

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, OCTOBER 6, 1917

## "HONOR ROLL" OF MEN WHO HAVE ENLISTED

Canvass of Principal Real Estate Offices in City Has Produced Notable List of Volunteers

WHENEVER a civic movement which affected the welfare of New York City was started, real estate interests always have been the first to come forward. This spirit has again been demonstrated through the splendid response of men identified with the market to the call of the President for men to go to the front.

In practically every real estate office throughout the city young men have volunteered their services and have offered their lives in the world war.

The Record and Guide has just completed a canvass of the principal real estate offices in Manhattan, and has obtained a "Roll of Honor," consisting of men who have joined various units of the army and navy. The list is printed herewith:

### Daniel Birdsall & Co.

Benjamin Bampton, Troop C, Machine Gun Crew.

Howard Logie, Essex Troop of Newark, N. J.

Curtis Simpson, Commissariat Dept., Assistant Truck Master.

Malcolm McR. Slaughter, National Army.

### Vasa K. Bracher.

Vasa K. Bracher, Home Defense League, 89th Precinct, Staten Island.

### Bulkley & Horton Co.

Arthur Jerome Horton, Officers' Reserve Camp, Plattsburg, N. Y.

Wayne Wilson, Jr., U. S. Naval Reserve, Bensonhurst, N. Y.

### Carstein & Linnekin, Inc.

William Ward Jones, Naval Reserve.

### Cross & Brown Co.

Stanley S. Woolley, 9th Regiment.

Edward D. Potter, Squadron A.

Russell C. Lord, Essex Troopers.

Frank Lamson, 7th Regiment.

William J. Deevy, Plattsburg, N. Y.

Stewart Dewar, Squadron A.

John Geishen, 69th Regiment.

Joseph V. Dorgan, Naval Reserve.

Seth Aronson, Naval Militia, N. Y.

Hugh J. Murphy, Naval Reserve.

Eugene Sullivan, American Ambulance in France.

### Cruikshank Co.

Edwin A. Cruikshank, 2nd U. S. Base Hospital No. 9, American Expeditionary Forces in France.

Russell V. Cruikshank, Naval Militia, Stationed in New York City.

Douglas M. Cruikshank, Signal Corps. Stationed in New York City.

Julius F. A. Doolittle, 1st Lieutenant, 21st Field Artillery, Leon Springs, San Antonio, Texas. U. S. Army.

### J. Clarence Davies.

James Moran, Co. L, 49th Infantry, Syracuse, N. Y.

John D. Waddell, Co. G, 165th Infantry, Mineola, L. I.

### Joseph P. Day.

Harry P. Hewes, Officers' Reserve, Fort Meyer.

W. H. Murphy, 69th Regiment, Camp Mills.

### Horace S. Ely & Co.

Matthew G. Ely, Aviation Dept.

William F. Philips, Cavalry, Spartanburg, N. C.

Charles Bryce Kellogg, 29th Division, Headquarters Troop.

Harold W. Tappey, Co. B, 7th Regiment, New York Infantry.

Frank McA. Lester, Co. B, 7th Regiment, New York Infantry.

Paul McLees, Quartermaster's Dept, U. S. A.

Frank J. Milton, National Army.

Archibald D. Russell, Jr., Coast Patrol.

Frank Lovatt, Hospital Corps, U. S. N.

Russell Beckley, U. S. Marines.

### Equitable Life Assurance Society.

S. E. Cavanaugh, Officers' Military Training Camp, Plattsburg, N. Y.

G. A. Mulliner, Officers' Military Training Camp, Plattsburg, N. Y.

C. R. Rowland, Officers' Military Training Camp, Plattsburg, N. Y.

Devereux Lord, Officers' Military Training Camp, Plattsburg, N. Y.

Dr. E. C. Beckwith, Med. 1st Lieutenant, 8th Coast Artillery, Plattsburg, N. Y.

Dr. A. N. Renner, 1st Lieutenant, N. Y. Medical Corps, 9th Coast Artillery.

H. Meffert, Finger Print Service, Washington, D. C.

W. M. Donohue, 2nd Lieutenant, Field Artillery.

J. H. Dewhurst, 27th Regiment.

H. C. Hutchins, 13th Coast Artillery.

Carl Juchatz, 23rd Regiment, N. Y. National Guard.

Martin A. Ryan, Princeton Aeronautical School.

A. D. Leslie, Sergeant, 14th Regiment, National Guard.

Howard Memmer, 2nd Field Artillery, Battery D, N. Y. National Guard.

J. H. Carr, Co. F, 22nd Regiment, N. Y. National Guard.

David Matthews, Battery E, First Artillery.

John Prout, Lieutenant, Co. F, 69th Regiment, N. Y. National Guard.

Samuel Latour, 13th Coast Artillery.

William Mathers, Jr., 13th Coast Artillery.

Wilbur Campbell, Battery C, Field Artillery, N. J.

J. A. Demarest, 2nd Lieutenant, Field Artillery.

R. N. Sayre, Battery C, Field Artillery, N. J.

Marshall Holtz, Bergen Battery, 2nd Bat., Heavy Field Artillery, N. G. N. J.

J. R. Connor, Bugler, 7th Regiment.

C. S. Nichols, Battleship, New Jersey.

Charles E. Malone, Battleship New Jersey.

Walter Dibblee, U. S. S. Gloucester.

W. Griffiths, Naval Reserve.

L. B. Teta, Naval Reserve.

E. J. Kane, Naval Reserve.

F. Ferraris, Naval Reserve.

### John R. & Oscar L. Foley.

Robert Francis Russell, British Royal Flying Corps.

### Folsom Brothers, Inc.

Herman K. Hack, 8th Coast Artillery.

### John N. Golding.

Robert Noble Golding, Lieutenant, 331st Field Artillery, Camp Grant, Illinois.

John Noble Golding, Jr., Corporal Co. L, 7th Regiment, N. G. U. S., Spartanburg, N. C.

John Noble Golding, Lieutenant, Reserve Corps, N. G. N. Y.

N. Brigham Hall and Wm. D. Bloodgood.

Captain Ernest T. Van Zandt, 12th N. Y. Infantry.

Ernest C. Poillon, 1st Lieutenant, Camp Upton, Yaphank, N. Y.

David Berman, Sergeant, Camp Upton, Yaphank, N. Y.

### Harris & Vaughan.

Capt. Duncan G. Harris, Co. A, 305th Infantry, Camp Upton, L. I.

Donnell Harris, American Ambulance Corps in France.

Henry Forster, American Flying Corps in France.

### Houghton Company.

Kenneth Todd Tucker, 2d Lieutenant, 307th Infantry Regiment, Camp Upton, Yaphank, L. I.

### Bryan L. Kennelly.

William Kennelly, Captain of Co. C, 165th Infantry (formerly the 69th Regiment.)

John V. Lawrence, Engineer's Dept., United States Navy.

Courtney L. Wood, National Army at Yaphank, L. I.

### Knap & Wasson Co.

William H. Barry, Automobile Supply Train, Spartanburg, S. C.

James Conway, U. S. Navy.

### Charles S. Kohler.

James J. Georgi, 7th Regiment, N. Y. N. G.

### Wm. C. & A. Edw. Lester.

Robert E. Mertens, Squadron A, Van Courtlandt Park, N. Y. City.

### Manning & Trunk.

John C. Calhoun, Jr., 2nd Lieutenant, Motor Truck Co., N. A.

### A. H. Mathews.

George B. Hauford, U. S. Marines Scout Patrol.

### George W. Mercer & Son.

J. Grant Little, 7th Regiment, N. Y. Infantry.

### Moore & Wyckoff.

John Constable Moore, Assistant Paymaster in Supply Depot of U. S. Naval Reserve Force.

John J. Mircovich, Private, Yaphank, L. I.

### Charles F. Noyes Co.

Robert D. Sherman.

Nathaniel M. Kerr.

Allen H. Josselyn.

### John L. Parish.

Francis Rich Parish, Headquarters Co. 19th Field Artillery, Ft. Sam Houston, Texas.

### Pease & Elliman.

Cyril H. Stephenson, enlisted with English Regiment at outbreak of war and died from results of one of the first German gas attacks.

Captain Geoffrey H. Bonnell, enlisted at outbreak of war, joining Aviation Branch of the English Army, now in America on recruiting service.

Philip O. Mills, enlisted with American Ambulance Corps in France, now with U. S. Army.

Oliver Hazard Perry, enlisted with American Ambulance Corps in France, now with U. S. Army.

Preston F. Hoyt, obtained a commission at Plattsburg, N. Y.

Captain Burgoyne Hamilton, training recruits at Fort Benjamin Harrison, Indianapolis.

Robert Sedgwick, Jr., Newport Naval Training Station.

Brewster Reamey, Naval Reserve.

E. V. Seidle, 15th Infantry.

Clayton Smith, Squadron A.

William Michaels, 22d Engineers.

Donald Carr, 7th Regiment.

A. C. Tucker, 7th Regiment.  
 George H. Reaney, Captain's Commission at Plattsburg.  
 George Gustus, 7th Regiment.  
 George Miller, U. S. Regular Army.  
 Andrew Robeson, Naval Training Station, Newport.  
 C. H. Clingen, Troop C.  
 C. C. Stoll, 7th Regiment.  
 James H. McLean, Commission American Aviation Corps.

**L. J. Phillips & Co.**

George Trabold, 47th Regiment of Brooklyn.

**Lewis B. Preston.**

J. D. Peet, 2d Reserve Officers' Training Camp, Plattsburg, N. Y., member 2d Company, 18th Regiment.  
 J. J. Geary, Corporal, Co. C, 22d N. Y. Engineers, Spartanburg, S. C.

**Geo. R. Read & Co.**

Capt. Charles H. Wilson, Quartermaster's Department.  
 Andrew J. Connick, Jr., Lieutenant, 152d Depot Brigade.  
 J. George Frings, Corporal, Co. F. 11th Engineers (Railway), in France.  
 John A. Graham, 71st Regiment.

**Louis Schrag.**

Leonard J. Beck, Camp Mills, Mineola, L. I.

John P. Meyer, Camp Upton, Yaphank, L. I.

**Slawson & Hobbs.**

Kenneth Hobbs, U. S. Navy.  
 Waldo Smith, Plattsburg, N. Y.  
 Harry K. Savage has been commissioned lieutenant, now at Plattsburg.

**Elisha Sniffin.**

Elisha Sniffin, 1st Lieutenant-Adjutant, 12th Infantry, New York Guard, D. U.

**Frederick Southack & Alwyn Ball, Jr.**

Alwyn Ball, 3rd, Squadron A.  
 Harry O'Donohue, Squadron A.  
 Joseph J. O'Donohue, 3rd, 69th Regiment.

**Spear & Co.**

Leon R. Spear, Corporal, 24th Company of 9th Coast Artillery, Fort Hancock.  
 Maurice R. Spear, Camp Meade, Baltimore, Md.  
 Louis Israel, Plattsburg, N. Y.

**John M. Thompson.**

John M. Thompson, Captain, 9th Coast Artillery, New York Guard.

**E. A. Tredwell.**

John G. Tredwell, 2nd Lieutenant, 312th Field Artillery, Camp Meade, Annapolis Junction, Md.

**Frank H. Tyler.**  
 Charles E. Warren, Sanitary Division, Hospital Corps, Allentown, Pa.

**Leopold Weil.**

Herbert Weil, Naval Reserve.

**James N. Wells' Sons.**

John F. Morgan, 14th Regiment, National Guard, Brooklyn, N. Y.  
 J. A. Horstman, 14th Regiment, National Guard, Brooklyn, N. Y.

**Wm. A. White & Sons.**

Harry A. Laurie, 48th Highlanders, Canada.  
 Percy M. Thompson, Naval Reserve.  
 John G. Davis, 2nd Lieutenant, U. S. Regulars.  
 Edward Ewing, U. S. Aviation Corps.

**Wilcox & Shelton.**

Ransom E. Wilcox, Jr., 1st Lieutenant, Camp Meade, Annapolis Junction, Md.

**E. S. Willard & Co.**

Henry Murray, Naval Reserve.

**F. R. Wood, W. H. Dolson Co.**

Charles J. Quinlan, 9th Coast Artillery.  
 Alvah E. J. Kennedy, Jr., 12th Squadron, Army Aviation School.  
 Frederick M. Macfarlan, Naval Reserve.  
 Capt. Frank R. Potter, 71st Regiment.  
 Lin R. Murray, Naval Reserve.

# SALES FOR CURRENT NINE MONTHS COMPARED WITH SAME PERIOD LAST YEAR

THE unsettled condition of the real estate market is reflected in the table compiled by the Record and Guide, indicating the number of recorded sales in the Boroughs of Manhattan and the Bronx, during the nine months of the present year, as compared with the similar period during 1916. The chart is arranged in convenient form and furnishes easy comparison between each week and month of 1917

and the corresponding period last year. It shows a decline in the number of reported sales in Manhattan of 60 during 1917, although the section south of 59th street, registered a gain for this year of 48 sales. The district north of 59th street witnessed a falling off of 108 sales during the present year, as compared with the first nine months of 1916.

The records of the Register's office, however, as far as conveyances are concerned, indicate a substantial increase

in the number of recorded instruments. Up to September 29, 5,705 conveyances affecting Manhattan properties were filed, as against 5,330 for the corresponding period of 1916, indicating a gain for the present year of 475.

In spite of the fact that declines are noted in the number of privately reported sales during the first nine months, it is probable that before the end of the year enough additional business will be transacted to place 1917 ahead of 1916.

| 1917        |                 |                |                |       |                       |                   | 1916        |                 |                |                |       |                       |                   |
|-------------|-----------------|----------------|----------------|-------|-----------------------|-------------------|-------------|-----------------|----------------|----------------|-------|-----------------------|-------------------|
| Week Ending | Manhattan Total | Below 59th St. | Above 59th St. | Bronx | Manhattan Conveyances | Bronx Conveyances | Week Ending | Manhattan Total | Below 59th St. | Above 59th St. | Bronx | Manhattan Conveyances | Bronx Conveyances |
| Jan. 6      | 37              | 16             | 21             | 12    | 148                   | 94                | Jan. 8      | 37              | 18             | 19             | 13    | 133                   | 118               |
| Jan. 13     | 36              | 8              | 28             | 7     | 164                   | 122               | Jan. 15     | 25              | 7              | 18             | 16    | 129                   | 96                |
| Jan. 20     | 41              | 14             | 27             | 6     | 148                   | 97                | Jan. 22     | 22              | 10             | 12             | 20    | 161                   | 131               |
| Jan. 27     | 27              | 10             | 17             | 11    | 135                   | 107               | Jan. 29     | 24              | 7              | 17             | 11    | 156                   | 103               |
| Total       | 141             | 48             | 93             | 36    | 595                   | 420               | Total       | 108             | 42             | 66             | 60    | 579                   | 448               |
| Feb. 3      | 28              | 14             | 14             | 4     | 166                   | 118               | Feb. 5      | 37              | 12             | 25             | 12    | 173                   | 124               |
| Feb. 10     | 28              | 14             | 14             | 8     | 182                   | 119               | Feb. 12     | 41              | 17             | 24             | 20    | 171                   | 136               |
| Feb. 17     | 34              | 15             | 19             | 13    | 140                   | 85                | Feb. 19     | 34              | 11             | 23             | 15    | 117                   | 88                |
| Feb. 24     | 30              | 15             | 15             | 14    | 132                   | 95                | Feb. 26     | 26              | 2              | 24             | 10    | 196                   | 94                |
| Total       | 120             | 58             | 62             | 39    | 620                   | 417               | Total       | 138             | 42             | 96             | 57    | 557                   | 442               |
| Mar. 3      | 48              | 15             | 33             | 7     | 181                   | 133               | Mar. 4      | 38              | 14             | 24             | 19    | 197                   | 90                |
| Mar. 10     | 47              | 19             | 28             | 19    | 159                   | 108               | Mar. 11     | 31              | 13             | 18             | 28    | 142                   | 138               |
| Mar. 17     | 38              | 15             | 23             | 11    | 126                   | 84                | Mar. 18     | 23              | 7              | 16             | 20    | 159                   | 128               |
| Mar. 24     | 30              | 10             | 20             | 15    | 143                   | 116               | Mar. 25     | 33              | 13             | 20             | 19    | 135                   | 121               |
| Mar. 31     | 34              | 9              | 25             | 16    | 147                   | 119               | Total       | 125             | 47             | 78             | 86    | 632                   | 477               |
| Total       | 197             | 68             | 129            | 68    | 756                   | 560               | April 1     | 44              | 15             | 29             | 18    | 111                   | 110               |
| April 7     | 30              | 11             | 19             | 19    | 176                   | 153               | April 8     | 21              | 13             | 8              | 14    | 148                   | 127               |
| April 14    | 29              | 14             | 15             | 8     | 193                   | 100               | April 15    | 53              | 13             | 40             | 13    | 130                   | 113               |
| April 21    | 27              | 3              | 24             | 11    | 182                   | 106               | April 22    | 39              | 11             | 28             | 19    | 168                   | 127               |
| April 28    | 22              | 10             | 12             | 10    | 169                   | 98                | April 29    | 23              | 9              | 14             | 12    | 125                   | 98                |
| Total       | 108             | 38             | 70             | 48    | 720                   | 457               | Total       | 180             | 61             | 119            | 76    | 682                   | 575               |
| May 5       | 36              | 13             | 23             | 8     | 217                   | 138               | May 6       | 28              | 10             | 18             | 8     | 204                   | 144               |
| May 12      | 31              | 14             | 17             | 9     | 186                   | 116               | May 13      | 39              | 11             | 28             | 10    | 140                   | 123               |
| May 19      | 31              | 12             | 19             | 9     | 184                   | 87                | May 20      | 43              | 16             | 27             | 16    | 165                   | 141               |
| May 26      | 24              | 10             | 14             | 10    | 154                   | 123               | May 27      | 39              | 18             | 21             | 8     | 130                   | 133               |
| Total       | 122             | 49             | 73             | 36    | 741                   | 464               | Total       | 149             | 55             | 94             | 42    | 639                   | 541               |
| June 2      | 18              | 9              | 9              | 14    | 162                   | 102               | June 3      | 33              | 9              | 24             | 12    | 121                   | 129               |
| June 9      | 26              | 5              | 21             | 13    | 190                   | 117               | June 10     | 26              | 6              | 20             | 17    | 142                   | 116               |
| June 16     | 20              | 6              | 14             | 9     | 121                   | 104               | June 17     | 35              | 14             | 21             | 8     | 174                   | 99                |
| June 23     | 20              | 6              | 14             | 11    | 167                   | 102               | June 24     | 27              | 7              | 20             | 9     | 141                   | 96                |
| June 30     | 15              | 7              | 8              | 11    | 156                   | 104               | Total       | 121             | 36             | 85             | 46    | 578                   | 440               |
| Total       | 99              | 33             | 66             | 58    | 796                   | 529               | July 1      | 21              | 3              | 18             | 9     | 138                   | 96                |
| July 7      | 23              | 10             | 13             | 9     | 130                   | 103               | July 8      | 14              | 5              | 9              | 16    | 140                   | 106               |
| July 14     | 16              | 6              | 10             | 8     | 155                   | 200               | July 15     | 19              | 7              | 12             | 12    | 179                   | 108               |
| July 21     | 13              | 5              | 8              | 7     | 127                   | 233               | July 22     | 15              | 5              | 10             | 9     | 140                   | 151               |
| July 28     | 14              | 9              | 5              | 5     | 129                   | 197               | July 29     | 20              | 6              | 14             | 10    | 116                   | 132               |
| Total       | 66              | 30             | 36             | 29    | 541                   | 733               | Total       | 89              | 26             | 63             | 56    | 713                   | 593               |
| Aug. 4      | 20              | 10             | 10             | 7     | 150                   | 173               | Aug. 5      | 21              | 11             | 10             | 8     | 163                   | 110               |
| Aug. 11     | 16              | 8              | 8              | 2     | 105                   | 95                | Aug. 12     | 18              | 6              | 12             | 7     | 100                   | 110               |
| Aug. 18     | 19              | 6              | 13             | 4     | 99                    | 89                | Aug. 19     | 19              | 9              | 10             | 12    | 136                   | 109               |
| Aug. 25     | 17              | 6              | 11             | 8     | 86                    | 89                | Aug. 26     | 13              | 1              | 12             | 11    | 74                    | 110               |
| Total       | 72              | 30             | 42             | 21    | 440                   | 446               | Total       | 71              | 27             | 44             | 38    | 473                   | 439               |
| Sept. 1     | 13              | 3              | 10             | 7     | 99                    | 101               | Sept. 2     | 18              | 2              | 16             | 6     | 65                    | 72                |
| Sept. 8     | 8               | 3              | 5              | 5     | 102                   | 71                | Sept. 9     | 17              | 2              | 12             | 12    | 102                   | 70                |
| Sept. 15    | 16              | 8              | 8              | 7     | 103                   | 77                | Sept. 16    | 21              | 2              | 19             | 10    | 106                   | 80                |
| Sept. 22    | 20              | 9              | 11             | 8     | 105                   | 107               | Sept. 23    | 12              | 6              | 6              | 8     | 139                   | 65                |
| Sept. 29    | 10              | 5              | 5              | 5     | 87                    | 99                | Sept. 30    | 13              | 3              | 10             | 16    | 116                   | 88                |
| Total       | 67              | 28             | 39             | 32    | 496                   | 455               | Total       | 71              | 18             | 53             | 52    | 528                   | 375               |
| Grand total | 992             | 382            | 610            | 367   | 5,705                 | 4,481             | Grand Total | 1,052           | 334            | 718            | 513   | 5,330                 | 4,313             |

# CONDITIONS LEADING UP TO THE TENEMENT LAW

## Progress Made In Design Which Produced Much Better Housing Conditions—Court and Yard Areas Increased

By WILLIAM H. ABBOTT

First Deputy Commissioner, Tenement House Dept.

### ARTICLE TWO.

THE large open effect of the modern apartment house entrance is not rated entirely on its architectural features, although many of these entrances are handsome. Their prime object depends upon their ability to protect those passing through from the possible destruction from fire, so prevalent in the older types of building.

The Tenement House Law has endeavored to surround public exits from buildings with either fireproof or incombustible material, excepting in the case of the smaller type of tenement, therefore the stairs, rails and balusters must be of iron, and the doors leading to the apartments must be covered with kalamein metal. There is only one weak spot in this fireproof hallway, the absence of self-closing doors.

Not infrequently people become panic stricken at the first sign of fire or smoke, and, in their carelessness, leave the front door of the apartment open, so that smoke passes out and fills the hall and stairs. The self-closing fireproof door greatly minimizes the danger, and checks the possible spread of fire and smoke.

In the early days of the Tenement House Department's work considerable trouble was experienced as the result of builders panelling off the halls with wooden molding, and occasionally introducing wooden wainscoting and other combustible materials. A strict enforcement of the law has discontinued this practice.

In addition to the stairs being fire-

exits to be properly lighted by artificial light, which has no direct connection with the house lighting system.

Unlike the regulations governing the percentage of lot that might be occupied

19 per cent of this area, and it is out of this that the court and yard, which supply light to the rear rooms, have to be taken.

Figure 2 represents the city block which contains the greatest number of houses. More than four-fifths of the houses are tenements, many of them being of the dumb-bell type, all, however, being erected prior to 1901. The purpose of this illustration is to show the improvement over the haphazard type of construction, prevalent forty years prior. As will be seen, there has been some attempt made to regulate design and amount of space to be occupied. In some instances a good effort was made to leave an open space along the entire rear of the buildings, thus insuring block ventilation.

There was therefore, a marked respect and obedience for the regulatory ordinances under which this type of building was erected, although a long way from the much improved conditions found in tenements constructed under the present Tenement House Law. Considerable more space was given over to yards and courts, so that out of an area of about 166,000 square feet only 148,000 square feet of ground was built upon, thus leaving 25 per cent of unoccupied area.

Figure 3 is intended to illustrate by comparison the unoccupied ground in new-law tenements, with open spaces around old-law buildings. As there are two decided classes of construction for new-law tenements, it will be found interesting to show each class separately, in order to better grasp the idea

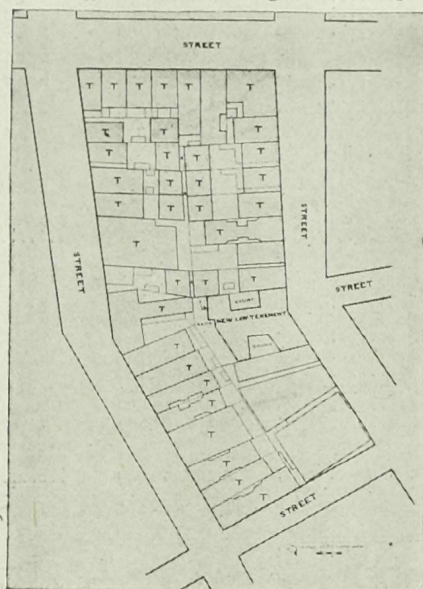


FIGURE 1.

by old-law tenements, the present law provides for much better light and ventilation of each room and public hall. The illustration, marked Figure 1, will show at a glance the development of this phase of the construction of the tenement house during the past

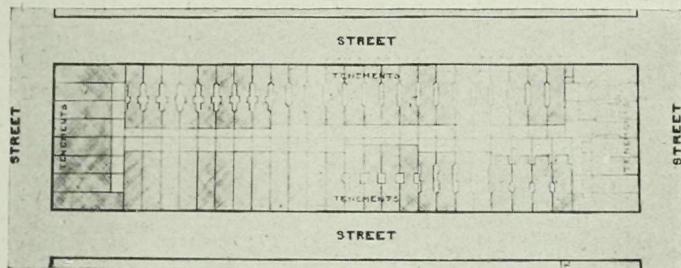


FIGURE 2.

proof, they are required to be large enough easily to accommodate all those who are likely to use them at the same time. If the architect cannot design one flight of stairs large enough a second flight is required, but no stairs may be less than three feet wide.

Although it is not impossible to destroy a new-law tenement house by fire, the spread of the flames, with disastrous results, is rare. The two ways of egress for the tenants from the building have to be fireproof (except in the small type of structure), so that with one means cut off by smoke or flame the other will remain open and serve as a means of escape.

It was only in 1913 that the Tenement House Law was amended so as to require fireproof buildings to have fire escapes or fire towers, and these must be remote from the main stairs. The law also requires that both means of egress shall extend from the street to the roof. The free circulation of fresh air thus tends to inspire those who may be obliged to use these exits, and tends to dispel the fear of suffocation from smoke.

At the termination of the second means of egress a fireproof passage, three feet wide and seven feet high, leads to the street. A further step in the better protecting and safeguarding the tenants would be to require all

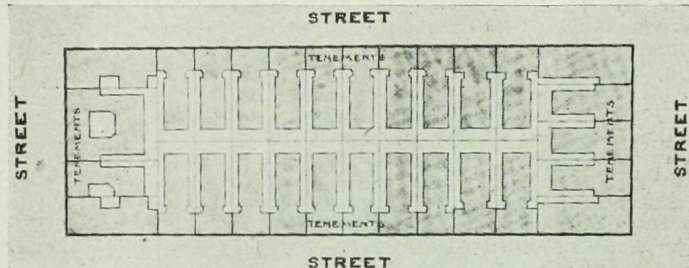


FIGURE 3.

forty or fifty years. The block represented by this picture illustrates a much built-up area.

With one or two exceptions, all the buildings are tenements, the majority of

of block ventilation, made possible by the wide yards and long open lot line courts.

The first class may be termed the "building with the outer court." This arrangement gives a satisfactory opportunity to so arrange the rooms that the most sunshine and air possible are obtainable, and the circulation through the yards and streets, with these outer courts, almost makes one think he is living in a detached building. Sometimes a combination inner and outer court gives a desirable layout, but final decision on this point should be left to the

architect. Of the 122,500 square feet of area of this block, only 84,000 square feet is built upon, leaving 32 per cent of unoccupied space, which is a marked improvement upon the block illustrated in Figure 2.

The second class may be termed the "building with the inner court," which is connected to the yard by a passage way or fresh air intake on the first floor or in the cellar. This must be three feet wide and seven feet high.

In Figure 4 is shown the city block covering 155,000 square feet. The buildings occupy 108,000 square feet, leaving 30 per cent of unoccupied area. With the extra large interior court, the rooms facing each other are separated sufficiently so that privacy is maintained.

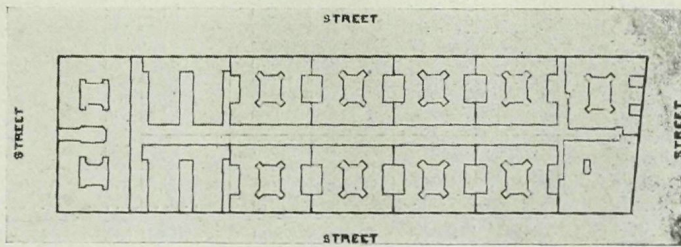


FIGURE 4.

which were erected many years ago. The buildings vary from three to six stories high, and, in all, contain homes for about 450 families. The owner of the lot at the obtuse angle of the street demolished his old building, and in its place erected a new-law tenement, six stories high, arranged to accommodate forty-four families. The apartments have three rooms each and rent for about \$8 a room a month, while the building in the rear, an old law tenement, although occupying a more desirable site, brings only from \$3 to \$4 a room a month.

The total area of the block is 79,218 square feet, and of this amount 64,289 square feet is built upon. The unoccupied space, therefore, amounts to only



BOROUGH OF RICHMOND.

| Dis.             | New Bldgs. | 1917             |               | Increases for |  | Net Increase. | Annual Record for 1918, October, 1917. |
|------------------|------------|------------------|---------------|---------------|--|---------------|--|
|                  |            | Assessment Roll. | Improvements. | Decreases.    |  |               |  |
| 1.....           | 131        | \$25,360,480     | \$393,585     | \$20,090      |  | \$2,100,720   | \$27,461,200                           |
| 2.....           | 99         | 17,172,740       | 370,400       | 35,835        |  | 1,244,225     | 18,416,965                             |
| 3.....           | 132        | 17,142,555       | 848,200       | 86,755        |  | 2,823,905     | 19,966,460                             |
| 4.....           | 348        | 12,626,545       | 521,075       | 17,925        |  | 1,334,795     | 13,961,340                             |
| 5.....           | 193        | 11,149,115       | 801,700       | 12,475        |  | 1,345,845     | 12,494,960                             |
| RE.....          | 903        | \$83,451,435     | \$2,934,960   | \$273,080     |  | \$8,849,490   | \$92,300,925                           |
| R. E. Corp. .... |            | 3,594,880        |               |               |  | 859,420       | 4,454,300                              |
|                  | 903        | \$87,046,315     | \$2,934,960   | \$273,080     |  | \$9,708,910   | \$96,755,225                           |

RECAPITULATION.

| Dis.             | New Bldgs. | 1917             |               | Increases for |  | Net Increase. | Annual Record for 1918, October, 1917. |
|------------------|------------|------------------|---------------|---------------|--|---------------|--|
|                  |            | Assessment Roll. | Improvements. | Decreases.    |  |               |  |
| Manhattan.       |            |                  |               |               |  |               |  |
| RE.....          | 330        | \$4,679,692,596  | \$55,748,100  | \$55,053,900  |  | \$39,990,160  | \$4,719,682,756                        |
| R. E. Corp. .... |            | 106,156,940      |               |               |  | 226,710       | 106,383,650                            |
|                  | 330        | \$4,785,849,536  | \$55,748,100  | \$55,053,900  |  | \$40,216,870  | \$4,826,066,406                        |
| The Bronx.       |            |                  |               |               |  |               |  |
| RE.....          | 516        | \$630,882,481    | \$13,024,775  | \$5,118,140   |  | \$17,359,450  | \$648,241,931                          |
| R. E. Corp. .... |            | 47,405,500       |               |               |  | 2,379,750     | 49,785,250                             |
|                  | 516        | \$678,287,981    | \$13,024,775  | \$5,118,140   |  | \$19,739,200  | \$698,027,181                          |
| Brooklyn.        |            |                  |               |               |  |               |  |
| RE.....          | 3,277      | \$1,666,307,845  | \$30,561,275  | \$7,022,049   |  | \$43,614,506  | \$1,709,922,351                        |
| R. E. Corp. .... |            | 30,061,045       |               |               |  | 2,881,795     | 32,942,840                             |
|                  | 3,277      | \$1,696,368,890  | \$30,561,275  | \$7,022,049   |  | \$46,496,301  | \$1,742,865,191                        |
| Queens.          |            |                  |               |               |  |               |  |
| RE.....          | 3,365      | \$510,032,993    | \$13,762,160  | \$4,010,980   |  | \$20,371,217  | \$530,404,210                          |
| R. E. Corp. .... |            | 35,395,640       |               |               |  | 837,260       | 36,232,900                             |
|                  | 3,365      | \$545,428,633    | \$13,762,160  | \$4,010,980   |  | \$21,208,477  | \$566,637,110                          |
| Richmond.        |            |                  |               |               |  |               |  |
| RE.....          | 903        | \$83,451,435     | \$2,934,960   | \$273,080     |  | \$8,849,490   | \$92,300,925                           |
| R. E. Corp. .... |            | 3,594,880        |               |               |  | 859,420       | 4,454,300                              |
|                  | 903        | \$87,046,315     | \$2,934,960   | \$273,080     |  | \$9,708,910   | \$96,755,225                           |
| Grand Total.     |            |                  |               |               |  |               |  |
| RE.....          | 8,391      | \$7,570,367,350  | \$116,031,270 | \$71,478,149  |  | \$130,184,823 | \$7,700,552,173                        |
| R. E. Corp. .... |            | 222,614,005      |               |               |  | 7,184,935     | 229,798,940                            |
|                  | 8,391      | \$7,792,981,355  | \$116,031,270 | \$71,478,149  |  | \$137,369,758 | \$7,930,351,113                        |

granted an extension of the mortgage. The New York Appellate Division holds, *Clare vs. New York Life Insurance Company*, 166 N. Y. Supp. 95, that the participation agreement did not create a trust relationship between the parties, and plaintiff had no right to foreclose the mortgage when defendant failed to exercise its exclusive right to do so and granted an extension.

**Building Restriction.**

Under an ordinance prohibiting the erection of a factory in a residential district, the Minnesota Supreme Court holds, *Meyer vs. Houghton*, 163 N. W. 754, that the building inspector could not refuse a permit to improve an uncompleted flat building conforming to the building ordinances, and which might be used for some proper business purpose, though the owner did not know for what purposes it would be used, and though the plans adapted it for a factory, and though to fit it for any business or residential use, work beyond what the plans required would be necessary. If there was a future attempt to make unlawful use of the property the ordinance afforded a very adequate penalty. To hold otherwise would be to compel the landlord to secure his tenant in advance of his construction.

**False Representations.**

In an action to recover the purchase price paid for property it appeared that the plaintiff purchased a block of residence property from the defendants. There was evidence to sustain a verdict that the plaintiff was induced to purchase the block by representations that the city railway company had agreed to extend a line to the block, and that it was practicable to extend the sewer system of the city to the block and that the representations were untrue. The Minnesota Supreme Court, *Kremer vs. Lewis*, 163 N. W. 732, holds that these representations were of material matters of fact. There was evidence that the plaintiff, on discovery of the falsity of these representations, rescinded the contract in toto. The defendants repossessed themselves of the land. Judgment for the plaintiff was affirmed.

**ANNUAL MEETING.**

**Real Estate Board Will Hold Yearly Election on October 16.**

At a meeting of the Nominating Committee of the Real Estate Board of New York candidates for the Board of Governor's Auditing Committee and Nominating Committee were nominated for consideration of the members in anticipation of the annual meeting to be held on October 16. By a recent change in the constitution an equal number of Governors as those retiring is placed on ballot.

The nominees for directors or active members on the Board of Governors are Stephen H. Tyng, Walter C. Wyckoff and Mark Rafalsky. The three retiring Governors are Edward C. Cammann, now Secretary of the Board, William L. DeBost, Vice-President, and Charles F. Noyes.

Last year when the constitution was changed to admit active-associate members to the Board of Governors up to the end of the fiscal year of the Board, September 30, the active-associate Governors elected were Leo S. Bing, Richard G. Babbage, Michael Friedsam, Francis S. Bangs, Franklin Pettit and Robert E. Dowling, and these have all been renominated for terms varying from one to three years. Other nominations are as follows:

Auditing Committee—Edgar A. Manning, Robert R. Rainey and Edward E. Zittel.

Nominating Committee—William L. DeBost, Frederick D. Kalley, Laurence B. Elliman, David A. Clarkson, Irving Ruland, Charles Griffith Moses, John H. Hallock, Elisha Sniffin and Alexander D. Duff. Of these, five are to be elected.

The officers are elected by the new Board of Governors immediately after the annual election.

LEGAL NOTES AFFECTING REALTY

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

**Broker's Commissions.**

In a real estate broker's action for commissions it appeared that after rendition of his services he abandoned his efforts and did what he could to prevent a sale, but, notwithstanding, a sale was thereafter made. There was evidence as to what his services would have been worth if it had been the usual case of being the effective agency through which a purchase was brought about, but there was no evidence as to the reasonable value of his services in the actual circumstances. The Iowa Supreme Court held, *Johnson vs. Doubrowsky*, 163 N. W. 589, that he could not recover, and the trial court properly directed a verdict for the defendant, since the evidence left the matter in a condition of a calculation, where one factor for measuring its results was not obtainable, and in such circumstances the testimony on value was no evidence whatever.

**Express Agreement.**

In an action for broker's commissions it appeared that the defendant employed the plaintiff to effect an exchange of his land for other land. By express agreement the commission was payable only in case an exchange was actually consummated. Through the plaintiff's efforts a written contract for an exchange was entered into, but this contract was never performed, and the exchange was never made. As the plaintiff failed to show that the non-performance of the contract resulted from the defendant's fault, the Minnesota Supreme Court held, *Appleby vs. Dysinger*, 163 N. W. 739, that he was not entitled to recover the commission.

**Exchange of Land.**

Where the terms and conditions of an exchange of real estate had been agreed upon, and brokers had therefore earned their commissions before the written contract of exchange was made, the New York Appellate Division holds, *Genatt vs. Rubinson*, 165 N. Y., Supp. 464, a provision therein that the brokers were not to receive commissions unless the titles were actually closed was without consideration, and did not prevent the

recovery of commissions, though the brokers signed the contract.

Where a broker has brought his principals together to the point where they have entered into a contract of exchange he has discharged his obligations to each of them, and all questions of readiness or ability of performance on the part of the principals are presumed to have been agreed upon and passed by them as satisfactory. Where a contract of exchanges provided that brokers should receive no commissions unless the titles were actually closed, unless either party should refuse to perform, in which case the party refusing to perform should be liable for the commissions agreed to be paid by him, a refusal based upon an alleged defect in title rendered the party so refusing liable to the brokers; an arbitrary refusal not being necessary.

Under Banking Law (Consol. Laws, c. 2) § 164, prohibiting a private banker from purchasing real estate subject to a mortgage, lien, or incumbrance with any part of his permanent capital or deposits, a party seeking to defeat a broker's right to commission for negotiating a contract for the exchange of land incumbered by a mortgage with a private banker, on the ground that the contract was invalid, was bound to show that the purchase was made by the banker with his permanent capital or deposits.

**Participation Agreement.**

A participation agreement gave plaintiff an interest in a mortgage belonging to defendant, with the same rights as a junior mortgagee, and gave defendant the right, subject to an obligation to account to plaintiff for moneys received in excess of its interest, to assign its interest, collect and accept payment of the entire amount, foreclose for default, and receive proceeds of sale, and all the rights of the holder of a mortgage, and provided that the rights conferred on defendant should be irrevocable, and that plaintiff should receive notice of any default, and should be made a party defendant in any foreclosure action, and provided that plaintiff should not sell or assign his interest without the consent of the defendant. Defendant

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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October 1 ushered in one of the busiest moving days in the history of the city. The moving and trucking companies are reported to have been swamped with an unusual volume of business. The increase in the demand for vans is being attributed to the raising of rents in many parts of the city, and to the tendency of many families, having members in the United States service, to move into smaller quarters.

American chemists, under the spur of emergency, and under the additional stimulus of unprecedented demands on the part of both the Government and private enterprises, have mastered the dyestuffs crisis, which created so serious a situation among manufacturers in the early days of the war. According to statements made at the National Exposition of Chemical Industries last week, American dyes of high quality, equal to, if not superior to the products of Germany, are now being made and marketed in this country. In spite of this encouraging situation it was brought out at the Exposition that the chemical industry in the United States would have witnessed even greater expansion if its growth had it not been restricted by lack of financing and the apparent disinterestedness of capital.

The New York District has been allotted \$1,500,000,000 of the Second Liberty Loan, approximately one-third of the total issue, a subscription figure which is more than double requested of any other Federal Reserve District. The pre-eminence of New York in the economic life of the nation is exemplified by this tremendous demand upon its resources. When the first day of the big loan drive closed, on Monday night, it was estimated that \$40,000,000 had been subscribed in New York City alone. With 10,000 skilled and enthusiastic salesmen at work, and with the citizen fully impressed with the seriousness of the task confronting America, and prepared to give, there was everywhere a feeling of supreme confidence in the success of the gigantic financial venture which seeks to dispose within a stipulated time of \$3,000,000,000 worth of United States Government securities.

### To Revive Building.

That the building situation is acute and is in need of readjustment is acknowledged by all who are in touch with present-day conditions. The increased cost of producing a structure has reached such a point that the market, so far as private and speculative work is concerned, is practically stagnant. Times have changed. Former prices can no longer hold good, and the sooner it is realized that a higher level has been reached and provisions made along these lines the better for the entire community. Even were the war to terminate within a short time, it is doubtful whether former prices would maintain until Europe was rebuilt.

A movement was recently inaugurated through Elliott Smith, President of the Building Material Exchange, having as its object the finding of a solution to better the present difficulties which beset the building field. At a meeting last Tuesday, in the offices of the President of the Borough of Manhattan, the recently appointed Committee of the Whole, which comprises leaders in various lines affiliated with the building industry, took action, and appointed five sub-committees, which will investigate and report on the following phases of the situation: (1) whether a demand for new buildings exists, and to what extent; (2) supply and price of building materials; (3) supply and price of labor; (4) the money situation, and (5) legislation. It is proposed that these committees make independent investigations and report regularly to the Committee of the Whole for final action.

The movement is a good one, and deserves the support of all interested in the present and future growth of the city. There is every reason to believe that it will not be confined to the local field alone, but because of its national importance, will be expanded until the principal municipalities throughout the country will be included within its scope.

That the movement is sincere is guaranteed by the personnel of those who are its supporters. The policy is not of the "star chamber" variety, but is open, and views of those in touch with the market are eagerly sought after so that a true and equitable solution may be reached. This policy is a correct and proper one, and should do much toward making the movement a success.

The question is an exhaustive one, for there are many angles from which it must be considered. Buildings cannot be satisfactorily erected unless the returns show a profitable investment. Were any other premises taken, sooner or later would come a crash which would be felt throughout the country. The old order of things cannot longer remain in force. Rents must advance, or a new form of construction devised, which will make the present methods seem obsolete, and bring the new space within the present means of tenants.

The Committee realizes that the Government has the right to obtain first deliveries on all materials. This stand is the only proper one to take. Then come our Allies, for we are fighting for the same cause. After these two interests have been taken care of, then, and only then, private work can be considered. These unavoidable obstacles add to the difficulty in finding a solution, but the situation is not so bad as it might be, for every one knows the conditions.

A statement is credited to one of the authorities at Washington, in which he said that all private work should cease, and no new operations started. Without disloyalty we maintain that this is a wrong stand to take, for to successfully wage war home industries must be fathered and encouraged otherwise the country will become stagnated and its economic structure undermined. The slogan, "Business as Usual," does not go far enough. Business speeded up to its utmost point should be the axiom, for by this means alone can the country prosper and obtain the wherewithal with which to combat its enemies.

### Catskill Aqueduct Celebration.

New York will celebrate next week the completion of a great engineering feat, a project involving almost \$140,000, and one which is expected to assure the freedom of New York City from drought. On Columbus Day the new Catskill Aqueduct will be formally turned over to the city, and the event will be commemorated with exercises in the Aldermanic Chamber of the City Hall, and a Central Park pageant in which 25,000 Public School children will participate. New York, in characteristic fashion, will express its appreciation of the stupendous task which has been brought to so successful a conclusion.

The new system will supply pure mountain water to every borough of the city, and is capable of providing 500,000,000 gallons a day. Beginning at an elevation of 610 feet above tide level in the Catskill Mountains, and flowing southward through a rugged country, it has overcome mountains, valleys and lems, the solution of which brought forth the best of American technical and scientific skill.

The completion of the Aqueduct carries with it an intimate relationship to every citizen of New York City, since there is no phase of civic life which is not profoundly affected by the achievement of this tremendous municipal triumph. Real estate and building interests will join in registering tribute to the American inventive genius which made such a project possible, and which has been responsible for the creation of another structural marvel once more challenging the admiration of the world.

### Readjustment at Hand.

One of the natural consequences of the establishment of a fixed basic price for steel and iron products, coal, copper and other structural essentials will be a readjustment of the building trades to meet the new conditions arising from the Governmental action. In effect, this will be far-reaching, as it is but a small percentage of the structural interests that will not, in some form or other, feel the influence of the price fixing policy.

For a protracted period the building trade and its allied interests has suffered as a result of the highly inflated prices of structural materials. The excessive cost of fabricated steel was one of the principal factors in the prohibitive construction costs. The erection of new buildings, particularly that type involving a framework of fabricated steel, had practically ceased on account of the high prices and delayed deliveries of this important commodity. The industry as a whole was halted and its progress all but stopped by virtue of the unprecedented conditions that were combined in slowing down construction to the minimum.

With basic prices fixed by Governmental order the outlook for a marked improvement in the building situation is exceptionally bright. The improvement will not follow immediately, however, but will be the outgrowth of a gradual readjustment back to the conditions that maintained in normal times. Before the national or local building situations are able to emerge from the cloud of depression and uncertainty that has enveloped them for altogether too long a period, an indefinite time must elapse during which the building industry in all of its manifold phases must revise not only its mental attitude toward the future, but its actual working conditions will of necessity be forced to undergo a complete metamorphosis on account of the new influences that have been injected into the situation. Until this period has successfully passed progress will probably not be marked, but it is generally conceded throughout the industry that the transformation will not require more than a nominal space of time.

When the building industry is finally readjusted in accordance with the price fixing principle and the respective units have come to a complete realization of the importance of a comprehensive co-

operative movement for the ultimate benefit of the industry, the commencement of the long predicted and hoped for building boom will be close at hand. From the existing indications the predicted activity will equal, if not exceed, any movement of recent times. Certainly there is ample opportunity for a greatly increased structural activity that will include practically all lines of structural endeavor. This fact is conceded by even the most pessimistic among the building interests. The demand will necessitate an amplified production in all branches of construction work and through this activity the building business will return again to its former prominent position among the leading industries of the nation.

**Should Not Give Service.**

*Editor of the RECORD AND GUIDE:*

The letter from Robert E. Simon, recently published in the Record and Guide relative to telephone service in tenement houses, covers the situation fully, though I feel that no telephone service can be given where the rentals for rooms average less than \$6.50 a month.

The idea of having the janitor apartment connected with the system is wrong, as under the present condition it is hard to keep a janitor. To pile on the extra work, which takes up considerable time and interferes with their duties, hurts the efficiency of the management of the property.

Owing to the overproduction of tenements for the past ten years a great many abuses have arisen. It will take some time to get the property back into normal condition. I doubt very much that the raising of rents will cure this evil and the only remedy I can see is the curtailment of privileges such as telephone, heating of rooms at 70 degrees; also painting and redecorating of apartments.

JACOB LEITNER.

**Will It Pay to Build?**

*Editor of the RECORD AND GUIDE:*

The meeting held recently to inquire into the causes of the present stagnation in the building trades developed some peculiar ideas. All the speakers gave good reasons why one should not build. But the best reason of all was not mentioned. Will it pay to build?

I think the war will be over—or on the way to be over—by December 1, 1917, and after that there will be plenty of money to loan and deliveries will be prompt enough, so these two important factors will be eliminated. But how about the question of making it pay to build? If all these high prices are to remain then rentals must go up enough to compensate for the extra cost.

Rents are now being advanced, but it will require a greater demand and a greater dearth of good space before tenants will pay enough to make it pay to build new buildings. For the past ten years the tenants have had their own way. They had but to see a broker and name a price and some owner would be hammered by the broker until he met it. This year things are better. Tenants who have paid more for their goods and everything else are beginning to realize they must pay more rent, which is being done grudgingly.

The demand for whole buildings is growing very fast. I have during the past six months at least a dozen propositions offered me to build for tenants, millionaire concerns, on twenty-one-year leases, but the rents offered were the same or about the same as three years ago. I presume these brokers are still on the wing, trying to find some one to build, but without success. But sooner or later the tenant will come to the conclusion that he must pay a market price for his building, as he has had to pay for his goods, and then some one will erect a building for him. Then land values must go down.

Every appraiser has a system of his own in figuring the price of land, but the final test is the rent. The reason that a plot on Fifth avenue is worth \$200,000 is because one can put up an

improvement costing about \$100,000 and obtain a rental return of \$30,000, whereas the same improvement on a Third avenue plot would produce only an income of, say, \$12,000 a year. But if \$30,000 is the best figure obtainable, and the building costs, say, \$200,000, then the land is worth only \$100,000.

With the rent and the cost of the improvement fixed the third factor must yield. The value of the land is only in what you can do with it, and if the cost of making it productive has advanced then the cost or value of the land must be reduced accordingly. A plot of land was easily worth \$50,000 more three years ago than it is to-day, simply because it will cost you \$50,000 more to make the improvement to get the rent from it than it did three years ago. It will take some time to convince the owners of vacant land or land inadequately improved that their plot is worth less than it was, but it must come. And when that has been accomplished and rents have gone up, then we will see the greatest building boom we have ever experienced.

Now that the price of steel has been reduced all the old projects will be reduced, and I venture to say that every architect has been dusting off the plans of the many schemes of the past two years in the hope that the work may now go on. But the owner and that very important factor, the speculator builder, will want it shown clearly that with the advanced prices it will pay him to build. He knows there are plenty of tenants, but he also knows or will find out that their ideas of rent have not expanded enough as yet to warrant him taking the risk.

JOHN J. RADLEY.

**Opposes Rent Moratorium.**

*Editor of the RECORD AND GUIDE:*

As a property owner and landlord in the City of New York, I desire to protest emphatically against any measure being passed by State or Federal legislatures compelling landlords to give unlimited credit to tenants who have been drafted into the war service and depriving the landlord of the right to dispossess for non-payment of rent.

When the property owners a short time ago, asked a moratorium on mortgages, they were laughed and sneered at. Now when tenants want a moratorium on leases they are listened to respectfully and Legislators fall over each other trying to please them.

Why single out the landlord to give compulsory credit to the boys in khaki? Does he furnish something just as good and as necessary to the families of the soldiers as does the butcher or the grocer? No Legislature would dare to pass a law compelling hotel keepers to shelter the families of soldiers, yet the average landlord of an apartment house furnishes as much as a first-class hotel—he furnishes shelter, heat, elevator and hall service, water, and often refrigeration and light.

Would any Legislature dare to pass a law compelling clothing merchants, coal dealers, provision dealers and milkmen to supply these necessities on credit until the termination of the war? Of course not. Then why compel the landlord to give his goods on unlimited credit? The landlord is a merchant who sells space, plus service. These are the only goods he has on his shelves, and to take these goods without pay is pure robbery.

The iniquity of the proposition looms large when we stop to consider that a great part of taxation is upon real estate, and property owners well know that neither the tax collector nor the mortgagee would show the slightest mercy if taxes should remain unpaid.

I do not wish to accuse the men responsible for the suggestion to create a moratorium on leases of deliberate recklessness, but will the gentlemen kindly explain how a landlord is going to pay his taxes and interest and meet the bills for coal, water, light, elevator service, etc., unless he collects rent?

I invite the cooperation of all those landlords and real estate owners who dare to fight for their rights.

FREDERICK C. ZOBEL.

**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. 275.—In the absence of any direct understanding, what commission would a broker be entitled to for making a lease as follows: Leasing a residence for a period of one year at a rental stated in the lease to be \$3,000 per annum, with a concession stated in the lease in which the owner allows two months' free rent so that the actual rental received by the owner is \$2,500.*

H. K.

*Answer No. 275.—Commission should be charged on \$2500, the real consideration.*

*Question No. 276.—"A" leases an entire floor of a three-story private dwelling for summer use only. During the remaining eight months of the year, the house is entirely occupied by "B." There are two separate and distinct kitchen and toilet accommodations. "A" takes possession on June 15, and uses one of the kitchens. "B," the owner, uses the other. On August 1, the owner, "B," leases the second floor to "C," who takes possession immediately. The situation now is that three separate and distinct families are occupying, at the same time, a dwelling ordinarily used for one-family occupancy. "A" immediately registers a protest to the owner, claiming that the Tenement House Law is being violated and requests the ejection of "C" on this ground, and also on the ground that the prior lease was made on June 15, with no stipulation in it regarding other prospective leases. (1) Is there any foundation to the claim of "A"? (2) What, if any, are the rights of "C"?*

C. O.

*Answer No. 276.—(1) No. (2) "C" has equal rights in the matter above stated in so far as second floor is concerned.*

**Telephones in Flats.**

*Editor of the RECORD AND GUIDE:*

The telephone situation in the five-story walk-up apartment houses presents a serious problem. I do not approve of telephone switchboard service in this class of property for the reason that it entails more labor on the janitor or superintendent where such services are given. Not alone is it an additional cost for such service, but a further burden to the owner.

The suggestion as to the one solution five (75c.) cents a month for each and of the telephone problem (that the tenants pay a minimum amount of seventy-every message transmitted) as expressed by Robert E. Simon in a recent issue of the Record and Guide is heartily endorsed and approved by me.

As to the second solution of the installation of a slot machine in public hall of apartment houses, might be adopted in the cheaper grade of apartments, but would not be practicable in high grade apartments.

The high cost of operation or management of apartment houses to-day, when we take into consideration the cost of coal, and other items indeed inflicts a hardship upon the owner of this class of property. If economy could be practised or maintained as to reducing the cost and operation of a telephone switchboard the same would no doubt materially benefit owners of houses, wherein telephones are installed and operated by the switchboard type.

Mr. Simons' expressions are very fair and I approve of them with the exception of such modifications as already mentioned.

The final solution of the elimination of a telephone switchboard in apartment houses would be that in every instance tenants have their own telephone instrument installed and that they pay the cost.

A. G. BECHMANN.

## REAL ESTATE NEWS OF THE WEEK

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### Business Characterized by Accumulations of Building Sites and Buying of Commercial Plots

TWO outstanding features were prominent in the business of the week, each one of which may be regarded as favorable and indicative of the upward trend of the market. The first and more important development was the acquisition of several desirable plottages in various parts of the city, for immediate or eventual improvement, and the other was the continued activity among buyers of property in the downtown and older sections of Manhattan.

The dearth of both residential and business space in New York City has made additional accommodations an imperative necessity, and it is generally known that it is only a matter of time when builders will begin to capitalize the abnormal existing demand, which has been intensified by the general curtailment of building operations. While substantially the same conditions still prevail which have been interfering with a resumption of construction activity, the situation has, in some respects, been clarified, and there is a better feeling of optimism prevailing in the trade. This attitude is being reflected by the purchases made within recent weeks of building sites, in various parts of the city. While there is no indication that operations will commence at any definite time, it is apparent that builders are alive to the possibilities of the future, and are already selecting the sites for their future operations.

Another encouraging feature noticeable in recent trading has been the number of transactions affecting properties in the Water, Pearl and Pine street and Burling Slip sections, in neighborhoods

which have been unusually quiet as far as real estate trading is concerned. Prominent business firms have recently been accumulating business properties for permanent investment, and have demonstrated their confidence in the future of these holdings by purchasing outright, rather than adhering to the old time policy of leasing. The business of the week also reflected other phases of commercial expansion in New York, and several deals were consummated of this nature.

October 1, marking ostensibly the close of the apartment renting season did not, however, witness any diminution in the demand for residential space, and brokers are disposing of the rapidly diminishing supply of existing space. Moving men reported one of the heaviest days in the history of their business, on account of the unusually large number of removals of both business firms and private families. Moving men generally expressed the opinion that more people were moving this year than last, one official of a prominent trucking company stating that in many cases families were moving into smaller apartments.

In the final settlement of long drawn out litigation involving the eight-story theatre devoted to Jewish drama, at the southwest corner of Chrystie and Houston streets, the property was struck down after ninety bids were recorded, on a bid of \$61,750 to Max D. Steuer, who had an interest in the property. The action had been instituted by Henry C. S. Simpson, as receiver, against the Minsker Realty Company. A mortgage of \$350,000, held by Max M. Warburg and other liens, brought the total consideration up to \$432,000.

### Favors New Rule.

The Real Estate Board has suggested to the Board of Standards and Appeals that an additional rule be added to the rules recently adopted on September 27 for interior fire alarm signal systems, to provide for the recognition of the Siamese street connection as an approved source of water supply in connection with the use of a gravity tank or a pressure tank for the sprinkler service. Section 83-a of the Labor Law which provides for fire alarm signal systems in factory buildings more than two stories high except certain buildings protected by an automatic sprinkler system "having two adequate sources of water supply and approved by the public authorities having jurisdiction" and in which also the maximum number of occupants does not exceed by more than 50 per cent. the capacity of the exits as determined by subdivision 1 to 7 of Section 79-e of the Labor Law.

The rules were originally drawn in tentative form several months ago and were given very careful consideration by the Committee on Building Code & Building Standards of the Real Estate Board of New York. In their revised form adopted recently by the Board of Standards and Appeals, many of these recommendations were incorporated in the rules. In approving the rules at the public hearing it was requested by Alexander C. MacNulty, Counsel for the Real Estate Board, that a new rule No. 32 be adopted as follows:

Rule 32. Sprinklered Buildings, Sources of Water Supply. In the enforcement of the provisions of 83-a of the Labor Law, as amended, a sprinkler system supplied by a gravity tank or a pressure tank, and also having an approved Siamese connection on the exterior of the building for fire department service in case of fire, shall be deemed to have two adequate sources of water supply within the meaning of said section; provided that the number of persons to be employed on any floor in any building equipped with such a sprinkler system shall not be increased beyond that permitted by the provisions of subdivisions 1, 2 and 3 of section 79-e of the Labor Law.

The proposal was favorably received by the Board of Standards and Appeals and the necessary public hearing will be given in the near future.

### Joins Staff of Harris & Vaughan.

Raymond P. Roberts, who for several years was connected with the management departments of the American Real Estate Company and Geo. R. Read & Company, is now associated with Harris & Vaughan, 569 Fifth avenue. Mr. Roberts will be identified with the management and renting departments, having charge of the new twenty-three-story office building which will be completed early next spring, at the northwest corner of Madison avenue and 40th street.

### "L" Express Service.

Announcement has been made by the Interborough Rapid Transit Company that that company plans to institute at an early date a so-called "all day" express service upon the Third avenue elevated line. This statement was made at a recent hearing before the Public Service Commission which had been called to investigate the question as to whether such service was feasible and as to whether certain other improvements should be instituted in the service on the elevated line. It is believed that it will be possible to institute the service during the autumn months. Such a service has long been contemplated by the Commission, but officials of the railroad company repeatedly stated that it was impossible, owing to the necessity, through lack of sufficient storage space elsewhere, of storing the cars upon the elevated railroad structure.

### Station Contracts Awarded.

The Public Service Commission has awarded to the P. J. Carlin Construction Company, of 1123 Broadway, Manhattan, the lowest bidder, at the figure of \$731,124, the contract for finishing eleven stations on Sections No. 1 and 2 on the Culver Line in Brooklyn. An award has also been made by the same body to the firm of I. J. Stander & Co., Inc., of 118 East Twenty-eighth street, Manhattan, of a contract for the construction of shaft No. 2, near First avenue, Manhattan, in connection with the Queensboro subway. The amount of the contract was \$64,149.



# Mitchel— Our Fighting Mayor



Photo (c) by Brown Bros.

## Keep him on the job

**E**VERY American likes a fighter, especially one who fights in the open for what he believes to be his duty.

Any man will fight for himself. It takes a big man to fight for others.

That is just what Mitchell has been doing for the past four years.

He has been everlastingly on the job, fighting to make New York cleaner, happier and a better place for us to live in.

Mitchel has never pussy-footed. He hits from the shoulder. He has fought more fights for our safety, comfort and honor than any other mayor we ever had.

Once started, Mitchell never quits. Look at the record.

There was the "Black Hand," preying on the decent Italians with blackmail and dynamite.

Where is it now? Mitchell has cleared it out.

What has become of the Gangs and Gunmen that four years ago shot up the town and laughed at the police?

Mitchel has cleaned them out.

The city was spotted with disorderly houses. Perhaps there was one in your block. Hundreds of them have been closed by Mitchell's administration, and many gambling-dens besides.

The "Vice Trust" has been wiped out.

No wonder New York's underworld is fighting Mitchell.

Now consider his work of construction:

Mitchel saw the need for and organized the Home Defense League, comprising 20,000 volunteer police.

When war came they were ready at a moment's notice to take the place of the regular police who were sent to guard bridges, water supplies, electric lights and other public utilities from the nation's foes.

Four years ago there weren't schools and teachers enough for the children to have full-time education. Mitchell stirred up the Board of Education to make improvements, including a trial of the so-called "Gary System." He wants every child to have a big, broad, full-time education.

The orphans of this city never used to see anything nearer to a home than the charitable institu-

tions. Mitchell has made it possible for thousands of these little dependents to be taken into private homes with loving foster-parents.

*Children now are getting children's rights.*

Mitchel broke up the old Tammany garbage game. Under Tammany the city paid contractors to take the garbage away. Mitchell made contractors pay the city \$180,000 a year to get it.

Mitchel has done more for labor than any other mayor New York ever had.

During the past three years he has been called upon to settle many difficult labor disputes.

As a result, the unions, the employers, and the public trust his leadership because they have found him absolutely square and straight.

As a war-mayor, Mitchell stands out as the clearest-headed, the most far-seeing, the most whole-hearted Mayor in America. He has made New York honored for its preparedness and patriotism.

For two years Mitchell took the Plattsburg training to make himself a soldier.

Right now he would prefer to be fighting with our forces in France, but the people have drafted him for Fighting Mayor of New York.

For New York needs his fighting stuff more than the army needs it.

**Keep him at his fighting-job!**

### Remember—

—that Mitchell, in order to make good, must have behind him a working majority of the Board of Estimate.

Here is the Fusion ticket and the number of votes each will cast in the Board:

MITCHEL, as Mayor . . . . . 3 votes  
PRENDERGAST, as Comptroller, 3 "  
ADAMSON, as President of the Board of Aldermen . . . . . 3 "

#### Borough Presidents

MARKS—Manhattan . . . . . 2 votes  
POUNDS—Brooklyn . . . . . 2 "  
WHITTLE—Bronx . . . . . 1 "  
GANNON—Richmond . . . . . 1 "  
HIGBIE—Queens . . . . . 1 "

Note the names and vote for those running in your borough!

# Keep Mitchell on the job!

## Fusion Committee of 1917

### Contributions Urgently Needed

The expense of this campaign is being met by voluntary contributions. Advertising is the most economical way of getting the facts before the voters. For example, \$1.00 will pay for an advertisement like this in approximately one thousand copies of a newspaper; \$10.00 will pay for ten thousand; \$100.00 for one hundred thousand, and so on. If you want to keep Mitchell and Fusion on the job, send a contribution to

SAM. A. LEWISOHN, Treasurer,  
244 Madison Avenue, New York

### PRIVATE REALTY SALES.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 20 last week and 24 a year ago.

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

The sales north of 59th street aggregated 15, as compared with 11 last week and 15 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 443 of this issue.

#### Sale on Lenox Hill.

William Cruikshank's Sons and Edward J. Hogan sold to an unnamed buy-

er part of the realty on Lenox Hill, which the late James J. Hill purchased to secure light and privacy for his former home in 65th street. The property just disposed of is 9 East 64th street. The new owner will improve the site with a residence. The Hill property comprises a plot 70x100.5 feet, and his heirs have just sold the westerly 35 feet of this, which was placed on the market for sale shortly after Mr. Hill's death, at a price approximately \$200,000. The remainder of the plot has also been restricted against any use other than for a private house. The plot just sold adjoins on the east the 65-foot house owned by Orme Wilson, and to the east are the new homes recently completed at 13 and 15 East 64th street by Warren Thorpe and Orme Wilson, Jr., while at the northerly end of the plot stands the new home of Mrs. Anna Bliss. On the adjoining Fifth avenue frontage of the block are the Isadore Wormser, Frank Jay Gould, William Watts Sherman and the Haggin homes.

#### To Improve Heights' Corner.

Harris and Maurice Mandelbaum sold to Charles Laue, operator and builder, the vacant plot of six lots at the southeast corner of Fort Washington avenue and 173d street, measuring 100x150 feet. Mr. Laue will erect at once a high grade ten-story apartment house. The plot sold is the last of a tract of thirty lots acquired about three years ago from the estate of J. Hood Wright. The remainder of the tract has been absorbed by builders, some of which have been improved. In part payment Mr. Laue gave the four six-story tenement houses, 421 to 427 West 53d street, between Ninth and Tenth avenues, which he built about sixteen years ago. Each house has a frontage of 25 feet and a depth of 115 feet. The plots on which they stand are from 140 to 146 feet deep. William N. Miller was the broker. The transaction including the cost of the proposed apartment house represents about \$500,000. Stoddard & Mark represented the Mandelbaum interests, and Middlebrook & Vorland appeared for Mr. Laue.

#### Downtown Plot Rounded Out.

Through the purchase of the old three-story building at the northwest corner of Wall and South streets, known as 120 and 122 Wall street, and 50 South street, interests, which have been accumulating the adjoining property, represented by the Lawyers' Realty Company, have obtained control of the entire block front in South street, between Wall and Pine streets, fronting 202.7 feet in South street, 81.7 feet in Wall street, and 118.7 feet in Pine street. The property was bought from the Lotos Tea Company, headed by Warner Van Norden, who bought it last April through Pease & Elliman, the brokers in the recent sale. The consideration was about \$62,500, which shows a square foot average of \$53.42. The property just bought measures 30x39.10 x irregular, and contains 1,170 square feet. It has been reported that the Cuba Cane Sugar Company is the buyer and intends to improve the combined properties.

#### Deal on Seventh Avenue.

Margaret Hoyt of Great Neck, L. I., sold the Strathmore and Wadleigh apartment houses, six-story structures, each on a plot 100.11x100, covering the westerly block front of Seventh avenue, from 144th to 145th streets. The property adjoins the Wadleigh High School for Girls. The No. 1884 and 1890 Seventh Avenue Corporations, which filed papers of incorporation this week, with Edward S. Payne, Garrick Spencer and John A. Osborne as directors, will take over the property, which is assessed at \$225,000.

#### Downtown Activity.

Charles F. Noyes Company sold for the Hasco Building Company, Lorne A. Scott, president, to an investor, the seven-story office building, 128 Water street, and 81 Pine street, having frontages of 23 feet and 30.6, respectively. The building is 100 per cent. rented, the total aggregating approximately \$10,000 a year. Although extensive alterations were made several months ago by Mr. Scott the new owners contemplate making other improvements. Some years ago the property was sold for \$100,000, subject to mortgage of \$75,000.

#### Savings Bank Sells.

Wm. A. White & Sons sold for the Irving Savings Institution the four five-story apartment houses at the northeast corner of Fifth avenue and 101st street, measuring 100.11x100, to the 1889 Lexington Avenue Company, John J. Buckley and Francis Hurley, who recently erected and sold the two-story taxpayer at the northeast corner of Lexington avenue and 86th street. The property is valued at \$200,000.

#### Harlem River Frontage Sold.

George Bockhaus, Inc., sold for Emily J. Murray, of Sound Beach, Conn., the large waterfront plot containing about twelve city lots situated at Harlem

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River and 119th street, now occupied by Burns Brothers Coal Company. The property, which has been held at \$150,000, was purchased by the Standard Oil Company of New York, which now owns the entire Harlem River frontage, from 119th to 120th street, which extends back to a point embracing about one-half of the entire square block.

**Manhattan.**

**South—of 59th Street.**

50TH ST.—Frank B. Taylor sold for H. S. Manning 3 West 50th st, a 4-sty dwelling, size 31x100.5, a Columbia College leasehold. The house will be extensively altered for business purposes.

50TH ST.—Mrs. John Irving is reported to have sold the 4-sty dwelling 17 West 50th st, a Columbia College leasehold.

54TH ST.—J. K. Moors resold for the Malex Realty Corporation 317 and 319 West 54th st, on plot 58.4x100, between 8th and 9th avs, two 5-sty flats, to M. T. De Lemos. The property was sold about two weeks ago, after being owned by one family for thirty-eight years.

WEST BROADWAY.—Charles F. Noyes Co. sold for the Hasco Building Co., Lorne A. Scott, president, for all cash, 502-504 West Broadway, two 5-sty buildings, with elevators, covering a lot 50x75, held at \$50,000, and leased at \$4,800 per annum to two tenants. The Noyes Co recently announced the sale for Mr. Scott of the 7-sty building at 128 Water st and 81 Pine st. The buyer of the West Broadway property is a client of Stoddard & Mark, attorneys. Carl S. Flanders, attorney, represented Mr. Scott in a legal capacity.

**North—of 59th Street.**

76TH ST.—Mrs. Louise R. T. Harris is reported to have sold her residence at 39 West 76th st, a 4-sty house, on lot 22.10x102.2, near Columbus av.

85TH ST.—The 85th Street Garage Co., Harry Hoffman, president, purchased from a client of Louis Jacobs the vacant plot, 50x100, at 228-230 East 85th st, as a site for a garage. The buyer gave in exchange a tenement near the 86th st station of the new Lexington av subway.

113TH ST.—The Nehring Co. sold for J. T. Farrell the "Belcourt," a 5-sty apartment house on plot 76x95xirreg., at the southeast corner of 113th st and St. Nicholas av. The property was held at \$75,000.

114TH ST.—Harry Sugarman sold for Morris L. Wolfe 71 East 114th st, near Madison av, a 5-sty flat, with stores, on lot 25x100.

136TH ST.—Smith & Mitchell sold for Harriet Finch to Elizabeth Craig 260 West 136th st, a 3-sty dwelling, 16.8x89.11.

137TH ST.—Smith & Mitchell sold for J. Rosenthal to Alfred Christian 203 West 137th st, a 3-sty dwelling, on lot 19x99.11, adjoining the northwest corner of 7th av.

180TH ST.—Charles S. Kohler sold for the Russely Co., Alexander McDowell, the 5-sty apartment house, known as the Alva, at 556 West 180th st, on plot 75x100, between St. Nicholas and Audubon avs. The property has been held at \$115,000.

BROADWAY.—Frederick Brown has bought from the New England Mortgage Security Co., Leavitt A. Hunt, president, the 4-sty flat at 3924 Broadway, on lot 25x100, between 164th and 165th sts. The sale was arranged by Harry J. Rogers as broker. This is the third parcel secured by Mr. Brown within a year from the same sellers, through Mr. Rogers, the others being 54 and 84 Lenox av, both resold later by Mr. Brown.

7TH AV.—J. B. Wood sold the 5-sty flat 2310 7th av, 37.6x100, between 135th and 136th sts, for Minnie Tolliers.

**Bronx.**

214TH ST.—A. Blumenthal sold for the H. M. Construction Co., Herman & Minscuff, 425 and 431 West 214th st, two 5-sty apartment houses, each occupying a plot 75x100, between 9th and 10th avs. Each building is arranged with six apartments to a floor, and the houses are fully tenanted. They were held at \$150,000. The selling company acquired the site two years ago from the Alliance Realty Co. and erected the structures from plans by Andrew J. Thomas, architect.

219TH ST.—Hugo Wabst has sold the 2-sty, 2-fam. dwelling in the north side of 219th st, about 375 ft. east of Barnes av.

GRAND BOULEVARD.—Frederick Brown sold to the Rocky Crest Realty Co., George S. Runk, vice-president, 2397 Grand Boulevard and Concourse, a 4-sty apartment house, 50x78, near 184th st, held at \$38,000. The seller took in exchange the plot, 50x100, in the north side of 227th st, 100 ft. east of Adrian av. W. W. Miller was the broker.

GRAND AV.—Charles S. Kohler sold for Elizabeth C. Doherty the dwelling and garage, 50x100, at 2596 Grand av.

OLINVILLE AV.—Hugo Wabst sold the 2-sty building, on plot 75x95, on the east side of Olinville av, 600 ft. north of 2d st, to A. Rings.

WEBSTER AV.—Daniel B. Freedman and Laurence Davies sold the plot 100x100, at the southwest corner of Webster av and 197th st, to a builder for reported improvement with high grade apartments, through Damiane & Phelps, to John McMahon.

**Brooklyn.**

FULTON ST.—John F. James & Sons sold the old Brooklyn Bank building, on plot 72x152, at the southwest corner of Fulton and Clinton sts, for the Metropolitan Trust Co. to the Charles Brown Paint Co., for whom it will be altered.

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# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; 10% discount for two or more insertions.

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

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

## PROPOSALS

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., 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., October 1, 1917.**—Sealed proposals will be opened in this office at 3 p. m., November 28, 1917, for the construction of the United States Post Office at Bellefourche, S. Dak. Drawings and specifications may be obtained, after October 18, 1917, from the custodian of site at Bellefourche, S. Dak., 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., October 1, 1917.**—Sealed proposals will be opened in this office at 3 p. m., November 9, 1917, for the construction complete of the United States Post Office at Forsyth, Ga. Drawings and specifications may be obtained from the custodian of site at Forsyth, Ga., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

**SUPERVISING CHIEF ENGINEER'S OFFICE, Room 731, Custom House, New York, N. Y., October 2, 1917.**—Sealed proposals will be received in this office until 2 p. m., October 31, 1917, and then opened, for repairs to roof at the U. S. Post Office, Paterson, N. J., in accordance with drawing No. S. C. E. 524 and specification, copies of which may be had at this office. Frank A. Lang, Supervising Chief Engineer.

**SEALED BIDS** will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, October 23, 1917, for Contract 189, for the construction of a keeper's house and garage and doing miscellaneous work at Silver Lake reservoir, in the Borough of Richmond, New York City. The keeper's house will be of frame and brick, 28 feet by 26 feet by 23 feet, and the garage will be of brick, 40 feet by 23 feet by 15 feet. At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,  
CHARLES N. CHADWICK,  
JOHN F. GALVIN,  
Commissioners, Board of Water Supply.  
GEORGE FEATHERSTONE, Secretary.

## WANTS AND OFFERS

**SMALL** apartment wanted in an up-to-date house; will lease same and assume management of house. Residential capacity assures steady attention and prompt collection; exceptional references from owners; economical. Box 455, Record and Guide.

**FOR SALE**—Atlas of Manhattan in four volumes (E. Belcher Hyde) and in one volume; good condition; corrected up to date. Apply Superintendent, No. 1 West 34th Street.

**WANT** broker thoroughly experienced in the selling and leasing of East Side private houses; also high-grade broker who has had experience in leasing first-class apartments in the Fifth and Park Avenue section. ALBERT B. ASHFORTH, INC, 12 East 44th Street.

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**FOR SALE**—A very large and rich Copper Mine; 60 miles from New York City. ISAAC D. GABEL, Bordentown, N. J.

## FOR SALE OR TO LEASE

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

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

**FOR SALE**—Brooklyn, near Ninth St. station of Fourth Ave. subway; one family house, 9 rooms and bath. Box 456, Record and Guide.

**GEORGIA.**  
**FOR SALE**—A farm of 4,130 acres in high state of cultivation, 87 miles west of Savannah, Ga., on Central Railroad; seven miles from county seat; turnpike road runs both north and south and east and west through farm.

Plenty tenant-houses, and wood and timber for upkeep of place.

Bearing pecan grove, ten acres; Bermuda pasture, 100 acres. Two-story eight-room house, set in oak grove, for owner. One-story four-room house for superintendent.

Artesian well flows ten ft.; a small creek on west boundary, from which power can be developed to run electric plant.

System cotton gin, grits mill, bean mill, storehouse, a railroad station and post-office on place.

For quick sale will take thirty-one dollars (\$31) per acre and give possession when I get this crop off, not later than December 1. Can be converted into an ideal stock farm.

E. P. DANIEL, Rogers, Ga.

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Register

**KEAP ST., ETC.**—The factories formerly occupied by the Standard Dyeing Works, in Keap st, near Ainslie st, have been sold by James B. Fisher for the Adolph Schultz estate to William Beyer for fur dyeing. Mr. Fisher also sold for Mary P. Powell the dwelling, 1380 Union st, on plot 28x120.

**PARK PL.**—Sig. Cederstrom bought for his home, the 3-sty dwelling 855 Park pl from Michael Tuck through M. C. O'Brien.

**18TH ST., ETC.**—W. H. Goldey sold for Mrs. Ada Bedell the house 1114 East 18th st, 40x100; for Andrew P. Egan the bungalow 1201 East 18th st, 40x100, held at \$7,500; for Isidor Bergs the 2-family house in the west side of East 10th st, 240 ft. north of Av K, 40x100, held at \$13,500, and for Glenn H. Frost the house and garage in the west side of East 13th st, 510 ft. south of Av I, 30x100, held at \$7,500.

**54TH ST.**—Tutino & Cerny sold for Mrs. Eda Goodstein to Mrs. Mamie McHugh the 2-fam. dwelling 556 54th st.

**54TH ST.**—Newmann Leavy and Louis Cramer sold for I. M. Kalt the building at 1440 54th st, on a plot 135x100, to the Remac Building Corporation, in exchange for two 1-fam. houses on 53d st, 100 ft. east of 16th av.

**67TH ST.**—Aleo Building Co., associated with Realty Trust, reports the sale of the 1-fam., semi-detached brick dwelling 3167 67th st, in the Mapleton District, to Benjamin Goodman.

**68TH ST.**—E. J. Hollahan (Inc.) sold the 1-fam. house, 557 68th st for Gustav E. Syersen.

**76TH ST.**—Frank A. Seaver & Co. sold the 1-fam. house 640 76th st for Anna Cahill.

**91ST ST.**—Frank A. Seaver & Co. sold the plot 40x119 in the south side of 91st st, 100 ft. west to Colonial rd, to Henry Horan.

**GRAND AV.**—The Bulkeley & Horton Co. sold a plot, 50x100, on the east side of Grand av, 215 ft. south of Park av, for Charles A. Wheeler.

**AV T.**—Tutino & Cerny sold for the Postrel Construction Co. to Stanley Miller the 1-fam. detached house 1317 Av T.

**14TH AV.**—I. Salzberg sold for K. Cohen to A. Landau the 1-fam. cottage 5104 14th av, on plot 80x100, at the southwest corner of 51st st.

## Queens.

**BAYSIDE.**—Frederick W. Whittaker has sold his 6-acre estate and a 100-year-old dwelling on the Rocky Hill rd, opposite the Bayside golf links, to F. J. Meyer.

**LONG ISLAND CITY.**—Cross & Brown Co. sold for the Misses Miller the plot, 83x100, on Jackson av, adjoining the Ford automobile plant. Cross & Brown Co. also sold a plot on Jackson av, extending to the railroad, and adjoining the Joseph Ellas plant.

**LONG ISLAND CITY.**—The Pabst Brewing Co. purchased a plot, 37x132, at the south corner of Jackson av and Buckley st, from the Eliot-Melville Co. and the Navahoe Realty Co.

**LONG ISLAND CITY.**—The Swedish Lutheran Church has sold to the Rev. A. Phillipsky the dwelling, on plot 50x100, on the northeast side of Potter av, 100 ft. southeast of Bartow st.

**QUEENS MANOR.**—Robert Prendergast sold for the Land Estate, Inc., in the Queens Manor Property, in the Fourth Ward of the Borough of Queens, to John J. O'Reilly, five lots at Jericho turnpike and Jackson av.

## Out of Town.

**GREAT NECK, L. I.**—Baker Crowell (Inc.), in co-operation with Thomas E. Kennedy, sold to Olive M. Sperry water front estate at Elms Point to Helen L. Forrester, of Manhattan, at a reported price of \$30,000.

**LITTLE NECK HILLS, L. I.**—Everett M. Seixas Co. sold for the Drigh Murray Realty Co. eight acres of land to W. D. Goldbeck, who expects to improve the property with a residence for his own occupancy.

**BOGOTA, N. J.**—Frederick Brown resold to Richard T. Detzen 105 Queen Anne rd, a 2-fam. house, 50x100, one of the parcels taken in exchange recently for 2311 Tiebout av, Bronx.

**NEWARK, N. J.**—Feist & Feist (Inc.) sold for the Forest Hill Association to Daniel B. Diss, Jr., the dwelling at 715 Lake st; also for North Av Land Co., Alfred M. Rau, treasurer, at Wykasyl Park, New Rochelle, a large plot of ground to Sydney Malbrunn, who will erect a high class residence and garage. J. C. Varlan was the broker in the transaction.

**HARRISON, N. Y.**—Henry A. Rogers, of Worthington Whitehouse (Inc.), sold a New York lawyer a tract of over 60 acres, on the northwest corner of and with large frontage on Harrison and Lincoln avs. This property formerly belonged to the Stewart estate and is within one-half mile of the new Blind Brook Country Club at Portchester. It is also near the country estate of Dr. J. A. Hartwell, Mrs. W. A. Read, Oliver Harriman, Hugh J. Chisholm, J. McE. Bowman and Mrs. Whitelaw Reid. The same broker sold, last year, the opposite corner of 55 acres to another client, who has since improved for his own use.

**LAWRENCE PARK, N. Y.**—John S. Bates sold a residence on 1/4 acre plot in Lawrence Park to Ralph W. Gwinn, village consul of Bronxville. Mr. Gwinn intends to occupy the house. Alfred B. Stone, of Burke Stone (Inc.) was the broker in the transaction.

**SCARSDALE, N. Y., ETC.**—The Scarsdale Estates sold a plot on Sage ter, in the Green-acres section, to David Wallace, of New York City; also the Starding House in the Phillips Manor section of Tarrytown to L. McBride Hubbard of New York.

**NEW ROCHELLE, N. Y.**—The North Avenue Land Co. has sold a large plot at Wykasyl Park to Malcolm Johnson, a builder.

**WHITE PLAINS, N. Y.**—The Robert E. Farley Organization sold to Clinton G. Swackhamer, a house on Chatterton Parkway, Battle Hill Park, formerly owned by Clarence W. Eisner.

RECENT LEASES.

Civic Club Leases.

Horace S. Ely & Company rented 14 West 12th street, a four-story building occupied for many years by the Salmagundi Club, to the Civic Club of New York. The Salmagundi Club, which has occupied the building for a quarter of a century, will soon move to its new home at 47 Fifth avenue, a five-story dwelling, 39.3x125 feet, which the club recently purchased from the William G. Park estate. The Civic Club was organized in 1916, and differs from similar organizations in that men and women constitute its membership. The club has been located in the Hotel Le Marquis, 12 East 31st street, since organization. Miss Mabel A. Wiley represented the club in negotiating the lease.

The Vermin Problem

No. 22

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Lease Near Herald Square.

W. B., H. W. and B. C. Faulkner have leased to the New York & Brooklyn Casket Company 140 West 36th street, 25x98.9, between Broadway and Seventh avenue, through Wm. A. White & Sons and W. A. Pond Phipps. The owners of the property will erect a five-story building on the site, which will be used for undertakers' supplies. J. Jeune has prepared plans for the new building, the contract for which has been given to T. Roberts & Company. The casket company has been located in Great Jones street for the past thirty years.

Hotel Man Leases.

David H. Knott, hotel man and Tammany nominee for Sheriff, leased the nine-story apartment hotel at 26 Gramercy Park, extending through to 133 East 19th street. Mr. Knott operates eleven hostleries in addition to the one just acquired. The lease is for ten years and is taken from the Robert J. Blake Building & Realty Company, which erected the structures about fifteen years ago. George B. Corsa was the broker.

\$500,000 Times Square Lease.

Charles F. Noyes Company has leased the large store and basement at 1587-1589 Broadway and 204-206 West 48th street at an aggregate rental of about \$500,000 to Amron's (Inc.). The premises will be occupied for restaurant purposes. The lessee conducts a chain of restaurants in New York including those in the Marlborough, Grand and the Endicott Hotels. About \$50,000 will be spent on alterations.

Manhattan.

N. A. BERWIN & CO. leased apartments at 1730 Broadway to Dr. L. Conrad Ochs, a Mr. Quill-Jones, Frederick H. Button, M. M. Matzinger, Margot Speigelthal, O. E. Hart, Guy Bates Post, Leo J. Fishel and Frank J. Jordan.

VASA K. BRACHER leased for the estate of P. B. Worrall, the 4-sty dwelling at 55 West 70th st to Marie Seifert.

BRETT & GOODE CO. leased an arcade store in the Berkeley Building, 19-25 West 44th st, and 18-22 West 45th st Co. to John Carleton Nevins; also to the Reischmann Co. the store at 461 8th av, northwest corner of 33d st for a short period.

H. SCHUYLER CAMMANN rented apartments in 165 West 82d st to C. M. McCarthy, J. A. de Joy, Katherine Lyall, Moen Smith and Margaret Carey Winter.

CROSS & BROWN CO. leased 9,000 sq. ft. of space in 245 West 55th st to the Lee Tires Sales Co.; 5,400 sq. ft. of space to the Abbott Motor Equipment Co., also the rear half of 10th floor to Shenango Tire Co; at 9 East 59th st space to E. Onet; at 15-17 West 36th st 2d floor to Chas. Weisker & Co. in conjunction with Bleiman & Co.

CROSS & BROWN CO. leased the 4th floor at 239-247 West 56th st to Colonial Motors Co.; at 25-7 West 36th st space to L. Allyn; at 102-4 5th av space to M. H. Cohen; at East 59th st to H. P. Howell; at 15 East 59th st to A. Scuri; at 17 East 59th st space to Patience Costello; to W. Boutelle; at 19 East 59th st to Mrs. Da Loria Norman and W. R. Leigh, and at 18 East 45th st space to Russian Antique Shop, in conjunction with Wm. D. Bloodgood & Co.

DU BOIS & TAYLOR leased apartments at 640 Riverside dr to Major General John F. O'Ryan, David Driessen, Melvin Greenbaum, Rafael Dornates, Eugene D. Boyer, Sets Kamsler, Solomon Rosenfeld, Mrs. Ruth C. Bisby, Frank D. Caruthers, Jr.; William E. Raynor, Jacob A. Little, Captain Edwin Payne Tignor, Horace S. Tibbs, Leon Michael, William S. Hennessy, Jay C. Williams, Mrs. Maria Luisa F. C. Richards, Mrs. Alberta De Lon, Harry Rafé, Max W. Kass, Mrs. Carmen De Pinillos, Elgin H. Steven, George W. Terwilliger, Charles W. Perry, Henry C. Gancel, Mrs. Amelia Bernstein, Louis D. Thalenger, Mrs. Katherine B. Smith, Clarence H. Ball, Charles A. Stern, Nathan Klein, Marcus Hatow, Thomas J. Shanley, Jr.; Aaron B. Davis and Leonard L. Rothstein, and at 644 Riverside dr to Judge Thomas J. Freeman, Samuel Kramer, Phillip C. Rosenberg, Charles Cohen, Otto C. Bubeck, William F. Smith, Murray G. Dennison, Elijah Purdy Rapelye, Earl Underwood, Julius Herbert Dietz, Abraham Rothstein, Gustaf Danreuther, Siragin H. Topakyan, Isaac A. Van Bomel, Francis W. Kurtz, Miss Nellie E. Kronberg, Jacob Wilk, John C. Rodgers, Paul Wolf, Abraham Greenberg, Julius P. Wagner, John Power Ryan and Julius W. Rotchild.

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DUFF & CONGER leased an apartment furnished at 10 East 85th st to Electus D. Litchfield; also an apartment at 926 Madison av to Miss May C. Allen, and at 1326 Madison av to Richard H. Bythiner and Miss Louise McClellan.

ELECTRIC BOND & SHARE CO., a public utility concern, has leased through the Douglas Robinson, Charles S. Brown Co., the 11th and 20th floors in the American Express Co.'s building at 65 Broadway. The company now occupies three floors in the Empire Building, the bulk of which space is to be retained and connected with the floors just leased in the adjoining American Express building.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Thomas Crimmins her residence 176 East 72d st, a 5-sty American basement dwelling, on lot 16.8x100, furnished, for the season, to Franklin B. Kirkbride; a large furnished apartment at 135 East 66th st for Robert J. Turnbull to Chandler P. Anderson; a furnished apartment at 122 East 76th st for W. P. Hardenburgh to Albert G. Garnaas; in the new building at 112 East 74th st for the Miller-Banner Syndicate to Robert H. S. Hobart; at 55 West 55th st for N. A. Berwin & Co. to E. M. Cromwell; an apartment at 36 East 49th st to Mrs. C. B. Nicholas.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment at 755 Park av, corner 72d st, for Mrs. A. H. Joline to Mrs. Cord Meyer; an apartment at 70 East 77th st to Mrs. George H. Hunn; an apartment in 105 West 55th st to Mrs. Jane Hathaway, and at 130 West 57th st to Richard Barthelmeas, and renewed leases of duplex apartment at 276 Madison av for the Billings Estate to J. Clark Curtin, and 28 East 49th st to J. P. Ryon and Miss Josephine Ney.

DOUGLAS L. ELLIMAN & CO. leased, furnished, for the winter, for Russell C. Leffing-

well, his residence, 144 East 65th st, to Captain Samuel Frothingham; subleased an apartment in "The Mansions," 270 Park av, for Mrs. Dora D. Forbes to Miss Jeanne King; an apartment in the new building at 103 East 84th st for Rudolph Realty Co. to Mrs. Vega B. Strain; at 122 East 86th st for David Dows to Lorne A. Scott; at 30 East 86th st to Miss Maud Rowland.

DOUGLAS L. ELLIMAN & CO. leased for Islesbrook Estates (Inc.) to Rosetta Baum the parlor floor at 710 Madison av, and for Harris & Vaughan, agents, an office in 15-17 East 40th st, and for William C. and A. E. Lester to Mrs. D. M. Cardeza a studio in the building at 57th st and Madison av; also for Henry H. Pease to Anne Kay the house at 606 Park av.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Dr. William B. Anderton 825 Madison av, a 4-sty dwelling, on lot 29x84, to the Presbyterian Hospital, as an additional home for nurses; a large apartment in the new building 125 East 72d st for Julius Tishman & Sons to Mrs. D. C. Stone; a furnished apartment at 156 East 79th st for Mrs. Peabody to C. P. Wiley; an apartment at 969 Park av to R. M. Stuart Wortley; and at 416 Madison av to Cecil Fletcher and A. F. Colling.

DOUGLAS L. ELLIMAN & CO. leased an apartment in "The Mansions," 270 Park av, for the Vanderbilt Av Realty Corporation to C. A. Spréckles, president of the Federal Sugar Refining Co.; also a furnished apartment at 570 Park av for Mrs. John E. McGowan to Lieut. E. Roland Harriman, son of the late E. R. Harriman; a furnished apartment at 156 East 79th st for Robert L. Burton to Mrs. W. S. Seamans, and, in conjunction with K. K. Van Winkle, an apartment at 575 West End av for Stewart C. Schenck to Peter Moller.

J. B. ENGLISH leased the 4-sty dwelling 60 West 70th st to G. B. Crocker.

J. B. ENGLISH leased for Adolph Auerbach the 4-sty dwelling 2224 West st to the Sharps and Flats Club.

J. ARTHUR FISCHER leased to Decker & Dettinger the store at 61 West 37th st for the flower and feather business.

GOODWIN & GOODWIN rented for Melbie Williams to Mary Engelsberg the 3-sty private house at 7 West 119th st.

GOODWIN & GOODWIN rented for the Excelsior Savings Bank the southeast corner store at 133d st and 7th av for a cafe and restaurant to B. D. Wilkins.

M. & L. HESS (INC.) report the closing of the lease with Henry Sonneborn & Co., of Baltimore, Md., of the premises at 321-27 6th av, containing 100,000 sq. ft., owned by the U. S. Realty & Improvement Co., and formerly occupied by the O'Neill-Adams Co. The lessee, however, in addition to leasing the above building has also rented the building 113-21 West 20th st, adjoining the 6th av property, containing 70,000 additional sq. ft., thereby obtaining 170,000 sq. ft., all of which will be used for the manufacture of clothing.

M. & L. HESS (INC.) leased space on the 5th floor at 903-7 Broadway to the Western Thread Co. the 2d floor at 34 Union Sq to Liggett & Myers Tobacco Co.; the 5th floor at 36 East 21st st to Herbert Moss and the 2-sty building at 222 West 30th st to the Penn Station Drug Co.

M. & L. HESS (INC.) leased the 2d floor at 13 East 16th st, to Edgar E. Kahn; at 27-35 West 24th st, space on the 7th floor, to Samuel Goldstein; at 17-21 East 22d st, space on the 8th floor to A. M. Smolens.

HENRY HOF leased for Robert E. Kelly the grade floor at 214 East 41st st, to Alex. Taylor & Co. (Inc.), sporting goods dealers; also, for Wendell L. Nicholl, space at 155-7 East 32d st, to Karl Freund (Inc), antique dealers.

HOUGHTON COMPANY leased the 3-sty dwelling 125 West 78th st for Mary T. Patrick to J. M. English.

HOUGHTON COMPANY leased to Erminie Caruthers, the 4-sty dwelling 3 West 84th st for Eugene Vallens.

HOUGHTON COMPANY has leased the 4-sty dwelling 42 West 82d st to Winifred E. Smith for Carrie Kaufmann.

LOUIS JACOBS leased the 2-sty dwelling 290 East 142d st for Molly Fierstein to Bernard Cavanaugh.

LOUIS JACOBS leased apartments in the Ogontz, 509-511 West 122d st to Frederick W. Pope, Pauline Marks, Mrs. Laura Oppenheimer, Herman Lieberman, Miss Mary M. Remington, Gill B. Barry of the Cort Theatre, Miss Jessie H. Foster, Mrs. Alexander O. Holberson, Jacob J. Liebson of the N. Y. American.

GEORGE KETCHUM leased for Edward Margolies, agent, to J. J. Hirsch, the south one-half of the corner store in the Casino Theatre Building, Broadway and 39th st.

PAYSON McL. MERRILL CO. has leased for the Rodin Studios a large duplex housekeeping studio apartment at 200 West 57th st, southwest corner of 7th av, a new studio and apartment building now in course of construction, to Victor Georg of Chicago, Ill.; also housekeeping apartments in the same building to Mrs. Russell N. Whelen and Miss Nina R. Cutter.

MOORE, SCHUTTE & CO. rented the 4-sty American basement dwelling, 469 West 143d st, for Frank M. Wells to Mrs. Lucy C. Driscoll; also the 3-sty dwelling 526 West 142d st for John B. Carse to Mrs. Helen B. Murphy.

CHARLES F. NOYES CO. leased for Christopher Pitkin Co. to the Lawden Co. the vacant plot at 13-15 Catherine slip, corner of Water st.

CHARLES F. NOYES CO. leased two floors at 465 Greenwich st for the estate of H. B. Welsh to George E. Chatfield; also a floor at 50 Beckman st for William M. Jackson to H. & A. Jones Envelope Co.

PEASE & ELLIMAN leased for C. C. Bull to Mrs. E. R. Duer the 4-sty dwelling at 23 East 77th st; for Andre Weill an apartment in 574 West End av to Gustave R. Schmidt; furnished, for Mrs. A. A. Mildeberger her apartment in 305 West 80th st to Ernest W. Blassius; and, furnished, for A. F. Adams his apartment in the "Montana," at 375 Park av, to Mrs. Francis Burton Harrison.

PEASE & ELLIMAN leased for William Sittemham to the Cockcroft Studios the 3-sty dwelling at 29 West 14th st; furnished, for Miss C. E. Greenough to Judge Samuel Seabury the 4-sty dwelling at 3 East 9th st; for W. C. Breed to the K. L. Realty Co. the 5-sty dwelling at 341 West 77th st; the lease of 749 Madison av, a 4-sty dwelling adjoining the southeast corner of 65th st, held by Dr. Angenette Parry, and for William Waldorf Astor an apartment in 230 West 77th st, the southwest corner of Broadway, to Charles Henderson.

PEASE & ELLIMAN leased for Percival C. Grover to Harry Kanter the 4-sty dwelling at 20 West 72d st; furnished, for Leon Jeffrey, to Mrs. R. S. Mills the 4-sty dwelling at 246 West 73d st.

PEASE & ELLIMAN leased for Mrs. H. S. Boas to R. T. Saint George the 4-sty dwelling at 128 West 74th st, between Columbus av and Broadway; also for H. Schlasser to Peter Franz the 7-sty building on an irregular lot about 45 x100 ft., at 404-6 East 3d st, between Goerck and Mangin sts.

PEASE & ELLIMAN leased for Mrs. L. D. Waixel to Dr. N. W. Janney the 4-sty dwelling at 33 East 63d st; for Col. J. J. Byrne, now stationed at Sandy Hook, his 3-sty dwelling at 246 West 71st st.

PEASE & ELLIMAN leased, furnished, for Mrs. E. R. Straynge to A. F. Pulido the 4-sty dwelling at 111 East 70th st; offices in the "Liberty Tower," at 55 Liberty st, the corner of Nassau st, to Doubleday, Page & Co., the publishers of Garden City; and for Crystal & Crystal space in 47 West st to the American Mica Works Co.

## War Duty This Side the Trenches

(SECOND LIBERTY LOAN)

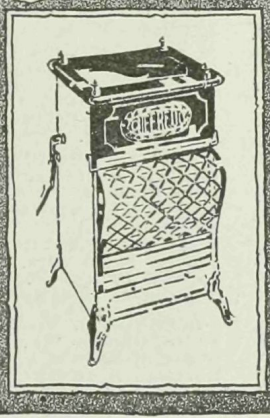
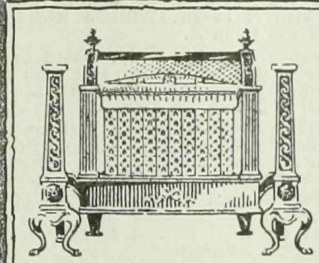
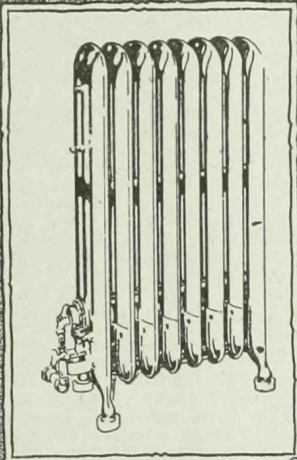


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THE RECORD AND GUIDE



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SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

PEASE & ELLIMAN leased, furnished, for Mr. Trowbridge, of Trowbridge & Livingston, architects, to George V. Coe the 5-sty dwelling at 123 East 70th st.

PEPE & BRO. leased the entire top floor of 58 Washington sq, formerly known as Bruno's Garret, to Miss Grace Godwin, to be used as a tea shop; also leased an apartment at 3 Sheridan sq, a building which is now being altered into studio apartments to be ready about November, for the Greenwich Village Players, to Mrs. Inghin MacCarthaigh; a small apartment in the same building to Mrs. Florence Danks; an apartment at 238 Thompson st; for Robert F. Putnam his furnished apartment at 161 West 13th st, to Mrs. H. Stone; at 66 West 11th st to Dr. William Richards, formerly of the U. S. A.

S. OSGOOD PELL & CO. leased to the Hudson Motor Car Co. the store at 1890 Broadway, between 62d and 63d sts, with "L" extending through to 63d st.

PEPE & BRO. leased a loft at 487 West Broadway to Marco Gelfi, and a loft to S. Horowitz in the same building; also rented the store at 58 Washington Sq South to Rossi Bros, as an ice cream parlor; an apartment at 30 Grove st for Mrs. J. Loughlin to N. Franco; and the store at 149 East 15th st to the General Hotel Employment Agency.

PORTER & CO. leased for J. D. and O. D. Thees the 2d and 3d lofts at 72 West 125th st.

PORTER & CO. also leased for the Gross & Herberner Realty Operating Co. to Miller Sons space in the Gross & Herberner Building at Broadway and 158th st.

GEO. R. READ & CO. have made the following leases: at 105-7 5th av 1st loft for Hoffman estate to Sigmund Eisner Co.; at 784 5th av the 4th floor, north half, for Horace S. Ely & Co. to Morris Rollnick, tailor; at 1182-4 Broadway space for Horace S. Ely & Co. to Klein, Hinds & Finke; at 665-71 5th av space to Albert B. Ashforth (Inc.) to Morris Nardoff; at 1288 3d av the store and basement to Mignus Margerine Co.; at 1170 Broadway space to Caro & Haber, Wolf & Rayner, Triangle Button Co., Specialty Pearl Button Co.; at 122-4 East 25th st to Paul M. Fried; and at 3 East 17th st to Schwartz & Zeffert.

DOUGLAS ROBINSON, CHARLES S. BROWN Co. leased apartments at 68 Washington sq. to Heber Blankenhorn, at 365 West 118th st to Jerome Harris, at 5 West 16th st to Anna T. Smith and Mrs. Emma Wright Gibbs, and a studio at 148 West 58th st to Clinton Peters.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented for the American Express Co. the entire 11th and 21st floors in their building at 65 Broadway, to the Electric Bond and Share Co. The lease is for a long term.

GEORGE W. SASSE leased for ten years the store at the southwest corner of 112th st and 8th av to the Liggett Corporation.

ROY SCHERICK leased for J. H. & C. K. Eagle the 6th floor in the Eagle Bldg., 4th av and 21st st, to Topken & Co., importers and dealers in gloves, for a long term; also for the Brunswick Realty Co., the 4th floor in 3-7 West 35th st, to the Russell Embroidering Co., for a long term.

ROY SCHERICK leased for William H. Whiting Co., the 1st loft in 373-5 4th av to Leo L. Doblin Co, factors and commission merchants, of 4th av and 28th st, as an annex for their increasing business.

MALCOLM E. SMITH & RUDOLPH C. CULVER rented at 185 Madison av office space to the American Ring Co. and renewed leases of M. Shelley, M. B. Waterbury, Dr. Theodore Huntington, the Photoplay Publishing Co., Frederic A. MacCluer, Johnstone & Verrall and Frederic P. Warfield.

SPEAR & CO. rented the 8th loft at 43-51 West 36th st to the Mme. Irene Corset Co. and the store and 1st loft at 127-9 West 24th st to the Model Shrinking & Examining Works.

E. K. VAN WINKLE leased for the Gramway Company, William T. Wood, president, 39 Gramercy Park, a 5-sty dwelling.

E. R. VAN WINKLE leased apartments at 235 West 71st st for Slawson & Hobbs, agents, to Sidney R. Titsworth; at 59 West 76th st to Conrad S. Layson, Willis Benner and Mrs. May Faulkner.

E. K. VAN WINKLE leased furnished apartments at 36 Gramercy Park East for Dr. J. D. Jenks to John W. N. Dorr and for James C. Ward to James E. Hayes, Jr.

WESTERN UNION TELEGRAPH CO. leased for its service departments recently established in the big Lisenard-Walker Building of the New York Telephone Co. two floors in the Vincent Building, owned by Vincent Astor, at 302 Broadway, southeast corner of Duane st, for a period of five years at rentals aggregating about \$60,000. These floors, the 10th and 11th, are to be used by the company for its plant department.

HENRY W. WILKINSON and Max G. Heidelberg leased for William S. Coffin quarters in the recently remodelled houses on Charlton st to Mrs. Jacob Riis, William C. Sturgis, Dr. Albert L. Roth, Robert S. Binker, Lucian Cary, James A. Farrell, C. I. Wagner, Dr. E. W. Todd, Miss Caroline Mills and Miss Anne Wiggin.

WM. A. WHITE & SONS leased for the Morewood Realty Holding Co. the store at 2909 Broadway, between 113th and 114th sts, to Tiffin (Inc.), confectioners.

WORTHINGTON WHITEHOUSE (INC.) leased 51 West 48th st, 5-sty dwelling, on lot 21.6x100, furnished for the season, for the 51 West 48th St Corporation to James L. Putnam; also 24 East 92d st, 4-sty dwelling, for Mrs. Gertrude E. Milius to E. J. Williams; also at 116 East 63d st, furnished apartment for the season, to C. Temple Emmet for Dr. Fenwick Beckman, who is doing service in France; and 136 East 19th st, 4-sty dwelling on lot 23x100, for Mrs. Barger Wallach to Mrs. M. S. Muchmore.

## REAL ESTATE NOTES.

LOUIS CARREAU has been appointed agent for 5 Chrystie st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD (INC.) have been appointed managing agents for 167 East 109th st.

NEHRING BROTHERS have been appointed agents for the three apartment houses, 408-412 West 115th st, near Morningside Dr West.

J. ARTHUR FISCHER has been appointed renting agent of the store and offices in the new theatre building at 653-655 10th av, northwest corner of 3d av and 52d st.

A. RENE MOEN, formerly treasurer and director of the Ruland & Whiting Co., is now associated with the Douglas Robinson, Charles S. Brown Co. at 10 East 45th st.

BROOKLYN CIVIC CLUB will hold its first membership meeting of the year on Tuesday evening, October 9, at the club house, 127 Remsen st. Plans for a vigorous civic season are being made.

J. ARTHUR FISCHER has been appointed agent for the 5-sty apartment and store property at the southeast corner of 138th st and 8th av, and for the property at the southwest corner of 3d av and 52d st.

J. W. CORNISH CO. sold the 5-sty loft, 25.6x41, on the southwest corner of Canal and Church sts, to Mrs. A. Jones, who gave in payment the 6-sty apartment, 56x100, on the northwest corner of Valentine av and 188th st, through A. D. Phelps & Damaine. Title passed on Tuesday.

PEASE & ELLIMAN have been appointed by S. L. Cohen managing agents of the apartment house property at 305 Lexington av, between 37th and 38th sts; by Mrs. G. Havlin managing agents of her property at 227 West 71st st, and by Miss Elizabeth Cunningham, of the 5-sty altered building at 30 West 39th st.

WILLIAM S. DEMPSEY REALTY CO. is the buyer of the two 5-sty apartment house at 2479 and 2483 University av, reported sold recently by the E. M. & H. K. Construction Co. The John P. Peel Co. negotiated the deal, which makes the third purchase by the Dempsey company through the same brokers within two months.

RICHARD H. SCOBIE has sold for Harry B. Davis, the 5-sty apartment house, on plot 50x100, at 2652-58 Decatur av, to William E. Sengens, who gave in part payment the 3-sty office building with three stores on plot 31x90, at the southeast corner of Main st and Bird av, Tarrytown, N. Y., opposite the depot. Title to the Bronx Property passed Monday.

NEW YORK COLORED MISSION is the buyer of the dwelling 7 East 130th st, the sale of which by the Henry Kiddle estate was reported last week. The Mission recently acquired the dwelling at 8 West 131st st from Jennie E. Sampler. The old mission property at 223-225 West 30th st was sold last month to Archibald D. Russell, who also acquired several adjoining parcels.

MRS. GENEVIEVE G. BRADY, wife of Nicholas F. Brady, president of the New York Edison Company, is the buyer of the former home of the Colony Club, a 5-sty building at 120, 122 and 124 Madison av, on plot 73.1x95 ft. In the transfer recorded this week, the property is conveyed by Henry J. Hemmens of the law firm of Beardsley, Hemmens & Taylor, 64 Wall st, to Mrs. Brady.

FIRST ROUMANIAN-AMERICAN CONGREGATION are the buyers of the College Settlement Building, 25x100, at 95 Rivington st, the sale of which was reported last week. The congregation own the synagogue adjoining and will use the property just purchased as a school and for social work. The transaction was negotiated by the M. Morgenthau, Jr., Co., in conjunction with Rudolph C. Popper.

ELEANOR J. CHAPMAN loaned to the Associate Owners, Inc., \$105,000 on the northeast corner of Madison av and 31st st, 24.8x78. The mortgage is at 4 1/2 per cent. and becomes due on Oct. 1, 1924. The parcel was bought by the Associate Owners last September. It adjoins the Terry & Tench building at 137 to 141 Madison av, owned by the buyers, and it was planned to extend the building over the corner lot.

THE WEISBECKER ESTATE has appointed A. N. Gitterman agent for their 2-sty and basement building at 5221-5227 Broadway, on which extensive alterations are planned. It is intended to meet the demands of this fast-growing thoroughfare by constructing stores in small units to occupy the frontage and leave the rear portions available for uses in connection with the automobile traffic. Samuel Katz has been selected as architect.

CHARLES F. NOYES CO. sold for E. H. Ludlow & Co., representing Rae Nichols, 85 Water st, a 6-sty loft building covering lot 23.8x85, in the heart of the coffee district, to the Young & Griffin Coffee Co. Title passed to the new owner last week. The building has an electric elevator and was purchased on an all cash basis. Negotiations are pending for a resale of the property for occupancy. Charles F. Noyes Co. also sold for August Schacht to the same purchaser 92 Pearl st, a 4-sty warehouse. Title passed to this property on Monday.

THE MURRAY HILL EVENING TRADE SCHOOL, Morris E. Siegel, principal, conducted by the Board of Education offers a free course in building management. Subjects covered include practically everything from the power plant to the care and repair of the roof, actual work and demonstration being used to show the most efficient methods employed in the management of apartment houses, office buildings, etc. This course is limited to those employed in some capacity in apartment houses, office buildings, etc. Classes are held two evenings a week from 7:15 to 9:15. Those wishing to enroll may call at the building, 237 East 37th st, any Friday evening, between 7 and 9.



**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<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....               | 148                        | 205                        |
| Assessed Value.....         | \$8,544,900                | \$9,325,600                |
| No. with consideration..... | 22                         | 21                         |
| Consideration.....          | \$774,350                  | \$1,192,228                |
| Assessed Value.....         | \$964,500                  | \$1,138,100                |

|                             |                          |                          |
|-----------------------------|--------------------------|--------------------------|
|                             | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....               | 5,786                    | 5,545                    |
| Assessed Value.....         | \$395,750,509            | \$311,379,382            |
| No. with Consideration..... | 789                      | 792                      |
| Consideration.....          | \$33,115,060             | \$33,840,985             |
| Assessed Value.....         | \$38,350,050             | \$36,395,906             |

**Mortgages.**

|                         |                            |                            |
|-------------------------|----------------------------|----------------------------|
|                         | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....           | 53                         | 64                         |
| Amount.....             | \$1,768,626                | \$4,109,481                |
| To Banks & Ins. Cos..   | 13                         | 18                         |
| Amount.....             | \$518,000                  | \$2,935,500                |
| No. at 6%.....          | 19                         | 19                         |
| Amount.....             | \$206,230                  | \$389,681                  |
| No. at 5½%.....         | 3                          | 2                          |
| Amount.....             | \$30,500                   | \$380,500                  |
| No. at 5%.....          | 17                         | 20                         |
| Amount.....             | \$1,081,850                | \$2,805,200                |
| No. at 4½%.....         | 3                          | 4                          |
| Amount.....             | \$127,000                  | \$291,500                  |
| No. at 4%.....          | 1                          | 1                          |
| Amount.....             | 157,596                    | \$1,650                    |
| Unusual Rates.....      | .....                      | .....                      |
| Amount.....             | .....                      | .....                      |
| Interest not given..... | 10                         | 18                         |
| Amount.....             | \$165,450                  | \$240,950                  |

|                       |                          |                          |
|-----------------------|--------------------------|--------------------------|
|                       | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....         | 2,577                    | 2,741                    |
| Amount.....           | \$103,034,080            | \$83,886,576             |
| To Banks & Ins. Cos.. | 524                      | 626                      |
| Amount.....           | \$59,836,340             | \$36,381,559             |

**Mortgage Extensions.**

|                       |                            |                            |
|-----------------------|----------------------------|----------------------------|
|                       | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....         | 46                         | 24                         |
| Amount.....           | \$3,012,300                | \$1,364,500                |
| To Banks & Ins. Cos.. | 35                         | 15                         |
| Amount.....           | \$2,560,050                | \$1,008,500                |

|                       |                          |                          |
|-----------------------|--------------------------|--------------------------|
|                       | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....         | 1,459                    | 1,344                    |
| Amount.....           | \$96,652,150             | \$77,168,274             |
| To Banks & Ins. Cos.. | 732                      | 785                      |
| Amount.....           | \$73,446,750             | \$56,933,250             |

**Building Permits.**

|                    |                            |                            |
|--------------------|----------------------------|----------------------------|
|                    | 1917<br>Sept. 29 to Oct. 5 | 1916<br>Sept. 30 to Oct. 6 |
| New Buildings..... | 4                          | 7                          |
| Cost.....          | \$168,200                  | \$820,000                  |
| Alterations.....   | \$180,310                  | \$395,875                  |

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|                    |                  |                  |
|--------------------|------------------|------------------|
|                    | Jan. 1 to Oct. 5 | Jan. 1 to Oct. 6 |
| New Buildings..... | 330              | 488              |
| Cost.....          | \$25,985,900     | \$102,469,645    |
| Alterations.....   | \$10,657,203     | \$16,465,493     |

**BRONX. Conveyances.**

|                             |                            |                            |
|-----------------------------|----------------------------|----------------------------|
|                             | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....               | 129                        | 100                        |
| No. with consideration..... | 19                         | 12                         |
| Consideration.....          | \$203,125                  | \$113,750                  |

|                             |                          |                          |
|-----------------------------|--------------------------|--------------------------|
|                             | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....               | 4,575                    | 4,414                    |
| No. with consideration..... | 843                      | 661                      |
| Consideration.....          | \$6,020,338              | \$4,975,982              |

**Mortgages.**

|                         |                            |                            |
|-------------------------|----------------------------|----------------------------|
|                         | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....           | 61                         | 80                         |
| Amount.....             | \$388,697                  | \$753,533                  |
| To Banks & Ins Cos..    | 6                          | 8                          |
| Amount.....             | \$19,500                   | \$189,000                  |
| No. at 6%.....          | 27                         | 25                         |
| Amount.....             | \$151,400                  | \$189,166                  |
| No. at 5½%.....         | 5                          | 2                          |
| Amount.....             | \$32,820                   | \$3,850                    |
| No. at 5%.....          | 10                         | 13                         |
| Amount.....             | \$82,500                   | \$284,300                  |
| No. at 4½%.....         | .....                      | .....                      |
| Amount.....             | .....                      | .....                      |
| Unusual rates.....      | 8                          | 12                         |
| Amount.....             | \$20,277                   | \$18,972                   |
| Interest not given..... | 11                         | 28                         |
| Amount.....             | \$101,700                  | \$257,245                  |

|                       |                          |                          |
|-----------------------|--------------------------|--------------------------|
|                       | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....         | 2,215                    | 2,540                    |
| Amount.....           | \$13,430,106             | \$23,143,208             |
| To Banks & Ins. Cos.. | 148                      | 218                      |
| Amount.....           | \$2,058,615              | \$4,670,227              |

**Mortgage Extensions.**

|                       |                            |                            |
|-----------------------|----------------------------|----------------------------|
|                       | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| Total No.....         | 10                         | 14                         |
| Amount.....           | \$227,500                  | \$408,000                  |
| To Banks & Ins. Cos.. | 2                          | 6                          |
| Amount.....           | \$55,000                   | \$298,000                  |

|                       |                          |                          |
|-----------------------|--------------------------|--------------------------|
|                       | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| Total No.....         | 483                      | 558                      |
| Amount.....           | \$9,646,788              | \$11,345,514             |
| To Banks & Ins. Cos.. | 173                      | 157                      |
| Amount.....           | \$3,418,200              | \$4,944,514              |

**Building Permits.**

|                    |                            |                            |
|--------------------|----------------------------|----------------------------|
|                    | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| New Buildings..... | 5                          | 10                         |
| Cost.....          | \$129,100                  | \$140,300                  |
| Alterations.....   | \$35,800                   | \$11,850                   |

|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
|                    | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| New Buildings..... | 549                      | 530                      |
| Cost.....          | \$7,678,850              | \$14,276,980             |
| Alterations.....   | \$985,350                | \$996,157                |

**BROOKLYN. Conveyances.**

|                             |                            |                          |
|-----------------------------|----------------------------|--------------------------|
|                             | 1917<br>Sept. 27 to Oct. 3 | 1916<br>Sept. 28 to Oct. |
| Total No.....               | 534                        | 501                      |
| No. with consideration..... | 34                         | 23                       |
| Consideration.....          | \$256,850                  | \$135,842                |

|                             |                          |                          |
|-----------------------------|--------------------------|--------------------------|
|                             | 1917<br>Jan. 1 to Oct. 3 | 1916<br>Jan. 1 to Oct. 4 |
| Total No.....               | 16,907                   | 17,170                   |
| No. with consideration..... | 1,457                    | 1,598                    |
| Consideration.....          | \$14,854,212             | \$11,804,765             |

**Mortgages.**

|                         |                            |                            |
|-------------------------|----------------------------|----------------------------|
|                         | 1917<br>Sept. 27 to Oct. 3 | 1916<br>Sept. 28 to Oct. 4 |
| Total No.....           | 319                        | 400                        |
| Amount.....             | \$1,051,942                | \$1,407,810                |
| To Banks & Ins. Cos..   | 39                         | 73                         |
| Amount.....             | \$196,550                  | \$414,650                  |
| No. at 6%.....          | 195                        | 232                        |
| Amount.....             | \$415,669                  | \$614,636                  |
| No. at 5½%.....         | 54                         | 79                         |
| Amount.....             | \$348,475                  | \$457,250                  |
| No. at 5%.....          | 33                         | 60                         |
| Amount.....             | \$143,198                  | \$234,934                  |
| Unusual rates.....      | 2                          | 2                          |
| Amount.....             | \$1,300                    | \$1,800                    |
| Interest not given..... | 35                         | 27                         |
| Amount.....             | \$143,300                  | \$99,190                   |

|                       |                          |                          |
|-----------------------|--------------------------|--------------------------|
|                       | 1917<br>Jan. 1 to Oct. 3 | 1916<br>Jan. 1 to Oct. 4 |
| Total No.....         | 10,843                   | 13,105                   |
| Amount.....           | \$44,256,761             | \$56,745,329             |
| To Banks & Ins. Cos.. | 1,936                    | 3,110                    |
| Amount.....           | \$14,969,535             | \$22,945,829             |

**Building Permits.**

|                    |                            |                            |
|--------------------|----------------------------|----------------------------|
|                    | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| New Buildings..... | 73                         | 92                         |
| Cost.....          | \$229,350                  | \$580,950                  |
| Alterations.....   | \$36,965                   | \$80,898                   |

|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
|                    | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| New Buildings..... | 2,158                    | 2,894                    |
| Cost.....          | \$20,093,365             | \$33,954,714             |
| Alterations.....   | \$3,786,882              | \$4,459,070              |

**QUEENS. Building Permits.**

|                    |                            |                            |
|--------------------|----------------------------|----------------------------|
|                    | 1917<br>Sept. 28 to Oct. 4 | 1916<br>Sept. 29 to Oct. 5 |
| New Buildings..... | 52                         | 95                         |
| Cost.....          | \$128,915                  | \$193,848                  |
| Alterations.....   | \$18,093                   | \$28,301                   |

|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
|                    | 1917<br>Jan. 1 to Oct. 4 | 1916<br>Jan. 1 to Oct. 5 |
| New Buildings..... | 2,736                    | 3,955                    |
| Cost.....          | \$9,290,091              | \$15,096,433             |
| Alterations.....   | \$1,324,690              | \$1,695,213              |

**RICHMOND. Building Permits.**

|                    |                            |                            |
|--------------------|----------------------------|----------------------------|
|                    | 1917<br>Sept. 28 to Oct. 3 | 1916<br>Sept. 29 to Oct. 5 |
| New Buildings..... | 7                          | 15                         |
| Cost.....          | \$2,299                    | \$14,180                   |
| Alterations.....   | \$3,925                    | \$7,100                    |

|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
|                    | 1917<br>Jan. 1 to Oct. 3 | 1916<br>Jan. 1 to Oct. 5 |
| New Buildings..... | 465                      | 680                      |
| Cost.....          | \$1,230,120              | \$1,444,654              |
| Alterations.....   | \$259,174                | 205,830                  |

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

FOR a long while, the building industry as a unit, has placed a large part of the responsibility for the recent marked recession of structural activity upon the steel interests. The high prices of fabricated steel were undoubtedly an important factor in halting construction work, particularly that type of building dependent upon structural steel in any great quantity. Now that both production and price of steel have been brought under control by the proclamation of President Wilson the building industry does not seem to be much better off than it was prior to the announcement. Before conditions radically improve the entire building situation must undergo a complete readjustment to the new conditions that have been imposed upon it by Governmental action. It is generally thought that this will require a considerable length of time. Certainly results could not be expected to immediately follow the price fixing announcement. A condition that was the outgrowth of a long list of depressing factors could not possibly be relieved by a spoken word or a signature upon a document, but will require a period of time in proportion to the value of the anticipated relief.

Throughout Greater New York and its adjacent territory only slight encouragement is needed, and the building industry will undoubtedly witness the commencement of one of the greatest building movements in its history. This is conceded by substantially all of the important interests that have made a careful study of the existing intolerable building situation, and the conditions that were responsible for it.

At the present writing it is generally understood that architects and engineers of this city have completed plans for a large number of structures, including practically all classifications. These are

**Common Brick.**—Conditions in the Hudson River common brick market are brighter today than they have been for some weeks. The demand for brick has picked up considerably, in fact sales this week are in excess of the arrivals and the barges are being disposed of soon after docking. The arrivals have been fairly light and this is accounted for by the fact that labor for loading is very scarce at the shipping points. The price of common brick is firmer than last week. Although the range is the same as it was one week ago, \$8.00 to \$8.25, the top figure is somewhat stiffer, and there are indications current that the price of brick is likely to be advanced at almost any time. Should there be a marked improvement in the local building situation common brick prices will no doubt jump rapidly. Manufacturing up-river has to all intents and purposes ceased for the season, although there are a few plants that are still making brick. These, however, are hampered by the ever present labor difficulties that grow worse instead of better. Brick yard labor is constantly leaving to seek other employment and the producers are unable to fill the gaps they leave.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, October 5, 1917. Condition of market: Demand good; prices firmer. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 20; sales, 25. Distribution: Manhattan, 11; Brooklyn, 7; New Jersey points, 3; outside, 4.

**Structural Steel.**—Although the future prospects for the steel industry are excellent, the past week has been a dull period as far as the registration of new business was concerned. The recent Governmental action in regard to the fixing of prices and control of output in

being held in abeyance primarily for a recession of material prices to a level that would enable their owners to proceed with construction in confidence, that when the operation was completed a reasonable margin of profit could be obtained. For a long time past the prices of structural materials and supplies were so unsettled that builders contemplating improvements were simply forced to wait. Now there is an indication that market conditions are stabilizing, and undoubtedly this will considerably assist in relieving the tense building conditions.

The labor situation is slowly adjusting itself, and although the normal is still far distant, the building interests are beginning to observe signs of easier conditions in the labor market. The industrial life of the United States has suffered greatly through labor difficulties during the past two years, but they have undoubtedly weathered the worst of the storm, and from now on the improvement should be marked.

The markets for building materials and supplies are considerably more hopeful than they have been during recent months. Gradually the depressing conditions are being eliminated, and the trades individually and collectively acquiring a more optimistic attitude toward the future. Material prices are rapidly being stabilized and before long this phase of anxiety to the building fraternity should be entirely eliminated. The production of materials and supplies has progressed steadily in spite of numerous manufacturing difficulties but as a whole the material market is in a better position than it has been for many months. The elimination of the fuel problem, the improvement to the transportation situation and other factors have all contributed their part in changing the mental attitude of the manufacturers and dealers in structural commodities.

certain lines of steel and iron production has had a marked effect on current buying. From all accounts there is but slight prospect of increased life in this industry until the entire steel situation is readjusted in accordance with the new basic price schedule, and the best informed in the trade seem to think that this will require some time. At the present writing the majority of the steel mills are loaded up with orders for deliveries that will require months to complete. As a result they are not particularly anxious to undertake additional contracts under the present unsettled conditions and until new contracts are placed, under the new schedule of basic prices, it will be difficult to determine exactly how the Federal action has resulted. Owners that are contemplating improvements are holding off for a revision of fabricated steel prices that they know must benefit them. The high price of fabricated steel has been for the last year the prime deterrent to building progress and once these prices are lowered and stabilized, owners can go ahead with prospective work with a confidence that has been lacking for a long time. Inasmuch as there have been no orders yet placed under the new price schedule, quotations for steel shapes remain nominally the same as those of one week ago. Plain material is quoted at 4.445c. to 5.195c. New York, according to urgency of delivery. It is fully expected that so soon as the mills begin to take orders these prices will be materially lowered and prospective users of fabricated steel, in all quantities, will then be able to proceed with their proposed operations.

**Lumber.**—There has been no material change in the Metropolitan lumber situation. The volume of business trace-

able to building construction activities is considerably less than normal for this season of the year, but all material lines are effected by this condition. The manufacturing demand is holding in a most favorable manner. There is a strong feeling throughout the lumber interests, both wholesale and retail, that the near future will witness a marked improvement in the building situation generally. In this activity present indications point to an increased volume of industrial construction work and also that type of building that will be a natural outgrowth of commercial and manufacturing expansion, namely for additional housing for factory operatives and other necessary community structures. Lumber prices are holding firmly to their established levels and in certain lines, namely spruce and cypress lumber, prices are firmer and advances have been announced. The Federal Government is still an important factor in the lumber market and it is expected that considerable time will elapse before the demand from this source is satisfied and the material now going into military channels be diverted to other uses.

**Window Glass.**—On account of the marked decrease in the volume and expenditures for building construction, and especially the small amount of speculative work under contract or contemplated, manufacturers of plate and window glass have not hastened their action in regard to the wage scale for the coming blast nor are they likely to start their fires for some time. There has been some improvement in the market situation which is but natural on account of the season, but conditions are far from what are desired. There are many indications that the prices of all kinds of glass will be materially increased and the present is considered by dealers an excellent time to buy for existing requirements.

**Wire Nails.**—The price for wire nails continues strong, notwithstanding the slow building season and lack of demand from this source. There is a feeling, however, that prices will shortly be lowered as a consequence of the recent Presidential announcement in regard to prices of steel and iron. As a result of this action it is expected that the independent mills will decrease their prices to the basis of \$3.20 and on bright basic wire to \$3.55 per hundred pounds, Pittsburgh. There is a possibility that the prices will be reduced to a still lower figure as the cut in some lines of finished steel has been more than 100 per cent.

**Cast Iron Pipe.**—The market for this commodity is particularly dull and the condition is no doubt the result of the recent price fixing. At the present time there has been no change in quotations from those of one week ago, prices for carload lots of 6 in., 8 in. and heavier being nominally \$65.50 per net ton, tide-water, and 4 in., \$68.50. There is every indication that these prices will recede as soon as the trade is readjusted to the new schedule established by the Governmental order and prospective buyers are holding off hoping to obtain the benefit of lower prices for the finished material.

**Linseed Oil.**—The market for this commodity is anything but active and while there has been a slight evidence of improvement in the demand the amount purchased is not up to the normal. With the opening of the autumn season there should have been a better market condition and manufacturers and dealers are hopeful that the situation will pick up. There have been no changes in the wholesale prices of linseed oil since the last report.

CURRENT WHOLESAL 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@ 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, 1 1/2 in. (nominal) \$1.00@ Trap rock, 3/4 in. (nominal) 1.20@ Bluestone flagging, per sq. ft. .17@ 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): 1 1/2 in. (nominal) \$1.10@ 3/4 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 190s, f. o. b. N. Y.): 3 to 12 ins., 16 to 20 ft. \$40.00@ \$50.00 14 to 16 ft. 55.00@ 70.00 Heart face siding, 4-4 & 5-4 34.00@ 36.00 Hemlock, Pa., f. o. b. N. Y. Base price, per M. 30.50@ Hemlock, W. Va., base price per M. 30.50@ (To mixed cargo price add freight \$1.50.) Spruce, Eastern, random cargoes, narrow (delivered) \$35.00@ \$38.00 Wide cargoes 35.00@ 40.00 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. \$61.00@ Cypress shingles, 6x18, No. 1 Hearts 10.00@ Cypress shingles, 6x18, No. 1 Prime 8.50@ Quartered oak 90.00@ 95.00 Plain oak 68.00@ 73.00 Flooring: White oak, quartered, select \$55.00@ \$59.00 Red oak, quartered, select 55.00@ 59.00 Maple No. 1 49.00@ Yellow pine, No. 1, common flat 39.00@ N. C. Pine, flooring, Norfolk 40.00@

PLASTER—(Basic prices to dealers at yard, Manhattan): Masons' finishing in 100 lbs. bags, per ton @ \$15.00 Dry Mortar, in bags, returnable at 10c. each, per ton 6.75@ 7.25 Block, 2 in. (solid), per sq. ft. \$0.08 Block, 2-in. (hollow), per sq. ft. .09 Boards, 1/4 in. x 8 ft. 12 1/2 Boards, 3/4 in. x 8 ft. 15 1/2

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. \$0.46@ 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%

BUILDING FIGURES FOR NINE MONTHS

Comparative Statistics for Four of the Boroughs Compiled in Convenient Form

BUILDING conditions in Greater New York are exemplified in the table compiled by the Record and Guide, based on figures obtained from the Building Departments of the various Boroughs. The table shows the number of plans filed for new buildings and their estimated cost in the various classifications from January 1 to September 30, 1917, as compared with the corresponding period during 1916; also comparative figures regarding plans filed for alterations during the same time.

In Manhattan 279 plans were filed during 1917, involving \$25,768,225, showing a decline of 191 buildings, and a cost of \$77,470,420. This unusual decline may be traced to the general decline in building operations in Manhattan, but largely to the fact that the figures of the first nine months of 1917 cannot fairly be compared with the corresponding period in 1916. In July of last year an exceptionally large number of plans were filed in anticipation of the enactment of the Zoning Resolution, and the aggregate number of plans filed exceeded many previous years. Many of these projects never matured.

In the various classifications for Manhattan declines may also be noted with the exception of plans involving garages, which record a substantial increase, both in number and cost. Tenement house construction was practically at a standstill, plans being filed only for twenty-two buildings of this type since the first of the year, as compared with 157 during the first nine months of last year.

Alterations in Manhattan also show a decline of 349 projects, and a decrease in cost of \$5,456,675. In the Bronx there was an increase of 30 buildings planned for, but the total number of proposed projects involved an aggregate cost of \$6,815,332 less than in 1916. In this Borough alterations during 1917 showed a decrease in number of 404 and a decrease in cost of \$43,265,000.

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1 to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, Tenements, Hotels, Stores, etc., with values for 1916 and 1917.

ALTERATIONS IN MANHATTAN.

January 1 to September 30, Inclusive.

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, Tenements, Stores, etc., with values for 1916 and 1917.

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1 to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwell'gs Brick over \$50,000, Dwell'gs, brick Bet \$50,000 and \$20,000, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 30 Decrease Nine Months, 1917, Cost. \$6,815,332

ALTERATIONS IN THE BRONX

January 1, to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, Ten'm'ts, brick, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 30 Decrease Nine Months, 1917, Cost. \$43,265

Brooklyn

PLANS FILED FOR NEW BUILDINGS.

January 1 to September 30 Inclusive.

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 3,622 Decrease Nine Months, 1917, Cost. \$3,731,600

ALTERATIONS IN BROOKLYN.

January 1 to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 527 Decrease Nine Months, 1917, Cost. \$542,925

Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to September 30, Inclusive.

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 1,359 Decrease Nine Months, 1917, Cost. \$6,819,187

ALTERATIONS IN QUEENS.

January 1 to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 277 Decrease Nine Months, 1917, Cost. \$514,794

Richmond

PLANS FILED FOR NEW BUILDINGS.

January 1 to September 30, Inclusive.

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 227 Decrease Nine Months, 1917, Cost. \$514,794

ALTERATIONS IN RICHMOND.

January 1 to September 30, Inclusive

Table with columns: No., 1916 Cost, No., 1917 Cost. Rows include Dwellings, brick, Dwellings, frame, etc., with values for 1916 and 1917.

Increase Nine Months, 1917, No. 123 Decrease Nine Months, 1917, Cost. \$55,935

## BUILDING MATERIAL EXCHANGE TO INVESTIGATE CONDITIONS

### Efforts Being Made to Stimulate New Work

THE movement recently started to stimulate building construction, not only in New York City but also in the surrounding territory, received impetus, through a meeting held at the office of the Borough President of Manhattan last Tuesday.

The Building Material Exchange, which was the inaugurator of the movement, is using every endeavor to examine into the conditions as they exist today, and what the immediate future will bring forth. To this end five sub-committees were appointed at the meeting, having for their provinces the following subjects:

First, whether a demand exists for new building construction, and to what extent; second, the supply and price of building materials; third, the supply and price of labor; fourth, the money situation, and, fifth, legislation.

President Elliott Smith, of the Candee, Smith & Howland Company, was appointed chairman of the Committee of the Whole. He voiced as his opinion that small sub-committees were undesirable, inasmuch as the tendency would be to let one or two men do the work, and interest might flag. On the other hand Mr. Smith contended that everyone on the Committee as a Whole should be represented on such sub-committees as he might be best fitted for, and thus get a real expression of opinion and obtain a solution of the problem.

It is proposed that the sub-committees meet at stated times, and then report, say once a month or oftener, to the entire body, thus all will be conversant with what is going on and might be in a position to make helpful suggestions.

The following is the personnel of the various committees:

**Committee on the Demand for Buildings:** Laurence McGuire, Pres. U. S. Realty & Construction Co., and Real Estate Board of New York; H. H. Murdock, Real Estate Board; Henry Atterbury Smith, N. Y. Chapter Amer. Ins. of Architects; Thomas Rock, Central Federation Union; Arthur K. Mack, Record and Guide; Walter T. Smith, Geo. A. Fuller Co.; Roy Wingate, Cauldwell-Wingate Co.; Ernest L. Smith, Fred T. Ley Co.; Philip Hiss, Chairman of Housing Section, Council of National Defence; John J. Radley, Hugh Getty, Pres. Building Trades Employers' Assn., and R. A. Bartholomew.

**Committee on Supply and Price of Materials:** C. J. Curtin, W. C. Shultz, Audley Clarke, Vice-President Credit Assoc. of Bldg. Trades of New York; F. N. Howland, Pres. Assoc. Dealers in Bldg. Material; Russell Johnson Perrine, Pres. N. Y. Lumber Trade Ass'n; F. S. Hanley, Eastern Supply Assoc.; G. Osgood Andrews, Plate Glass Mfrs. of America; Hurd, Portland Cement Ass'n; Arthur B. Pendleton, Nat. Terra Cotta Soc.; Herbert D. Lounsbury, Jos. Paterno, Col. John B. Rose, Arthur K. Mack, Record and Guide; Wm. K. Hammond; H. M. Keasbey, Hon. Ernest R. Ackerman, Michael Cohen, Geo. E. Gifford, Sec'y Bridge Builders and Struct. Soc.; Allen E. Beals, Herman Plaut, Lighting Fixture Assoc.; A. E. Davidson, Edward Margolies, Harry Alexander, S. J. Treat, Sec'y Assoc. Dealers in Bldg. Mtls., and Wm. H. Powell.

**Committee on Supply and Price of Mortgage Money:** C. J. Curtin, Audley Clarke, Vice-Pres., Credit Asso. of Building Trades of New York; Walter Stabler, Comptroller Metropolitan Life Insurance Co.; Walter Lindner, Solicitor Title Guarantee & Trust Co.; William E. Knox, Comptroller Bowery Savings Bank; Frederick A. Snow, Joseph Paterno, William H. Rockwood Mills, Edward Margolies, F. C. Zobel, Orin F. Perry, John F. Calhoun and Robert J. Grannis, Jr.

**Committee on Building Laws:** Franz Neilson, Sec'y Credit Ass'n of the Bldg.

Trades; L. W. Harrington, Pres't Credit Ass'n of the Bldg. Trades; Orin F. Perry, F. C. Zobel, Frank E. Conover, Cass Gilbert and Robert D. Kohn.

**Committee on Supply and Price of Labor:** Walter T. Smith, Charles E. Cheney and Charles Burns.

There is little doubt but that something must be done to revive building in New York City. At the present time tenants are willing to lease space from the plans, in some instances before the structure is well under way. This is not a normal condition and, except in some isolated cases where special provision of space is required, does not lend itself to the prosperity of the building trade.

With the increased cost of materials, labor, transportation and all the other factors that enter into new construction, it is impossible to erect a structure on the same cost basis of a few years ago. This fact might just as well be acknowledged and realized. Today a building costs more money to erect, and there is but small likelihood that a recession of any account will be noticeable for years to come.

We have entered into a new era, as already pointed out in the Record and Guide. The purchasing power of a dollar has changed and we must meet these new conditions. The loaning institutions, which make a practice of placing some of their surplus monies out on bond and mortgage, must realize that old valuations are no longer true; that the value of the building, as erected today, is greater than under the old regime cannot be disputed, and while rentals have advanced, still the ratio is not equal to the increased cost of construction.

It is a foregone conclusion that rentals will not recede, anyway for many years to come. One reason can be attributed to the fact that building costs have been advanced through the multitude of legislation which has forced builders to follow certain lines. While houses have been improved and are safer in many ways, still the question of cost comes up again.

The Committee has taken into consideration and approved of the policy of the Government as to deliveries of materials. Naturally the Government is the first to be supplied and then its Allies, and finally the private consumer. It is believed, however, that ways and means will be found by which there will be enough surplus left, after the Government has obtained its requirements, to fill the demand of the private consumer.

The next meeting of the Committee of the Whole will be held on Tuesday, October 16, at three o'clock, in the offices of the Building Materials Exchange, Room 1022, Woolworth Building.

### Building Men to Meet.

The regular semi-annual meeting of the Building Trades Employers' Association will be held at the Association rooms, 30 to 34 West 33d street, on Tuesday, October 9, at 2 p. m. The meeting is held to receive reports from the officers of the Association, the Board of Governors, standing and special committees, to elect a nominating committee, to appoint three inspectors of elections and to transmit all other business that may be presented for consideration.

### Designing Brooklyn Courthouse.

Bannister & Schell, 69 Wall street, Manhattan, are preparing sketches for the new children's courthouse, to be built at 109 to 115 Schermerhorn street, Brooklyn, by the City of New York, Lewis H. Pounds, president of the Borough of Brooklyn, Borough Hall. The cost will approximate \$100,000. Details regarding the project will be available later.

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**BUILDING STATISTICS.**

Building and engineering contracts awarded in the section north of the Ohio and east of the Missouri Rivers—namely, New York, New Jersey, Pennsylvania, New England, Maryland, Delaware, and the District of Columbia, Virginia, West Virginia, Ohio, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas, from January 1 to October 1 totaled \$1,278,640,426, which is the greatest aggregate amount expended for operations of this character during the past eight years.

Building operations generally show a decline, and the increase already noted is due largely to the tremendous engineering projects now going on throughout the country, including Governmental and municipal work.

In Greater New York, during the month of September, 154 contracts were awarded for residential work, aggregating \$3,180,000, as compared with 166 residences in August, totaling \$3,973,000. During September 15 manufacturing buildings were projected, totaling \$179,000, as against 18 in August, involving \$760,000, and 104 miscellaneous buildings, \$4,196,000, as against 126 miscellaneous operations, involving \$4,478,000.

The contracts awarded for New York State during September comprise 350 residences, \$1,805,000; 46 manufacturing buildings, \$1,119,000, and 152 miscellaneous structures, \$16,014,000. The above figures do not include mobilization construction. This latter work for New York State and New Jersey involves 22 operations aggregating \$4,657,000.

The total amount of building and engineering operations in New York State and Northern New Jersey, for which contracts were awarded from January 1 to October 1, 1917, is \$247,355,000, as compared to \$180,803,500 in 1916, \$120,400,500 in 1915, and \$100,266,000 in 1914. This latter year reached the low mark since 1910.

**Millions for Jersey Development.**

Important Governmental projects are contemplated on the Meadows at Newark, N. J., and along the Raritan River. On the Newark Meadows the United States Government, represented by the Commanding General of the Eastern Department, Governor's Island, N. Y., and Colonel I. W. Littell, Adams Building, Washington, D. C., is having plans prepared by Major Wheaton, advisory architect, and Major Gumby, advisory engineer, Adams Building, Washington, for a group of storehouse, warehouse and terminal buildings, to cost approximately \$10,000,000. The structures will be of frame, stone and concrete construction. The project also involves the erection of docks and bulkheads, and railroad work. The Government also plans the creation of terminal facilities to cost about \$5,000,000, along the Raritan River. Plans will be prepared privately for Brigadier General W. C. Crozier, Chief of the Ordnance Department, State, War and Navy Building, Washington, D. C.

**Warwick Institutional Group.**

Charles B. Meyers, 1 Union Square, Manhattan, architect, has completed plans for the institutional group of buildings in the Township of Warwick, Orange County, N. Y., for the City of New York, Board of Inebriety, John A. Kingsbury, president, Municipal Building. Chauncey Matlock, 30 East 42d street, has been selected steam and electrical engineer. The plans call for the erection of two dormitory buildings, an administration receiving and dormitory building, a kitchen and mess building, a recreational and educational building, two chapels, four inmates' cottages, cow barns, a dairy superintendent's cottage, garage, an industrial building, a laundry, storage building, power house, freight depot, passenger station, horse barn, granary and tuberculosis hospital. Bids on the administration building and dormitory will be advertised for about November 20. The cost of the group has been placed at \$200,000.

**Big Housing Development.**

An important project is contemplated on Staten Island which will mark an important addition to housing facilities for workingmen in New York. At the Arlington Park development the Downey Shipbuilding Company, Herbert A. Ayers, 44 Whitehall street, Manhattan, owner, contemplates the erection of three hundred two-story frame and stucco dwellings, to measure 23 x 23 feet, and to cost \$2,000 each, which will be devoted to residential use of men employed by the company in its Staten Island shipyard. Preliminary plans for the project are being prepared by Thomas Lippincott, 1505 Arch street, Philadelphia, Pa., who expects to take bids shortly on the general contract for the erection of fifty of these dwellings.

**Apartment to Replace Landmark.**

The old two-story frame residence, occupied for many years by members of the Guilfoyle family, on a plot 75 x

100, at the southeast corner of St. Nicholas avenue and 187th street, is to be torn down to furnish the site for a six-story apartment house. Plans have been prepared by Neville & Bagge, 105 West 40th street, Manhattan, architects, for Mrs. Ellen Guilfoyle. The building will be of brick, stone and terra cotta construction, and will cost about \$100,000. The new structure will mean the passing of another well-known Washington Heights landmark.

**Plans for Assay Building.**

Final plans for the new four-story stone and brick Assay Building, at Wall and Nassau streets, have been completed for the United States Government, Treasury Department, Washington, D. C., by York & Sawyer, 50 East 41st street, Manhattan, architects. James A. Wetmore, Treasury Department, Washington, D. C., is supervising architect. The proposed building will cost about \$807,000, and has been contemplated for a long time.

## The Right Sort for Jewelers

The big Jewelers' Building at 9-13 Maiden Lane has been managing all along with a private generating plant. But the inevitable has happened. After the usual estimates and comparisons Edison Service has recently been installed

The building is a fifteen-story structure using five elevator motors and a large number of small motors for jewelery. Three thousand lights and 150 horsepower make up the equipment. The property for some years was on breakdown service

This is the forty-fourth plant adopting Edison Service in the last twelve months. Don't let your building run behind with poor lighting and power service

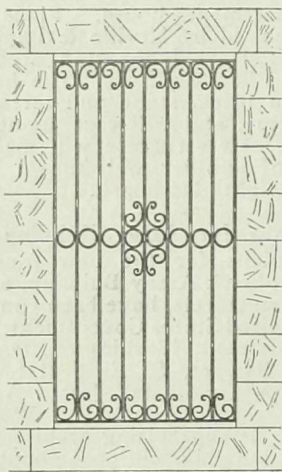
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## PERSONAL AND TRADE NOTES.

**Montague Flagg**, architect, 501 Fifth avenue, has joined the U. S. Naval Reserve.

**Justin C. O'Brien**, builder, 501 Fifth avenue, is at Spartanburg with the Supply Troop, Quartermaster's Department, U. S. A.

**Arthur Williams**, of the New York Edison Company, has been appointed Chairman of the Food Administration Conservation Campaign Committee of New York City.

**The Smiley Company** has removed from 120 Broadway to larger offices at 111 Broadway, New York. The company recently increased its capital from \$100,000 to \$1,000,000.

**Walter S. Finlay, Jr.**, has been appointed superintendent of motive power of the Interborough Rapid Transit Co. and of the New York Railways Company to succeed the late H. G. Stott.

**L. M. Zimmer**, formerly in the sales department of the Linde Air Products Company, New York, has been promoted and transferred to the Cincinnati office. The new branch plant of the Linde company in Cincinnati is now in full operation.

**Alfred R. Ullrich**, architect, 371 Fulton street, Brooklyn, recently commissioned Captain of Engineers, is now with the 302d Regiment at Camp Upton, L. I. He went to the Officers' Training Camp at Plattsburg last May and passed the engineering examination.

**The Stanley Works**, New Britain, Conn., will buy and outfit an ambulance for use with the American Expeditionary Forces. Employees in the main plant and the branches in Chicago, New York, Bridgewater, Mass., and Niles, Ohio, will be invited to subscribe.

**The National Lime Manufacturers' Association** has published in the form of bulletins addresses by Miss Frances Kellor on "The Americanization of Workmen Around the Lime Plants" and by H. J. Russell on "The Necessity for Lime Manufacturers to Stop Cutting Prices and Get More for Lime."

**Freling Foster**, until recently advertising manager of Hughes Electric Heating Company, Chicago, has joined the advertising staff of The Society for Electrical Development. He will take the place made vacant by the resignation of E. M. Hunt, who has become connected with the Review of Reviews.

**John H. Barker**, until recently chairman of the fan section of the Associated Manufacturers of Electrical Supplies, has resigned as sales manager of the Diehl Manufacturing Company, with which he has been connected for more than eight years, to go into business for himself as manufacturers' agent in New York City.

**The Columbia Steel & Shafting Company**, Pittsburgh, has established a direct branch sales office in New York City at 295 Broadway, in charge of Tracy F. Manville as district manager of sales. Mr. Manville has been identified with the finished steel industry for a number of years and for the past three years has been associated with the company's Eastern sales department at Boston.

**Charles A. Menk**, formerly first vice-president of the Association of Iron and Steel Electrical Engineers, was elected president of the Association at the eleventh annual meeting, recently held at Philadelphia. Mr. Menk has been in the employ of the Carnegie Steel Company at Homestead, Pa., for the last twenty-five years, during the last twelve years as superintendent of the electrical department.

**T. H. Letson**, for seventeen years sales manager in New York for the American Hoist & Derrick Company, St. Paul, Minn., who on May 1 last severed his

connection with that company, has organized the T. H. Letson Company and opened an office at 50 Church street, New York, for the handling of hoisting and power machinery and contractors' equipment. Frederick Glander, electrical and mechanical engineer, is associated with Mr. Letson.

**J. H. Frohlich** is another new member of the society's publicity staff, under Harry W. Alexander, director of publicity. Mr. Frohlich has been with the Frank Seaman Advertising Agency, New York, and before that was publicity agent for The Vitagraph Co. of America. The Society has now completed its reorganization due to several army enlistments. Hill Griffith, until recently with the advertising department, has been made captain of cavalry at Fort Meade, Md.; R. R. Jones is now first lieutenant in the signal service; J. J. Flynn is with the National Army at Camp Upton, Long Island.

**Bushwick Evening Trade School**, 400 Irving avenue, Brooklyn, has organized a class in plan reading and estimating. It will meet on every Monday and Wednesday evening at half-past seven o'clock. Reading of plans, practical estimating, building law and construction and mensuration are included in the course. Persons desiring to join the class should enroll at once. Applicants may register on Friday nights at the school. E. F. Hammel, engineer of the Board of Standards and Appeals, formerly engineer in the Manhattan Bureau of Buildings and architect of the Fire Department is the instructor.

**George B. Post & Sons**, architects, and Ernest P. Goodrich, engineer, have formed an interesting co-partnership on account of the high standing which they hold in their respective professions. The association of A. Pearson Hoover, engineer, and George B. Ford, architect and city plan expert, with the new organization, lends it additional prestige. George B. Post & Sons have designed many of the prominent buildings of the country, among them the Wisconsin State Capitol, the College of the City of New York, the New York Stock Exchange, the Prudential Life buildings in Newark, the Statler hotels in Cleveland, Detroit and St. Louis, and numerous banks, office buildings, hospitals. Ernest P. Goodrich has served as consulting engineer to New York City, Newark, Portland, Ore., and other municipalities. He is the designer of the Bush Terminal in South Brooklyn and is director of the Bureau of Municipal Research.

**The Machinery and Machine Tool Trades Committee of the Liberty Loan Committee of New York** has been organized and J. W. Lane, president of the E. W. Bliss Company, Brooklyn, was appointed chairman for Greater New York. Chairman Lane called together the following men to cooperate with him: Henry Prentiss, president Prestiss Tool & Supply Co., 149 Broadway; George Doubleday, president Ingersoll-Rand Co., 11 Broadway; R. L. Patterson, president American Machine & Foundry Co., 511 Fifth avenue; C. I. Cornell, treasurer Pratt & Whitney Co., 111 Broadway; Henry Fuller, vice-president Fairbanks-Morse Co., 30 Church street; John H. Lidgerwood, president Lidgerwood Manufacturing Co., 96 Liberty street; A. J. Babcock, president Manning, Maxwell & Moore, Inc., 119 West 40th street; Norman Dodge, vice-president Mergenthaler Linotype Co., Tribune Building; H. R. Swartz, president Intertype Corporation, 63 Park Row; George J. Low, F. M. Dyer & Co., 24 Broad street; Charles A. Hirschberg, publicity manager Ingersoll-Rand Co., 11 Broadway. The committee held its first meeting and elected H. R. Swartz, vice-chairman, and George J. Low, secretary, and appointed Charles A. Hirschberg publicity member. The committee has established headquarters on the sixteenth floor, 334 Fourth avenue, and manufacturers of machinery and machine tools, as well as their employees, are asked to communicate with the secretary at that address for full information, subscription blanks and other material.

**GOVERNMENT WORK.**

Advance information relative to operations for Federal Authorities.

**PEARL HARBOR, HAWAII.**—Hamilton & Chambers Co., 29 Broadway, Manhattan, have the general contract for a reinforced concrete store house, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans.

**WASH WOODS, N. C.**—George W. Wines, East Quogue, N. Y., has the general contract for a 2-sty frame coast guard station (No. 166), 28x40, for the U. S. Government, Capt. Command E. I. Bertholf, U. S. Construction, Guard Headquarters, Washington, D. C., owner, from privately prepared plans.

**ANDALUSIA, ALA.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., October 23, for a 1-sty brick and stone post office bldg, for the U. C. Government, Hon. W. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Cost, \$50,000.

**FORSYTH, GA.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., November 9, for a 1-sty and basement brick post office bldg, 70x45, for the U. S. Government, William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, from privately prepared plans.

**HOBOKEN, N. J.**—The U. S. Government, General Supt., Army Transport Service, 104 Broad st, Manhattan, owner, is taking bids on the general contract to close 11 a. m., October 8, for addition to the 2-sty bulkhead bldg, 130x489, at U. S. Army Piers Nos. 1 and 2, from plans by Alfred Fellheimer, 7 East 42d st, Manhattan, architect.

**SAVANNAH, GA.**—The U. S. Government, Treasury Dept., Hon. William G. McAdoo, Secy., Washington, D. C., owner, contemplates erecting quarantine station buildings, to consist of four barracks bldgs, two mess halls, hospital bldg and attendants' quarters, at the Quarantine Station, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C. Cost, \$98,644.

**PLANS FIGURING.**

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

**DWELLINGS.**

**BROOKLYN, N. Y.**—The S. & R. Realty Co., 1402 44th st, Bklyn, owners, is taking bids on separate contracts for a 2-sty frame dwelling, 23x50, in the north side of 50th st, 280 ft west of 15th av, from plans by W. T. McCarthy, 16 Court st, Bklyn, architect. Cost, \$10,000.

**ARDSLEY-ON-THE-HUDSON, N. Y.**—J. W. O'Connor, 3 West 29th st, Manhattan, architect, is taking bids on the general contract to close October 10, for a 2½-sty frame and stucco dwelling and garage, 73x28, one mile from station, for Mrs. F. Eldridge, owner. Cost, \$17,000.

**HALLS AND CLUBS.**

**RAHWAY, N. J.**—Carleton Co., 151 West 42d st, Manhattan, general contractor, is taking bids on all subs for a 3-sty reinforced concrete Y. M. C. A. bldg, 91x113, in Irving st, for the Y. M. C. A., John A. Overton, secy., Irving st, Rahway, owner,

from plans by John E. Jackson, 1328 Broadway, Manhattan, architect. Cost, \$65,000.

**HOSPITALS AND ASYLUMS.**

**POMPFRET, N. J.**—Green & Wicks, 111 Franklin st, Buffalo, N. Y., architects, are taking bids on the general contract to close 11 a. m., October 15, for a 2 and 3-sty brick and concrete memorial tuberculosis hospital, for Chautauqua County, Newton Memorial Hospital, Judge Lambert, Fredonia, N. Y., trustee. J. Foster Warner, 1036 Granite Bldg, Rochester, N. Y., is the advisory architect. Cost, \$135,000.

**MUNICIPAL.**

**MANHATTAN.**—The City of New York, Marcus M. Marks, president of the Borough of Manhattan, Municipal Building, is taking bids on the general contract, to close 2 p. m., October 10, for regulating, widening, repaving with sheet asphalt on a stone block foundation and with wood block pavement on a concrete foundation, and with granite block pavement on a concrete foundation of 22d, 23d sts, Madison and 7th avs, 43d, 44th, 45th, 46th, 59th sts, etc.

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**NO ARCHITECTS SELECTED.**

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

**COBBLESKILL, N. Y.**—Julius Kayser & Co., silk manufacturers, 45 East 17th st, Manhattan, contemplate the erection of a small silk factory in East Main st, for which no architect has been selected. Cost, \$50,000.

**BUFFALO, N. Y.**—The Atterbury Motor Car Company contemplates the erection of two additions to its plant at Elmwood and Hertel avs, for which no architect has been selected.

**EDGEMERE, L. I.**—A new congregation, c/o Isaac Haft, temporary pres., 419 West 42d st, Manhattan, owner, contemplates erecting a synagogue, for which no architect has been selected.

**POUGHKEEPSIE, N. Y.**—A Steinberg, 564 Main st, Poughkeepsie, N. Y., owner, contemplates the erection of an apartment house. Details are undecided and no architect has been retained.

**NEWARK, N. J.**—The Goodyear Tire & Rubber Co., 123 Washington st, Newark, owner, contemplates erecting a brick or concrete warehouse, 100x250, probably 6 stys. No architect or site has been selected.

**JERSEY CITY, N. J.**—The Union Terminal Cold Storage Co., 12th and Henderson sts, Jersey City, owner, contemplates erecting a cold storage bldg, 100x100, at 145-7 13th st, for which no architect has been selected.

**ENDICOTT OR UNION, N. Y.**—The Knights of Pythias, Constantine Manouse, interested, 12 North st, Endicott, N. Y., owner, contemplates erecting a lodge bldg, for which no architect has been retained.

**GREENWICH, CONN.**—The Greenwich Land & Development Co., Thomas N. Cooke, pres., Smith Bldg., Greenwich, Conn., owner, contemplates the construction of a 2½-sty frame dwelling on Putnam Manor. No architect has been selected, and details will be available later. Cost, \$15,000.

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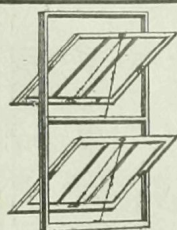
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**CANASTOTA, N. Y.**—The Village of Canastota, Board of Trustees, John H. Roberts, pres, Canastota, N. Y., owner, is taking bids on the general contract to close 2 p. m., October 10, for a 2-sty brick Municipal bldg, from plans by William T. Towner, 100 Morningside dr, Manhattan, architect. Cost, \$20,000.

### SCHOOLS AND COLLEGES.

**MANHATTAN.**—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner, is taking bids on the general contract, to close 11 a. m., Oct. 8, for alterations, fire protection, heating, etc., to Public School No. 21, in Mott and Elizabeth sts, between Spring and Prince sts.

**BRONX.**—The City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner, is taking bids on the general contract, to close 11 a. m., Oct. 8, for alterations, etc., to Public School No. 20, at Fox, Simpson and 167th sts.

**RED BANK, N. J.**—The Borough of Red Bank, Board of Education, Richard A. Strong, pres., Maple av, Red Bank, owner, is taking bids on the general contract for a 2-sty brick and stone public school, 60 x 90, on Shrewsbury av, Bridge av and River st, from plans by Frederick M. Truex, 1170 Broadway Manhattan, architect. Cost, \$60,000.

**POMPTON, N. J.**—The Township of Pompton, Board of Education, James W. Elms, pres., School No. 4, Midvale, Pompton, N. J., owner, is taking bids on the general contract to close 7 p. m., October 10, for alterations to the Erskine School, from plans by Van Vlandren & Culver, Citizens Trust Bldg, Paterson, N. J., architects.

### STABLES AND GARAGES.

**MANHATTAN.**—Alois Dill, owner, is taking bids on the general contract for alterations to the 3-sty brick garage, 36x95, at 428-430 East 75th st, from plans by Aaron Gottlieb, c/o Frederick Fox, 60 St. Nicholas av, Manhattan, architect. Consists of 1-sty addition and new partitions. Cost, \$7,000.

**BRONX.**—Oval Garage Corp., Jacob Sanders, pres., 950 Av St. John, owner, is taking bids on the general contract for a 3-sty brick and concrete garage, 100x150, at the southeast cor of Whitlock av and Faile st, from plans by Goldner & Goldberg, 391 East 149th st, architects. Cost, \$75,000.

### THEATRES.

**LONG BEACH, L. I.**—A. N. Allen, 2 West 45th st, Manhattan, architect, is taking bids on the general contract for alterations to the 4-sty tile and stucco moving picture theatre for Arthur Schloss, Laurelton Bldg, Long Beach, owner. Cost, \$3,000.

### MISCELLANEOUS.

**MANHATTAN.**—Charles Higgins, 165 Broadway, architect, is taking bids on the general contract, to close 10 a. m., October 11, for alterations to the coal-handling plant at the foot of East 19th st, for O. H. Perry & Son, on premises, owner. Cost, \$7,500.

**BRONX.**—The City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg., Manhattan, owner, is taking bids on the general contract, to cost 3 p. m., October 11, for repaving with sheet asphalt pavement on concrete foundation at Bronx and Pelham Parkways, bet. Southern Blvd and Butler st, and between Butler st and Boston rd, etc.

**BRONXVILLE, N. Y.**—The New York Central & Hudson River Railroad Co., Alfred H. Smith, pres., 70 East 45th st, Manhattan, owner, is taking bids on the general contract, to close October 10, for a 1-sty hollow tile and stucco passenger station, 16x50, at the East Side Station, from privately prepared plans. Cost, \$6,000.

**EASTCHESTER, N. Y.**—The Town of Eastchester, John Matthews, Town Supt. of Highways, Depot sq, Tuckahoe, N. Y., owner, is taking bids on the general contract to close 8 p. m., October 10, for repaving in Main st, from Prospect av north to the north line of Highland av, etc., from plans by William A. Smith, Main st, Tuckahoe, N. Y., Town Engineer.

**JERSEY CITY, N. J.**—The Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, Assembly Chamber, City Hall, Jersey City, owner, is taking bids on the general contract to close 2 p. m., October 18, for regulating and paving Germania av from Thorne st to Manhattan av.

**BAYONNE, N. J.**—The City of Bayonne, Board of Commissioners, William P. Lee, City Clerk, City Hall, Bayonne, owner, is taking bids on the general contract to close 4 p. m., October 16, for sewers and appurtenances in East 23d st and East 24th st, 155 ft east of Av F, westerly to Av F, from privately prepared plans.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**94TH ST.**—The West Ninety-fourth St. Corp., Joseph Paterno, pres., 601 West 115th st, owner, contemplates altering the 4½-sty brick and stone dwelling, 45x100 and 21x100, at 272-6 West 84th st and 690 West End av, into bachelor apartments, from privately prepared plans. Margaret D. Scott, c/o Huston & Co., 200 West 72d st, is the lessee.

**29TH ST.**—Wortmann & Braun, 114 East 28th st, have plans in progress for the alteration of the 4-sty brick dwelling, 21x 98, at 43 East 29th st, into bachelor apartments and stores, for the 42 East 29th St. Co., c/o Harris & Vaughan, 569 5th av, owner. Cost, \$8,000.

**117TH ST.**—Oscar Lowinson, 366 5th av, completed revised plans for alterations and repairs to the 5-sty brick and stone apartment, 25x87, at 5 West 117th st. Owner's name will be announced later.

### BANKS.

**57TH ST.**—Mowbray & Uffinger, 56 Liberty st, have plans in progress for the alteration of the 2-sty brick and stone theatre, stores and tenement, 60x100, at 205-9 East 57th st, into a bank bldg, for the 205 East 57th St. Co., 505 5th av, owner, and the Chatham & Phoenix National Bank, 149 Broadway, lessee. Consists of remodeling entire building.

### DWELLINGS.

**144TH ST.**—John E. Kleist, 615 7th av, completed plans for alterations to the 3-sty brick dwelling and garage, 50x96, at 26-28 West 144th st, for James McLaughlin Co., 22 West 144th st, owner, and the Van Beuren New York Bill Posting Co., 515 7th av, lessee. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

**52D ST.**—Mortensen & Co., architects and engineers, 405 Lexington av, will draw plans for a 1-sty brick transformer station, 15x20, at 428-458 East 52d st, for the Ice Manufacturing Co., 1480 Broadway, owner.

### HALLS AND CLUBS.

**MADISON ST.**—Max Muller, 115 Nassau st, completed plans for alterations to the 4-sty brick club house, 26x50, at 216 Madison st, for Arthur B. Conger, 401 Grand st, owner. Cost, \$3,500.

### HOSPITALS AND ASYLUMS.

**BEEKMAN ST.**—Adolph Mertin, 34 West 28th st, is revising plans for addition to the brick and stone hospital, 75x80, at Beekman and Water sts, for the Volunteer Hospital, Beekman and Water sts, owner. Cost, \$75,000.

### STABLES AND GARAGES.

**107TH ST.**—Alfred C. Wein, 112 Remsen st, L. I. City, completed plans for alterations to the 3-sty brick garage, 25x100, at 163 West 107th st, for Amelia Friedrich, 69 West 107th st, owner. Cost, \$4,000.

### STORES, OFFICES AND LOFTS.

**BROADWAY.**—Russell & Horn, 25 West 42d st, have revised plans in progress for the alteration of the 7th floor of the 10-sty office building at 1600 Broadway for the Universal Film Exchange of New York on the premises. Cost, \$2,000.

**GREENE ST.**—Laurence M. Loeb, 37-9 East 28th st, completed plans for alterations to the 5-sty loft bldg, 50x100, at 19-21 Greene st, for Samuel Simon Estate, c/o G. F. Simon, 352 4th av, owner, and Casino & Co., 155 Watts st, lessee.

**FULTON ST.**—F. B. & A. Ware, 1170 Broadway, completed plans for alterations to the 5-sty brick restaurant, offices and lofts, 50x119, at 115-7 Fulton st, for William F. Dornbusch, 61 Hancock st, Bklyn, owner, and the Y. W. C. A., 600 Lexington av, lessee. Cost, \$10,000.

### MISCELLANEOUS.

**38TH ST.**—Severence & Van Alen, 4 West 37th st, completed revised plans 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. David Morison, 119 West 33d st, has the general contract. Cost, \$6,000.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

**WOODCREST AV.**—Wortmann & Braun, 114 East 28th st, completed revised plans for two 5-sty brick and terra cotta apartments, 100x100, on the west side of Woodycrest av, northwest cor 166th st, for Peter Baget Co., 45 John st, owner and builder. Cost, \$100,000.

### CHURCHES.

**166TH ST.**—A. F. A. Schmitt, 604 Courtlandt av, completed plans for alterations to the 3-sty church and school in the



south side of 166th st, 100 ft west of Prospect av, for St. Anthony of Padua R. C. Church, 830 East 166th st, owner. Cost, \$4,500.

**DWELINGS.**

**FARRADAY AV.**—Eric O. Holmgren, 371 Fulton st, Brooklyn, completed plans for a 2-sty brick dwelling, 20x85, on the west side of Farraday av, 45 ft north of Newton av, for S. A. Johnson, 518 West 153d st, Manhattan, owner.

**TYNDALL AV.**—William A. Koenig, 420 West 259th st, completed plans for a 2-sty frame dwelling, 21x33, on the west side of Tyndall av, 425 ft south of 261st st, for Peter Gerlach, owner. Cost, \$3,000.

**165TH ST.**—Moore & Landsiedel, 148th st and 3d av, completed plans for alterations and extension to the dwelling and shop at 501 East 165th st, for Louis Pitchocky, Park av, Haywood, N. J., owner. Includes 3-sty frame extension. Cost, \$7,500.

**HALLS AND CLUBS.**

**MORRIS AV.**—John P. Boyland, 2526 Webster av, completed plans for alterations and extension to the 2-sty frame clubhouse and store at the southwest cor of Morris av and Fordham rd, for the Fordham Holding Co., Mark Kelly, pres., 135 Broadway, owner. Consists of 1-sty brick extension, 69x30. Cost, \$7,500.

**SCHOOLS AND COLLEGES.**

**SPOFFARD AV.**—C. M. Morgan, 529 Courtlandt av, completed plans for alterations to the 5-sty brick school on Spoffard av, from Coster to Faile sts, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$6,000.

**STABLES AND GARAGES.**

**JUMEL PL.**—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 2-sty brick public garage, 75x90, in the east side of Jumel pl, opposite 168th st, for Barry Brothers, 2804 3d av, owners and builders. Cost, \$35,000.

**RYER AV.**—John P. Boyland, 2526 Webster av, completed plans for extension to the 2-sty brick garage on Ryer av, 210 ft north of 182d st, for Handy Bros., 106 Field pl, owner and builder. Cost, \$20,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**86TH ST.**—J. C. Wandell, 8523 4th av, has plans in progress for three 4-sty brick apartments, 60x90, in 86th st, bet 3d and 4th avs. Owner's name will be announced later. Cost, \$60,000 each.

**CHURCHES.**

**4TH AV.**—Simon Eisendrath, 500 5th av, Manhattan, completed plans for a brick and stone synagogue, 50x100, at the northwest cor of 4th av and 54th st, for the Congregation Bnai Israel, 550 48th st, Bklyn, owner. Cost, \$20,000.

**DWELLINGS.**

**29TH ST.**—George M. Suess, 2966 West 28th st, has completed plans for ten 2-sty concrete dwellings, 15x26, in the east side of 29th st, 10 ft north of Surf av, for Arthur and William Harris, Waverly, N. Y., owners and builders. Cost, \$16,000 (total).

**82D ST.**—F. W. Eisenla, 571 77th st, has completed plans for four 2-sty brick dwellings, 17x45, in the south side of 82d st, 160 ft west of 4th av, for Henry J. Wolf, 872 71st st, owner.

**14TH AV.**—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 25x56, on the east side of 14th av, 60 ft north of 40th st, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$10,000.

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**BAY 47TH ST.**—Ferdinand Savignano, 6005 14th av, completed plans for a 2-sty brick dwelling, 20x40, in the west side of Bay 47th st, 170 ft south of Bath av, for Anthony Purporo, 74 East 3d st, Manhattan, owner. Cost, \$5,000.

**WEST 33D ST.**—George H. Sues, 2966 West 29th st, Bklyn, completed plans for twenty 1-sty frame dwellings, 19x27, in West 33d st, 300 ft south of Mermaid av, for Benzion Kaufman, 3005 Surf av, owner. Cost, \$20,000.

**COOPER ST.**—H. A. Frank, 29 Cooper st, completed plans for a 2-sty frame dwelling, 18x52, in the east side of Cooper st, 200 ft south of Evergreen av, for Laura J. Gurnell, 485 Chauncey st, owner. Cost, \$4,000.

**OCEAN AV.**—Eric O. Holmgren, 371 Fulton st, Bklyn, completed plans for a 2-sty brick dwelling, 19x50, on the east side of Ocean av, 70 ft south of Lincoln rd, for Charles G. Reynolds, 350 Fulton st, owner and builder. Cost, \$5,000.

**ECKFORD ST.**—Boyle & Kelly, 367 Fulton st, Brooklyn, completed plans for alterations to the dwelling and store at

the northwest cor of Eckford and Calyer sts, for Paul Gilmore, 217 Calyer st, owner. Cost, \$3,000.

**8TH AV.**—S. Millman & Son, 1780 Pitkin av, completed plans for five 3-sty brick dwellings and stores, 20x52 and 20x55, on the west side of 8th av, 20 ft south of 55th st, and at the southwest cor of 55th st and 8th av, for the March Realty Co., 1534 43d st, owner. Cost, \$26,500.

**TEHAMA ST.**—Charles E. Wessel, 1399 4th av, completed plans for two 2-sty brick dwellings, 20x50, in the north side of Tehama st, 282 ft east of Chester av, for Isaac Welton, 10024 Fort Hamilton av, Brooklyn, owner and builder. Total cost, \$7,000.

**DUMONT AV.**—Cohn Bros., 361 Stone av, completed plans for eight 2-sty brick dwellings, 19x61 and 20x61, on the north side of Dumont av, 20 ft east of Ashford st; at the northwest cor of Cleveland st and Dumont av, and at the northeast cor of Ashford st and Dumont av, for Jacob Brodsky, 1650 45th st, owner. Total cost, \$48,000.

**12TH AV.**—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 26x40, on the south side of 12th av, 50 ft east of East 18th st, for George K. Noren Corp., 365 East 21st st, Bklyn, owner. Cost, \$7,000.

**LYME AV.**—M. M. Foley, 2165 East 13th st, completed plans for a 2-sty frame dwelling, 24x56, on the north side of Lyme av, 60 ft west of West 37th st, for Elizabeth Goetz, 2356 2d av, Manhattan, owner. Cost \$4,500.

**58TH ST.**—Charles Infanger, 2634 Atlantic av, completed plans for four 2-sty brick dwellings, 20x55, in the south side of 58th st, 95 ft east of 9th av, for the Agresso Construction Co., 487 Hendrix st, Bklyn, owner. Cost, \$16,000.

**HEWES ST.**—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations and extension to the 3-sty brick dwelling, 25x100, at 161 Hewes st, for A. Spanier, 63 Lee av, Bklyn, owner. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

**53D ST.**—Walter Pfaendler, 618 11th st, has completed plans for a 1-sty brick factory, 50x10, in the north side of 53d st, 1,155 ft west of 1st av, for the E. W. Bliss Co., 17 Adams st, Brooklyn, owner. Cost, \$10,000.

**MAUJER ST.**—Laspia & Salvati, 525 Grand st, have completed plans for the extension to the 3-sty factory in the south side of Maujer st, 25 ft west of Lorimer st, for Michael Cuzzo & Son, 78 Roebing st, Brooklyn, owners. Cost, \$3,000.

#### STABLES AND GARAGES.

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

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

**WALLABOUT ST.**—Theobald Engelhardt, 905 Broadway, Bklyn, is revising plans for the alteration of the 1-sty brick stable, 125x150, in the north side of Wallabout st, 150 ft east of Marcy av, into a garage for the Wallabout Factory Corp., George F. Simpson, pres., Flatiron Bldg, Manhattan, owner.

**NORTH 1ST ST.**—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 1-sty brick and stone public garage, 210x100, in North 1st st, 55 ft east of Driggs av. Owner's name will be announced later. Cost, \$50,000.

**15TH ST.**—E. M. Adelson, 1776 Pitkin av, completed plans for interior alterations to the 3-sty stable and storage bldg, in the north side of 15th st, 208 ft west of 4th av, for Barney Cohen, 167 17th st, owner. Cost, \$5,000.

**MOULTRIE ST.**—Thomas J. McManus, 729 Humboldt st, owner, has had plans completed privately for an extension to the 1-sty garage in the west side of Moultrie st, 195 ft north of Norman av. Cost, \$2,500.

**ATLANTIC AV.**—Cantor & Dorfman, 373 Fulton st, Bklyn, have plans in progress for a 2-sty brick and steel garage, 80x100, on the south side of Atlantic av, 95 ft east of Albany av, for the Midwood Bldg. Co., L. Gold, pres., 44 Court st, Bklyn, owner. Cost, \$50,000.

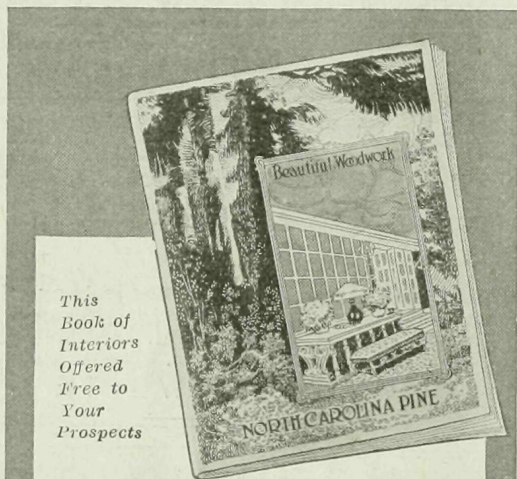
**EAST 28TH ST.**—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 1-sty brick garage, 20x64, at the northwest corner of East 28th st and Cortel-you rd, for Mary Tully, on the premises, owner and builder. Cost, \$2,500.

**CHESTER ST.**—Cohn Bros., 361 Stone av, have new plans in progress for a 1-sty brick and stone public garage, 50x110, in the east side of Chester st, 117 ft south of East New York av, for Harry Thiebitz, 1734 Pitkin av, Bklyn, owner and builder.

**60TH ST.**—F. Savignano, 6005 14th st, completed plans for a 1-sty brick garage, 80x100, in the south side of 60th st, 99 ft north of New Utrecht st, for Frank James Carlo, 1470 67th st, owner and builder. Cost, \$45,000.

**HANCOCK ST.**—L. Berger, Cypress and Myrtle avs, Ridgewood, L. I., completed plans for two garages, 39x100, in the north side of Hancock st, 20 ft west of Wyckoff st, for E. Church, 1344 Jefferson av, owner. Cost, \$6,000.

**EAST 35TH ST.**—James A. Ellicott, 2603 Avenue D, Bklyn, completed plans for a 1-sty brick garage, 40x20, in the east side of East 35th st, 150 ft north of Av D, for Henry Gurney, on premises, owner. Cost, \$4,000.



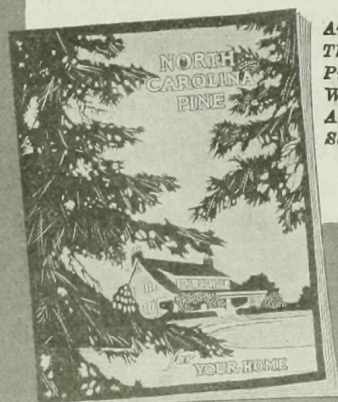
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**PRESIDENT ST.**—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 30x150, in the south side of President st, 70 ft east of 3d st, for Chrisino Anopo, 271 3d av, owner. Cost, \$4,500.

**LIVONIA AV.**—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick garage, 25x50, on the west side of Livonia av, 50 ft west of Thatford av, for Annie Sobelman, 257 Livonia av, owner. Cost, about \$2,500.

**STORES, OFFICES AND LOFTS.**

**GRAND ST.**—Robert J. Reiley, 477 5th av, Manhattan, completed plans for a 3-sty brick and stone store and office bldg and janitor's apartment, 67x46, in the north side of Grand st, 75 ft east of Keap st, for the Lithuanian R. C. Alliance, 456 Grand st, Brooklyn, owner. Cost, \$25,000.

**FULTON ST.**—Seymore & Schoenwald, Grand Central Terminal Building, Manhattan, are preparing plans for alteration and extension to the 3-sty store building in the south side of Fulton st, 93 ft west of Hoyt st, for Mary A. G. Jennings, 101 6th av, Brooklyn, owner. Cost, \$10,000.

**MISCELLANEOUS.**

**OSBORN ST.**—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick smoke house, 30x100, in the west side of Osborn st, 100 ft south of Newport av, for the Greenberg Provision Co., 348 Dumont av, owner. Cost, about \$10,000.

**Queens.**

**DWELLINGS.**

**RICHMOND HILL, L. I.**—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., completed plans for three 2-sty frame dwellings, 16 x37, in the south side of Emerson st, 37, 62 and 83 ft east of Guion av, for Sim & Greig, 2d st, Union Course, L. I., owners. Cost, \$10,500.

**FOREST HILLS, L. I.**—H. E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame and shingle dwelling at the northwest cor of Seminole and Meteor sts for the Cord Meyer Development Co., Hoffman blvd, Forest Hills, owner and builder. Cost, \$6,500.

**ELMHURST, L. I.**—R. W. Johnson, Corona, L. I., completed plans for a 2½-sty frame dwelling, 30x45, at the southeast cor of Van Sine and Hunt sts, for Thomas Daly, Corona, L. I., owner. Cost, \$4,000.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for two 2-sty frame dwellings, 26x31, on the east side of Clinton av, 80 ft south of Chapin st, for the Spartan Realty Co., 66 Orange st, Bklyn, owner. Cost, \$7,000.

**JAMAICA, L. I.**—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 31x27, in the north side of Henley st, 164 ft west of Kingston rd, for W. Richter, 4411 18th av, Bklyn, owner. Cost, \$5,500.

**FACTORIES AND WAREHOUSES.**

**COLLEGE POINT, L. I.**—The L. W. F. Engineering Co., College Point, L. I., has purchased property at College Point and contemplates building an addition to present plant. Name of architect and other details will be available later.

**Nassau.**

**DWELLINGS.**

**HEMPSTEAD, L. I.**—I. B. Baylis, Main st, Hempstead, L. I., owner, has had plans completed privately for a 2½-sty frame and shingle dwelling, 22x31, on Marvin av. Cost, \$3,500.

**PLANDOME ESTATES, L. I.**—Clarence Brazier, 1133 Broadway, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco dwelling and garage, 42x92, for August Jensen, owner. Cost, \$18,000.

**STORES, OFFICES AND LOFTS.**

**LONG BEACH, L. I.**—Steward Wagner, 7 East 42d st, Manhattan, completed plans for alterations to the 2-sty wood and stucco office bldg, 31x50, in Park st, for the Village of Long Beach, owner. Cost, \$5,000.

**Suffolk.**

**STABLES AND GARAGES.**

**SHOREHAM, L. I.**—G. R. Magney, Metropolitan Bank Bldg, Minneapolis, Minn., has plans in progress for a 2-sty frame and stucco stable and servants quarters for T. Geisenheimer, 134 Cedar st, Manhattan, owner. Cost, \$8,000.

**Westchester.**

**DWELLINGS.**

**RARCHMONT, N. Y.**—Howard B. Burton, 101 Park av, Manhattan, has plans in progress for a 2½-sty frame dwelling and garage, 60x30, to cost \$20,000.

**SCARSDALE, N. Y.**—William J. Brainard, Produce Exchange Annex, New York City, has purchased property at the

Morris Farm Section, and contemplates building a residence. Name of architect and other details will be available later.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**BLOOMFIELD, N. J.**—Charles C. Grant, 15 West 38th st, Manhattan, has plans in progress for alterations and extension to the 2½-sty frame apartment and store, 25 x60, at the cor of Orchard and Montgomery sts, for Philip J. Brunner, Bloomfield, owner. Cost, \$3,500.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, has completed plans for two 3-sty brick and stone apartments (attached), 80x80 over all, in the south side of Dodd st, 125 ft east of Park st, for Harry Koldin, 111 Washington av, Newark, owner and builder. Total cost, \$40,000.

**CHURCHES.**

**ASBURY PARK, N. J.**—Lucian E Smith and Harry E Warren, associate architects, 2 West 47th st, Manhattan, have plans in progress for rebuilding the brick and stone church, 70x190, at the northeast cor of Grand and 1st avs, for the First Methodist Episcopal Church, of Asbury Park,

Rev. Dr. L. K. William, pastor, southeast cor Grand and 2d avs, Asbury Park, owner. Cost, \$100,000.

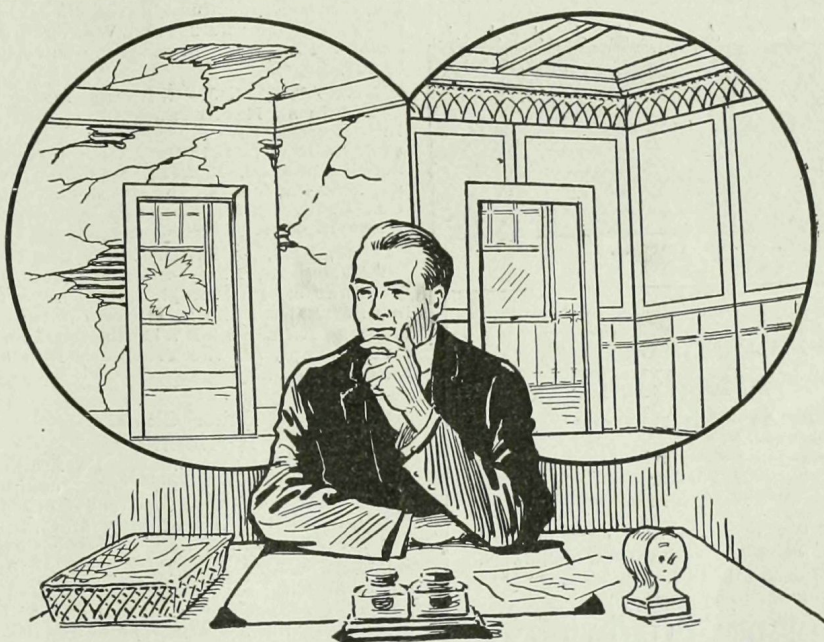
**DWELLINGS.**

**NEWARK, N. J.**—Howard Majer, 597 5th av, Manhattan, has plans in progress for a 1½-sty brick dwelling and garage at the northeast cor of Girard pl and Randolph pl for Adolph Augenblick, 16 Commerce st, Newark, owner. Cost, \$17,000.

**LEONIA, N. J.**—H. E. Paddon, 120 Broadway, Manhattan, has plans nearing completion for a 2½-sty dwelling, 27x32, on Ames av, near Broad st, for A. Lincoln, owner. Cost, \$5,000.

**ELIZABETH, N. J.**—J. B. Beatty, 15 North Reid st, Elizabeth, completed plans for a 1 and 2-sty frame and shingle dwelling, 24x36, on Park av, for Mrs. M. J. Law, 71 Westfield av, Elizabeth, owner. Cost, \$5,000.

**UPPER RIDGEWOOD, N. J.**—The Wilsey Realty Co., Wilsey Bldg, Ridgewood, N. J., owner, is having plans prepared privately for two 2½-sty dwellings, to cost \$16,000.



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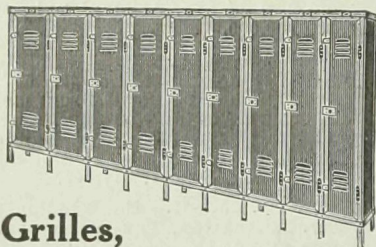
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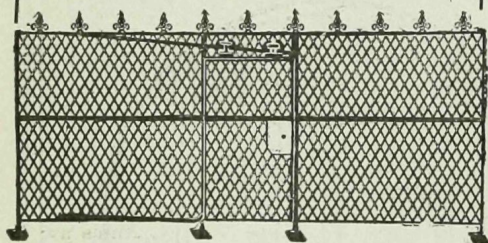
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PASSAIC, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., completed plans for a 2-sty brick dwelling, 22x38, at 18 Alfred st, for Joseph Piaquadra, on premises, owner and builder. Cost, \$4,500.

MORRISTOWN, N. J.—William Garabrants, 541 Main st, East Orange, N. J., completed plans for a 2½-sty frame and shingle dwelling, 27x32, on Altamont terrace, for the Altamont Realty Co., William Shupe, pres., 65 Hawthorne av, East Orange, N. J., owner and builder. Cost, \$6,000.

### FACTORIES AND WAREHOUSES.

NORTH BERGEN, N. J.—Willial Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, N. J., have completed plans for the addition to the brick and wood silk mill at 509 30th st for Samuel E. Renner, 427 Bergenline av, Union Hill, owner, and the Strubberg Silk Co., on premises, lessee. Cost, \$12,000.

### HOTELS.

MANVILLE, N. J.—H. W. Johns-Manville Co., Roy Newsome in charge, Madison av and 41st st, Manhattan, owner, contemplates erecting a 3-sty brick hotel, 150x150, from privately prepared plans. Cost, \$100,000.

### STABLES AND GARAGES.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, completed plans for nine 1-sty brick individual garages, 18x130, in the rear of 20 and 22 Van Wagenen st, for Joseph Pinto, on premises, owner. Cost, \$2,500.

NEWARK, N. J.—William Garrabrants, 564 Main st, East Orange, N. J., has plans in progress for thirty-three 1-sty brick and hollow tile individual garages and service station, 100x125, on South Orange av, near Sanford st, for the Granite Realty Co., C. C. Baldwin, pres., 786 Broad st, Newark, owner and builder. Cost, \$12,000.

### STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Stuckert & Co., 1423 Chestnut st, Philadelphia, Pa., have plans in progress for the alteration of the brick store at Ellison and Washington avs, into a restaurant, for the Travelers' Lunch Co., Paterson, owner.

### Other Cities.

#### DWELLINGS.

STAMFORD, CONN.—W. R. Steinmetz, Smith Bldg, Greenwich, Conn., completed plans for alterations to the 2½-sty stone dwelling at the cor of Elm and Shippan avs for Abraham Cohen, Stamford, owner.

GREENWICH, CONN.—W. R. Steinmetz, Smith Bldg, Greenwich, Conn., has plans in progress for alterations and addition to the 2½-sty frame dwelling in Church st for John Gansen, Greenwich, Conn., owner. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Standard Mirror Co., William LaHodny, pres., 1168 Seneca st, Buffalo, owner, contemplates rebuilding the 2-sty brick and steel factory, 200x400, at 141 Milton st, from privately prepared plans. Details will be available later.

ALBANY N. Y.—Thornton W. Price, 233 Broadway, Manhattan, architect and engineer, is preparing plans for a 1-sty addition to the factory at 986 Broadway, for the Simmons Machine Co., on the premises, owner. Cost, \$12,000.

OLEAN, N. Y.—E. H. Atwood, c/o Vacuum Oil Co., Olean, has plans in progress for a filtration plant, to include a 1-sty brick pumping station, with a capacity of 2,500,000 gallons per day, for the City of Olean, Board of Water Supply, William Sheehan, Comr., City Hall, Olean, owner. Cost, \$75,000.

ELMIRA, N. Y.—The Lowman Contracting Co., Railroad av, Elmira, N. Y., has the general contract for a 1-sty reinforced concrete shop bldg, 28x80, in Scott st, for the Willys-Morrow Co., Detroit, Mich., owner, from plans by Mills, Rhines, Bellman & Nerdoff, Ohio Bldg, Toledo, architects. Cost, \$20,000.

SYRACUSE, N. Y.—The Penman Littlehales Chemical Co., Spring st, Syracuse, owner, has had plans completed privately for remodeling the concrete factory at Spring and Free sts. Cost, \$25,000.

#### HOSPITALS AND ASYLUMS.

BUFFALO, N. Y.—Henry Spann, 38 Ardmore pl, Buffalo, will draw plans for a brick, stone and steel hospital on Abbott rd for the Mother of Mercy Hospital, c/o Mt. Mercy Academy, Mother Superior De Lores, in charge, 1475 Abbott rd, Buffalo, owner. Cost, \$200,000.

#### THEATRES.

BUFFALO, N. Y.—Charles E. Mott, 1330 Prudential Bldg, Buffalo, has plans in progress for a 1 and 2-sty brick and tile moving picture theatre, 138x50. Owner's name and exact location will be announced later. Cost, \$35,000.

## CONTRACTS AWARDED.

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

### APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—Frank P. Roscitt, 445 21st st, West New York, has the general contract for a 3-sty brick apartment and cafe, 25x74, at 518 15th st, for Nicholas Lucente, 516 15th st, West New York, owner, from plans by George Willaredt, 411 23d st, West New York, architect. Cost, \$14,000.

### BANKS.

MANHATTAN.—The Frederick Construction Co., 17 West 42d st, has the general contract for alterations to the 5-sty brick and stone bank bldg at 395 Broadway for the John Nemeth State Bank, 395 Broadway, owner, from privately prepared plans. Cost, \$5,000.

### CHURCHES.

BUFFALO, N. Y.—Butler & Mills, Elliott sq, Buffalo, have the general contract for a 1-sty stone or brick and stone church at Sussex av and Grider st for St. Clement's Episcopal Church, Rev. William S. Salisbury, pastor, 143 Durham st, Buffalo, owner, from plans by Charles Obenhack, 501 Gluck Bldg, Niagara Falls, N. Y., architect. Cost, \$30,000.

### DWELLINGS.

MANHATTAN.—James E. Mitchell, 332 West 24th st, has the general contract for alterations and extension to the 3-sty brick dwelling and store, 18x56, at 105 West 63d st, for Laura E. Escher, on premises, owner, from plans by Katz & Feiner, 505 5th av, architects. Cost, \$3,500.

BRONX.—Samuel Roth, 1269 Broadway, has the general contract for alterations to the dwelling and three stores at 1316-1318 Washington av, for the Bernstein-Kramer Realty Co., owner, from privately prepared plans. Cost, \$5,000.

PELHAMWOOD, N. Y.—Joseph Mulholland, 57 Lawton st, New Rochelle, N. Y., has the general contract for a 2½-sty frame and stucco dwelling, 26x36, on Young av, for Herbert Smith, 144 West 99th st, Manhattan, owner, from plans by W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, \$12,000.

ROCKAWAY PARK, L. I.—William Ilsemann, 18 Ormond st, Rockville Centre, L. I., has the general contract for a 2-sty frame and siding dwelling, 25x45, for J. Twinemi, 220 Ashford st, Brooklyn, owner, from privately prepared plans. Cost, \$4,000.

MASSAPEQUA, L. I.—Ansell Raynor, Seaford, L. I., has the general contract for alterations and additions to the 1½-sty frame and shingle gardener's cottage, 50x100, on Country rd, for Mrs. C. R. Thorn, Country rd, Massapequa, L. I., owner, from plans by Alfred Hopkins and Charles S. Keefe, 101 Park av, Manhattan, architects. Addition consists of erecting new farm bldgs.

ADIRONDACK MTS., N. Y.—Frank N. Goble, 1 East 42d st, Manhattan, has the general contract for a 1 and 2-sty wood cottage and camp at 4th Lake Fulton Chain for Otto M. Eidlitz, 787 5th av, Manhattan, owner, from plans by Francis Y. Yoannes, 52 Vanderbilt av, Manhattan, architect. Cost, \$25,000.

### FACTORIES AND WAREHOUSES.

MANHATTAN.—Lythic Building Co., 103 Park av, has the general contract for alterations to the storage bldg at 222 West 30th st, for the Pennsylvania Station Drug Co., Penn. Station, 7th av and 33d st, owner, from plans by Henry C. Pelton, 35 West 39th st, architect.

SYRACUSE, N. Y.—J. D. Taylor Construction Co., Syracuse, N. Y., has the general contract for a 1-sty sand, lime, brick and steel warehouse and shipping room, 90x100, at West Fayette and Magnolia sts, for the Crucible Steel Co. of America, James Stimson, master mechanic, on premises, owner, from privately prepared plans. Cost, \$60,000.

BUFFALO, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for a 5-sty reinforced concrete storage warehouse, 207x60, in the rear of 1103 Elk st, for the Standard Oil Co., Henry C. Folger, pres., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$100,000.

### HOSPITALS AND ASYLUMS.

MANHATTAN.—Clark & Appelman, 280 Madison av, have the general contract for alterations and extension to the 3-sty brick dormitory, 20x42, at 259 Division st, through to 270-2 East Broadway, for the Jewish Maternity Hospital, Rev. Philip Jaches, pres., 270 East Broadway, owner, from plans by Lewis A. Abramson, 220 5th av, architect. Cost, \$5,000.

**HALLS AND CLUBS.**

**RAHWAY, N. J.**—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 3-sty reinforced concrete Y. M. C. A. bldg, 91x113, in Irving st, for the Y. M. C. A., John A. Overton, secy, Irving st, Rahway, owner, from plans by John F. Jackson, 1328 Broadway, Manhattan, architect. Cost, \$65,000.

**MUNICIPAL.**

**MANHATTAN.**—Burke Brothers Construction Co., 62 West 45th st, has the general contract for alterations to the 3-sty brick 40th Precinct Station House, for the City of New York, Police Dept., Arthur Woods, Com'r, 240 Centre st, owner, from plans by Thomas W. O'Brien, architect.

**STABLES AND GARAGES.**

**MANHATTAN.**—The Lithchfield Contracting Co., 875 7th av, has the general contract for alterations to the 3-sty brick garage, 75x98, at 144-8 East 41st st, for Thomas J. McCahill, 45 East 42d st, owner, and the Republic Garage Co., P. Litchfield, pres., lessee, from plans by Guy W. Culgin, 15 Broad st, architect. Alteration consists of a 3-sty addition and elevators. Cost, \$75,000.

**BROOKLYN, N. Y.**—Meyer & Sweeney, 348 Crown st, Brooklyn, have the general contract for a 1-sty brick public garage, 25 x100, on the west side of South Portland av, 150 ft north of Atlantic av, for Charles D. Strong, South Portland and Atlantic avs, owner, from plans by F. M. Adelson, 1776 Pitkin av, Brooklyn, architect. Cost, \$7,000.

**SOUTH ORANGE, N. J.**—David McElnea, 40 Hillyer st, Orange, N. J., has the general contract for rebuilding the 2-sty hollow tile and stucco private garage and stable, 27x50, on Raymond av, for James C. Campbell, on premises, owner, from plans by Hobart A. Walker, 437 5th av, Manhattan, architect. Cost, \$8,000.

**PATERSON, N. J.**—Joseph Portella, 41 Market st, Paterson, has the general contract for a 1-sty brick garage and store, 25x45 and 25x50, respectively, at 25 Washington st, for Antonio Spinella, 79 Bridge st, Paterson, owner, from plans by Joseph De Rose, 119 Ellison st, Paterson, architect. Cost, \$5,500.

**YONKERS, N. Y.**—Chadburn & Edwards Co., 40 Nepperhan st, Yonkers, has the general contract for 1½-sty frame private garage, 30x42, at 471 Palisade av, for Cyrus A. Peake, on premises, owner, from plans by Milton H. McGuire, 101 Park av, Manhattan, architect. Cost, \$3,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—John N. Knauff, 334 5th av, has the general contract for alterations to the 3-sty brick and stone loft bldg at 1456-1460 Broadway, for Ottinger Bros., 31 Nassau st, owners, and John T. Doyle, 112 West 42d st, lessee, from privately prepared plans. Consists of alterations to floor space for billiard parlor.

**MANHATTAN.**—P. Roberts & Co., 33 Sullivan st, Manhattan, has the general contract for a 5-sty brick on bluestone store and loft bldg, 25x92, at 140 West 36th st, for Benjamin B. Johnson Estate, c/o B. C. Faulkner, 918 St. Marks av, Brooklyn, owner, and the New York & Brooklyn Casket Co., 27 Great Jones st, Manhattan, lessee, from plans by J. Jaume, c/o general contractor.

**MANHATTAN.**—The Oscawanna Building Co., 101 Park av, has the general contract for alterations to the 9-sty brick and stone store and loft bldg, 66x116, at the southeast cor of Broadway and 57th st, for the M. A. Matoaka Realty Co., 600 West 57th st, owner, and the Chevrolet Motor Co., of N. Y., lessee, from plans by H. J. Hardenbergh, 47 West 34th st, architect.

**MANHATTAN.**—Edwin Outwater, 18 East 41st st, has the general contract for alterations to the 3-sty brick store and salesroom, 25x100, at 2786 Broadway and 250 West 108th st, for William Mitchell, 44 Wall st, owner, from plans by Samuel D. V. Harned, 848 Herkimer st, Brooklyn, architect. Cost, \$7,000.

**NEWARK, N. J.**—Vincenzo Altieri, 25 Park av, Newark, has the general contract for a 2-sty brick and stone store, billiard room and restaurant, 18x100, at 23 Sheffield st, for Eugene Quattrucci, cor Clifton and 8th avs, Newark, owner, from plans by A. Del Guercio, 800 Broad st, Newark, architect. Cost, \$3,000.

**HOBOKEN, N. J.**—Frank Scutellaro, 533 Monroe st, Hoboken, has the general contract for alterations and addition to the 1-sty frame store bldg, at 55-57 14th st, for Samuel Lehman, 1138 Bloomfield av, Hoboken, owner, from plans by George C. Brokhaus, 402 Washington st, Hoboken, architect. Cost, \$5,000.

**WEST HOBOKEN, N. J.**—Thomas Iwen, 504 Hudson av, Weehawken, N. J., has the general contract for a 2-sty brick store house and flat, 31x80, at the south-

east cor of Spring and Courtland sts, for Charles A. Heins Co., 169 Spring st, West Hoboken, N. J., owner, from plans by Nicholas Soldwedel, 421 Bergenline av, Union Hill, N. J., architect. Cost, \$12,000.

**SYRACUSE, N. Y.**—Michael Hammer, 215 Sunset av, Syracuse, has the general contract for alterations to the 4-sty brick business block ("Stevens Block"), at the cor of Warren and Fayette sts, for owner, c/o John C. Boland, O. C. S. B. Bldg, Syracuse, owner, from plans by Russell & King, Snow Bldg, Syracuse, architects. Cost, \$12,000.

**THEATRES.**

**JERSEY CITY, N. J.**—William Elliott, 8 Williams st, Jersey City, has the general contract for rebuilding the 1-sty moving picture theatre at 47-9 Newark av for Frederick Klein, c/o Meyer Klein, 76 Montgomery st, Jersey City, owner, from plans by E. M. Paterson, 1 Montgomery st, Jersey City, architect. Cost, \$10,000.

**MISCELLANEOUS.**

**BRONX.**—John B. Roberts & Co., 3 West 29th st, Manhattan, has the general contract for interior finish to the recreation room at East 241st St Station and White Plains rd for the Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner, from plans by George H. Pegram, 165 Broadway, chief engineer.

**BROOKLYN, N. Y.**—Warwick & Collins, 108 South 8th st, have the general contract for interior alterations to the 2-sty brick dwelling and factory, 25x100, on the north side of Flushing av, 87 ft west of Kent av, for Louise G. Hodson, on premises, owner, from plans by Henry Holder, Jr., 242 Franklin av, architect. Cost, \$2,000.

**WEEHAWKEN, N. J.**—William Kuenzler, 317 Kossuth st, Union Hill, N. J., has the general contract for an embroidery factory and dwelling in Maple st for Oskar Manser, 103 Maple st, Weehawken, owner, from plans by Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., architect. Cost, \$15,000.

**NEWARK, N. J.**—Schaedel & Bro. Co., 118 Bruce st, Newark, has the general contract for additions to the storage sheds at 77 Commercial st for D. Ripley & Sons, on premises, owners, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Consists of two 1-sty frame additions, 50x32 and 46x50. Cost, \$8,000.

**SYRACUSE, N. Y.**—William J. Burns Co., Bastable block, Syracuse, has the general contract for a 1-sty brick bathing pavilion, 30x83, in Burnet Park, for the City of Syracuse, Dept. of Parks, E. M. Kotz, com'r, City Hall, Syracuse, owner, from plans by Webster C. Moulton, 302 Union Bldg, Syracuse, architect, and George Helmstetter, engineer. Cost, \$15,000.

**SCHENECTADY, N. Y.**—Brown & Lowe Foster av, Schenectady, have the general contract for a 1-sty brick and steel drop

forge bldg, 80x400, at the General Electric Works, for the General Electric Co., George E. Emmons, gen'l mgr, on premises, owner, from plans by C. G. Hulth, architect and engineer.

**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 MACHINE TOOL BUILDERS' ASSOCIATION** will hold its sixteenth annual convention at the Hotel Astor, New York City, on Tuesday and Wednesday, Oct. 30 and 31.

**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.

**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 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.

**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

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CHICAGO CEMENT MACHINERY AND BUILDING MATERIAL SHOW will be held in the Coliseum, Chicago, February 6-13. The show will be held under the auspices of the National Exhibition Co., 123 Madison st, Chicago.

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

NATIONAL TAX ASSOCIATION will hold its eleventh annual conference at Atlanta, Ga., November 13-16. Samuel T. Howe, chairman of the Kansas Tax Commission, is president of the association; Prof. Charles J. Bullock, of Harvard, vice-president, and Prof. Fred R. Fairchild, of Yale University, secretary. The executive committee includes leading taxing officials throughout the country.

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; \*FHSy-Approved Filtering and Distilling Systems; \*OS-Oil Separator; RQ-Reduce Quantities; \*StSys-Storage System; T.H.O.-Tenement House Order.

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

Week ending Sept. 29.

MANHATTAN ORDERS SERVED.

- Ave A, 82-Harry Hershkowitz... FA
Avenue A, 82-Abraham Sefesik... El
Barclay st, 34-Acme Bldg Co... Stp(R)
Beekman st, 26-Butler & Kelly... Rec
Broadway, 622-4-Rev Alfred D Pell, 22 W 53... A
Broadway, 648-J Romaine Brown, 299 Madison av... Stp(R)
Broadway, 781-Benjamin Keerke... Rec
Broadway, 781-Adolph Arons & Co... Rec-FA
Broadway, 848-58-James E Churchill... TD
Broome st, 480-Katz & Goldman... El
Central Park West, 300-Orinoco Realty Co, 119 W 40... Stp(R)
Centre st, 81-3-Polyglot Printing Co... Rec-FA
Centre st, 85-Harold Finley... FA
Cortlandt st, 64-Yankee Polish Co... DC
4 av, 99-Mathilde Stuyvesant... Ex(R)
Downing st, 53-J & R Lamb 23-5 6 av... FP
East Broadway, 185-7-Jewish Daily News, Rec-FA
11 st, 718-22 E-William Peters, 4444 Van Cortlandt Park E... FD-A(R)
21 st, 41 E-Augusta Osserman, 1157 Lexington av... FE(R)-ExS-O-WSS(R)-Stp(R)
48 st, 159 E-Cassidy Realty Corp, 229 W42 ExS-O-FE(R)-St(R)-FP
48 st, 159 E-Cowan & Sons, 542 5 av... Rec
48 st, 159 E-Frederick Rose... Rec
72 st, 348 E-Louise Fink, c Fink Bread Co, FE-St(R)-ExS
115 st, 153 E-William E Birge, 215 Ralph av, B'klyn... Ex(R)-ExS(R)-FE(R)
116 st, 81 E-Joseph Shutman... FA
4 av, 99-Mathilde Stuyvesant, 22 E 47... St(R)
5 av, 398-Albert Simonson, 506 5th av, ExS-FE(R)-FP
1 av, 667-73-Henderson Coat & Apron Sup. Co, 343 E 38... Rec
Fulton st, 45-Abe M Zeilengold... Rec-FA
Cliff st, 25-Caroline A James, c H A, 30 Broad... A-FD
Division st, 50-2-Jacob Appelbaum... Rec
Division st, 50-2-Morris Goodman... FP(R)
Goerck st, 34-Jacob Luberman... FP(R)
Grand st, 319-21-Edward A Ridley, 59 Allen, FD-A
Greene st, 47-9-Asher & Arzt Leather Goods Co... O-Rec
Greene st, 65-Isaac Rosenberg... Rec
Henry st, 94-Consol Gas Co, 130 E 15... GE
John st, 26-Frederick M Hilton, 46 Cedar, ExS-FP(R)-FE(R)-St(R)
Lafayette st, 70-4-Josephine Ahrens, c J F, 74 Lafayette... ExS-FE(R)-FP
Madison av, 112-6-Abram Rosenthal... Rec-O
Madison av, 1673-Brown Bros... FA-Rec
Madison av, 56-60-Neptune Realty Co, c Adrian Iselin, 36 Wall... ExS-Ex(R)
Maiden la, 16-8-R A Powers, 1 Hudson St(R)-Ex-ExS-WSS-Ex(R)
Mangin st, 73-5-Ropek & Heischuber... FP(R)
Mangin st, 73-5-Isaac Solomon... FP(R)
Nassau st, 28-40-Mutual Life Ins Co.FP-Spr(R)
Murray st, 9-15-West Side Printing Sup Co.Rec
9 av, 421-Harry & Joseph Walzer... FA-O-Rec
Murray st, 9-15-Mail & Express Job Print Co... Rec
9 av, 421-Mary A Daly... ExS-Ex(R)-St(R)-FE(R)
Mangin st, 48-50-Louis Auslander... FP(R)
2 av, 2369-Louis A Litzky... FA-Rec
South st, 182-Frank Colabella... WSS(R)
Spruce st, 8-J Brand & Son... Rec
Spruce st, 10-Paul Thompson... Rec
Spruce st, 18-Joseph Rappaport... GE-Rec
Sullivan st, 214-8-Denis F Gerbereaux, ExS-St(R)
3 av, 2382-92-Third Av Railway Co, 2396 3av, Ex(R)-St(R)-FE(R)
Washington pl, 4-6-4-6 Washington Pl Co, 149 Church... FD
West st, 46-U S Press... Ex(R)-FA-El
West st, 46-B Crystal & Son, 47 West, ExS-O-FE(R)-WSS(R)-FP(R)-Ex(R)
West Broadway, 511-3-James Patti, El-Rec-GE
West Broadway, 465-9-Thomas Lennon, 46 W 86... A-FD
William st, 177-Acme Rubber Stamp Co... GE
William st, 177-Richard S Smith... GE
William st, 264-Anna Papadimitri... FA

- 18 st, 18-24 W-B Altman & Co, 5 av & 34.Spr(R)
20 st, 6-8 W-Redfern Costume Co... Rec
20 st, 6-8 W-Morris H Goodman... Rec
20 st, 6-8 W-Charles Liberman & Co... Rec
20 st, 6-8 W-Bild More Dress Co... Rec
26 st, 128 W-William F McManus, 252 W 149... FE(R)-FP-ExS
27 st, 114-6 W-Deanay Dress Co... Rec
28 st, 354 W-Manuel Gonzales... GE
30 st, 520-2 W-William Kellam Co... El
31 st, 429-35 W-Louis Ferguson, 31 E 17, ExS-Ex(R)-FP-St(R)
40 st, 203-5 W-Wendel est, 175 B'way... ExS-Ex(R)
44 st, 153 W-Engelstein & Lowenthal... Rec
44 st, 153 W-Abram J Rosenberg... Rec-FA-GE
46 st, 162 1/2 W-Thos B Hidden, Hiddenhurst, Sharon Sta, N Y... ExS-Ex(R)-FE(R)-St(R)
47 st, 72 W-Santo Jack Pulles... Rec-FA
47 st, 72 W-Joseph Cardillo... Rec-FA-FP(R)
56 st, 226 W-Est Peter Jackson, 106 Lexington av... ExS-Ex(R)-Ex
60 st, 22 W-Mary Kabotrink... ExS
116 st, 107-9 W-S F & S Costume Co... Rec
Barclay st, 33-St Michaels P E Ch, 227 W 99... Spr
Beekman st, 23-Samuel Rosenfield... Rec
Bleecker st, 105-Gustav Lange... Stp(R)
Broadway, 583-7-Louis Ettlinger... ExS
Broadway, 548-58-Mary A P Draper est, c Cadwalader, Wickersham & Taft, 40 Wall... A
Chrystie st, 106-Jacob Isaac... FA
Chrystie st, 106-Benjamin Silverman... GE-FP
Chrystie st, 106-Joseph Striecher... GE
Centre st, 8-5-McMillan & Werner... O
5 av, 622-Felix Lacks... ExS-St(R)-FP(R)
Jones st, 8 1/2-12-John C Hoffman... FP
Park Row, 188-90-Samuel Spiro... TD
Park Row, 188-90-Joseph Redegeld Co... TD
Spruce st, 22-Winfield S Davis... GE-FA-DC
Spruce st, 22-Thomas F McCarthy... GE-FA
Spruce st, 22-John H Jonas... FA
25 st, 502 W-Jacob B Grifenhagen est, c Max S, 249 10th av... WSS(R)
82 st, 13 W-Max Mandel, c F Rosenstern & Co, 66 Leonard... DC-FP(R)
West Broadway, 570-6-Third St Realty Co, c H Goldstein, 37 Liberty... Stp(R)-WSS(R)-ExS
Houston st, 57-61 W-Bernhard Trosky, 21 E Houston... O-Stp(R)
William st, 181-Otto F Hummel... GE
William st, 181-State Industrial Products Co... Rec
Williams st, 181-James J Walsh... GE
Wooster st, 20-Daniel Holsman est, c R Howell, 2807 Summit blvd, Spokane, Wash, WSS(R)
Bowery, 231-3-Comity Mortgage Co, c Geo G Dutcher, 40 Wall... ExS-FE(R)-FP
Broadway, 446-8-Lorillard Spencer, 50 Madison av... A-FD
Broadway, 1255-61-Wm R H Martin Trust, 47 W 34... Ex(R)-ExS-FP(R)
Dover st, 3-Max Paltrowitz... DC-FA
119 st, 520-2 E-Grand Ice Cream Co... FP-GE
44 st, 322-4 E-Moody Sonn... ExS-FE(R)
37 st, 232-4 E-Chas Grimmer... FE(R)-FP(R)
Greene st, 47-9-Bank for Savings, Walter Trimble, 280 4 av... ExS-O-WSS(R)
Hester st, 91-3-Morris Goldstein, ExS-Ex(R)-FP
Lenox av, 149-Samuel Rubin, Rec-Ex(R)-FP(R)
Maiden la, 47-9-Interstate Land Holding Co, 44 Wall... FD-A
Maiden la, 40-Mutual Life Ins Co, 32 Nassau, ExS-St(R)-FE(R)
Pearl st, 441-7-Daniel F Mahony, 473 W 153, Stp
Prince st, 102-4-Robert M Loeser, 20 Cherry, San Francisco, Cal... ExS-FP-St(R)-FE(R)
South William st, 26-John A Brown, Jr, Newtown Township, Delaware Co, Pa, St(R)-FE(R)
6 av, 491-Harvard Pleating Co... O-Rec
10 av, 469-75-McGraw-Hill Pub Co... WSS(R)
Warren st, 89-91-Apex Press Corp... Rec-El
Warren st, 89-91-Newark Cheese Co, Rec-El-DC-FA
Warren st, 89-91-Cavanagh Brothers & Co, Rec-FA-DC
West st, 358-Leopold Katzenstein, St(R)-FE(R)
29 st, 44 W-Charles Percival, 4 9 av, ExS-Ex(R)-FE(R)-St(R)
34 st, 40 W-Mary W Sheper, 331 W 101, WSS(R)
34 st, 44 W-Charles H Leland, 563 Park av, FD-A
37 st, 531-5 W-Jacques Kahn Realty Co, WSS(R)
44 st, 118 W-Rocky Mountain Realty Co, c J H Hammond, 15 Broad... DC
45 st, 444 W-Wessell, Nickel & Gross, 457 W 45... ExS-St(R)-Ex(R)-FE(R)-Rec
47 st, 31 W-Gustav Schwab, 11 Bway, St(R)-FE(R)-Ex(R)-ExS
Broome st, 97-M Rosenberg... RQ
26 st, 238 E-Generoso Jodice... Rec-FA
44 st, 326-8 E-N Y Veal & Mutton Co, 760 1 av... D&R-RefSys(R)
45 st, 419-23 E-Wilson & Co... RefSys(R)
52 st, 9 E-Constantine Gus Manonilides... CF
84 st, 157-61 E-84th St Garage, NoS-FA-CF-Rec
103 st, 331-3 E-H Raskin... D&R
West Broadway, 456-Michael Simonetti, FA-NoS-GE
15 st, 438-40 W-National Biscuit Co... Stp(R)
22 st, 549 W-Fixture Spray Co... Rec
45 st, 145 W-Acme Film Co... CF
57 st, 518-22 W-Roamer Motor Co, 250 W 54, Rec-FA-NoS
150 st, 457-9 W-Convent Garage... CF
William st, 152-4-Irvine & Wilcox... Rec
86 st, 201 E-B Biemberg... O
127 st, 106-8 W-Leo Winterfeld, 2041 5 av, FA(R)-D&R
96 st, 235 E-John Fitzgerald... Ex(R)

BROOKLYN ORDERS SERVED.

Fulton st, 360-Imperial Restaurant... Ex(R)

RICHMOND ORDERS SERVED.

Edgewater st and Sylvan ter (Rosebank)-L A Dreyfus... RefSys(R)-FP(R)-FD-CF
Richmond Terrace, 2205 (Port Rich)-John E Donovan... CF-FA-FP

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Office and Depot, 420 E. 23d STREET Works, Maurer, N. J. NEW YORK

# 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. KLOES, 243 Canal St. Tel. Franklin 2216.

## Blue and Black Prints.

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

## Boilers.

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

## Brick.

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

## Builders

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

## Building Directories.

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

## Building Material (Masons).

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

## Building Reports.

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

## Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.  
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.  
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.

## Flue Pipe.

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

## Folding Gates.

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

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

## Fumigation and Extermination.

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

## Garbage and Refuse Incinerator.

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

## Gas.

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

## Gates—Folding.

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

## 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.  
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

### Mortgages.

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

### Newspapers.

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

### Painters.

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

### Parquet Floors

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

### Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

### Plaster Boards.

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

### Pumps with Gasoline Engines to Rent.

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

### Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

### Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.  
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.  
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.  
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.  
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greceley 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.  
CORSA, GEO. B., 10 E. 43d St. Tel. Murray Hill 7683.  
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, 162 W. 72d St. Tel. Columbus 7240.

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

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

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

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

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

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

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

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

### Real Estate Brokers (Manhattan and The Bronx).

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

### Real Estate Board (Brooklyn).

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

### Real Estate Brokers (Brooklyn).

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

### Real Estate (Queens).

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

### Real Estate Operators.

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

### Refrigerating (Ice by Wire).

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

### Reports (Building).

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

### Roofing.

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

### Roofing and Quarry Tile.

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

### Sand and Gravel.

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

### Sheet Metal Work.

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

### Skylights.

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

### Surveyors, City.

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

### Terra Cotta.

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

### Title Insurance

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

### Waterproofing

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

### Window Shades.

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

### Windows, Fireproof.

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

### Wire Work

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