for a 1-sty reinforced concrete power house, 100x100.

PERTH AMBOY, N. J.—The American Smelting & Refining Co., 120 Broadway, Manhattan, is having plans prepared privately for the addition to the 1-sty power house at Maurer.

NEWARK, N. J.—Frederick Phelps, Union Bldg, Newark, architect and engi-

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neer, has plans nearing completion for a chemical plant, 75x150, in Blanchard st, for Miner-Edgar & Co., owners.

STABLES AND GARAGES.

NEWARK, N. J.—Meyer Zemel, 27 Jones st, Newark, owner, has had plans completed privately for a 1-sty cement block public garage, 50x71, at the southwest cor of Manufacturers pl and Horatio st. Cost, \$5,000.

NEWARK, N. J.—M. J. Nadel, Union Bldg, Newark, completed plans for a 1-sty brick garage, 34x54, at 22-24 Broome st, for Samuel Gross, 20 Broome st, Newark, owner. Cost, \$5,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing preliminary plans for sixty-eight 1-sty hollow tile and stucco individual garages, 100x200, on Mt. Pleasant av, through to Ogden st. Owner's name will be announced later. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—J. N. Pierson & Son, Raritan Bldg, Perth Amboy, completed plans for a 2-sty brick store bldg, about 50x60, to contain seven stores, at the southeast cor of Madison av and Smith st, for the Maple Realty Co., C. L. Steuerwald, pres., 205 Smith st, Perth Amboy, owner. Cost, \$10,000.

THEATRES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans in progress for a 2 and 1-sty brick moving picture theatre, 100x101, and four stores, at the northwest cor of Clinton and Peshine avs, for Morris Sharff, 53 Milford av, Newark, owner and builder.

MISCELLANEOUS.

NEWARK, N. J.—George A. Polcanis, Fanwood, N. J., completed plans for the alteration of the dance hall at the southeast cor of Washington and Bleecker sts, into an ice-skating rink for the Granite Realty Co. and Philip J. Bowers, 786 Broad st, Newark, owners, and the Newark Ice Palace Co., c/o Ireland & Goldstein, 37 Liberty st, Manhattan, lessee. Cost, \$20,000.

CLIFTON, N. J.—John V. Van Pelt, 381 4th av, Manhattan, is preparing plans for the addition to the 1-sty reinforced concrete laboratory on Madeline av for the Takamane Laboratory, 552 West 173d st, Manhattan, owner.

KEARNY, N. J.—Plans are being prepared privately for the superstructure of the 1-sty reinforced concrete service bldg, 75x375, on Newark Bay, bet Passaic and Hackensack Rivers, for the Ford Motor Car Co., Highland Park, Detroit, Mich., and at site, owner.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, Jersey City, N. J., has plans in progress for a 2-sty brick storehouse and office bldg, 25x85. Owner's name and exact location will be announced later. Cost, \$4,500.

Other Cities.

FACTORIES AND WAREHOUSES.

GENEVA, N. Y.—C. C. Davison, 599 Exchange st, Geneva, owner, has had plans completed privately for a 4-sty flour mill, 40x60, or 40x92, to cost \$30,000.

ROCHESTER, N. Y.—Robert S. Byers, 421 Chamber of Commerce Bldg, Rochester, completed plans for a 1-sty brick and steel central heating plant or power plant on Clinton rd for the Bridgeford Machine Tool Corp., owner.

NEW HAMPTON, N. Y.—Plans have been approved by the Municipal Art Commission for the 1-sty stucco on terra cotta block industrial bldg for the City of New York, Dept. of Correction, Municipal Bldg, Manhattan, designed by Charles B. Meyers, 1 Union sq, Manhattan, architect. Cost, \$25,000.

SYRACUSE, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., will draw plans for a brick and steel horticultural bldg at the State Fair grounds for the State Fair Commission, Albert R. Brown, Cahill Bldg, Syracuse, secy.

SYRACUSE, N. Y.—Earl A. Hallenbeck, Syracuse, N. Y., will draw plans for the 5-sty brick, stone and steel surgical and laboratory bldg, 40x120, at the University Grounds, for the Syracuse University, James R. Day, chancellor. Cost, \$125,000.

AVON, N. Y.—Charles Brost is preparing plans for a 4-sty frame flour mill, 40x70, for Light Bros., Avon, owners. Cost, \$20,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Gordon & Madden, Sibley Bldg, Rochester, are preparing sketches for a 3-sty brick, steel and frame club house, 90x200, in the east side of East Main st, bet Alexander and Union sts, for the Knights of Columbus, William Shafer, chairman of Bldg Commission, c/o Meng

& Shafer, Powers Block, Rochester, owner. Cost, \$150,000.

MUNICIPAL.

RENSSELAER, N. J.—John F. Lope, 36 State st, Albany, N. Y., completed plans for remodeling the brick and tile jail for the City of Rensselaer, John G. Salt, City Clerk, Rensselaer, N. Y., owner.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—Pember & Campagne, Ilium Bldg, Troy, N. Y., have revised plans in progress for a 3-sty brick and concrete high and grade school, 96x160, in Main st, on site of present school, for the Board of Education, M. D. Weaver, pres., Lake Placid, N. Y., owner. Cost, \$125,000.

SYRACUSE, N. Y.—N. H. La Vaute, 421 First National Bank Bldg, Syracuse, completed plans for the addition to the brick and stone school known as the Lincoln School, for the City of Syracuse, George N. Fairchild, pres of Board of Education, owner. The addition will contain 8 classrooms, an auditorium, gymnasium, library and manual training and domestic science departments.

GENESEE, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed sketches for additions to the Genesee State Normal School. Cost, \$80,000.

ROCHESTER, N. Y.—O. W. Dwyer, 310 Cutler Bldg, Rochester, has working plans nearing completion for a 2-sty brick church and Sunday school, 105x77, at Dewey and Lewiston avs, for the Lake View Methodist Episcopal Church, c/o Rev. Chester Cawardine, pastor, Rochester, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, Poughkeepsie, will draw plans for alterations to the 4-sty brick store and loft bldg, 20x100, in Main st, for Peter Miller Sons, Main st, Poughkeepsie, owner. Details will be available later.

MISCELLANEOUS.

WESTFIELD, N. Y.—C. C. Hill, Westfield, N. Y., Borough and Designing Engineer, and Gannett-Seelye & Fleming, 204 Locust st, Harrisburg, Pa., consulting engineers, completed plans for rebuilding the water works, which requires small dam, one mile tunneling, wood stave pipe and cast iron pipe, for the Village of Westfield, J. A. Riley, Village Clerk, Westfield, N. Y., owner. Cost, \$80,000.

CONTRACTS AWARDED.

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

BANKS.

SENECA FALLS, N. Y.—Koon Bros., 31 Mills st, Auburn, N. Y., have the general contract for the alteration and extension to the Exchange National Bank, Seneca Falls, from plans by Brockway & Collin, Third National Bank Bldg, Syracuse, N. Y., architect. Cost, \$25,000.

CHURCHES.

COXSACKIE, N. Y.—D. Stuart Douglass & Co., 100 State st, Albany, N. Y., has the general contract for rebuilding the church and Sunday school room 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, \$20,000.

DWELLINGS.

BROOKLYN, N. Y.—Rupp Bros., 189 Montague st, have the general contract for a 2-sty brick, stone and frame dwelling, 59x75, at the northwest cor of Narrows av and 83d st, for Howard E. Jones, c/o James W. Elwell Co., 17 State st, Manhattan, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, architect. Cost, \$25,000.

BLOOMFIELD, N. J.—John Young, 161 State st, Bloomfield, completed plans for a 2½-sty frame dwelling, 24x30, at 23 Irving st, for Harry J. Stevens, Prudential Bldg, Newark, owner, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$4,000.

CRANFORD, N. J.—Ira Apgar, 314 North av, East Cranford, N. J., has the general contract for a 2-sty frame dwelling, 24x26, at 28 Bloomingdale av, for H. B. Scott, 20 Bloomingdale av, Cranford, owner, from plans by C. C. Bell, 8 South av, West Cranford, N. J., architect. Cost, \$3,000.

MONTCLAIR, N. J.—William E. Jackson, 178 Bloomfield av, Montclair, has the general contract for a 2-sty frame dwelling in the east side of Mission st for William Henry Tribble, 190 Bloomfield av, Montclair, owner, from plans by D. R. Rizzolo, 116 Market st, Newark, architect. Cost, \$3,000.

MAPLEWOOD, N. J.—William C. Orben, 4 Jefferson av, Maplewood, has the general contract for the 2½-sty frame dwelling at the cor of Wyoming av and Roosevelt rd for Stuart B. Folley, Wyoming av, Millburn, N. J., owner, from privately prepared plans. Cost, \$8,000.

MT. VERNON, N. Y.—William J. Morgan, 336 South 1st av, Mt. Vernon, has the general contract for the 2½-sty frame and stucco residence, 26x57, at South 3d av and West 5th st, for Mrs. L. M. Ellrodt, 20 East 1st st, Mt. Vernon, owner, from plans by Ludwig Eisinger, 52 Vanderbilt av, Manhattan, architect. Cost, \$15,000.

KATONAH, N. Y.—James McWalters & Son, 1493 Broadway, Manhattan, have the general contract for interior work to the 2½-sty frame dwelling for Gordon K. Bell, 20 Exchange pl, Manhattan, owner, from plans by Armstrong & De Gelleke, 122 East 25th st, Manhattan, architects.

PATERSON, N. J.—Albert Huizing, Prospect Park, Paterson, has the general contract for a 2-sty frame and shingle dwelling at 466-8 East 33d st, for Herbert Balz, 254 Governor st, Paterson, owner, from privately prepared plans. Cost, \$3,000.

PATERSON, N. J.—Albert Huizing, Prospect Park, Paterson, has the general contract for a 2-sty frame and shingle dwelling at 462-4 East 33d st, for Wallace D. Taylor, 122 Howe av, Passaic, owner, from privately prepared plans. Cost, \$3,000.

MONTCLAIR, N. J.—Arthur C. Stewart, Montclair, N. J., has the general contract for a 2-sty frame dwelling, in the east side of Mission st, 554 ft south of Bloomfield av, for Edward Summerlin, Montclair, N. J., owner, from plans by D. R. Rizzolo, 116 Market st, Newark, architect. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—The John F. Hughes Construction Co., 211 Post st, Utica, N. Y., has the general contract for addition to the 1-sty brick boiler house, 56x22, in Erie st, for the Mutual Box Co, Andrew Frey, pres., 1532 Erie st, Utica, N. Y., owner, from privately prepared plans. Cost, \$5,000.

IRVINGTON, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract for addition to the 1-sty frame and corrugated iron boiler house, 16x48, at 124 Coit st, for the Irvington Mfg. Co., on premises, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Cost, \$3,000.

SYRACUSE, N. Y.—The J. D. Taylor Construction Co., 115 South Salina st, Syracuse, has the general contract for the brick and steel factory at West Fayette and Magnolia sts for the Crucible Steel Co. of America, West Fayette and Magnolia sts, Syracuse, owner, from privately prepared plans. Cost, \$60,000.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, has the general contract for the 4-sty addition to the brick factory bldg in Boyd st, from 17th to 18th avs, for the General Electric Co., Schenectady, N. Y., owner, from plans by John H. and Wilson C. Ely, Firemen's Bldg, Newark, architects. Cost, \$14,000.

PLAINFIELD, N. J.—H. E. Banton, 12th and Samson sts, Philadelphia, Pa., has the general contract for the 1-sty brick, stone and concrete power house, 75x100, for the Niles-Bement-Pond Company, 21st and Callowhill sts, Philadelphia, owner.

PASSAIC, N. J.—The John W. Ferguson Co., 952 Market st, Paterson, has the general contract for the 5-sty reinforced concrete warehouse, about 250x90, in Passaic st, for the New York Belting & Packing Co., 91 Chambers st, Manhattan, owner, from plans by the Lockwood Green Co., 101 Park av, Manhattan, architects and engineers.

ROCHESTER, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the additional factory buildings at the plant of the Bausch & Lomb Optical Co., St. Paul and Lowell sts, from plans by S. Firestone, Granite Building, Rochester, architect.

WHITE PLAINS, N. Y.—The Flynt Building & Construction Co., Palmer, Mass., has the general contract for a 2-sty brick and terra cotta operating bldg at 17 Main st, for the Westchester Street Railroad Co., J. H. Calhoun, local supt., in charge, Wayne av, White Plains, owner, from plans by Charles Rufus Hart, c/o The Connecticut Co., 129 Church st, New Haven, Conn., engineer. Cost, from \$8,000 to \$10,000.

ROCHESTER, N. Y.—A. Friederichson & Sons Co., 710 Lake av, Rochester, has the general contract for a 1-sty paper burning mill, 75x40, at Kodak Park, for the Eastman Kodak Co., 343 State st, Rochester, owner, from privately prepared plans.

HALLS AND CLUBS.

MANHATTAN.—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for the alteration of the 3-sty brick dwelling, 25x60, at 21 Beekman pl, northeast cor of 50th st, for the Big Sisters, c/o Mrs. W. K. Vanderbilt, Jr., 200 5th av, Manhattan, pres., from privately prepared plans.

HOSPITALS AND ASYLUMS.

LOCKPORT, N. Y.—John Moon, 21 Main st, Lockport, has the general contract for repairs to the hospital bldg at Lockport for the Board of Supervisors, Frederick H. Crull, clerk, Court House, Lockport, owner, from plans by C. R. Phelps, Gluck Bldg, Niagara Falls, architect.

BUFFALO, N. Y.—J. W. Cowper Co., Fidelity Bldg, Buffalo, has the general contract for a 4-sty brick and reinforced concrete nurses' home, 163x37, with an "L" shaped wing, 82x35, in High st, on hospital grounds, for the Buffalo General Hospital, Charles Clinton, pres., Buffalo, N. Y., owner, from plans by Green & Wicks, 110 Franklin st, Buffalo, architects. Cost, \$250,000.

MUNICIPAL.

OSSINING, N. Y.—George T. Kelly, 20 John st, Yonkers, has the general contract for the completion of the third floor in the Municipal Bldg, at Ossining, for the City of Ossining, from plans by Wilson Potter, 1 Union sq, Manhattan, architect. Cost, \$9,000.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for the 3-sty and 2-sty school, dormitory and administration bldgs, 30x105, 25x45 and 23x35, at 1483 Pacific st, for the Brooklyn Training School for Girls, c/o Mrs. J. J. Roberts, pres., 841 President st, Brooklyn, owner, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects.

STABLES AND GARAGES.

MANHATTAN.—Philip Repatzky, 205 Penn st, Brooklyn, has the general contract for a 1-sty brick garage, 93x102, at 157-177 East 84th st, for William Scholle Estate, c/o Seymour P. Kurzman, 25 Broad st, Manhattan, owner, and the Onyx Garage, lessee, from plans by Gross & Kleinberger, Bible House, architects. Cost, \$35,000.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35A Kosciusko st, Brooklyn, have the general contract for a 1-sty brick garage on the west side of East 28th st, 62 ft south of Beverly rd, for Mary Tilly, owner, from plans by Robert T. Schaefer, -526 Flatbush av, architect. Cost, \$3,000.

ENGLEWOOD, N. J.—L. E. Tucker, 29 Broadway, Manhattan, has the general contract for a hollow tile and stucco garage for Malcolm Campbell, Engle st, Englewood, owner, from plans by J. J. Pepit, 103 Park av, Manhattan, architect. Cost, \$6,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Webber Construction Co., 29 West 34th st, has the general contract for alterations to the 4 and 5-sty brick office bldg in Beaver st, sec Hanover st, for George Amsick & Co., on premises, owner, from plans by John B. Snooks Son, 261 Broadway, architect. Cost, \$8,000.

MANHATTAN.—Max Levien, 48 East 10th st, has the general contract for alterations to the 6-sty brick office and loft bldg, 28x98, at 125 East 23d st, for F. C. Beach Realty Corp., 253 Broadway, owner, from privately prepared plans. Cost, \$4,000.

MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for an express transportation bldg, reinforced concrete, 1-sty, 50x150, and a 2-sty office bldg, 21x100, at 216-230 West 31st st and 225-237 West 30th st, for Adams Express Co., 61 Broadway, owner, from privately prepared plans.

MANHATTAN.—M. & L. Hess, Inc., 907 Broadway, have the general contract for alterations to the brick and stone offices at 37-45 West 20th st, for the Metropolitan Life Insurance Co., John L. Hegeman, pres., 1 Madison av, owner, from plans by D. Everett Waid, 1 Madison av, architect.

MANHATTAN.—E. C. Brown, 39 East 42d st, has the general contract for alterations to the 4 and 5-sty store and office building at 352 Madison av, for the Emma C. Taylor Estate, 10 Wall st, from plans by Hutton & Buys, 103 Park av, architect. Consists of removing bay windows, installing show windows and vault lights, mason and steel work. Cost, \$8,000. Contract for three 3-sty brick stores and offices, 62x66, irreg, at the southwest cor of Genesee and Grape sts, for the Fayette Park Realty Co., William D. Hawley, 116 Jefferson st, Syracuse, owner, from plans by P. S. Tyre, 1509 Arch st, Philadelphia, Pa., architect.

MISCELLANEOUS.

MANHATTAN.—David Morrison, 119 West 33d st, has the general contract for alterations and addition to the 3-sty brick animal home at 410 East 38th st, for the Bide-A-Wee Home Assn., Mrs. Henry U. Kibbe, pres., on premises, owner, from plans by Severance & Van Alen, 4 West 37th st, architects. Consists of a 1-sty addition. Cost, \$6,000.

MANHATTAN.—Clark & Appelman, 280 Madison av, have the general contract for the alteration of the 6-sty brick and stone loft bldg, 35x100, at 7 East 15th st, into a social and educational bldg, for the Society of Commonwealth Centre, c/o Hillquit & Levine, 30 Church st, owner, and the Rand School, et al, 140 East 19th st, lessee, from plans by Eugene Schoen, 106 East 19th st, architect. Cost, \$5,000.

CAMELOT, N. Y.—Henry R. Beebe, City Natl Bank, Utica, N. Y., has the general contract for the superstructure of concrete bridge (No. 182), one mile south of Camelot, for the N. Y. Central & Hudson River R. R. Co., Alfred H. Smith, pres., Grand Central Terminal, Manhattan, owner, from plans by D. W. Kittredge, engineer.

CAYUGA, N. Y.—The Walsh Construction Co., Davenport, Ia., has the general contract for a steel and concrete bridge at the Barge Canal crossing for the N. Y. C. & H. R. R. Co., 70 East 45th st, Manhattan, owner, from plans by G. W. Kittredge, engineer. Consists of concrete abutments, steel sheeting and wood piling. Cost, \$290,000.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has the general contract for a 1-sty brick waiting room, 16x31, at the southwest cor of Av R and Lincoln Highway, for the J. H. Ladew Co., Lincoln Highway, Newark, owner, from plans by Martin Schraeber, chief engineer. Cost, \$3,000.

NEW HAMPTON, N. Y.—Nelson & Miller, 189 West Main st, Middletown, N. Y., have the general contract for a power house and chimney, at the New York City Reformatory, for the City of New York, Dept. of Correction, Burdette C. Lewis, Com'r, Room 2400, Municipal Bldg, Manhattan, owner, from plans by Charles B. Meyers, 1 Union sq, Manhattan, architect.

CENTRAL ISLIP, L. I.—John D. Cosgrove, Glen Cove, L. I., has the general contract for extension to the 2-sty brick and stone laundry, 40x50, for the Central Islip State Hospital, State Hospital Commission, E. S. Elwood, sup't, Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect.

JERSEY CITY TO KEARNY, N. J.—Robert J. Emmer, 150 Nesbit st, Weehawken, N. J., has the general contract for repairing the Lincoln Highway Bridge over the Hackensack River, for the Joint Bridge Commission of Essex and Hudson Counties, Thomas W. Smith, chairman, Essex County, Court House, Newark, N. J., owner, from plans by Frederick A. Reimer, Essex County Engineer. Cost, \$29,900.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

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.

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

NATIONAL 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 annual joint convention at Atlantic City, N. J., October 17-19, with headquarters for both associations at the Marlborough-Blenheim.

NATIONAL MUNICIPAL LEAGUE will hold its twenty-third annual meeting in Detroit, Mich., Nov. 21-24, with headquarters at Hotel Statler. For information address the secretary, Clinton Rogers Woodruff, 703 North American Bldg., Philadelphia, Pa.

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

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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; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; 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; *FHS—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

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

Week ending Sept. 22.

MANHATTAN ORDERS SERVED.

Attorney st, 128—Henry Wenzel est, care Eliz E, Callicoon Centre, N.Y. WSS(R) Barclay st, 78-82—Union Polish Co. FP Beekman st, 54—Berman & Lesinger. Rec Bowery, 302—Est Sarah S Taylor, 58 Main, Hempstead, L.I. FP Bowery, 294—Pacific Paper Box Co. El Bowery, 684—City R E Co, 176 Bway. A E Broadway, 91—Lazarus Realty Co, care L Levy. Ex(R) Canal st, 73—Ephraim Siff, Lowland rd, S Nyack, N.Y. A Bowery, 173—Richard B Sherman, 54 Warren. A Bowery, 295—Carrie Schile, 162 Beach, Stapleton, L.I. WSS(R) Canal st, 374-6—Ideal Press. Rec-DC-El Canal st, 374-6—Louis Spinowitch. El-GE Canal st, 374-6—Geo W Weiss. GE Canal st, 374-6—Louis Cano. GE-DC Cedar st, 12—E V S Winthrop est, care Greenville B, 6 Wall. WSS(R) City Hall pl, 18—Jacob Sobel. DC Clinton st, 67—Isadore Oliner, care Eugene L Richards, 61 Bway. DC Duane st, 82—Thos Naughton, 210 E 86. WSS(R) 10 st, 43-7 E—Est Chas Hoffman, 258 Bway. ExS

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10th st, 77 E—J Blackburn Miller, 246 Central Pk W. ExS-FE(R) 10 st, 83 E—Mrs Christian Gardner. A-FD 11 st, 122 E—Herman Weinstein. DC 12 st, 522 E—Est Hannah Greenbaum, 911 Park av. DC 19 st, 502 E—Felix D Benedetto. Rec-GE 32 st, 31 E—Meany Realty Corp, 50 Church, Spr(R) 32 st, 404-8 E—Sawyer Biscuit Co. FP 33 st, 1-13 E—Church Webb & Close. Rec 60 st, 14 E—Alpha Realty Co, care Frank B Keech, 7 Wall. A Maiden la, 51-3-51-3 Maiden La, Inc, 309 Bway. WSS(R)-FP-Stp(R) Mangin st, 29—Jacob Rader. FP(R) Mangin st, 48-50—Bain Bros. FP(R) Mangin st, 48-50—Harry Roth. FP(R) Mercer st, 83—Powhattan Realty Co, 1764 Bway. FD-A Mulberry st, 299—Louis Shulsky. A Reade st, 28—E C Fuller Co. Rec Ridge st, 89—Masch & Herskowitz. GE-FP Ridge st, 89—Harry Spector. GE-FP(R) Ridge st, 89—Lazarus Levy, 91 E Bway, ExS-WSS(R)-FP-Ex Rivington st, 3—David Marcus. GE-Rec(R) Rivington st, 3—Isidore Krawll. FA Rivington st, 3—Schur & Levine. GE Rivington st, 3—Ruskin Bros. Rec-FA 7 av, 2132-4—Henry Gluck. Rec-FA 7 av, 2132-4—D & N Dress Co. Rec-FA-FP(R) 6 av, 472-4—Childs Co, 200 5 av. St(R)-GE 6 av, 491—Wm P Dixon, 32 Liberty, St(R)-FP-FE(R)-GE-ExS 6 av, 662-4—Sperry Realty Co, 2 W 45. A-FD South st, 286-7—Eliz R Delafield, 801 Sherman av, Plainfield, N.J. FP-WSS(R) Spring st, 150—Hoffman & Light. FA Spring st, 150—Atlantic Skirt Co. Rec Stanton st, 296—Schiff Bros. FP(R) 3 av, 1585—Justus H Garthe. DC Vesey st, 62—J Archibald Murray, 49 Wall. A Washington st, 53—Julia A Doyle, 225 W 138, WSS(R) Gouveneur slip, 9—Palmer & Embury Mfg Co, ExS-Ex(R)-FP(R)-Stp(R)-FE 3 st, 4 W—R W deForest et al, 30 Broad. Ex(R) 13 st, 40 W—James A Hearn & Son, 20 W 14. A-FD 14 st, 313 W—Rita Caccatalli. FA 14 st, 313 W—Rosenbaum est, care S K Lightenstein, 40 Exch pl. GE-DC 16 st, 4 W—Canebrake Realty Co, 35 Nassau, Stp(R) 17 st, 138-40 W—C Hirschhorn, 505 5 av, ExS-WSS(R)-O 18 st, 3-9 W—Louis Stern, 29 W 42. Ex(R) 18 st, 12-14 W—Herman Woog, 50 W 77. WSS(R) 18 st, 18-24 W—Susquehanna Silk Mills, 149 Mad av. ExS-FP(R) 18 st, 18-24 W—B E Mfg Co. D&R 21 st, 539 W—Mrs Laura M Moore, 191 9 av, ExS-Ex(R)-St(R) 71 st, 432-4 E—Leissner Realty Co. A 75 st, 310-20 E—Fredk S Myers, 648 Bway, WSS(R) 93 st, 417-19 E—Adam Happel, 408 E 93. WSS(R) 106 st, 404-18 E—Nathan Mfg Co. FD-A 119 st, 212-4 E—Albert L Silberstein, 74 5 av, DC 127 st, 230 E—Louis Bobrosky. FA-GE-FP(R) 135 st, 21-3 E—Edw J Dixon, 29 E 135. FA-D&R 5 av, 1424—Haber & Marcus. FA-FP(R)-Rec 5 av, 141-7—N Y Life Ins Co, 346 Bway, Stp(R)-WSS(R)-ExS-Ex(R)-FP Front st, 194—E George & Co. GE-FA-FP(R) Fulton st, 90—Collegiate Reformed Dutch Ch, 113 Fulton. GE Goerck st, 35—Max Glantz. FP(R) Greenwich st, 483-5—Harriman N Simons, 236 Greenwich. FD-A Hester st, 91-3—Max Landman. GE-Rec Hester st, 91-3—Perfect Overall Mfg Co. Rec Hester st, 91-3—Berkshire Woolen Co. GE Hester st, 91-3—Samuel Yablonsky. GE Hester st, 91-3—American Ready-Made Canvas Co. GE-El Hester st, 91-3—Konowitz Bros. GE-Rec Hester st, 91-3—Rosenthal & Poritz. Rec-GE Hester st, 91-3—Katz Bros. GE-El Hester st, 91-3—Samuel Viener. GE-Rec Hester st, 91-3—Greenberg & Meze. Rec-GE Hester st, 91-3—Max Drescher. GE-Rec-FA Hester st, 91-3—Jacob Ashner. GE-Rec Hester st, 91-3—Kopita, Ratner & Jasnofsky. GE Hester st, 117—Isaac Marx, 257 Bway. ExS Hudson st, 356—Corp of Trinity Ch, 187 Fulton. ExS-FE(R) Lafayette st, 325-31—Anna R Morris, care H L, 32 Liberty. WSS(R) Lenox av, 151—Charles Cohn. Rec-FA Lenox av, 151—Samuel Ausable. FA-Rec Lispenard st, 45-51—Central Mfg Co, FP(R)-GE-Rec Madison av, 76-8—Otto Horwitz, 115 Bway, Stp(R) Maiden la, 45—Henry Auchincloss, care Jno, Mad av & 42. FD-A Maiden la, 47-9—International Land Holding Co, 44 Wall. WSS(R) Waverly pl, 24-6—Hirsch & Litchtensein, FA-Rec 22 st, 14 W—Manitoba Realty Co, 251 4 av, FD-A 26 st, 36-8 W—Strauss & Schoenfeld. El 26 st, 122-6 W—Denbrosky Bros. El 29 st, 44 W—Louis Weinberger. O-GE-Rec 36 st, 550-2 W—John J Biehn, 359 7 av. A 36 st, 560 W—Elie Davoust. GE 37 st, 144 W—M Witmark & Sons, WSS(R)-FP(R) 37 st, 301-5 W—Julius Miller. DC 37 st, 301-5 W—Benjamin Goodman. Rec 48 st, 605-9 W—Levy & Gilliland Co, 532 W 30. ExS-St(R) 50 st, 627-9 W—Auto Pneumatic Action Co, FD-A 53 st, 108-10 W—Luke Blake, 959 6 av, Ex(R)-ExS-St(R) 53 st, 108-10 W—Consol Gas Co, 130 E 15. GE 53 st, 108-10 W—McAuliffe & Co. Rec-Ex(R) 74 st, 232 W—Onward Const Co, care W E D Stokes, 262 W 72. A 116 st, 16 W—Henry Nessenshall. FA-Rec 116 st, 101-15 W—James M Schwartz. Rec

125 st, 246-8 W—Wallach Bros, Bway & 29, St(R)-FE(R)-Ex(R) William st, 164—Chas C Nadel, 92 Liberty, WSS(R)-Stp(R) 6 av, 491—Hoffler & Feinstein, O-Ex(R)-Rec-GE 6 av, 491—Weaver & Stiglitz. FP(R)-O-Rec Broadway, 842-6—William W Astor, 25 W 26, ExS-FE(R) 97 st, 325 E—Union Smoked Fish Co. Rec 16 st, 104-6 E—Fo Sing Yuen & Co. D&R 135 st, 9-15 E—Ice Mfg Co, 1480 Bway. DC-FA Goerck st, 22-4—Kuttner & Stuer. FP(R) 116 st, 1 W—John D Holstein. CF-FD Clinton st, 96—Great Central Palace Co, FA(R)-D&R-Rub St Marks pl, 57—Julius Saltzman, FP(R)-FA(R)-O 86 st, 328 E—Joseph A Beisler. ExS-FA(R) 106 st, 62 E—J Richman. Ex 72 st, 523-5 E—D A Sokol Hall Corp, FA-FP(R)-D&R 71 st, 420-4 E—Bohemian Gymnastic Assn, WSS(R)-FA-FP(R) 85 st, 146-50 E—N Y Turn Verein, 1253 Lexington av. ExS-WSS(R)-FP(R) Broadway, 2306-8—Leopold Bergfeld, FP(R)-FA(R)-Ex-ExS Bowery, 231-3—Columbia Cork Co. O Bowery, 231-3—Abr Goldstein. FA-FP(R)-GE Bowery, 231-3—Schramm Bros. FA 21 st, 41 E—Success Garment Co. Rec 21 st, 41 E—Kallman Costume Co. Rec 107 st, 61 E—Hebrew Day Nursery. DC-FA 5 av, 57—Edward Blum. St(R)-FP-FE-ExS 5 av, 57—W H Oliver Painting Co. D&R 5 av, 57—Enterprise Dress Co. El Greenwich st, 534-40—P M Ohmies Co, St(R)-Ex(R)-FE(R) Howard st, 19—Henry Reiners. GE-FA-FP(R) Lenox av, 151—Fischer & Co. Rec-FA Ludlow st, 145—Est Henry Pasinsky, 109 W 118. DC Mercer st, 270-4—Tonebacher & Co. FA Washington st, 838-46—Est Charles Wing. ExS William st, 107-9—Wm Kinschler, FE(R)-St(R)-FP-Ex-ExS William st, 107-9—Consol Gas Co, 130 E 15. GE 34 st, 142 W—Mrs J Varnum Mott, 175 W 72, DC-FP(R) 38 st, 509-17 W—Franco American Baking Co, WSS(R)-FE(R)-ExS-Ex(R) 40 st, 4 W—Charles Remsen, 800 Mad av, FP-FE(R)-ExS 45 st, 129 W—Manley Est, care W S Gray, 100 Bway. FE(R)-St(R)-ExS 38 st, 108-10 W—Maxims Hotel & Rest Co, FP-ExS-FA Prince st, 126—Netric, Inc. Ex-FP Attorney st, 163-5—Est Geo Schuchman, care H H Holbert, 1511 3 av. Ex Lenox av, 310-6—Park & Tilford, 529 W 42, St(R) 44 st, 338-44 W—Montauk Club. FA ExS 110 st, 5 W—Chas Hirsch. FA(R)-O 115 st, 27-9 W—Mayer Rosenbaum, ExS-FP(R) 135 st, 540 W—Broadway Claremont Co. Ex(R) 3 av, 443-7—Louis Seidman, Stp(R)-FA(R)-Rub-Spr(R)-ExS

BRONX ORDERS SERVED.

148 st, 454-78 E—C E Hertlein, 334 4 av, Rec-FA(R) Findlay av, ws, south of 169th—August Neuman, 794 9 av. D&R 3 av, 4495—Charles Shapiro. FP-Ex 140 st, 711-7 E—Strich & Zeidler. A

BROOKLYN ORDERS SERVED.

Adams st, 150—Joseph Cavagnaro. D&R Atlantic av, 2963-81—Pioneer Embroidery Wks. FA-Rub Atlantic av, 2963-7—Progressive Realty Co, 516 Sutter av. A-FD Broadway, 240-4—Broadway Fixture Co. Rec Cook st, 137 (rear)—Harry Silverstein, FP-Rec(R) DeKalb av, 634—Julius Sheer. Rec Dean st, 2290—James M Gorman. Rub Decatur st, 406—Est M O'Connor. Rub Division av, 317—Emma Dongelman. Rub Flatbush av, 70—Wm Dangler. Rub Fulton st, 978—Arthur Leonard. FP(R) Gold st, 435—Shepard Est. DC Hamilton av, 827—Martin Walter. FD-A Herkimer pl, 35-41—Paul Ulrich. GE-WSS Jay st, 273—John Boglietti. GE Leonard st, 394—Chas Petrizzo. Rub-DC McKibben st, 164 (rear)—Samuel Sekir. FD-A Manhattan av, 1109-13—Samuel C Edwards, A(R) Manhattan av, 180—Louis Blumberg. DC Marion st, 284—Conrad Bonhard. Rub Morrell st, 70—Louis Rino. FP(R) Morrell st, 48—Nathan Bregstein. FP(R) Moore st, 203 (rear)—Max Seligman. FP Nevins st, 40-6—Wood-Harmon Co, 261 Bway, Manhattan. FP Ocean Parkway, 3044—Mary Schwartz. GE Quincy st, 29—N Y Wood Heel Co. FD Quincy st, 29—Chas G Street Est. A Rockaway av, 346—Louis Flaxman. DC St James pl, 256—Howard J. Smith. FP St Marks pl, 85—Henry Miller. Rub Schermerhorn st, 356—Silas H Dayton. GE Seigel st, 130-2—Samuel Levy. FP Union st, 371A—Elizabeth Mayo. GE 9 st, 250—John Nelson. Rub 34 st, 34—Max Gropper & Son. FP 34 st, 34-68—Wood Mosaic Co. FP 45 st, 68—C Kenyon & Co, 754 Pacific. FP Fulton st, 966—Costas Stanatis, WSS(R)-FA-D&R

QUEENS ORDERS SERVED.

Church st, 808 (R Hill)—Fred Entwisle. Rub Crescent st, 86 (L I C)—Stuard Hirschman, 200 Bway, Manhattan. FP 8 av, 42 (L I C)—Louis N Manley, Bridge Plaza, L I City. DC 12 st, 315 (C Pt)—Josephine Schumann. Rub

RICHMOND ORDERS SERVED.

Old Town rd, 283 (South Beach)—Owner. A

CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

F. J. KLOEß, 243 Canal St. Tel. Franklin 2216.

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Boilers.

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

Brick.

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

Builders

CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.
EASTERN CONSTRUCTION CO., 110 W. 40th St. Tel. Bryant 3636.

Building Directories.

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

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

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

Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

Cement Work.

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

Coal Saving Device.

COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.

Concrete Floors and Sidewalks.

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

Consulting Engineers.

KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Contractors (General).

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

Cornice and Skylights.

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

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.
CHESLEY CO., INC., A. C., 270 Rider Ave. Tel. Melrose 2452.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

Fire Escapes.

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

Fireproofing.

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

Flagpoles.

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

Flooring.

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

Floor Pipe.

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

Folding Gates.

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

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

Fumigation and Extermination.

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

Garbage and Refuse Incinerator.

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

Gas.

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

Gates—Folding.

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

Heating and Roofing.

DAMES CO., INC., 1427 Flatbush Ave., Brooklyn. Tel. Kenmore 3457.

House Mover and Shorer.

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

House Wreckers.

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

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile

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

Masons and Plasterers.

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

Classified Buyers' Guide — Continued

Metal Ceilings.

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

Metal and Metal Covered Work.

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

Mortgages.

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

Newspapers.

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

Painters.

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

Parquet Floors

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

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

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

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.
MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.
NOYES CO., C. F., 92 William St. Tel. John 2000.
OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.
O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.
PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.
PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.
RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.
READ & CO., GEO. R., 20 Nassau St. Tel. John 3670.
RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.
SLAWSON & HOBBS, 163 W. 72d St. Tel. Columbus 7240.
SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.
THOMPSON, BURTON CO., 10 Wall St. Tel. Rector 4042.
TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.
TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.
WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.
WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.
WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.
WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

Real Estate Brokers (Manhattan and The Bronx).

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

Real Estate Board (Brooklyn).

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

Real Estate Brokers (Brooklyn).

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

Real Estate (Queens).

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

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

Reports (Building).

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

Roofing.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.
NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.
TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.
WESTERN CONNECTICUT TITLE & MORTGAGE CO., THE, Stamford, Conn; 32 Liberty St., New York.

Waterproofing

WEMLINGER CO., INC., -2 Whitehall St. Tel. Broad 4266.

Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
STOLE, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.