

REAL ESTATE BUILDERS RECORD AND GUIDE.

(Copyright, 1917, by The Record and Guide Co.)

NEW YORK, OCTOBER 20, 1917

REAL ESTATE BOARD HOLDS ANNUAL ELECTION

Laurence McGuire Re-elected President; Stephen H. Tyng, Jr., Vice-President; Thomas P. Graham, Secretary, and Alfred V. Amy, Treasurer



ALFRED V. AMY.

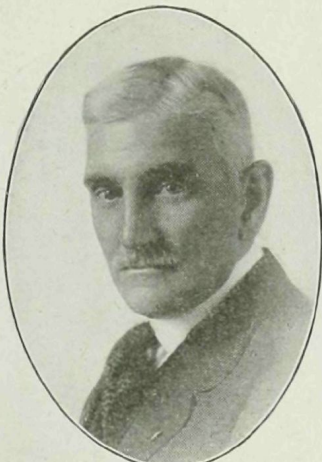
THE annual meeting of the Real Estate Board of New York for the election of governors, both in the active and active-associate classes, was held last Tuesday at the Board Rooms, 217 Broadway.

The active governors elected were Stephen H. Tyng, Jr., Walter C. Wyckoff and Mark Rafalsky. The three governors whose terms expired are Edward C. Cammann, William L. DeBost and Charles F. Noyes; the six continuing active governors being Laurence McGuire, Alfred V. Amy, Eugene J. Busher, Charles A. Cone, Thomas P. Graham and Thomas Hovenden.

In the active-associate class of governors, the six members elected early in the year when the arrangements were first made for electing active-associate governors were re-elected. They are Richard C. Babbage, Francis S. Bangs, Leo S. Bing, Robert E. Dowling, Michael Friedsam and Franklin Pettit.

After the members' meeting the Board of Governors organized and elected the following officers: Laurence McGuire, president; Stephen H. Tyng, Jr., vice-president; Thomas P. Graham, secretary, and Alfred V. Amy, treasurer. Mr. McGuire and Mr. Amy were re-elected. This is Mr. McGuire's fifth term as president of the Board. The following committees were also elected:

Nominating Committee: David A.



THOMAS P. GRAHAM.

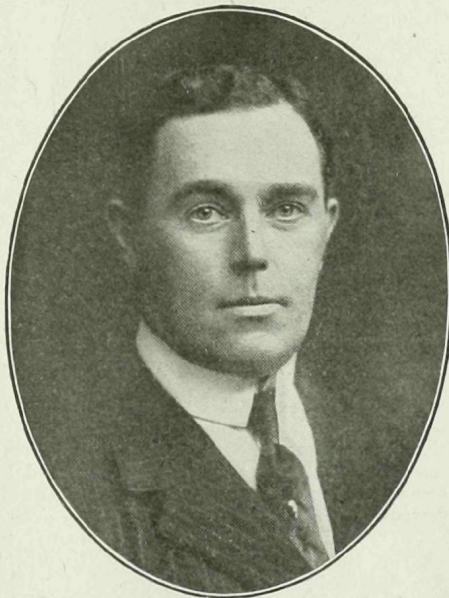
Clarkson, William L. DeBost, Alexander D. Duff, Frederick D. Kalley and Irving Ruland.

Auditing Committee: Edgar A. Manning, Robert R. Rainey and Edwin E. Zittel.

At the meeting yesterday resolutions were adopted urging upon the members of the Board the fullest possible support of the Second Liberty Loan. Resolutions of condolence were also adopted on the death of Henry W. Polhemus, a member of the Board and connected with the New York Evening Post for more than fifty years.

Following are excerpts from the annual report of the Board of Governors, which cover some of the activities of the organization for the fiscal year ending September 30, 1917:

"In summarizing the year's work it is impossible to avoid reference to the march of events, which, in the spring of this year, ranged this country on the

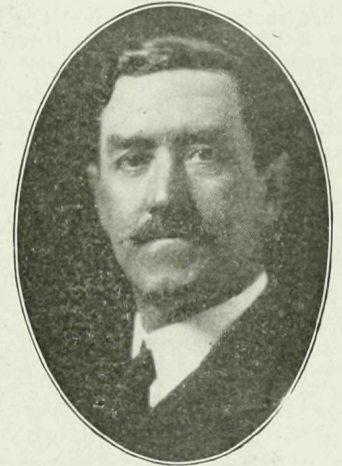


LAURENCE MCGUIRE.

side of those European governments engaged in the great conflict for the protection and perpetuation of democratic ideals.

"The economic changes created by this espousal of the cause of democracy, in the highest sense, have already been profound and must go deeper. That these changes have affected business conditions is perfectly well understood. Real estate has not been one of the beneficiaries of these changed conditions, and may feel still more acutely the economic pressure as the war progresses.

"Nevertheless, it is with satisfaction that your Board of Governors reverts to the patriotic outburst that characterized the annual banquet on February 3, 1917 (the date of the breaking of diplomatic relations with Germany) when the prearranged program gave place to a spontaneous demonstration of loyalty to the President, expressed in a telegram officially conveying the loyalty of the Real Estate Board, representing the real estate sentiment of New York City; and again, to this resolution adopted by your Board of Governors following the declaration that a state of war existed:



STEPHEN H. TYNG, JR.

WHEREAS, President Woodrow Wilson has advised the Congress that a state of war exists between the Imperial German Government and the United States of America, this condition having been forced upon our Government by the action of the Imperial Government, and

WHEREAS, The Congress has in response to this message declared that a state of war exists and has authorized the President to prosecute the war with all the powers and resources at the command of the United States,

RESOLVED, That the Real Estate Board of New York, approve, and it does hereby approve the course taken by the President and the Congress.

RESOLVED FURTHER, That the Real Estate Board of New York, fully appreciating the gravity of the situation and the responsibility it entails, pledges its unqualified support to the Government, fully believing that whatever sacrifice the Real Estate Board or its members may be called upon to make will be made as a willing sacrifice in a determining struggle to maintain democratic government against the ruthless aggression of autocracy.

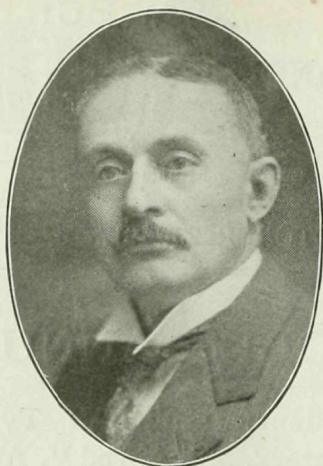
"In other ways, in so far as it was able, the Real Estate Board has striven, with the cooperation of its members, to give tangible, practical expression to its patriotism and that of the element representing real estate in this city—by providing an ambulance for the Red Cross service at the French front; conducting a recruiting campaign which added 329 recruits to the National Guard; through Liberty Loan contributions; in the State industrial canvass; and in the food planting campaign.



RICHARD O. CHITTICK.



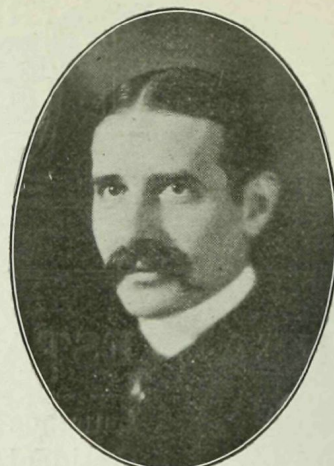
THOMAS HOVENDEN.



EUGENE J. BUSER.



CHARLES A. CONE.



MARK RAFALSKY.

"That real estate will feel the burden of a disturbed economic situation, of emergency taxes and of abnormal restrictions—all due to the war—is too obvious to be glossed over. But your Board of Governors is confident that whatever exigencies are created by the new conditions will be cheerfully met; that members of the Real Estate Board of New York will measure up to whatever new responsibilities may be justly placed upon them, and will go forward with intelligent optimism until happier times arrive.

"Nor, let us add, must it be forgotten that it is in times like these that the greatest vigilance must be exercised to

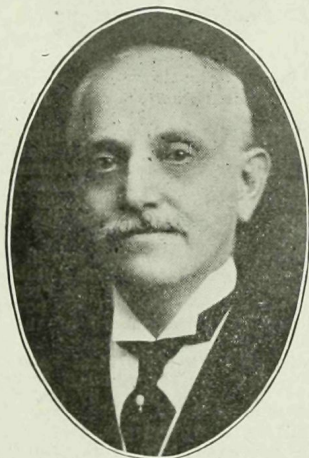
unusual demands and that private interests could not ask more than that these emergency measures be so worked out as to fall equitably on all. In the latter case the need for appropriating reasonable sums for local harbor improvements was strongly urged upon the Federal authorities.

"In matters relating to this State and city, particular emphasis must be laid on the care and thoroughness with which legislative measures have been followed. The machinery for doing this work is not developed to a high point of efficiency. The special attention paid to legislation affecting taxation, the Labor Law and the Tenement House Law

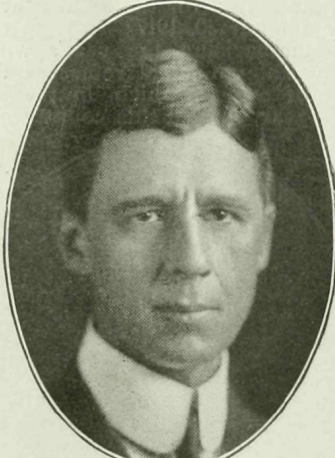
continued.

"The work of scrutinizing the City Budget, making recommendations to the Board of Estimate and calling public attention to changes and economies that should be effected, has been carefully done. It is not possible to point to tangible results in this direction. But we must at least assume that the work has had some effect in keeping our alarmingly high City Budget from reaching a still larger total.

"Attention should be called, as reflecting the broader lines along which the Board is moving, to the part it took in striving to uphold the constitutionality of the Zoning Resolution; in submitting



MICHAEL FRIEDSAM.



WALTER C. WYCKOFF.



FRANKLIN PETTIT.

see that public affairs are efficiently and economically administered, and that no burdens beyond what are necessary and equitable are in these difficult times laid on the taxpayers.

"This the Real Estate Board owes to its members perhaps even in greater degree now than in normal times.

"During the year effort has been made to keep well abreast of those phases of our public affairs which intimately affect real estate and kindred interests.

"Among the Federal measures in which special interest was taken may be mentioned the Excess Profits Tax, the National Prohibition bill and the Rivers and Harbors bill. In the first two cases it was felt that the National Government under the spur of war conditions was fully justified in making

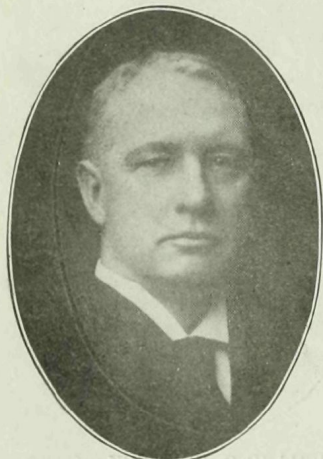
was well rewarded. There remains, of course, much to be done in each of these fields, and recommendation is here made that the energies of the Board be again directed along these channels during the next year.

"In local affairs too much cannot be said of the well directed zeal with which the various problems surrounding building inspection have been handled by the committee having these affairs in charge. By cooperating with the Board of Standards and Appeals and offering suggestions born of large experience and technical knowledge much good has been accomplished. The new rules relating to interior fire alarm signals and to automatic sprinklers may be mentioned specifically. This work, also referred to in detail elsewhere, must be

a brief to the Interstate Commerce Commission in the New York-New Jersey freight rate dispute; and in voluntarily supplying the Board of Estimate with a careful valuation of the real estate involved in the New York Central Railroad's West Side improvement plans.

"Without pausing here to make a burdensome enumeration of the numerous activities in which the Board engaged during the year, it may briefly be said that these are divided into two main parts, (1) careful investigation, within the limits of our facilities, of all important Federal, State and city legislation and administrative affairs; (2) supplying to members information on a wide variety of subjects related in one way or another to real estate, ownership, bro-

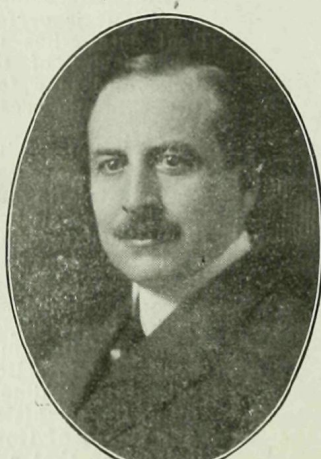
(Continued on page 504.)



F. S. BANGS.



ROBERT E. DOWLING.



RICHARD G. BABBAGE.



LEO S. BING.

STARTS EDUCATIONAL CAMPAIGN TO ADVANCE TORRENS SYSTEM

Real Estate Board Back of Movement

THE Real Estate Board of New York, as part of an educational campaign looking to the advancement of the New York Torrens Law, has issued a pamphlet prepared by Prof. Alfred G. Reeves, David A. Clarkson and Cyril H. Burdett, as a sub-committee of its Torrens Law Committee.

The pamphlet gives a brief history of the growth of the system in this country and calls attention to the fact that it is in force in nineteen States of the Union, and that since the appointment of a commission by Governor Hughes and the passage of the Torrens Law in 1908, the system has gradually been making its way by the removal of difficulties and objections with which it has been surrounded.

The statement continues: "The Real Estate Board of New York, in 1916, through its committee—with the co-operation of many other friends of the law—presented to the Legislature amendments which practical experience had shown to be desirable, and which it is believed have perfected and simplified its operation. There is now no doubt as to the easy and smooth workability of the statute, and it is felt that there is only necessary the recognition by attorneys and real estate owners of the desirable features of the law and the practical value of resorting to its provisions."

As to difficulties with which the law has been confronted are cited such points as constitutionality, workability, difficulty of obtaining loans, and also objections offered by ultra-conservative or interested persons on the following

points: setting aside safeguards surrounding ownership; expense involved; defeasibility. All of these points are cleared up in the pamphlet. As to its constitutionality the statement says:

"The constitutionality of an almost identical law has been sustained by the Supreme Court of the United States in *American Land Company vs. Zeiss*, 219 U. S. 247; and it has been recognized by the Court of Appeals of this State; see *Partenfelder vs. People*, 211 N. Y. 355; 213 N. Y. 554; *Barkenthien vs. People*, 212 N. Y. 36. There is no longer any question of the constitutionality of the present Torrens Law of this State.

"The law as amended in this State, in 1916, provides the simplest method of obtaining by judicial procedure a complete determination as to the validity of a title. The advocates of what is claimed to be a simpler form of Torrens proceeding went to shorten the procedure and make the entry of judgment in most cases a pro forma matter. This cannot safely be done. As long as the registration of titles is made a judicial proceeding, it must comply with all the requirements of the Code of the laws of the State applicable to this kind of action.

"While everything possible has been done to simplify such action, we are confronted with the limitations prescribed by law, and cannot make the procedure any more simple than has been done. We have a decree that those parties named in the application have an interest in the real estate, and that all other persons are foreclosed and barred of any interest. Under the provisions of the Constitution of the State of New York,

as well as that of the United States, no one can be deprived of any interest in property without due process of law, and those processes which have grown up through centuries of experience under the common law and the statute law of this State must be in all respects observed.

"The present Torrens Act does conform to such requirements with as short and simple a procedure as can reasonably do so. Its provisions have been interpreted and upheld in many cases in this State." Numerous cases are cited. Covering other objections raised, the pamphlet says in part:

"The opponents of the law have sought to discredit it by refusing to make loans on properties, the titles to which have been registered under the Torrens System, because of such registration. This opposition, however, is gradually being overcome, and many leading financial institutions, as well as attorneys, are recognizing the advantages of the law, and agree to make loans upon registered titles. A list of institutions which have expressed their willingness to make such loans is appended.

"Some unfounded prejudice against the Torrens System has arisen from the fact that there is a feeling, among both attorneys and laymen, that the act ruthlessly sets aside all those careful safeguards which have heretofore surrounded ownership of real estate. In the framing of the original act and all amendments thereof, the friends of the system in this State have sought to preserve those safeguards, and to adapt the procedure required for registration to the jurisprudence of the State of New York.

"It cannot be too clearly understood that the essential requisite of a system of registering title is the indefeasibility (Continued on page 504.)

"HONOR ROLL" OF REALTY MEN WHO HAVE RECENTLY ENLISTED

THE following list of names of real estate men who have joined units in either the army or navy was received too late for publication in the Record and Guide last Saturday:

Ames & Company.

Vincent P. Fallon, Co. I, 307th Infantry, Camp Upton.

Charles P. Fries, 1st Lieut., 32d Precinct, Home Defense League.

Ghegan & Levine.

Charles Cook, Wireless Operator in England.

John P. Kirwan & Sons.

John S. Kirwan, 105th Machine Gun Battalion (formerly Squadron A, N. Y.) Spartanburg, S. C.

Raymond J. Kirwan, 2d Lieut., Co. D, U. S. Marine Corps, Quantico, Va.

Arthur J. Kirwan, 2d Lieut. National Army, Camp Jackson, Columbia, S. C.

Lawyers Mortgage Company.

Bowcock, Arthur, British Recruiting Office, New York.

Caldwell, John R., First Field Artillery.

Dressel, James, Naval Reserve.

Forster, Robert, English Army.

Higham, William C., Jr., 7th Regiment.

Hynes, Joseph, National Army.

Kearns, James M., Canadian Army.

Kipp Fred, Second Field Artillery.

Merrill, George K., 71st Regiment, Co. K.

Naylor, William B., Jr., 23rd Regiment, Co. A.

Phinney, C. M., Officers' Reserve Corps.

Quinby, William P., Naval Reserve, Annapolis.

Richart, Donald, Naval Reserve.

Swanson, Albert, 71st Regiment.

Schulz, Ernest, Second Field Artillery.

Taylor, John G., Officers' Reserve, Plattsburg.

Weill, Paul, Second Field Artillery.

Woo, Durbin, Naval Reserve.

Grill, Charles J., Coast Artillery.

Zipse, Richard, Medical Corps.

Boland, Clark M., 23rd Regiment.

Boland, Lloyd E., 23rd Regiment.

Bellatty, W. J., Navy.

Dempsey, J. J., 23rd Regiment.

Kopf, Andrew, 2nd Field Artillery.

Steinbugler, Frank, 2nd Field Artillery.

Thien, H., Naval Militia.

Wensley, William, Navy.

E. H. Mount.

Harold K. Mount, 1st Lieut. of Infantry.

Pioneer Storage Warehouses.

J. Mulvihill, National Army.

L. Peppard, National Army.

R. Weingart, Aviation Service, Mineola.

G. Freyer, 14th Regiment, Spartanburg, S. C.

G. Galloway, U. S. Regular Army, in France.

W. O'Neill, National Army.

S. Olsen, National Army.

Howard C. Pyle & Company.

Frank S. Murty, Sergt., 23d Regiment, N. G.

Robert S. Girling, Jr., Private, Aviation Corps, Mineola, L. I.

Charles R. Martz, Private, 304th Field Artillery.

James R. Ross Company.

Frederick W. Lippert, Co. B, 23d New York Infantry, Camp Wadsworth, Spartanburg, S. C.

Title Guarantee and Trust Co. and Bond and Mortgage Guarantee

Alt, Edward, National Army, Camp Upton.

Barron, Bernard M., Plattsburg Officers' Training Camp.

Bevier, Frank, National Army, Camp Upton.

Brady, E. J., Naval Militia.

Dickson, Robert E., Naval Reserve Force.

Foley, William, Naval Militia.

Frost, John W., Lieut. 47th Regt., N. G. N. Y.

Gollman, Fred, Naval Reserve Force.

Griffiths, Butler, Jr., Naval Militia, Commissioned Ensign.

Hammond, Frank, 71st Regt.

Hartop, Fred, Hospital Unit No. 34, Hudson County, N. J.

Harvey, D. C. B., Fort Myer, Va., Officers' Training Camp.

Harvey, Walling E., 23d Volunteer Engineers, Camp Meade, Md.

Henderson, R., Naval Militia.

Hess, Albert, Naval Militia.

Hoffman, Chas., National Army, Camp Upton.

Hurley, E. R., National Army, Camp Upton.

Hutchinson, L., Naval Militia.

Kane, J. M., Naval Militia.

Lathrop, C. D., National Army, Camp Upton.

Lathrop, F. B., Plattsburg Officers' Training Camp.

Leischner, Arthur, National Army, Camp Upton.

Le Roux, J. C., 9th Coast Defense.

Light, A., Naval Militia.

Lockwood, H. S., Navy—in France.

Lott, J. C., Naval Militia.

Low, R. L., Naval Militia.

Lutz, R. C., Marines.

McConnell, I W., National Army, Camp Upton.

Mulholland, Edmund, Plattsburg Officers' Training Camp.

Munson, J. A., Naval Militia.

Neher, August, National Army, Camp Upton.

Rand, H. E., Troop L, Cavalry.

Rogers, Chas. H., Jr., Captain, 47th Regt., N. G., N Y

Rogers, F., Naval Militia.

Safford, W. R., 9th Coast Defense.

Saladino, William, National Army, Camp Upton.

Schierloh, A. H. T., Hospital Unit No. 15, American Expeditionary Forces.

Schleif, J., Naval Militia.

Simon, C. N., Ambulance Co. No. 34, Hudson County, N. J.

Slaughter, N., Naval Militia.

Smith, Wm. H., Plattsburg Officers' Training Camp.

Trevail, Chas., National Army, Camp Upton.

Wiedersum, R., 7th Regt.

Wubbenhorst, W. H., 47th Regt.

S. Tuttle's Son & Co.

Warren Cromey, Naval Reserve.

William Dunn, U. S. Infantry.

LEGAL NOTES AFFECTING REALTY

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

OPTION holders, although not owning the land, have such an interest as entitles them to damages from any person slandering their title. If the owner of the land falsely and maliciously states that his contract of option to the holder thereof has expired and that he has no rights thereunder and no right to engage in selling and disposing of the land, he is guilty of slandering the option holder's title. But the plaintiff in an action for damages for slander of title must allege and prove special damages, and it is not enough merely to allege generally that he intended to sell to any person who might buy; he must allege and prove the loss of sale to some particular person; the loss of sale to some particular person being the special damage and the gist of the action.—Hubbard v. Scott, Oregon Supreme Court, 166 Pac. 33.

Rescission of Contract.

The California Supreme Court holds, *Los Molinos Land Co. v. MacKay*, 165 Pac. 926, that a purchaser of land, payment to be made in installments, wishing to rescind the contract for misrepresentation, may only do so by surrendering the land to the vendor. He is then in a position to sue for the portion of the purchase price previously paid; or, if he chooses to retain possession under the contract, he may only do so by paying the purchase money and the interest according to the terms of the agreement. If he permits the vendor to rescind on account of his (the vendee's) own failure to comply with the terms of the contract, as by failure to pay an installment within the time stipulated, he is in no position to set up the plaintiff's fraud, either as an answer or by way of counterclaim, as against an action in ejectment, because such purported counterclaim cannot be said to arise out of the same transaction.

Landlord's Liability.

In an action for rent the defendant counterclaimed for loss by theft by the janitor of the apartment house. The counterclaim did not attempt to hold the plaintiff as principal for the theft of his servant or agent, but it sought to set forth a cause of action for negligence on the part of the plaintiff in engaging the servant. If the plaintiff was negligent in that regard, then the theft by his servant may well have been the proximate result of such negligence. The real question in this case was held to be whether the plaintiff owed to his tenants any care in employing an assistant janitor, whom he at times directed to enter rooms of his tenants, and whom he represented as being trustworthy.

The court said: "A tenant in an apartment house has no means of choosing the servants of that house who are hired by the landlord. In so far as such servants are given, through their employment, opportunity to enter the apartments of the tenants, the landlord should be bound to exercise that care which a reasonable man would exercise before he would employ a person in a position where he would have opportunity for theft. The amount of care required would, of course, depend upon the position which the employe is expected to fill, and the opportunity for theft which the landlord would reasonably be expected to foresee. It may be that, where an assistant janitor is employed, the amount of care required is very slight, and that, if in this case the plaintiff had exercised such care, he would still not have discovered that the employe was dishonest. We must, however, upon this appeal, presume that the defendant will be able to establish all the allegations of the counterclaim, including that the plaintiff failed to exercise any care, and that if he had exercised reasonable care he would have

discovered that the employe was dishonest."—*Livingstone v. Gennert*, New York Appellate Division, 165 N. Y. Supp. 989.

Easement.

The New York Court of Appeals holds, *Andrews v. Cohen*, 116 N. E. 862, that though an easement may not be ended, yet by acts of the owner of the dominant tenement, or in certain cases by his silence where it becomes his duty to speak, he may be estopped from asserting it, and such an estoppel may arise either where the owner of an easement, knowing that another, in the belief that he has the right to do so, is at expense to himself, occupying the land over which the easement passes by building thereon or otherwise, and yet stands by without objection; or where he makes representations to another with the intention that the other may act thereon, or which fairly justify the other in so acting, and the other takes action upon the faith of such representations. An owner of an easement was not estopped to assert it by mere silence or failure to make objections in prior conversations respecting changes on building affecting his easement, where he promptly asserted his rights after such building began, and the builder had knowledge of his rights; for a trespasser acts at his peril.

In the absence of any express or implied restriction in the grant of a right of way, preventing the owner of the servient tenement from covering it over, such owner in a city always has the right to cover it, so long as sufficient headroom is preserved, and so long as such action does not make the use of the right of way impracticable or unreasonably inconvenient.

Abrogation of Contract.

It is held that a provision of a land exchange contract that \$750 was to be paid as part of the cash consideration was abrogated by the later contract, embodied in the receipt for that sum that the money was to be returned if the parties receiving it were unable to comply with the main contract in thirty days.—*Smalley v. Holt* (Cal.), 165 Pac. 1023.

Action on Mortgagor's Note.

If the mortgagor of land sells it subject to the mortgage, there being no assumption of the debt by the grantee, and a third person afterwards buys the mortgage and later obtains a deed to the land subject thereto, and then releases the mortgage, sells the land, and brings an action against the mortgagor upon his note, the plaintiff is entitled to recover the amount of the note less the reasonable value of the land at the time he sold it. His rights are not affected by the fact that the defendant had told him he would see that the property sold for enough to pay the mortgage if it were foreclosed.—*Bowman v. Clyde*, Kansas Supreme Court, 165 Pac. 820.

Alteration of Contract.

One of the essentials to an enforceable contract to sell real estate is that the writing shall expressly set forth the purchase price to be paid for the property. Therefore a change in the purchase price as stated in the contract is a material alteration of its terms, as is the addition of a clause to the effect that the taxes on the property should be prorated.—*Johnson v. Cordes* (Cal.), 165 Pac. 1040.

Purchase by Renting Agent.

The Washington Supreme Court holds, *Ackerson v. Elliott*, 165 Pac. 899, that the constructive trust arising from secret purchase by an agent of his principal's property which he advised the principal to sell was not affected by the fact that he was a mere renting agent, where he had invited and secured the princi-

pal's trust and confidence in him; the equitable principle governing constructive trust depending, not upon the technical nature of the agency, but on the trust and confidence actually reposed in the agent.

Contract for Materials.

Where a contract between the owner of property and a material man provides that the material man is to furnish the owner with all the materials he requires for the improvement of the property, the material man is bound to deliver all that the owner orders.—*Tull v. Fletcher* (Mo.), 196 S. W. 436.

TENNIS TOURNAMENT.**Real Estate Board Holds Event at West Side Courts, Forest Hills.**

The following are the results of the fall tennis tournament of the Real Estate Board of New York, held at the West Side Courts, Forest Hills, L. I.:

Singles, Class A.

E. K. Van Winkle, F. J. Sullivan and Argyle Parsons drew byes.

First Round.—Frederick Fox defaulted to Leo Herzog. R. D. Ritchey defeated I. I. Lewine, 7-6-6-2. Victor A. Traub defeated D. E. McAvoy, 6-3-2-6-6-4. Harry Parker defeated Herbert R. Houghton, 6-4-8-6. Joe Ennis defeated Marcus L. Osk, 6-3-6-4.

Second Round.—Leo Herzog defeated E. K. Van Winkle, 8-6-6-0. R. D. Ritchey defeated Victor A. Traub, 6-3-6-1. Joe Ennis defeated Harry Parker, 7-5-4-6-8-6. Argyle Parsons defeated F. J. Sullivan, 6-0-6-0.

Third Round.—R. D. Ritchey defeated Leo Herzog, 6-4-7-5. Argyle Parsons defeated Joe Ennis, 6-1-6-2.

Final Round.—R. D. Ritchey defeated Argyle Parsons, 6-1-4-6-6-0.

Singles, Class B.

Clarke G. Dailey and H. J. Bastine drew byes.

First Round.—Guion Earle defeated Wallace J. Hardgrove, 8-6-7-5. Vasa K. Bracher defeated A. C. Leach, 4-6-8-6-6-4. Charles F. E. Deterlen defaulted to Richard O. Chittick. Louis F. Levy defeated E. A. Tredwell, 6-2-6-2.

Second Round.—Louis F. Levy defeated Guion Earle, 6-1-6-0. Vasa K. Bracher defeated Richard O. Chittick, 6-1-6-2. M. T. St. John defeated Charles F. Noves, 6-1-6-3. H. J. Bastine defeated Clarke G. Dailey, 6-3-4-6-6-3.

Third Round.—Vasa K. Bracher defeated Louis F. Levy, 1st set, 6-1; 2d set, Levy disabled—defaulted. H. J. Bastine defeated M. T. St. John, 6-4-6-0.

Final Round.—Vasa K. Bracher defeated H. J. Bastine, 6-2-6-3-6-4.

Doubles, Class A.

Leo Herzog and D. E. McAvoy, Argyle Parsons and Harry Parker drew byes.

First Round.—R. D. Ritchey and I. I. Lewine defeated E. A. Tredwell and Joe Ennis, 6-3-6-0. Victor A. Traub and E. K. Van Winkle defeated Herbert R. Houghton and Marcus L. Osk, 6-3-6-2.

Second Round.—Leo Herzog and D. E. McAvoy defaulted to R. D. Ritchey and Irving I. Lewine. Argyle Parsons and Harry Parker defeated Victor A. Traub and E. K. Van Winkle, 6-3-6-4.

Final Round.—R. D. Ritchey and I. I. Lewine defeated Argyle Parsons and Harry Parker, 6-4-6-1.

Doubles, Class B.

Clarke G. Dailey and Charles F. Noves, Wallace J. Hardgrove and H. J. Bastine drew byes.

First Round.—Vasa K. Bracher and Guion Earle defeated M. T. St. John and A. C. Leach, 6-4-6-4. Richard O. Chittick and Charles F. E. Deterlen advanced to 2d round.

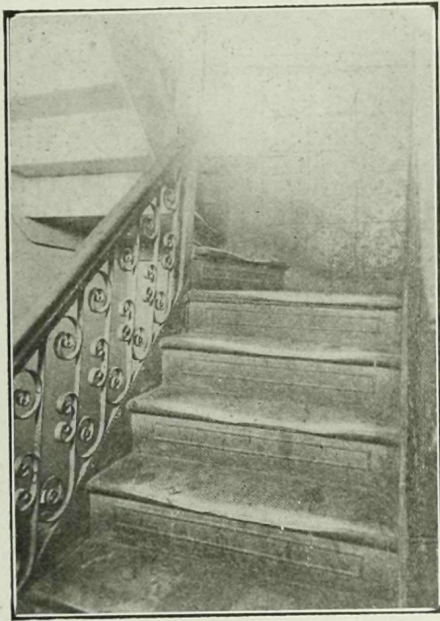
Third Round.—Vasa K. Bracher and Guion Earle defeated Clarke G. Dailey and Charles F. Noves, 6-4-6-4. Wallace J. Hardgrove and H. J. Bastine defeated Richard O. Chittick and Charles F. E. Deterlen, 6-1-6-2.

Final Round.—Vasa K. Bracher and Guion Earle defeated Wallace J. Hardgrove and H. J. Bastine, 6-4-6-1-6-3.

CONDITIONS LEADING UP TO THE TENEMENT LAW

Following Completion of Building, Watchfulness Is Necessary to Protect Life and Health

By WILLIAM H. ABBOTT
First Deputy Commissioner, Tenement House Dept.



ARTICLE FOUR.

THE work of the Tenement House Department must not be regarded as complete or ended with the issuance of a certificate entitling the owner to occupy his house, nor as soon as the alterations to the old-law tenements have been completed. "Constant watchfulness" is the Department's password. There is a certain class of people who pride themselves on trying to "beat the law," and it is remarkable to what extent these people will go to gain their ends.

Watchfulness Maintained.

The building that has received the careful and constant supervision of the Department during its construction and finishing, during which time the inspector has been continually on the job correcting errors as soon as made; requiring the brick foundation walls to be set in such a position so as to give the required depth and width to yards and courts; requiring the yard to be excavated six inches below the floor of the janitor's apartment in the cellar; instructing the contractor to set the windows of all living rooms so that the top will be 7.6 feet above the floor, thus giving good ventilation at the top; watching the construction of the smoke and vent flues, so that the draught will not be impaired by obstruction; helping to set the studs for partitions so that no

room will be less than 7 feet in its narrowest dimensions; carefully watching the fire strops required under the floor and separating each apartment; calling the attention of the builder to the minimum widths of stairs, halls, etc., and finally testing the lighting system and the water supply of the building, is no more exempt from future structural violations than the old-law tenement.

Only the constant vigilance of the inspector will prevent some of the following conditions existing for any length of time, and thus give to the tenants the benefits the law meant them to have.

Illustrated on this page is a flight of fireproof stairs built in a new-law tenement, and used constantly by twenty-one families for a period of eleven years. One would think that the owner should look after these matters, for to permit such serious wear to the treads seriously jeopardizes the lives of those who have occasion to go up and down stairs. Were an accident to occur, undoubtedly a lawsuit involving heavy damages would result. The Tenement House Department lost no time in having new treads substituted.

Repair of Fire Escapes.

The greatest watchfulness and care is required in connection with the keeping of fire escapes in proper repair. As a general rule, the iron used is so poor, or the workmanship so inferior that what might appear to have been a good job a few years ago, from lack of attention, would be today so dangerous as to render the whole stack useless, and the means of egress cut off.

In the example illustrated, the supporting iron brackets in bottom rails became corroded, and the treads of the stairs broken off. The rivets supporting the ladders or stairs rusted through, and in several instances the light-weight iron forming the filling-in bars of the balconies became totally eaten away with rust.

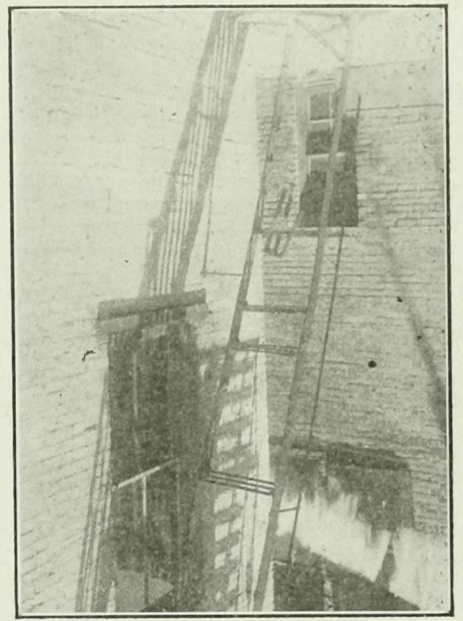
Another serious source of worry to the department is the demolition of a building to which a party fire escape is attached, and which afforded egress to adjoining tenement houses.

It is impossible with a small force of inspectors in the department to visit every part of the city often enough to discover the condition which is shown in the accompanying illustration. Perhaps days or weeks elapse until the discovery is made that the party wall fire escapes have been rendered useless. Apparently the owner of the property does not seem to care, and the tenants are satisfied so long as promises of relief are made. In the particular case illustrated, an order was issued to provide proper fire escapes within forty-eight hours; otherwise the apartment would be ordered vacated.

Obstructions Removed.

It is not an uncommon thing to find in a new-law tenement the space at the ends of the public halls, which contains a window as required by law, partitioned off, and an additional room created. This is done at the expense of darkening the rest of the hall, but the income of the property is increased; therefore, the owner does not worry.

Frequently the department is called upon to remove obstructions from the fire passages through which the tenants gain access to the street. It is not an unusual thing to find various kinds of business carried on in these places. The coal and ice trade frequently flourishes in these passages, as does the peddler with his barrels of pickles, fruit, hardware, etc. Once the department found thriving boarding house business in full swing. The cots were placed end to end and extended the entire length of the passage-way. Nothing more than a curtain to shut off the view of the street



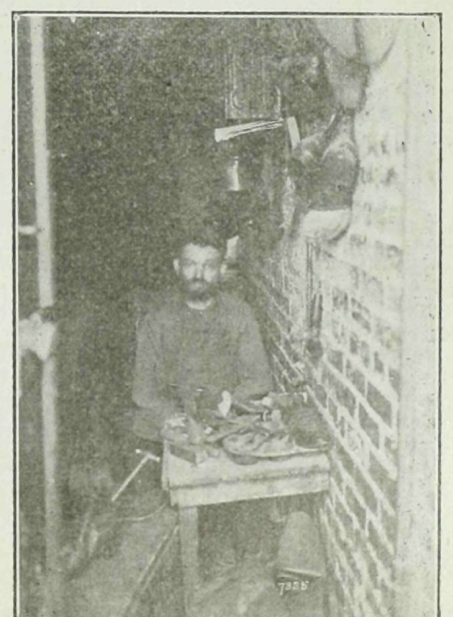
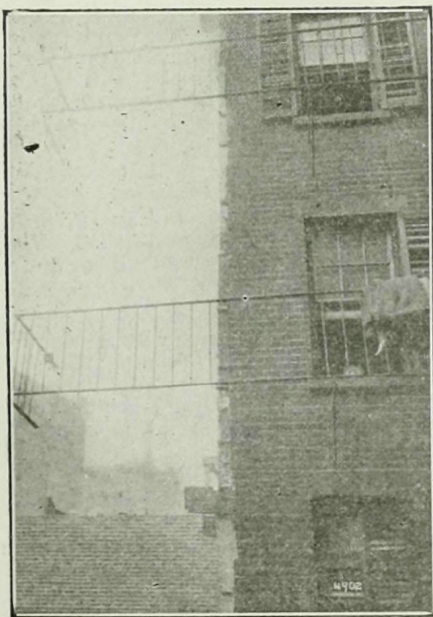
was provided, and the rentals obtained were 10 cents a night a bed.

The climax, however, was reached when in the lower East Side of Manhattan, a two-room apartment was found in one of these extra wide fire passages. The front part measured 37 inches by 22 feet, and was used as a cobbler's shop. The rear half, measuring 3 by 16 feet, was used by the janitor for store room purposes. The rent of this "fireproof apartment" was \$6 a month, and was the home of the proprietor of the shoe store.

Delegation to Albany.

A delegation of New York real estate owners went to Albany on September 25 for the purpose of advocating a moratorium on existing mortgages during the continuance of the war. It was suggested to Governor Whitman that he send a message to the present Legislature, convened in special session. Governor Whitman made the following statement:

"While I am favorably impressed with the advisability of such a measure, it seemed to me unwise to present it for the consideration of the special session of the Legislature, since it may very properly be considered at the regular session, which convenes the first Wednesday in January. In the meantime I hope that the matter will be passed upon by Congress."



BUILDING MANAGEMENT

NEW YORK MANAGERS HEAR ADDRESS BY DR. W. C. KRETZ ON ELEVATOR CABLES

THE regular monthly meeting of the New York Building Managers' Association was held on October 9 in the New York Athletic Club. There were fifty-two members and guests present.

The topic of discussion for the evening was elevator cables. An interesting and instructing address was given by Dr. W. C. Kretz, of the John A. Roebling's Sons Company. Dr. Kretz explained the different kinds of steel and iron used in the manufacture of wire rope cables, showed how the cables were manufactured and gave considerable valuable information as to the proper use and maintenance of cables. After the address a general discussion was held and Dr. Kretz answered many questions which were put to him by the various members.

During the month the following have been elected to membership in the Association: Robert R. Rainey, 95 Liberty street; L. V. V. Sweezy, representing A. H. Matthews, 181 Broadway; Harry Swanson, of L. Tanenbaum Strauss Company, 640 Broadway; Marshall Clark, Manager of the Astor Trust Company Building, 42d street and Fifth avenue.

The Legislative Committee reported that the association has joined with the Real Estate Board in approving the proposed rules of the Board of Standards and Appeals for interior fire alarms, with the addition of one new rule. The committee is now considering the elevator rules proposed by the Board of Standards and Appeals published on page 691 of the Bulletin of the Board of October 4, 1917. The committee also reports that its attention has been called recently to the case of a janitor who employed a porter without investigation and the porter disappeared with valuable goods belonging to the tenant. It is the opinion of this committee that an owner's liability may be affected by such a condition, any clause in the lease to the contrary notwithstanding.

President Ropes laid before the association a comprehensive report outlining plans for the association for the coming year and took up the duties of members of the various committees. The president requested that all members write to him volunteering to serve on those committees for which they consider themselves best fitted. It is the inten-

tion of the president to see that all members serve on some committee.

The association has been asked to join the Liberty Loan parade to be held on October 24, and this matter has been referred to the War Committee of the Association and it has been given power to act.

It has been decided by the association to communicate with all of the casualty companies in this city insuring elevator ropes, requesting that they permit elevator ropes to remain in operation as long as possible. This request is based on the Government's desire to institute all possible economies and upon the fact that there is a shortage in the rope market and that prices are much higher than heretofore. The association believes that in the past inspectors have been over-cautious and that many ropes have been condemned that might have been used for a longer time.

List of Committees for 1917.

Membership Committee.

Raymond P. Roberts, Chairman, Harris & Vaughn, 569 Fifth Avenue; Douglas M. Cruikshank, Vice-Chairman, Cruikshank & Co., 141 Broadway; William S. Denison, William S. Denison & Co., 150 Nassau Street; L. T. Smith, Liberty Tower, 55 Liberty Street; W. E. Barton, Pease & Elliman, 340 Madison Avenue.

Efficiency Committee.

Charles A. Flynn, Chairman, 220 Broadway; John C. Rennard, N. Y. Telephone Company, 15 Dey Street; Corwin Black, American Express Company, 65 Broadway; William Lightipem, Otis Elevator Company, 26th Street and 11th Avenue.

Equipment and Supply Committee.

Clarence T. Coley, Chairman, Equitable Office Building Corporation, 120 Broadway; William H. Class, Vice-Chairman, George R. Read & Co., 30 Nassau Street; Philip E. Newmark, Klein & Jackson, 251 Fourth Avenue; P. F. Jerome, Inter. Comm. Y. M. C. A., 124 East 28th Street; H. C. Snow, Garrison Realty Company, 20 Vesey Street.

Tenant Committee.

W. E. Barton, Vice-Chairman, Pease & Elliman, 340 Madison Avenue; J. G.

Young, Albert B. Ashforth, Inc., 10 East 33d Street; F. H. Pearce, William Cruikshank's Sons, 37 Liberty Street.

Legislative Committee.

William H. Class, Chairman, George R. Read & Co., 30 Nassau Street; J. G. Young, Vice-Chairman, Albert B. Ashforth, Inc., 10 East 33d Street; F. B. Lewis, Charles F. Noyes & Co., 92 William Street; M. D. Littlefield, Doug. Robinson, C. S. Brown, 14 Wall Street; B. E. Martin, Estate, H. O. Havemeyer, 220 Broadway; Henry Voorhis, Goodale, Perry & Dwight, 5 East 23d Street.

Employees Committee.

William R. Hooper, Chairman, Wall Street B'ldg. Ass'n., 43 Exchange Place; Daniel Mason, Vice-Chairman, Tribune Ass'n., 154 Nassau Street; J. C. Renard, N. Y. Telephone Co., 15 Dey Street; W. E. Barton, Pease & Elliman, 340 Madison Avenue.

Press Committee.

F. S. Bancroft, Chairman, Pease & Elliman, 340 Madison Avenue; R. P. Roberts, Vice-Chairman, Harris & Vaughn, 569 Fifth Avenue; J. P. Day, 31 Nassau Street; E. A. Pratt, Press Publishing Co., 53 Park Row.

Insurance Committee.

A. W. Warner, Chairman, Inter. Rapid Transit Co., 165 Broadway; M. D. Littlefield, Vice-Chairman, Doug. Robinson, C. S. Brown, 14 Wall Street; Charles B. Best, Spingler & Van Buren Estates, 65 Fifth Avenue.

Department Orders Committee.

Arthur C. Bang, Chairman, E. S. Williard & Co., 52 William Street; Charles B. Best, Vice-Chairman, Spingler & Van Buren Estates, 65 Fifth Avenue; Maurice Rabinowitz, 80 Fifth Avenue; W. S. Denison, William S. Denison & Co., 150 Nassau Street; Maurice Wertheim, Wertheim & Clear, 405 Lexington Avenue; Sidney C. Moos, Tucker-Speyer & Co., 435 Fifth Avenue.

Apartment House Committee.

W. E. Barton, Chairman, Pease & Elliman, 340 Madison Avenue; W. S. Denison, Vice-Chairman, William S. Denison & Co., 150 Nassau Street; E. S. L. Moses, J. Romaine Brown & Co., 299 Madison Avenue; J. G. Young, Albert B. Ashforth, Inc., 10 East 33d Street; Maurice Wertheim, Wertheim & Clear, 405 Lexington Avenue.

Dinner Committee.

L. T. Smith, Chairman, Pease & Elliman, 55 Liberty Street; Henry Voorhis, Vice-Chairman, Goodale, Perry & Dwight, 5 East 23d Street; W. E. Barton, Pease & Elliman, 340 Madison Avenue.

Coal Committee.

M. D. Littlefield, Chairman, Doug. Robinson, C. S. Brown, 14 Wall Street; F. S. Bancroft, Vice-Chairman, Pease & Elliman, 340 Madison Avenue; George W. Martin, New York Service Co., 100 Broadway.

Office Committee.

Charles B. Best, Chairman, Spingler & Van Buren Estates, 65 Fifth Avenue; William H. Class, George R. Read & Co., 30 Nassau Street.

Telephone Rates.

W. E. Barton, Chairman, Pease & Elliman, 340 Madison Avenue; R. P. Roberts, Vice-Chairman, Harris & Vaughn, 569 Fifth Avenue; Henry Voorhis, Goodale, Perry & Dwight, 5 East 23d Street.

War Committee.

A. W. Warner, Chairman, Inter. Rapid Transit Co., 165 Broadway; W. S. Denison, William S. Denison Co., 150 Nassau Street; J. C. Rennard, N. Y. Telephone Co., 15 Dey Street.

NATION-WIDE CAMPAIGN.

Movement to Be Inaugurated in Other Cities to Stimulate Building.

AS the result of the meetings recently held by the Committee on the Alleviation of Building Stagnation, and its various subcommittees, at least two important things have developed. In the first place it has been established that the movement is one of vital importance not only to the building trades, but also to the community at large, and second that there is a field in this city for a permanent organization which could care for questions of importance along these lines, as they might arise.

The expansion of the campaign throughout the country has taken tangible shape. Austin L. Black, of the American Contractor, stated that his paper has authorized his going to Chicago, Boston, Philadelphia, and other leading metropolises, in order to inaugurate the movement. It is proposed that the committees in the various cities will cooperate with the New York City Committee, and as the result have a convention which will be national in scope.

While nothing definite has been done toward the formation of a permanent organization to care for such subjects as may arise, affecting the building situation, still the matter was brought up at the meeting last Tuesday, held at the

rooms of the Building Material Exchange, and in all probability some action will be taken along these lines in the near future.

The Committee on the Demand for Buildings met last Wednesday at the offices of Jardine, Hill & Murdock, at which time preliminary reports were presented.

The housing problem, as already announced was divided into various classes, and those in charge of the various assignments made their reports.

In the matter of the demand for space of all kinds it was the consensus of opinion, as far as the committee went, that there was a true demand, but that the costs of materials seriously affected the progress of new work.

This opinion was formed through a survey made in the various fields, known authorities being consulted, so that a true expression of opinion might be obtained. The members who had this matter in hand were John J. Radley, lofts; Roy Wingate, of the Caldwell-Wingate Co., elevator apartments; Henry Atterbury Smith, architect, non-elevator apartment houses; H. H. Murdock, of Jardine, Hill & Murdock, architects, office space, and Arthur K. Mack, Record and Guide, warehouses and factories.

The committee will continue its investigations and report at a meeting to be held next Tuesday.

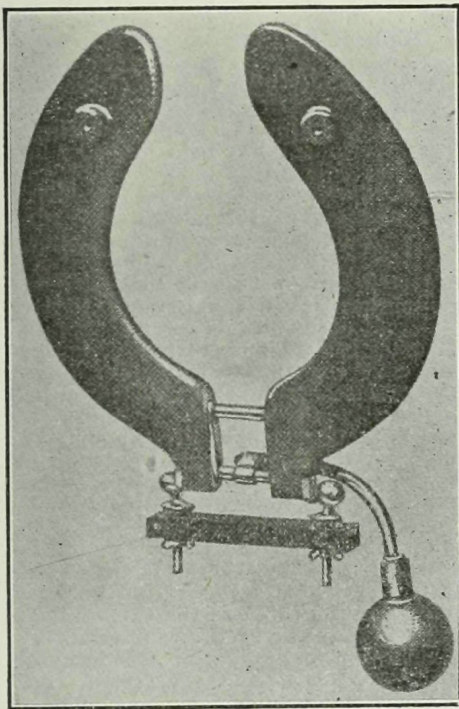
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Hygienic Closet Seats.

PLUMBING supply houses have become interested in a line of sanitary closet seats that embody a number of excellent qualities. In the accompanying illustration is shown the self-raising model of this seat. It is open back and front and the manufacturers state that they have eliminated all unnecessary



exposed metal and that there are no exposed screws entering into the construction of this fixture. This self-raising seat is equipped with a hinge that holds the seat in a vertical position when not in use. The makers claim that in producing a seat with open front and back they have eliminated the most insanitary feature of the average closet seat.

Dining-Room Receptacle and Plug.

A RECEPTACLE and plug for use in connecting the dining-room table appliances with the source of current is being manufactured by a prominent producer of electrical specialties. In dining-rooms where indirect lighting fixtures are used it is necessary to make the appliance connection through the floor, and this plug is designed to penetrate the rug without damage to the fabric. The plug carries two sharp pointed prongs which are insulated to their tips in order to obviate the danger of ground or short circuits. These sharp points, the manufacturer claims, can be inserted into the tapered hole beneath the rug very easily. Sliding shutters are used to close the openings of the receptacle the instant the prongs are removed, thus keeping out dust and dirt. This dustproof feature also makes the receptacle of value as a baseboard setting.

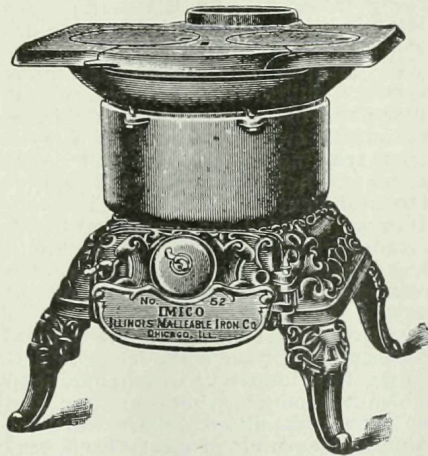
Asbestos Cement Coating.

THERE has recently been placed on the market an asbestos cement coating, a liquid, which, it is stated, is composed of pure gums, oils and pure asbestos fibers and containing no grit, sand or artificial filler. The claim is made that this compound is elastic, durable and weatherproof. The manufacturer states

that this coating, which is a mixture of paint and cement combined and is applied to the surface with a brush, will cover and protect all surfaces and also fill and seal all pores, holes, cracks, crevices, seams, rust spots, and, in fact, all leaks in any make of composition, metal or shingle roofs. It is further stated that when a roof has become so cracked and worn that paint will no longer protect it a coat of this asbestos cement compound, which can be applied by a novice, will make the roof last several years longer. This coating is said to be absolutely odorless when dry and will not discolor or impart a taste to rain water; furthermore, it is weather, water, rust and acid proof.

Laundry Water Heater.

UNLIMITED hot water is an essential to efficient laundry work and this is not attainable unless some special means of obtaining the required hot water is close at hand. For the rapid supply of adequate amounts of hot water in laundry work there is obtainable a laundry water heater that the manufacturers declare is economical and efficient and costs but a nominal sum to install. This heater is durably constructed of cast iron, with heavy draw-center shaking grates. The large



exposure of heating surface to the direct action of the fire makes this device a rapid heater and one that is extremely economical in the consumption of fuel. This laundry heater is manufactured in two different styles, one with two holes and the other with four holes.

Waterproofing Compound.

MANY times it becomes desirable to waterproof some fabric or material and for this purpose there has been a compound introduced to the trade that is said to fully answer all requirements. The manufacturer claims that this product will absolutely waterproof and protect all materials and surfaces, covering the same with an almost invisible film of from 1/1,000th to 1/1,500th of an inch. This film begins to form immediately upon application, filling the smallest openings and thoroughly impregnating every fibre. The strength and thickness of this film can be regulated, thereby adapting it to any purpose, by increasing the number of coats or changing the density of the compound as used. Under ordinary atmospheric conditions this material requires at least twenty-four hours to set, but only five to fifteen minutes to dry at an even temperature of about 150 degrees F. The claim is made that the film is chemically neutral and a perfect non-conductor of electricity. The compound is

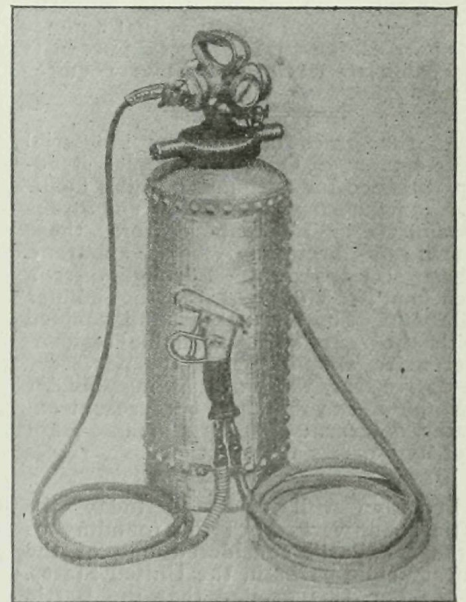
alkali-proof and acid-resisting and no known agents will dissolve the film after it has set. The film is unaffected by water or corrosive gases and exposure to heat or cold does not affect its flexibility. This material may be applied by any of the usual methods, such as spraying, flowing, brushing or dipping. The manufacturer states that the compound is economical and that owing to the strength and thinness of the film it has a covering capacity of more than twice that of other materials for a similar purpose, including rubber, paint, paraffine, varnish, etc.

Electric Broiler.

THERE has recently been introduced by one of the prominent manufacturers of electrical specialties a hotel broiler that has a sheath-fire heating unit, with two heats, consuming 2,500 and 5,000 watts respectively. These are located in the top of the broiling chamber. The top of the chamber is provided with 2 in. of heat-insulating material to prevent radiation of heat upward. The heating unit is operated by a double-pole knife switch on the top of the broiler. The broiler is furnished complete with a substantial drip pan and gridiron on which the meat is placed. The gridiron is supported below the unit on a movable frame which may be raised or lowered by means of a lever on the side of the broiler, near the front.

Pneumatic Painting Equipment.

A PROMINENT Eastern manufacturer is now marketing the pneumatic painting apparatus shown in the accompanying illustration. This device may be used for applying all varieties of liquid coatings and is portable, being thus adapted for either shop or field use. The machine operates on compressed air from 35 to 75-pound pressure per square inch, depending upon the material being sprayed. The claim is made that all materials from the highest grades of lacquer and varnish to heavy asphaltum and structural paint may be applied with equal facility. The parts of the device are so arranged that the gun and hose may be blown free of paint without the necessity of taking them apart, as is required with some other types of equipment. In the illustration the appliance is shown equipped



with a five-gallon paint container, but a three-gallon container can be furnished when desired. With a slight change of parts the gun may be attached to a one-quart container for use on small work or where a variety of colors or materials is to be used. An extension pole may also be furnished where the work is not easily accessible. Copper-lined hose is used for the paint, while the air hose is of rubber and canvas. The pressure control head is mounted on the top of the paint container and is fitted with all parts required for the control of air and paint supplied to the gun. A paint strainer is also incorporated.

REAL ESTATE BUILDERS
RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. FAXSON, Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

'Entered at the Post Office at New York, N. Y., as second-class matter.'

Copyright, 1917, by The Record and Guide Co.

TABLE OF CONTENTS

TABLE OF CONTENTS.
(Section One)

Real Estate Board Holds Annual Election. 495	
Starts Educational Campaign to Advance Torrens System	497
Honor Roll of Real Estate Men Who Have Enlisted.	497
Legal Notes Affecting Realty.	498
Tennis Tournament of Real Estate Board.	498
Conditions Leading Up to the Tenement Law; Article Four; William H. Abbott.	499
New York Building Managers Meet.	500
Nation-Wide Campaign to Stimulate Building.	500
Editorial	502
Query Department	503
Real Estate Review.	504
National Conference	506
Rentals Increased Through Inexpensive Alteration	515
Building Material Market.	514
Classified Buyers' Guide.	525
Current Building Operations.	514
Departmental Rulings	524
Leases	510
New and Useful Appliances.	502
Personal and Trade Notes.	516
Private Sales of the Week.	508
Real Estate Notes.	513
Statistical Table of the Week.	513
Trade and Technical Society Events.	523
Wholesale Material Market.	515

Soldiers win battles; wealth wins wars. The success of a Government loan during war times means more than a victory on a twenty-mile front. Buy your Liberty Loan now.

More than \$8,000,000 has been added to the 1918 budget of New York City on account of the imposition of the State direct tax. Property owners who have been watching with alarm the steadily advancing cost of municipal government should begin to realize that a goodly share of the city's financial burden is traceable to mandatory State requirements.

As time goes on and the industrial development of Queens continues steadily, the need for adequate housing facilities for the large number of employees gaining their livelihood from these plants, is becoming more apparent. These sections of the Borough offer a rich and fruitful field for the builder of homes. The unusual demand, coupled with the scarcity of available residential space, should furnish the necessary incentive for the enterprising builder who is able to minimize the present existing deterrents, as far as loans, labor and high prices are concerned.

Brooklyn will celebrate today the fiftieth anniversary of the founding of Prospect Park, considered one of the finest public parks in the United States. It was on this ground that the Battle of Long Island was fought in August, 1776, and marked the first clash between the raw American recruits and the trained English veterans. Few persons who pass the busy corner at Court street and Atlantic avenue realize that it was at this point that General Washington, through his field glasses, watched the heroic resistance of 9,000 Americans against 25,000 of their foes. Prospect Park was completed in October, 1867, and represented a total outlay of nearly \$10,000,000. Leading citizens of the Borough through its principal organizations will participate in the exercises that will appropriately celebrate the anniversary.

Building Must Proceed.

It is possible that the several prominent financiers, extensively quoted recently in the press, have confused the building of skyscrapers, fine residences, etc., with the general building and engineering construction of the whole country, of which skyscrapers, fine residences, etc., have actually been for some time but a negligible percentage.

When they discourage building they perhaps didn't intend to discourage necessary general building and engineering construction.

Their remarks, however, are likely to be misinterpreted by banking houses and other institutions and to react in a disastrous way on the building organization.

Our war problem is not that of the hundred yard dash variety, but rather that of a Marathon. Once started in this war, no man knows where or when we will finish.

Today we have three and a half acres per capita under cultivation which can produce food enough for ourselves and even some for our allies. We should increase this.

Today we have more than half the tools of industry of the world which can produce munitions and maintenance for ourselves and also some for our allies.

We should, by construction and building, increase the plant and by organization, increase its efficiency.

It may be desirable to change the character of the construction, but of necessity the plant must be maintained and increased.

To stop work on the plant is to limit production as the war is prolonged, whereas we should be in a position to meet any eventualities by increasing the plant and its productivity.

During the past few years we have unintentionally allowed our shipbuilding industry to become disorganized and how we are now suffering for lack of shipping facilities! Shall we allow our building industry to likewise become demoralized?

Shall we stop building bridges, piers and docks, mills and factories, power plants, railroads, freight terminals, warehouses, sewers, hospitals and institutions, training school, fire and police stations and housing facilities, armories and cantonments?

Have we no need for organized building trades with the support of the financial and transportation functions of the country to produce these tools of industry?

May not the remarks of the gentlemen in question have a tendency to disorganize this industry, which has been capable of producing between two and three thousand million dollars worth of taxable and earning property each year and which will certainly be called upon to produce a large amount of construction of possibly a different kind during the coming year?

While the above applies to war conditions, the fact must not be overlooked that all nations are preparing to protect their industrial status after the war is over. The demoralization of the building trades, at this time, will not only adversely affect the tools of industry necessary to the production of war supplies but also adversely affect the continuity and efficiency of industry when the war is over, at which time we will have serious industrial problems to meet. Nearly twenty years elapsed after the Civil War before conditions again became normal.

Housing Requirements Acute.

Along with the speeding up of the numerous industries engaged in the manufacture of war munitions and supplies there has come a problem that is daily growing more acute. The producers of these commodities have had occasion to vastly increase their working forces, making inducements to laborers, both skilled and unskilled, to come to them from other employments and from distant parts of the country. These workers, many with their families, must be adequately housed in order that the maximum of working efficiency be main-

tained. The problem of housing them in commodious and sanitary structures is now a paramount issue in the eyes of both employers and Federal authorities and definite steps have been instituted to alleviate the present intolerable housing situation.

In the cities of Bridgeport, Conn., Akron, Ohio, Norfolk, Va., Bayonne, N. J., and Chester, Pa., the conditions under which the laborers in the munition factories are living are such that immediate relief should be provided so that proper prosecution of the industries may be possible. The factory operatives in these cities have steadily increased in numbers since the commencement of the war. The housing facilities have not been extended in proportion, therefore the workers today are herded into quarters originally designed for a fewer number of occupants. The sanitary conditions are bad. They are the result of the crowded conditions of the living quarters that call for relief measures on a large scale.

The National Housing Association discussed this problem at its recent annual meeting in Chicago. The Federal Government is making a careful investigation into the situation with the prime idea of instituting prompt measures for effecting improved conditions in the living accommodations of these workers. The Government has held hearings before the Advisory Commission of the Council of National Defense to devise ways and means for adequately housing the thousands of munition factory operatives. Various plans have been suggested, one of which is that the Federal authorities advance funds to the producers of munitions for the erection of homes for their operatives. Another plan calls for the formation of housing associations in the afflicted cities, particularly those centers where the need is acute and have these bodies arrange for the financing and erection of the required number of accommodations. A third plan is to have the Government purchase the land in the cities and erect standardized homes which could be rented to the workers at moderate terms. This plan seems to be the least feasible of the three as the Government is manifestly not in the real estate or building business and at present has sufficient problems in its successful conduct of war activities.

The solution will not be a matter that can be decided in a moment, but will only be arrived at after long and careful deliberation and consideration of all the conditions involved.

Central Park West Problem.

At the hearing scheduled to be held before the Public Service Commission next Wednesday, the public will be afforded another opportunity of voicing their sentiment regarding the alleviation of present traffic conditions on Central Park West. The matter of relocating the tracks of the New York Railways Company has been agitated for a long time, the growing menace of their present position in the roadway having been recognized as far back as January 9, 1913, when the Board of Estimate adopted a resolution authorizing the widening of the thoroughfare between 59th and 110th streets. The Borough President was directed to take the necessary steps to secure compliance by the New York Railways Company after the Board adopted another resolution in August of the same year calling upon the railroad company to relocate its tracks in connection with the improvement.

Difficulties immediately arose, and little progress was made in remedying the situation. Finally at the last session of the Legislature the Ottinger-Ellenbogen Bill was passed, authorizing the Public Service Commission to conduct an investigation, upon complaint of the Mayor, in order to determine whether or not the surface cars as operated on Central Park West are a menace to the community.

That Central Park West with the street cars operating on the east side of the roadway, in both northerly and southerly directions, is dangerous both

to pedestrian and vehicular traffic, is obvious to any one who has ever been on the thoroughfare. At the previous hearing held before the Public Service Commission several weeks ago, Borough President Marcus M. Marks called attention to the dangerous situation which has been created by the operation of four lanes of traffic. The Police Department furnished his office with accident statistics on Central Park West, Broadway and Fifth avenue, showing the number of accidents for a thousand vehicles a day in these streets, as follows: Central Park West, 24.8; Broadway, 12.7; and Fifth avenue, 10.5. The number of collisions was 8.9, 7.7 and 3.2, respectively.

The improvement as proposed has two distinct phases; one, the street widening proceeding, and the other the relocating of the car tracks. Property owners along Central Park West are confronted with the possibility of being compelled to remove ten feet from the front of the structures on the west side of the Parkway, from Columbus Circle to 110th street. Compliance with this order, would entail considerable financial expense on property owners, since most of the buildings are apartment houses whose alteration would be costly. Protesting property interests have offered as an alternative the slicing off of the required amount of space from the present sidewalk on the east side of the Park, which is unusually wide, and which could spare the ten feet with little or no inconvenience to pedestrians.

The track removal plan in general consists of removing the present southbound track and placing it on the east side of the Central Park wall, the present northbound track to remain where it is, and to become under the new arrangement, the southbound track. While this solution also involves several difficulties, it is the nearest approach to a solution that has been reached, and it is probable that eventually it will be adopted with slight modifications. Without attempting to analyze the various engineering and structural phases of this aspect of the improvement, it may be said that the cost will be within reason, and will effectually remove the dangerous traffic condition which has long been recognized.

There has been enough delay. More than four years have elapsed since the matter was first broached; there has been ample time for consideration. The Public Service Commission will probably take decisive action at an early date. It behooves every citizen who is interested in the Central Park West problem, to appear at the hearing next Wednesday, to participate in the general discussion, and to aid as much as possible, in the reaching of a satisfactory solution.

Telephone Problem.

Editor of the RECORD AND GUIDE:

I read with interest in your issue of September 22 Mr. Simon's letter regarding telephones in four and five-story "walk-up houses" and also the replies of Messrs. Leitner and Bechmann in a subsequent issue. The telephone question has appeared to me from an entirely different angle.

Mr. Simon mentions that there are two solutions to the telephone problem. The first is to charge the tenant a minimum of 75 cents a month for an extension connection with a central switchboard, while the other is to put a slot machine in the public hall.

There are obstacles to both these suggestions. That to the first case is that until such times as all property owners agree to a fixed charge of 75 cents per extension, such solution is impracticable. If there is not a concerted move on the part of all owners and adherence to such a rule it will fail.

The obstacle to the second suggestion of slot machines is that it has been tried in numerous houses and found to be unpopular. Tenants object to a telephone in a public hall for obvious reasons, such as their negligee appearance during certain hours of the day, also the desire for privacy during a telephone conversation and again to the

inconvenience of being called from one's apartment at unusual hours.

The root of the entire telephone trouble and expense is, as in all things, at the beginning. The telephone company originally created a market for its wares (whether with premeditation, foresight or just accidentally) through ingenious advertising, circularizing and canvassing—a campaign of education as it were—thereby influencing the tenant to demand and the property owner to install the telephone in apartment houses of the more modern type. Remember, this was some years ago. The proposition of telephone service, as put to the property owner by the solicitors of the telephone company at that time, sounded like good business sense. It was a convenience for tenants, and, in consequence, a good talking point to help rent apartments. Yet, the rates then were such as to entail no expense. On the contrary, it might give a small profit at the end of each month.

The earlier contracts put out by the telephone company were on a basis of 5 cents a message. In the larger apartment houses a contract was made for a public telephone pay station, the company agreeing to install a switchboard, trunk lines and extensions to apartments, and the subscriber agreeing to pay monthly 80 per cent. of all tolls. The 20 per cent. profit was to be the subscriber's pay for having an operator watch the switchboard, bill tenants, collect tolls, etc. Subsequently, these contracts were called in by the telephone company on the ingenious pretext that the Public Service Commission looked upon them as discriminating against apartment house owners, who had entered into later contracts where the rates were higher.

Thus first a market for 'phone service was created by giving inducements, showing at least an even break, and when the campaign had been successfully launched the rate for service of this kind was steadily increased. Under the circumstances, the owner was helpless and had to submit. It must strike one forcibly that the telephone company's argument about discrimination against later contracts is inconsistent, because why is it that the owner of a house, say, with 20 to 40 families has a contract with the company, where with the charge for a given number of messages, rent for switchboard and extensions to apartments averages 10 to 13 cents a message, when all he can expect from the tenant is 5 cents. Why does he have to pay this exorbitant rate to the company when all over Greater New York it maintains booths in public and office buildings, drug, cigar and other stores, where one can telephone by using a slot machine at 5 cents a local message and out of each 5 cents the company gives a percentage of either 15 or 20 per cent. for the privilege of using premises for such purposes?

Or why must the apartment house owner pay an average as stated above when the public has access to telephone company stores used exclusively by it on prominent thoroughfares where the rental is quite an item and where the location demands a service of twenty-four hours a day, meaning three shifts of operators, with wages, maintenance of store, light, etc., all for 5 cents a local message? Is this not discrimination?

The installing of telephones in apartment houses saves all this overhead for the telephone company and puts on the landlord, in addition to the exorbitant rates, the burden of furnishing an operator for the switchboard, keeping track of all messages called, which is next to impossible, standing all losses, allowing valuable room to be occupied in the janitor's apartment or corridor, billing tenants, collecting their tolls and keeping books, and, in the end, standing guarantor for the payment of messages whether he collects or not.

On the other hand, should not the telephone company welcome the apartment house owner with open arms, and instead of forcing him to pay more than the public for messages at public booths, give him lower rates? Does he not help to accelerate their business when he

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. 278.—I am about to sign a contract with a seller of a frame house, the only objection is that adjoining is a one-family frame house, a store and living rooms above. The tenant of the premises is conducting a motorcycle business; the floor, wall, and ceiling are of wood. The seller tells me that an amendment to the fire law will take effect on January 1, 1918, so the motorcycle store to be made according to law the floors, wall and ceiling to be fire-proofed, or the motorcycle store has to go. Please will you kindly tell me through your Query Department, is such a law taking effect, as stated?
A. K.

Answer No. 278.—Chapter 10, Article 14 of the Code of Ordinances of the City of New York becomes effective January 1, 1918, and requires that a motorcycle repair shop, or any premises housing more than four motorcycles containing gasoline in their tanks, if in a frame building, shall be of fire retarding material throughout, including doors and windows. The rules for fire retarding construction applying to such premises as adopted by the Board of Standards and Appeals, August 30, 1917, and effective September 26, 1917, set forth in detail what alterations would be necessary.

permits them to install a switchboard and extensions in his property? In doing this has not the company increased its business?

Would the average housewife, occupying an apartment, leave it at frequent intervals to go to a pay station every time she wanted to talk to a relative or friend or order goods from the grocer, butcher, etc.? Certainly not! If telephones were not installed in apartments the company would find a material reduction in messages used and in consequence a great reduction in its gross income. The housewife would find herself richer in pocket and incidentally better in health, because she would get out to market in the morning, do her own shopping and save money in consequence.

On the other hand, I wish to show another phase of the company's inconsistency in doing business and working both ends against the middle for profit. All over New York the company, with its wires, is occupying yards, courts, areaways and even passage-ways in cellars for the stringing of their wires. In each square block they have what is called one or two terminal boxes, to which their mechanics or repair men have access and which are used every day. They string these wires with heavy lead cables along the rear fences, upon which they build their terminal boxes, and for all of which they pay nothing.

Whenever I have written to the company to remove their wires or cables from certain properties, they have invariably sent to me men of education, personality and fine appearance, to argue with me as to why I should permit the company to have these privileges free of charge. That, if every property owner would insist upon their paying for the privileges, it would mean that the company would have to charge more than they do at present for its service. So you can see where the poor property owner gets it going and coming. In the one instance he is made to pay exorbitant charges and advantage taken of him on account of a situation that he cannot help, and on the other hand he is not even paid for the use of his property by the company.

MARTIN F. HUBERTH.

REAL ESTATE NEWS OF THE WEEK

Activity Concerns Itself with Small Properties—
Investment Demand Stimulated by Diversified Trading

RESIDENTIAL properties claimed a goodly share of the attention this week, and the demand was characterized by an unusual amount of interest in properties of this kind. There was a well defined trend on the part of people with small capital to acquire dwelling and apartment house properties: While such a situation is always desirable as affording additional strength to the market, it may be regarded as particularly interesting at this time as indicating a possible improvement in the situation as regards dwellings.

Since the trend toward apartment house life has become a significant phase of city life, and many families have adopted this mode of living, there has been a corresponding decline in the demand for private houses. Many reasons have been advanced in explanation of this condition, the principal ones being the convenience of having all rooms on the same floor, the elimination of the various annoyances incident to operation of the house, such as the purchase of coal, the furnishing of own heat, and disposition of the ashes and other refuse, and, lastly, the saving as regards servants. For these and other reasons interest in dwellings has languished, and it is generally conceded that the demand for this class of property in many sections, both for renting and sale purposes, has been decidedly apathetic.

The decline in building, however, within recent months, coincident with the steady increase in the demand for apartment house space, has created a lack of apartments in practically all parts of the city, and many people contemplating changes have been unable to obtain new quarters. It may be that if this condition continues to exist there will be a movement back to private house residence. There is little doubt but that this form of city life could be restored to some of its old-time popularity if the owners of such buildings modernized them and equipped them with the various conveniences to which apartment house occupants have become accustomed. The passage of the Three-Family House Law, which permits alterations of old-time dwellings into apartments for use of three families, makes reconstruction of this type of dwelling possible, and affords an opportunity to an owner to make a paying proposition out of a hitherto unproductive parcel of realty. Although activity along these lines has been restricted, as a result of the other deterrents which have been operating against a resumption of building activity, there is no doubt but that a rare opportunity is present whereby the present lack of apartment house space may be capitalized.

Small investors were also prominently identified with the auction market this week in the disposition of Brooklyn unimproved realty. The Jere Johnson, Jr., Company sold for the account of the Bond and Mortgage Company on Columbus Day 44 lots in Bay Ridge for a total of \$24,510, or an average of \$558 a lot. It was generally felt when the sale started that it would furnish a test of the market in that section of Brooklyn, and would reflect the sentiment of prospective purchasers regarding the future of lots along the line of the new subway system. The absorption of all the lots in a single hour may be regarded as a good indication of the confidence of investors and as showing the marketability of well located real estate in New York.

At the sale of the holdings of the estate of William B. Kirk, offered in partition proceedings by Joseph P. Day on Thursday, bids totaling \$81,150 were received. Mr. Kirk was well known politically in his time, having been president of the Board of Aldermen and a member of the Assembly. Outside buyers of his property were John J. Mangin, the tenant, who paid \$8,300 for the five-story tenement, with stores,

at 30 New Bowery; Tony Campbell, another tenant, who bid \$6,800 for the two buildings at the northeast corner of Roosevelt street and New Bowery; Jacob Forster, who acquired 413 East 53d street for \$4,600, and Max Cohen and Samuel Williams, who paid \$9,050 for the five-story building at 224 East 14th street. The remaining four parcels of the estate were bid in by Joseph A. Kird, who was the plaintiff in the partition suit.

ANNUAL ELECTION

(Continued from page 496.)

kerage and construction. In this connection it may be said that the volume of this work and that growing out of the increase in membership threatens at times to overwhelm the staff comprised in the bureaus of the executive secretary and the manager—a relatively small one compared with that of other representative organizations.

"Some time ago it became apparent to those who hoped for a larger growth of membership for the Board and a larger scope of influence, that there should be, between the active members and the associate members, another class which should have larger privileges than the latter, but not quite so large as the former; and that eligibles for this class would be a fruitful source from which to recruit members for the Board. It was seen that this proposed class should have representation on the Board of Governors. After due deliberation by your Board of Governors necessary amendments were presented to the members on December 8, 1916, and adopted.

"A campaign for this class of membership was inaugurated in the spring and six active-associate members were later elected to the Board of Governors. "The annual report for 1916 recorded a total membership of 960. This year as the result of the campaign for active-associate members the total membership is 1,357. This number represents the net total, allowing for loss through death, resignation or for other causes. A comparative statement in detail is as follows:

Members	1917	1916	Increase	Decrease
Active	200	200
Waiting list.....	25	20	5	..
Non-resident	38	32	6	..
Active-associate..	632	..	632	..
Associate	428	671	..	243
Registered	34	37	..	3
	1,357	960	643	246

"The net increase is 397. The decrease in associate members is largely accounted for by the fact that many were transferred from this class to the new active-associate class and that no new associate members were, as the result of amendments to the Constitution, elected subsequent to December 12, 1916."

TORRENS SYSTEM.

(Continued from page 497.)

of the certificate of title. The object of the system is to do away with the continual searching of title on the sale or mortgage of real property. Therefore, it is of greatest importance that the procedure for obtaining the certificate should meet all the requirements of the law in the state in which it is issued, so that there shall be such confidence in the minds of conveyancers and those dealing in real property, that it will not be needful to examine the original proceedings at each transfer. To do this requires careful procedure and calls for some expense in issuing the first certificate. But, thereafter, the reissues are at nominal cost. Those who wish to make the procedure 'cheap and quick' are in error. It is cheaper in the end to pay for complete proof of title, in the first place, and thereby escape the continuous cost of re-examination. This mistake is made by some who, believing themselves to be friends of the law, in truth are

Thomas J. O'Reilly
Real Estate
Agent, Broker, Appraiser

Broadway at 109th St.

DOWNTOWN OFFICE
51 Chambers Street

Branch Manager
PHOENIX ASSURANCE CO., Ltd.
of London

New York Representative of
CAUGHY, HEARN & COMPANY
Baltimore and Washington

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

A. M. CUDNER
REAL ESTATE CO.

Real Estate Brokers and Managers
Chelsea Section Specialists

254 WEST 23rd ST. TEL. 1276 CHELSEA

GEO. J. RYAN

Queens Borough Real Estate
AGENT BROKER APPRAISER

Member Real Estate Board of New York
46 Jackson Ave., Long Island City
Telephone, Hunters Point 3451-2

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET

1531-7 Broadway
N. W. corner 45th St.
Astor Theatre Building
Phone: Bryant 4773

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

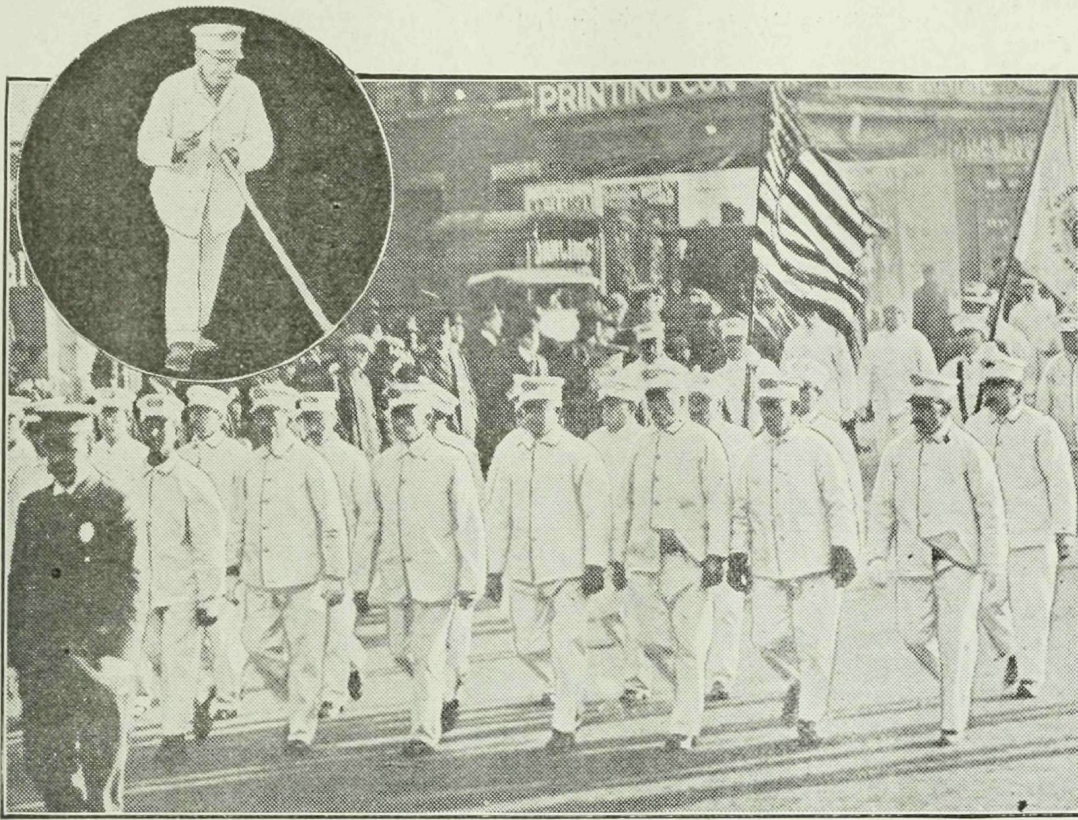
We Can Make Your Flats and Tenements Pay
O. D. & H. V. DIKE

Real Estate

Specialists In the Management of
IMPROVED REAL ESTATE

Candler Building

220 West 42d Street



**New York
is proud
of her
Street
Cleaning
Department !**

Photo (c) by Brown Bros.

Mitchel and the "White Wings"

WHEN Mitchel came in four years ago he appointed Fetherston, a keen, experienced engineer, Street Commissioner.

Instead of consulting Political Leaders he established a Model District, and there he worked out by careful experiments the most economical and ideal methods and apparatus.

As a result, the Street Cleaning Department carried off 300,000 more carloads of dirt yearly than when Tammany ran the Department.

And it is done at a per capita cost of nine cents less than if Tammany had stayed in power, thereby saving in three years \$1,143,000!

By new methods the Department removes for \$3,200,000 as much snow as under Tammany's methods would have cost \$8,682,000 for removing!

This displeased the Tammany contractors, but saves millions for the taxpayers.

Street-flushing has been perfected so that now all the heavy traffic streets are

washed with water and scrubbed every night.

Hundreds of miles of streets that Tammany neglected are now clean.

Today the men are better paid, get longer vacations, have free doctors, take pride in their work, and know that political influence is barred.

They are trained in correct methods so that they can do more work with less waste effort.

Under Tammany, District Leaders had their say on how the Department should be run and supplied the men to run it.

Tammany contractors had a share in the graft. The Street Cleaners were forced to pay for jobs and were promoted only through political influence.

They were even compelled to buy their uniforms from political favorites at fancy prices.

Mitchel has taken the Department out of politics absolutely.

If you don't want a Tammany Street Cleaning Department the next four years, vote and work for Mitchel and Fusion.



The "Bull's Eye" is the Fusion emblem. Be sure to vote alongside it.

Keep Mitchel on the Job!
Fusion Committee of 1917



The "Bull's Eye" is the Fusion emblem. Be sure to vote alongside it.

enemies to its real purposes and requirements.

Every examination of a title involves considerable expense. In the days before the advent of title insurance companies, every transfer of property, or placing of a loan thereon, required the making of official searches by the county clerk or register, the preparation of an abstract by the attorney, and careful considerations as to the validity of the title shown by the abstract. The charge of the attorney was based upon the work required, the necessary disbursements, the amount of money involved and the standing of the attorney himself. With the advent of title companies, however, these charges were materially reduced by reason of the improved methods in making searches, the fee being made dependent, not upon the amount of work involved, but upon the purchase price, in case of a transfer of title, and upon the amount of the mortgage, in case of a loan. The charge, after the initial examination, was materially reduced also

by making an allowance of one-half of the fee paid upon the original contract. The charges made for policies on what are called reissues, however, are in most cases very considerable; and, where a property changes hands many times in the course of a few years, they become a material burden upon real estate ownership.

"The Torrens System requires an additional fee to cover the expense of preparation of abstract, searches and report; and for attorneys to conduct the suit necessary to obtain the judgment of registration. But when such registration is completed, it makes the examination, to that point, a sealed book, back of which it is never necessary to go. A certificate is then issued, which may be passed by transfer to subsequent owners upon payment to the Register of a nominal fee therefor.

"The opponents of the system lay great stress upon the cases in the reports which qualify the indefeasible character of the certificates, when the

same is obtained by fraud, forgery or mistake. This is, however, no valid ground for the rejection of the entire system because of the possibility of the forgery of a certificate, any more than there is for the rejection of the recording system because deeds are liable to be forged. A person dealing with the holder of a Torrens certificate is obliged to use due caution, to be assured that he is not getting a forged or fraudulent assignment, the same as the person who deals with any one under the present system in obtaining a deed."

NATIONAL CONFERENCE.

Will Be Held at Atlanta in November to Discuss Tax Problems.

ANNOUNCEMENT is made of the eleventh Annual Conference on Taxation, held under the auspices of the National Tax Association, an organization of taxing officials and leading specialists and business and professional men in the United States and Canada. The conference is to be held at Atlanta, November 13 to 16, and is composed of delegates appointed by the Governors of States, State Associations of Accountants and by university presidents. Previous conferences have been attended by delegates from a large majority of the States, and it is likely that with the great general attention now devoted to the subject this conference will be the largest ever held.

The practice of the association is to subject the various formal addresses to analysis and discussion by means of "round table" sessions, at which the proposals are debated and criticised, with the result that a general consensus of opinion is reached as to disputed points. The entire proceedings are published in book form, and thus made available for general reference. These volumes are widely distributed, being found in a large number of public libraries throughout this country, in Canada, and abroad.

An important place will be assigned at this conference to Federal tax problems which it may be assumed will provoke interesting discussion of the new taxes now being devised in Washington. It is expected that representatives of the Federal Government will be in attendance. Professor E. R. A. Seligman will make an address on some phase of war taxation, and a report will be made by the Committee on Federal Taxation. A session will be devoted to addresses on corporation taxation, including a paper on the taxation of business by one of the leading experts.

The initial move will be made in a comprehensive plan to suggest and elaborate a so-called "model system" of taxation which it is hoped that the various States may be led to draw upon from time to time, thus carrying out a much needed co-operation toward uniformity in taxation and an abandonment of conflict due to overlapping jurisdiction. Reports will be made of interesting experiments which have been taking place in Canada. A comprehensive discussing of the problems of obtaining efficiency and care in the making of local assessments will be considered by a group of the most experienced tax administrators in the country. The present decided trend toward income taxation by the States will be thoroughly discussed by the leading experts in that particular field.

Along with its study of methods of taxation the association emphasizes the need of careful attention to expenditures, economy and efficiency in governmental costs, and a committee is charged with the development of this feature.

The wide scope of the discussions is indicated by the fact that the program will carry addresses by persons in close touch with the situation in upwards of twenty States in all parts of the country. The Governors of the various States, university presidents, and the Premiers of the Canadian provinces, in their replies to the invitation extended by Governor Dorsey of Georgia, have expressed a deep interest in the conference, and have already named official delegates in many cases. Several Governors have announced their intention to attend.



The Seal of Window Protection

Let us co-operate with you on your problems of protecting window openings, enclosing stair and elevator wells, subdividing floor areas, etc. Our descriptive catalog and samples will be of service to you. The above we will gladly send upon request.

Mississippi Wire Glass Co.

7 W. Madison St. Chicago 220 5th Ave. NEW YORK 4070 N. Main St. St. Louis

Window Shades

Shades manufactured according to standardized specifications---insuring shades that are perfect in all details.

Our name and the identification number appear on every shade sold by us.

Ordinator Co.

101 PARK AVENUE

(40th Street)

Telephone Vanderbilt 3250

Henry W. Polhemus.

Henry Polhemus, for fifty-five years connected with various departments of the Evening Post, and one of the oldest newspaper men in New York City, died on Friday, October 12, at his home, 441 Bainbridge street, Brooklyn, in the seventieth year of his age. He was a well known figure in real estate circles on account of his long association with the real estate department of the Post, and his industry, accuracy and fine sense of duty and responsibility combined in creating for him great personal popularity among the large number of business men with whom he came in daily contact.

Mr. Polhemus was born on the lower East Side in 1848 and entered the employ of the Evening Post as a carrier when not quite fourteen years of age. He was later transferred to the mailing and press room departments and subsequently to the delivery department. After a service of fifteen years he was assigned to cover the Real Estate Exchange and to collect stock quotations, there being no tickers in those days. Within recent years his energies were devoted entirely to the Real Estate department.

Mr. Polhemus is survived by his widow, a son, Walter E. Polhemus, and a daughter, Mrs. Charles V. Beam.

Canal Rates for Shippers.

The cheaper shipping facilities of the new \$150,000,000 Barge Canal will be available for the manufacturing and commercial establishments in Queens Borough when the new canal is opened from Buffalo to New York City in the summer of 1918, according to a letter received by Walter I. Willis, secretary of the Queens Chamber of Commerce, from Terminal Engineer Maurice W. Williams, a brother of the State Engineer and Surveyor Frank M. Williams, as follows:

Following our recent conversation in Albany on the occasion of the meeting of the Executive Committee of the State Waterways Convention, you will be interested to know that instructions have been issued for the immediate preparation of plans for the improvement of the Long Island City Barge Canal terminal at the foot of Rogers street on the East River.

These plans will cover the construction of freight shed, pavements, crane tracks and other facilities necessary for the complete equipment of a modern canal terminal.

It is intended to prepare and award a contract as soon as possible with the view of having this terminal ready for operation at an early date.

Through the efforts of the Queens Chamber of Commerce the State of New York acquired in the autumn of 1914 three different sites in Queens for Barge Canal terminals—one on the East River, just north of the Queensboro Bridge, which terminal will be improved at once; one on the East River in the Astoria section, and one on Flushing Bay, near the mouth of Flushing Creek, improvement plans for which are also under way.

The Chamber of Commerce has also received the following letter from the Shippers Navigation Company, Inc., of Syracuse, which will operate boat lines on the new canal:

This company owns forty-two boats, nine of which are steamers. In the merchandise service we operate our steamers from Buffalo to Coxsackie, at which point we connect with the river steamers of the Catskill Evening Line, thus affording approximately six-day delivery between New York and Buffalo. The cargo capacity of our merchandise unit is about 400 tons and the schedule is so arranged that it gives practically daily service in both directions.

In addition to this merchandise service we operate twenty-four boats in coarse freight traffic and have no equipment which is not insurable in grain traffic, which, as you are undoubtedly aware, requires high-class boats. Our rates on merchandise from New York are from 25 per cent. to 35 per cent. lower than the present rail rates, which means a great saving to the shipping public and we believe that with differential rate of this proportion in addition to the excellent service it is possible for us to give, the manufacturer and wholesaler in a community where this condition exists should be able to very materially increase his business.

At each point to which we quote rates we maintain a warehouse and give the same service to the public that is offered them by the rail lines. We file our tariffs with the Interstate Commerce Commission and classify our freight by the Official Classification.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

CONNECTICUT TITLES INSURED

by

The Western Connecticut Title & Mortgage Company

Gurley Building, Stamford, Conn.

NEW YORK OFFICE, ROOM 1002, MUTUAL LIFE BUILDING

32 LIBERTY STREET, NEW YORK CITY

Telephone John 4647

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

Directory of Real Estate Brokers

MANHATTAN

HENRY C. B. STEIN, Inc.

REAL ESTATE AGENT
BROKER, APPRAISER
102 First Street

Tel. 1930 Orchard Near First Avenue
Entire charge taken of property
28 years' experience

S. DE WALLTEARSS

Auctioneer, Appraiser, Broker
REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY

ALFRED J. ROONEY
Real Estate, Insurance, Mortgages
7 EAST 42d STREET
Telephone Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 WEST 51st STREET, Tel. 1970 Columbus
277 BROADWAY, Tel. Worth 1823

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72D STREET

Philip A. Payton, Jr., Co.

Real Estate Agents and Brokers
New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

J. ARTHUR FISCHER

Real Estate and Mortgages

Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

BRONX

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street
East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser

3428 THIRD AVENUE, bet. 166th and 167th Sts.

Tel. Bridge 36 Wmsbridge ULLMAN Burke St. Sub. Station

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (207th St.)

OPERATORS

ELIAS A. COHEN

Real Estate Operator

206 BROADWAY, Corner Fulton Street
Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Tel. 980 Cortlandt 135 BROADWAY

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

37 LIBERTY ST. Tel. 6130 John

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., October 11, 1917.—Sealed proposals will be opened in this office at 3 p. m., November 2, 1917, for the alterations, etc., to the annex building, United States Post Office at Brooklyn, N. Y. Drawings and specifications may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York City, from the Custodian of the Brooklyn, N. Y., Post Office, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

WANTS AND OFFERS

CONTRACTORS!

Can you use me? Have had 18 years' experience in building construction and for 6 years was member of a New York firm of architects. I am known in the profession and know I could materially increase the business of a builder accustomed to doing the better class of work. An interview would take very little of your time and may bring you the man you are looking for. Box 457, Record and Guide.

YOUNG man, 20, four years' real estate experience, desires position with well-established concern. Box 458, Record and Guide.

ALL AROUND mechanic wants position as Superintendent of business or apartment building; licensed plumber, steam fitter, electrician and carpenter. Box 459, Record and Guide.

BUSINESS OPPORTUNITIES

MANUFACTURERS OR CONCERNS wanting civil engineer graduate to represent them on PACIFIC COAST with executive, selling and construction ability, best references and 20 years' experience: 2 years Railroad Engineering, 6 years Bridge Engineering and Construction, 2 years Building Construction, 6 years General Contracting and Construction, 4 years Engineering Sales-Manager. Address S. A., Room 448 Monadnock Bldg., San Francisco, Cal.

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

PAINTING concern allows 15% discount to anyone recommending painting, paper-hanging or plastering work. Lowest estimates furnished. WEBER & LEVINE, 405 West 59th Street. Tel. Col. 5235.

FOR SALE OR TO LEASE

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

FOR SALE—100 acres land in apple section; no hills; timber, fertile land, beautiful scenery; on main highway; has railroad frontage; one-half mile from station; \$2,000 cash. Address L. H. ALLEN, Turnerville, Ga.

FOR SALE.

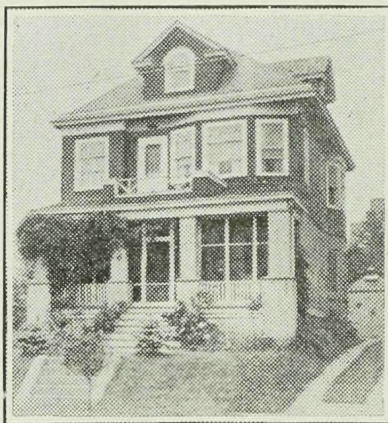
Bronxville, modern 9-room house on high ground; very reasonable terms. HARPER, 245 West 26th Street.

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.

ARCHITECTS AND ENGINEERS

CHARLES TAFF & CO.,
Architects and Engineers,
826 East 35th St., Brooklyn.
Preliminary plans and Estimates Made
Without Charge.



BIG BARGAIN MUST BE SOLD.

This nicely located up-to-date 8-room house, all improvements, garage; lot, 40x100; restricted section; straight up from new R. R. Depot; two blocks above Hillside Ave., one block to right. Owner, 55 Degraw Ave. Phone, Jamaica 875.

ALBERT E. KELLY

Successor to
Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT
OF PROPERTIES

41 UNION SQUARE
NEW YORK

Tel. Stuyvesant 1125

Special Fund
\$50,000 to \$60,000
to loan in one sum
on second mortgage
Manhattan

MORGENTHAU JR & CO.
MORTGAGES
25 PINE STREET

Increasing Expenses Demand Strict Economy

Economy lies not so much in saving as in wise expenditure. Employing the services of a long-experienced and well-organized real estate firm, such as ours, to manage your property is strict economy. The big operators have realized this—if they profit by it surely you will.

BULKLEY & HORTON CO.

585 Nostrand Ave., nr. Dean St.
414 Myrtle Ave., nr. Clinton Ave. BROOKLYN
7508 Third Ave., nr. 75th St.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 29, as against 19 last week and 22 a year ago.

The number of sales south of 59th street was 9, as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregated 20, as compared with 14 last week and 16 a year ago.

From the Bronx 8 sales at private contract were reported, as against 12 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 513 of this issue.

Big West 73d Street Project.

The West 73d Street Realty Associates, representing A. L. Mordecai & Son and Potter Brothers, have sold to a builder the seven dwellings at 141 to 153 West 73d street, comprising a plot 133.6x100 feet. On this site, the purchaser will erect from plans by Schwartz & Gross, architects, a fifteen-story apartment hotel, which will be one of the finest of its type erected on the West Side, and which will embody the latest details of construction. It will be one of the first buildings of its type erected in side streets since the enactment of the Zoning Resolution, and will meet with the requirements of the law, by the introduction of unique features of construction. It will begin by being nine stories in height, and will gain in height at various set-back points, until it reaches fifteen stories. The building site at No. 141, with a frontage of 18.9 feet, will be improved with a five-story building, to be used in connection with the hotel, and will be restricted to this height in order to provide additional light and air for the taller structure which will adjoin. Work will begin immediately, and it is hoped to have the building ready for occupancy by October 1, 1918. The buildings are part of the group of twenty dwellings in the north side of 73d street, between Columbus and Amsterdam avenues, which were acquired last January by the sellers from Alfred C. Clark. At that time it was predicted that they would eventually be resold to builders for improvement with apartment houses, and this transaction marks the first break in the row.

Liberty Bonds Buy Real Estate.

E. P. Reichhelm & Company, manufacturers of jewelers' supplies, bought the six-story business building at 26 John street, adjoining the southwest corner of Nassau street. The purchasing company is the present tenant, and has been located in the vicinity for about forty years. For many years the property belonged to the late Thomas W. Evans, the American dentist who practiced in Paris. After his death it passed to the Thomas W. Evans Museum and Institute Society, which sold it to the sellers, Frederick M. Hilton and others, who improved the site with the present building. Camman Voorhees & Floyd represented the purchasers, and Wm. A. White & Sons, the sellers. It was assessed at \$125,000, of which \$100,000 was land value. The sellers took in part payment Liberty Bonds. This is the second piece of property in John street sold within a week to the tenant of occupancy.

Fifth Avenue-Broad Street Trade.

C. Grayson Martin bought from the Trustees of the Harkness Estate, the southwest corner of Fifth avenue and 54th street, a five-story residence, on a plot 28.5 by 125, through Edward P. Hamilton & Company, and resold it to Samuel Untermeyer, who gave in part payment two four-story buildings at 82 and 84 Broad street, adjoining the Merchants Marine Exchange, between Marketfield and Stone streets. Mr. Untermeyer acquired the Broad street site, which is valued at \$300,000, in January, 1912, from Mrs. Eliza Guggenheimer, widow of Randolph Guggenheimer. The transfer was made subject to a first

Daniel Birdsall & Co., Inc.

REAL ESTATE AND INSURANCE

Uptown Office
425 Fifth Avenue, cor. 38th St.
Telephone, Vanderbilt 4281

Main Office
317 Broadway, cor. Thomas St.
Telephone, Worth 800

Established 1860

mortgage of \$170,000. Negotiations are under way for the leasing of the Fifth avenue property for a term of years for business purposes. Adjoining is the Criterion Club, then the building of Dutton Company, erected on the site of Levi P. Morton's former home. Cornelius Vanderbilt occupies the next dwelling and then comes Mr. Untermyer's residence.

Trustees Sell Broadway Corner.

The trustees of the estate of the late Dr. Jacob Bookman sold the northwest corner of Broadway and 100th street, valued at \$150,000. The trustees are Caroline Bookman, Joseph E. Hoffman and Samuel Bookman. It is understood that the new owner is a caterer who intends to make alterations, and occupy it for his own business. The plot, which is opposite the Carlton Terrace Restaurant, measures 26.10 feet on Broadway, and 100 feet in the street. On the site is a three-story cafe building, and a one-story store. The property is assessed at \$86,000. Dr. Bookman bought the corner about two years ago, taking it and two East Side properties in part payment for the seven-story Powellton apartments, at the northeast corner of Broadway and 97th street.

West Side Theatre Deal.

The Elknur Realty Company, Maurice Runkle, has acquired from the People's Pulpit Association the theatre and apartment property known as 22 to 28 West 63d street, on a plot 100x100.5, near the Century Theatre. The theatre, which has a frontage of 75 feet, was built some years ago by Butler Davenport, but has never been used as a playhouse. The new owner will remodel it, and it is understood that negotiations have been completed for its lease to a theatrical syndicate for a long term. The building has been used by the Pulpit Association as a lecture hall. The apartment house adjoining covers a site 25x100.

Sale In Fulton Street.

The Lawyers' Mortgage Company has sold to an operator the five and four-story building at 119 Fulton street, extending to Ann street, with a frontage of 25.2 feet in each street. Adjoining property was leased last July through Horace S. Ely & Company, and William H. Whiting & Company, by the Young Women's Christian Association, which has established a lunch room and club room for downtown women workers.

Deal in Theatre Block.

The estate of John R. Levison is reported to have sold the four-story building with stores, on a lot 20x49.5, at 204 West 42d street, to Frank C. Hurley, who will alter the property. The site was acquired by the late Mr. Levison about ten years ago, and was held at \$100,000. Abutting is the twelve-story Hermitage Hotel, at 592 and 594 Seventh avenue, which was sold by Charles L. Greenhall, receiver, last June, to Mr. Hurley. The hotel was built by Timothy Paddell, who still controls the abutting property, 202 to 208 West 42d street.

Bronx Block Front Sold.

Achilles R. Scharsmith sold for Bernard Bloch to a client of H. B. Davis the block front in the west side of Webster avenue, running from Ford to 183d streets, 200x100 feet. The property was held at \$75,000. It is understood the property will be resold to a builder.

Newark Corner in \$300,000 Deal.

The Halmark Realty Corporation of New York, Joseph Paterno, bought from the Prudential Insurance Company the southeast corner of Market and Halsey street, Newark, N. J., valued at \$300,000. An office and store building will be erected on the site at the expiration of the present lease in 1920. The property measures 50x50 feet, and consists of three storerooms on the first floor, and offices above. The entrance to Fox's Carlton theater occupies what was formerly the fourth storeroom, but the theater building itself was not included in the deal. The property was formerly owned by William A. Baker, who sold it to the Realty Company in 1912. Eighteen months ago the Prudential Company took over the property as a result of the foreclosure proceedings on the mortgage for \$213,000. The new buying company has given a mortgage to the Prudential Company for a similar amount. Feist & Feist are the Newark representatives for Mr. Paterno.

Manhattan.

South—of 59th Street.

BROOME ST.—L. Tanenbaum, Strauss & Co. sold for the Bates Brothers' Real Estate Co. the 5-sty store and loft building 489 to 491 Broome st., 62.4x96.1x irreg., between West Broadway and Wooster st. The new owner will occupy the building. The selling company acquired the property in 1904 from Caleb F. Bates, who had taken it in partition proceedings on a bid of \$115,000.

COLUMBIA ST.—Cahn & Pittman sold for Ida A. Smith 10 and 12 Columbia st., two 3-sty front buildings and rear buildings, 44.6x100, between Grand and Broome sts.

MERCER ST.—Cammann, Voorhees & Floyd sold for the Bond and Mortgage Guarantee Co. 19 Mercer st., a 5-sty building, on lot 24.8x100. The property was bought for occupancy.

24TH ST.—William H. Archibald sold to Robert Langford Chapman the 4-sty dwelling 404 West 24th st. After extensive alterations are completed the purchaser will occupy the house.

47TH ST.—Douglas L. Elliman & Co. sold for Douglas Robinson, Charles S. Brown Co., agents, for the owner, Frances F. Wood, the 4-sty house 33 West 47th st., on lot 23x100. This property is assessed by the city for taxation at \$70,000 and has been held at \$60,000.

North—of 59th Street.

65TH ST.—The Bond and Mortgage Co. resold the dwelling 302 East 65th st., 19x76.2, 64 ft. east of 2d av., which it took in foreclosure proceedings last week, to Mrs. Ellen Hickey.

82D ST.—Horace S. Ely & Co. sold for the American Real Estate Co. 15 West 82d st., a dwelling, 23x102.2, between Central Park West and Columbus av.

88TH ST.—Ennis & Sinnott bought from the C. A. Calhoun Contracting Co. the two 5-sty flats at 64-66 West 88th st., on plot 40x100. Du Bois & Taylor were the brokers.

93D ST.—The German Savings Bank sold the 3-sty dwelling, 20x100.8, at 174 East 93d st., between Lexington and 3d avs.

97TH ST.—Leonard Weill resold 181 West 97th st., a 5-sty apartment house, 26x100 ft., which he bought at auction last June for \$18,925. In part payment the seller took 1219 Hoe av., a frame dwelling and garage, 33x95, near Freeman st. The latter property was later resold to I. Kellerman.

120TH ST.—J. Irving Walsh, in conjunction with Shaw & Co., sold for Geo. B. Bernheim, trustee, the 3-sty dwelling at 120 West 120th st.

123D ST.—Charles Wynne sold to Thomas Comba 523 West 123d st., a 5-sty apartment house, 33.4x100. In part payment Mr. Wynne took 67 West 115th st., a 5-sty flat, 25x100.

124TH ST.—Porter & Co. sold for A. Kane & Co. the 5-sty triple flat, on plot 28x100, at 356 West 124th st.

126TH ST.—Porter & Co. sold for Herbert J. Zeiller to Matilda C. Teter the 4-sty dwelling at 149 West 126th st.

Real Estate Board

Incorporated 1908

Organized 1896

FRANK D. AMES
Pres.

BURTON J. BERRY
Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

GEORGE B. CORSA

REAL ESTATE AGENT AND BROKER

10 EAST FORTY-THIRD STREET

Joseph Day

Auctioneer

31 NASSAU STREET

Real Estate Experts

DUROSS
155 WEST 14TH ST.

Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York
Telephone 6834 Murray Hill

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

Spear & Co
REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

840 BROADWAY

This Company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate.

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

Real Estate Appraiser
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

The Vermin Problem

IN APARTMENT HOUSES—No. 24

The up-to-date apartment house which does not contract for exterminator service for the entire building is now a lonesome exception. Sanitation, comfort and cleanliness demand this modern adjunct of apartment house management. Bliss Exterminator Company is prepared to handle this work in an intelligent, scientific manner.

Free Demonstration to owners or agents. No money in advance—Satisfaction guaranteed

Full Details on Request

"Bliss Service Satisfies"

BLISS
NEW YORK. BLISS BLDG
20 W 15TH ST. Tel. Chel 9170
BROOKLYN. BUSH TERML
Tel. Sunset 5345
EXTERMINATOR CO. INC.

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843
The Chauncey
Real Estate Co.
 187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
 ESTABLISHED 1882
DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers
 APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 Equitable Trust Co.
 The U. S. Title Guaranty Co., etc., etc.
215 MONTAGUE STREET
 Telephone, 828 Main **BROOKLYN, N. Y.**

Firm Established 1874
CORWITH BROS.
Greenpoint
Real Estate
FACTORY SITES
A SPECIALTY
 Mortgage Loans, Appraisals, Insurance
 Entire Management of Property
851 Manhattan Avenue, Brooklyn

Member Brooklyn Board
 of Real Estate Brokers
BROOKLYN
REAL ESTATE
 EXPERT APPRAISER
S. WELSCH
215 MONTAGUE STREET
Brooklyn
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

Member Allied Real Estate Interests
 Member Brooklyn Board of Real Estate Brokers
Money to Loan on First Mortgages
5%
Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS
188 and 190 MONTAGUE STREET
BROOKLYN
 Telephone 834 Main
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

134TH ST.—The estate of Gustavus Sidenberg is reported to have sold 238 West 134th st, a 5-sty flat, on lot 25x99.11.

137TH ST.—Ignitz Sundheimer sold 242 West 137th st, a 3-sty dwelling, to Virginia M. Kelley. A. G. Thompson was the broker.

143D ST.—Shaw & Co. sold for Clarence H. Kelsey, as administrator of the estate of Mary G. Pinkney, four lots in the north side of West 143d st, east of Lenox av, to the Non-Column Garage Construction Co., which will build a modern garage without posts or columns.

213TH ST.—A. N. Gitterman sold for Daisy D. Moran, represented by Judge Francis McAvoy, the plot, 100x100, in the north side of 213th st, 100 ft. east of 9th av. The plot abuts a site 125x100 at the southeast corner of 9th av and 214th st, purchased recently by the Evans Film Manufacturing Co., through the same broker.

ADRIAN AV.—A. N. Gitterman sold for Frederick Brown the plot, 50x100, in the north side of 227th st, 100 ft. east of Adrian av, free and clear.

NAGLE AV.—Frederick Brown resold to the Ulrika Realty Co., M. A. Lasser, president, the 5-sty apartment house, occupying a plot 50x129, on the southwest corner of Nagle av and Arden st. In part payment the buyers gave a 4-sty building, occupying a plot 40x100, on the northeast corner of DeKalb and Franklin avs, Brooklyn.

Bronx.

145TH ST.—Nicholson & Co. sold the block front plot 160x175, in the south side of 145th st, from Southern Boulevard to Timpon pl, 160x175, to a large Eastern manufacturing company, which will improve the property for its use.

BRYANT AV.—Daniel H. Jackson sold to Arthur S. Martin 1025 and 1029 Bryant av, near 165th st, two 5-sty modern apartment houses, on plot 84x100. The property was held at \$100,000. Mr. Martin has made the purchase as an investment. His business partner bought 1021, a similar building, from Mr. Jackson about ten months ago.

GRAND AV.—Thorn & Co. sold for J. J. Pittman to J. McGill the dwelling at 2521 Grand av, on plot 50x106.

SUMMIT AV.—Porter & Co. sold for A. Bissland 1034 and 1036 Summit av, size 50x100, improved with a 3-sty frame dwelling.

UNION AV.—H. F. Byrnes & Co. sold for the Classic Realty Corporation 970 Union av, an apartment house, 40x170, to S. Belkind, who gave in part payment the 2-family house at 769 East 223d st.

WASHINGTON AV.—Bernard S. Deutsch bought through Bachman & Co. the tenement 2328 and 2330 Washington av, adjoining the corner of 184th st, on plot 50x100.

Brooklyn.

CLINTON ST.—Howard C. Pyle & Co. sold for Mrs. Julia Gunther the dwelling, 20x75, at 151 Clinton st, southeast corner of Schermerhorn st.

CHESTER ST.—Realty Associates sold through Philip Weinstein to Jacob Lokoshofsky 428 Chester st, a 3-sty frame building, on lot 20x75.

UNION ST.—John Pullman Real Estate Co. sold 720 Union st, near 6th av, a 2-sty dwelling, on lot 20x100, for George Clark.

HIMROD ST.—R. A. Schlesing sold for Anton Hirsch three lots on the south side of Himrod st, 102 ft. southwest from Wyckoff av, to Christopher Rembt, who will improve the plot with a public garage.

EAST 16TH ST, ETC.—R. S. Fisher sold for M. Roth two lots in East 16th st, Kingsboro; also the stucco house at 1773 Elmore pl for H. T. Lockwood, and 2318 East 14th st for F. E. Haskins to M. Johnson.

16TH AV.—B. J. Sforza sold for the Stella Construction Co. the 3-sty brick building, on lot 20x80, at the northwest corner of 16th av and 57th st.

43D ST.—The Artee Realty Co., associated with Realty Trust, sold the 1-fam, attached house 1537 43d st, in the Martense District of Brooklyn, to Celia Abram.

50TH ST.—Tutino & Cerny sold for Mrs. Catherine Bose the 3-sty apartment house at 559 50th st.

54TH ST, ETC.—I. S. Herbstman sold for the Connelly Investing Corporation to S. Horowitz 5320 New Utrecht av, a 2-fam. house; also for J. M. Jagger to Lena Teitelbaum the 3-fam. house 212 Bay 23d st.

70TH ST.—Meister Builders (Inc.) sold 1728A 70th st, a 2½-sty dwelling, on lot 18x100.

84TH ST.—Frank A. Seaver & Co. sold for A. E. Schroeder to E. J. McCormick the 1-fam. detached house 161 84th st.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Charles Mueller the 4-sty apartment house on the east side of Flatbush av, 89.6 ft. south of Beverly rd, on a lot 20x100.

RIDGE BOULEVARD.—James Watters sold for Dayton F. Reed the plot, 88x120, at the southwest corner of Ridge Blvd and 76th st, to a client, who is having plans prepared for a detached brick dwelling with garage.

ST. MARKS AV.—St. Mark's Hotel, a 6-sty building at the corner of St. Marks and Bedford avs, damaged by fire last December, has been sold by the Eddy estate to the Lemar Realty Co. The new owners contemplate making extensive alterations, changing it from a hotel to an apartment house. The brokers were George W. Palmer & Co., who also sold for the Lemar Realty Co. the 12-fam apartment house at 1095 Prospect pl.

3D AV.—E. J. Hollahan (Inc.) sold for the Premier Construction Co. the 3-sty store building at 7106 3d av.

Queens.

FAR ROCKAWAY, L. I.—The Lewis H. May Co. has sold for Elizabeth Cassidy a plot in Beach 4th st, near the ocean, to Leonhard Schrepfer, who will improve with a house for his own occupancy.

LONG ISLAND CITY.—A. Altman of Brooklyn has purchased from A. D. Weeks, Sr., forty-seven lots in the development known as New Astoria, in Long Island City. The property will be held for apartment house sites.

LONG ISLAND CITY.—John Greer sold for Mrs. Burger to a Mr. Slater 112 3d av, Long Island City.

Out of Town.

TOKENEKE, CONN.—Mrs. Roberta J. Nicholas, of New Brunswick, N. J., bought, through Mrs. Gerrit Smith, the country home formerly owned by Sidney F. Ward.

GREAT NECK ESTATES, L. I.—The Robert E. Farley Organization has sold for Desmond Dunne a large plot overlooking Little Neck Bay to Mrs. Anna D. Chadwick, who has also taken option on a plot adjoining.

SOUTHAMPTON, L. I.—Charles A. Bryan bought the Frank C. Raynor property in Halsey's Neck lane, a dwelling and five acres, within a short distance of Shinnecock Bay, through Schermerhorn & Howell.

ARLINGTON, N. J.—Robert B. Stoutenburgh sold for a client to Ella H. Clement a tract of land consisting of ten lots on Belgrave dr. The property was held at \$15,000.

JERSEY CITY, N. J.—The Michel & Moore Co. sold for Dr. Otto H. Albanusius to Zoltan Friedmann the 68x98½ ft. plot on the southwest corner of the Boulevard and Highland av. The ground is partly excavated. The reported price was \$25,000. Mr. Friedmann, the purchaser, is a New York operator and builder, who plans to build a 20-fam. house.

MOUNTAIN LAKES, N. J.—James G. Hunniford, of Rutherford, N. J., bought one of the new houses, 100x175, on Morris av, Mountain Lakes, for a reported price of \$10,000.

NEWARK, N. J.—Robert B. Stoutenburgh sold the apartment at 24 and 26 South 10th st in the Roseville section of Newark, N. J., held at \$25,000.

NEWARK, N. J.—Art Metal Works, Louis V. Aronson, president, bought from the Dawson estate, Thomas W. Dawson, agent, the large tract adjoining its plant at 7-15 Mulberry st, as the site for additional buildings. Feist & Feist (Inc.) were the brokers.

PASSAIC, N. J.—Robert Dix Benson, president of the Tidewater Oil Co., purchased through Frank Hughes (Inc.) a portion of the property of the late Mrs. T. M. Moore, Passaic and Gregory avs, which he will add to his holdings.

RED BANK, N. J.—Hedgecroft, the estate of Lester B. Churchill on Riverdale av, comprising a tract of 27 acres in a high state of cultivation, a large modern house and a lodge house, has been sold through William A. Hopping to George C. Leary, of Perth Amboy, a retired business man, for his home.

BEACON, N. Y.—J. Sterling Drake sold for Dr. E. Kingsland Johnson his property on the main State rd to Mrs. Mary Jordan of New York City. It consists of 19 acres with a residence and outbuildings.

LARCHMONT, N. Y.—E. C. Griffin and P. H. Collins sold for Mrs. Lucien Antoine her cottage and garage on the corner of Grove and Walnut avs to Robert Rogers.

SCARSDALE, N. Y.—Fish & Marvin sold to Walter C. Runyon the country estate of Lewis Herzog, in the Heathcote Tract at Scarsdale. The property adjoins the famous "Morris Estate" and comprises about sixteen acres, a large brick residence and outbuildings. The estate was created by the late James G. Cannon, president of the Fourth National Bank, and was occupied as his residence up to about eight years ago, when it was sold by the same brokers to Mr. Herzog. The estate was held at \$175,000.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold a plot on Millard av, in the Philippe Manor section of Tarrytown, N. Y., to M. A. Dominick, of Philippe Manor, to enlarge his present holdings.

RECENT LEASES.

Lease by Corset Concern.

Frank D. Veiller and J. L. Robertson, Jr., leased for Todd & Robertson the third floor of the new twenty-story Equitable Trust Building, now in course of erection on the site of the old Tiffany Studios at the southeast corner of Madison avenue and 45th street. The lessees are Warner Brothers, corset manufacturers, and the space involved comprises about 11,000 square feet, to be used as its executive offices. The lease is for ten years from May 1, 1918, at which time the lease of Warner Brothers of nearly an entire floor in the Brunswick Building, expires. The same brokers, together with Heckscher & DeSaulles, rented a large suite of offices on the twelfth floor of the Equitable Trust Building to Miller, Franklin & Bassett, efficiency engineers, now located in the Whitehall Building. The brokers report that they have active negotiations under way involving more than \$150,000 worth of space, even though the building will not be ready for occupancy until next May.

Millinery Concerns Lease.

Cross & Brown Company leased 127,000 square feet of space to various tenants at 649 to 653 Broadway. This building is occupied by the millinery trade, and the rental of all but one loft has been made to tenants in the millinery trade. The rent roll has been increased to more than \$10,000 in excess of former leases, which is evidence that while a part of the millinery trade has found it desirable to locate uptown, many concerns prefer the old district even at increased rentals.

Manhattan.

BARNETT & CO. leased for Julia Craft the dwelling 25 West 126th st to J. Taylor; also for Manhattan Leasing Co. the residence 29 West 126th st to F. Laselhe.

BARNETT & CO. leased for the Schulte Realty Co. the store 1947 Madison av to J. Lippman, dealer in phonographs; also the store 2056 Lexington av to T. Flynn, dealer in birds.

DANIEL BIRDSALL & CO. rented to the T. J. Collins Furniture Co. the store at 223 Canal st. A few years ago the company moved to West Broadway and is returning to its old locality. Birdsall & Co. rented lofts at 73 5th av to the Ovida Co.; at 28 West 22d st to the Grant-Radnor Co.; at 476 Broome st to J. Florsheim, and at 561 Broadway to Samuel Kantor.

BRETT & GOODE CO. leased in the Printing Crafts Building, 46-179 8th av, space to the Croatian News Co. and to Hurst & Hurst (Inc.); also in 129-35 Lafayette st the 2d floor to Berkowitz & Proper, represented by M. & L. Hess (Inc.).

FRANK E. CAMPBELL leased the ground floor at 1966 Broadway, adjoining the northeast corner of 66th st, to the Mitchel Campaign Committee.

LOUIS CARREAU leased 213 East 18th st to Henry A. Wald, and has renewed the lease of 219 East 18th st to Charles Gebhart.

CROSS & BROWN CO. leased the building at 50 Charles st, through to the new 7th av, to E. Harvey; at 516 5th av part of the 9th floor to Leslie Doctor; at 1760 Broadway 7,000 sq. ft. on the 4th floor to Russell L. Eng's (Inc.); and the 7th floor at 244-50 West 49th st to the Hupmobile Co. of New York.

CROSS & BROWN CO. has leased the store at 240 West 59th st to Diamond T. Motor Truck Co. of New York; at 632-642 West 57th st 24,000 sq. ft. of space to the Hudson Motor Car Co. of New York; and at 105 West 40th st part of 9th floor to George Russell, in conjunction with A. B. Ashforth (Inc.).

DUFF & BROWN CO. leased for Dwyer & Haigh to M. Kastner (Inc.) the 1-sty building at 3543 Broadway, northwest corner of 145th st; also for Margaret I. Brown to H. R. Coons the 4-sty dwelling at 478 West 152d st.

DOUGLAS L. ELLIMAN & CO. leased at 383 Park av for George DeForrest Lord his apartment, furnished, for the winter season to Messmore Kendall; at 777 Madison av for the Barney estate a large apartment to Edward H. Mount, of Brooklyn; for S. A. Herzog at 64 East 86th st to Mrs. Marion S. Wyeth; and at 105 West 55th st to Miss Broadhead; also at 24 East 49th st to Franklin P. Jackson.

DOUGLAS L. ELLIMAN & CO. leased for Banner-Mitler (Inc.) a large apartment in the new building at 112 East 74th st to Basil Magor; also a large furnished apartment at 410 Park av, southwest corner 55th st, for W. Benton Crisp to J. Parker Kirlin; and at 70 West 55th st, furnished, to S. Vernon Mann, Jr.; also an apartment at 710 Madison av to Regnor Kidde.

DOUGLAS L. ELLIMAN & CO. leased for the Rhinelander estate the dwelling at 23 East 77th st to F. Raymond Lefferts, Jr., and, furnished for the winter season, a 5-sty American basement dwelling at 122 East 55th st for Charles J. Fisk, of Harvey Fisk & Sons, to J. A. H. Hopkins, of Morristown, N. J.

DOUGLAS L. ELLIMAN & CO. rented for the Triune Realty Co. the 6th floor of its new building at 518 Madison av to William Harris, Jr.

DOUGLAS L. ELLIMAN & CO. have leased 55 West 49th st, a 5-sty American basement dwelling, on lot 20x100, furnished, for the season, for Dr. Percy R. Turnure to Miss N. C. Wharton, of Lenox, Mass.; also 33 East 38th st, a 5-sty American basement, on lot 22x100, furnished, for the season, for George S. Franklin to Ramsay Turnbull, of Bernardsville, N. J.; also the residence at 604 Park av for Henry Hollister Pease to Miss M. L. Leberton.

DOUGLAS L. ELLIMAN & CO. leased 48 East 74th st, a 5-sty American basement dwelling, on a lot 20x102.2, furnished, for Dr. Howard Lilienthal to Miss Mary Olcott, of Ridgefield, Conn.

DOUGLAS L. ELLIMAN & CO. leased apartments at 112 East 74th st for Banner Mitler (Inc.) to Mrs. M. L. Lee; at 45 East 82d st to Mrs. M. S. Wormser; at 129 East 82d st to Lawrence Durant; at 518 Madison av to William Harris, Jr.; at 64 East 86th st for Samuel A. Herzog to Mrs. David L. Link and Mrs. M. Maxwell; also a furnished apartment at 30 East 68th st to M. Gaston Liebert, French Consul General in New York.

J. B. ENGLISH leased for John S. Spencer the 3-sty dwelling 234 West 49th st to Michael Falco.

J. ARTHUR FISCHER leased to Jacob Goldman the basement store at 28 West 60th st for a laundry; also to Maurice Fuld the store at 203 West 41st st for a seed and bulb business; for E. M. Dawson the 3-sty building 528 West 30th st to the Thomas Wheat Bread Corporation.

M. FORMAN & CO. leased the entire building at 436 Broome st to Nathan Stark for five

years; also about 20,000 sq. ft. at 127-33 West 26th st to Meadow & Lyons and Goldman & Reich for five years; at 146-50 West 25th st 7th loft to Cohen & Klausner; at 14-16 West 17th st 8th loft to Max Eppstein; at 132-4 West 22d st 7th loft to Max Lehr; at 31-33 West 31st st 3d loft to Julius Rudolph; at 25 West 22d st 2d loft to Louis Cohen; at 145-7 West 28th st 6th loft to Louis Rentner; at 135-7 West 26th st 2d loft to Modello Garment Co.; at 118-20 West 27th st 7th loft to Sig. Hornichester; at 164-66 West 25th st 11th loft to the Mutual Waist & Dress Co.; at 31-33 West 21st st 6th loft to Black & Waxman; and at 64-74 West 23d st top loft to R. Rubin & Co.

HEIL & STERN leased in 99-101 Madison av the 3d floor to Zimet & Rosenthal; also at 112-16 Madison av a floor to Salomon, Blum & Co.; at 31-3 East 32d st the 11th floor to Carl Bonwit (Inc.); at 138-44 West 25th st the 5th floor to A. & S. Oppenheimer; at 27-31 West 33d st the 6th floor to Drubin Bros.

M. & L. HESS (INC.) leased for the E. W. Bliss Buildings (Inc.) 15,000 sq. ft. in the building at 382-4 2d av, northwest corner of 22d st, to the Thorner Mfg. Co., manufacturers of metal furniture and specialties.

M. & L. HESS (INC.), in conjunction with M. Rosenthal, leased the 4th floor at 31-7 West 27th st to Sam Samuels; also in conjunction with J. W. Stryker the studio at 12-14 West 32d st; and for Brett & Goode the 2d floor at 129 Lafayette st to Berkowitz & Proper.

M. & L. HESS (INC.) leased the 3d floor at 237-239 Lafayette st to the Johnson Coin Counting Machine Co.; also space on the 6th floor at 13-15 East 22d st to Salan, Rosenfield & Co.

M. & L. HESS (INC.) leased for Ewald Mommer the store and basement and 2d floor, containing 15,000 sq. ft., at 13-15 West 24th st to Adolph Wimpfheimer & Co., sweatbands and general merchandise.

M. & L. HESS (INC.) rented offices on the 13th floor of the Albemarle Building, 24th st and Broadway, to the American Hatters and Furriers Co. of Danbury.

M. & L. HESS (INC.) leased the 4th floor west at 28-30 West 22d st to the Grant-Radnor Co.; also the store and basement at 215 7th av to the Royal Print Shop.

JULIA BEVERLEY HIGGINS leased apartments in 59 East 65th st to G. M. Borden; in 52 West 39th st to Edwin Tatham; and in 121 East 40th st to Lea McIlvaine Luquer.

HENRY HOF leased to Colgate & Co., soap makers and perfumers, the store and basement at 556 3d av, to be used as a premium station; also for the Union News Co. the 3-sty stable at 322 East 38th st to M. Halloran & Sons.

HOUGHTON COMPANY leased to Delta Leyden the 4-sty dwelling 51 West 82d st for William H. Rockwood.


HOUGHTON COMPANY leased the 4-sty dwelling 22 West 69th st to Jane Munroe for Emma Dryfoss.

HOUGHTON COMPANY leased the 3-sty dwelling 162 West 88th st for M. A. Carolinus Glover to John F. Dery.

MARSTON & CO. rented apartments at 52 West 37th st to Frederick T. Livermore, Richard D. Tobias and William P. Joyce; at 9 West 46th st to William Nevin, Margaret P. Colt and Jean Jory; at 16 East 87th st to Ethel G. Stringfellow; at 645-647 Madison av to Simon Buchhalter, Minna G. Haskell, Isabel S. McDonald, Grace Joslyn, Ernestine Haas and Dr. Robert B. Gentle.

PAYSON McL. MERRILL CO. leased a large apartment at 550 Park av to James A. McCrea, general manager of the Long Island Railroad Co.; for the Rodin Studios apartments in the new building at 200 West 57th st, the southwest corner of 7th av, to Donald R. Jones, William Le Baron and Dr. Richard J. Forhan.

**War Duty This Side
the Trenches**
(SECOND LIBERTY LOAN)



The United States Government needs men, munitions and supplies and it needs them *quick*. Men it can conscript; munitions it can commandeer; money it must obtain from its citizens.

The man or woman who invests in the Liberty Loan is not giving anything away but is simply lending money to the Government at four per cent. interest

Method of payment makes it possible for everyone to own a bond. Denominations as low as \$50.

THE RECORD AND GUIDE

Established 1879

WILLIAM P. RAE COMPANY

APPRAISERS
AUCTIONEERS

192 Montague Street

Telephone Main 4390-4391

BRANCH OFFICES

400 Nostrand Avenue
Sea Gate, New York Harbor
Jamica

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates
Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

BROOKLYN ESTATE MANAGERS

Members
Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

C. L. Gilbert, Pres. R. E. Patterson, Secy.

REAL ESTATE

Water Fronts, Factory Sites, Appraisals
Main Office
837 Manhattan Avenue
753 Nostrand Avenue
BROOKLYN, N. Y.

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

Brooklyn Real Estate

Howard C. Pyle Co.

Mortgage Loans Expert Appraising
201 Montague Street BROOKLYN

Established 1879

WILLIAM G. MORRISEY

REAL ESTATE
BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856
5857 MAIN

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 897-838 Plaza 31 EAST 58th STREET

J. K. MOORS leased the building at 323 West 57th st for John W. Burgess, of Newport, R. I., to M. Flubacher.

J. K. MOORS leased the building at 342 West 58th st to P. E. Reihl.

J. K. MOORS leased the building at 343 West 57th st to Helen G. Barnes.

MOORE, SCHUTTE & CO. rented 473 West 141st st, a 4-sty American basement dwelling, for Mrs. Mary McGrame O'Brien to Dr. Nils O. Lundell.

CHARLES F. NOYES CO. and White-Goodman have leased the 14th and 15th floors of the Masonic Building, 23d st and 6th av, at a rental of about \$15,000 per annum to the New York Uniform Manufacturing Corporation.

CHARLES F. NOYES CO. leased a floor at 433 Broadway for the Ideal Gas & Electric Fixture Co. to the L. S. Trading & Premium Co.; a floor at 222 Pearl st for Caroline B. Brown to V. Borras, and space at 68-70 Wall st for the Index Realty Co. to N. A. Brown.

PEASE & ELLIMAN have rented apartments at 829 Park av to Mrs. George G. Moore; at 112 East 74th st to F. W. Gaessenhaemer; at 819 Park av to Mrs. Halstead; at 145 East 35th st to Mrs. M. E. Osgood; and at 550 Park av to Mrs. G. Van B. Roberts.

PEASE & ELLIMAN leased for Mrs. J. C. Bowron to the Fashion Academy the 3-sty building at 608 Park av, between 65th and 66th sts; also leased, furnished, for Henry R. Stern the 4-sty dwelling at 131 East 62d st, between Lexington and Park avs.

PEASE & ELLIMAN leased for C. J. Rivers, as agent for the "Tower Building," at 542 8th av, offices to Dr. J. Frederic Huntington; for Mrs. A. C. Hubbard to Mrs. Ida Henriksen the 4-sty dwelling at 53 West 54th st; in the "Apthorp," at Broadway and 79th st, owned by William Waldorf Astor, an apartment to Edward B. Camp; and one in the same building for Louis A. Hamilton to Inglis M. Uppercu; furnished, for H. Kingsland Macy to Edward W. Packard the 4-sty dwelling at 123 East 74th st.

PEASE & ELLIMAN leased apartments at 57 West 58th st to Madeline Dana; at 9 East 10th st to Helen Dryden; at 755 Park av to George H. Betts; at 156 East 79th st to Mrs. W. B. Franklin; at 330 Park av to John E. Dietz; at 815 Park av to John F. Lucey and Mrs. Chas. Buikley; at 339 Park av to Carl L. Vietor; at 112 East 17th st to Mrs. Sybil Russell Bogue; at 24 East 38th st to Noble F. Hoggson; at 815 Park av to Leo Lundihm; at 108 East 82d st to Mrs. Sophie Perin Shipley; at 829 Park av to Mrs. Walter Oakes; at 570 Park av to Henry Kelly, Jr.

PEASE & ELLIMAN leased for R. W. Realty Co. the 2d floor of 80 Nassau st to Mrs. E. L. Beach, who after extensive alterations will conduct a tea room; and also leased for B. Crystal & Son the top floor of 47 West st to American Mica Works Co.

PEASE & ELLIMAN leased for Dr. Virgil P. Gibney & Miss Urania Woodman the 4-sty dwelling at 44 East 35th st, adjoining the residence of Dr. Gibney at the southwest corner of Park av; also for Mrs. S. M. Sedgwick to C. E. Ives the furnished 3-sty dwelling at 120 East 22d st; furnished, for Mrs. E. B. Mallon her apartment in 610 West 115th st to Leonard H. Wood; for Dr. Louis Neuman to Dr. W. P. Williams the 4-sty dwelling at 31 West 68th st.

S. OSGOOD PELL & CO. leased to the Peerless Motor Car Co. of Cleveland, Ohio, about 14,000 sq. ft. of space, as salesrooms for the Peerless cars, at the southeast corner of Broadway and 63d st.

PEPE & BRO. leased apartments in 146 West 4th st, the new studio building that has just been completed, to Hon. D. A. Verenikis, Ministre Resident de Grace acting for the Greek Government, Cyrus S. Brown, Roderic C. Penfield and Cleo Bracken; also leased the Little Duplex Studio that is now being finished at 183 West 4th st to Edward Cammilli; and rented for Mrs. Thompson an apartment at 47 Washington sq to A. Smith.

GEO. R. READ & CO. made leases in Empire Court, 311 West 95th st, which entirely fills the house, to Mrs. Nellie Kurtz, Patrick T. McVey, Mrs. Mary Gallo, Mrs. Emma L. Stanley, Louis Jacobson and Lieut. Roger Wisner; also the following leases in the Chiselhurst, 455-9 Fort Washington av, to Mrs. Mary L. Stark, Andrew Kidd, Jr., H. Wilson, Frederick A. Ardagh and Miss Emma E. Gould.

GEO. R. READ & CO. leased for the Broadway Building Co. offices on the 2d floor of 170 Broadway to the Security Bond & Investment Co.

GEO. R. READ & CO. leased space in the Johnston Building, 1170 Broadway, to Jeffs Fashion Co. and M. Shapiro; in the Constable Building, 111 5th av, to Matthew Gottlib; and 122-124 East 25th st to Ferdinand Hasters.

JOSEPH F. SEITZ leased an apartment in 789 Lexington av to Sal Sardo Fontana; in 809 Lexington av to F. E. Nixon and Annabelle Treanor, and in 827 Lexington av to H. Counihan and Emma Maloof.

EVERETT M. SEIXAS CO. leased for 1067 Fifth Avenue Company a furnished apartment in that building to Hormon August.

EVERETT M. SEIXAS CO. leased for C. M. Berthel his apartment, furnished, 536 West 11th st to Herman Baum, and in conjunction with E. K. Van Winkle the furnished apartment of G. Mumford, 36 Gramercy Park.

EVERETT M. SEIXAS CO. leased for Dr. Herbert Russell his furnished apartment at 116 Riverside dr, and 163 West 80th st apartments to Miss Elizabeth Porter and J. W. Nelligan; at the Towers, Morningside av, apartments to Mrs. Grant and Thomas G. Lawsen.

SHAW & CO. leased the store in 23 West 125th st to William Truehart, who will conduct a tailoring establishment.

SLAWSON & HOBBS rented for James McElhinney the dwelling 165 West 91st st to Dr. A. Berghaus; also for Breen estate to Harris Parr the dwelling 2 West 75th st; for John J. Sweeney the dwelling 242 West 72d st to M. E. and A. Wickware.

SLAWSON & HOBBS rented for F. K. Kraetzer, Jr., the dwelling 253 West 70th st to Mrs. R. A. Du Fourcq; also the dwelling 639 West 142d st for the estate of M. Wilbur Dyer to Edwin F. R. Lent; for the Breen estate 3 West 74th st to Eliza Hill.

SLAWSON & HOBBS rented for Frederick Schultz the dwelling 127 West 85th st to Frances E. Maginn; also 322 West 88th st for Miss A. C. Dillingham to Annie B. Dexter; also have leased for John J. Dillon the dwelling 312 West 87th st to Rosa Gibbs.

SLAWSON & HOBBS rented for Dr. A. C. McIntyre the dwelling 162 West 73d st to Helen Stein; also the dwelling 329 West 78th st for W. E. D. Stokes to E. C. Johnston; and the dwelling 15 West 82d st for the receivers of the American Real Estate Co. to Mrs. R. C. McLence.

SLAWSON & HOBBS rented for Anna Fillman the dwelling 19 West 87th st to F. W. Kaufman; also 143 West 73d st for West 73d Assc. (Inc.) to Anna Kinnear; and 72 Riverside dr for the estate of Leonard Lewisohn to W. E. C. Jones.

SPEAR & CO. rented for the DeVinne Press the 6th loft at 393-9 Lafayette st to Streep & Hill for a long term at an aggregate rental of about \$30,000; for the United States Insurance Co. the 5th floor at 99-101 5th av to A. Dembitz & Co.

SPEAR & CO. rented, with Horace S. Ely Co., the 10th loft at 133-141 West 21st st to Frank Spica.

SPEAR & CO. rented for Michael Coleman the 9th loft at 43-51 West 36th st to Messrs. Kneale & Rohrs (Inc.).

JAMES H. STRYKER leased for Walter J. Salomon to D. H. Schwartzman the store and basement at 103 West 42d st; for Carstein & Linnekin the store and basement in the Bancroft Building, at 7 West 29th st, to the Nugent Electrical Supply Co.; for Paul Shotland the 3d floor at 17 West 24th st to Mr. Stricker; for M. & L. Hess (Inc.) the roof floor at 12-14 West 32d st to B. M. Hekman, commercial photographer.

VAN VLIET & PLACE rented for Conron Brothers Co., which has improved the block front at 9th av and 14th st, the corner for ten years to the United Cigar Stores Co. of America, and the store at 63 4th av to the United Vulcanizing Co.

EDWARD C. H. VOGLER has leased the store at 955 West End av to Levine Tailoring Co.; at 588 Amsterdam av to Andrew Davey (Inc.), and at 642 Columbus av to S. Kawai.

CHARLES B. WALKER leased the store and basement at 209 Centre st to Samuel Friedus; for the estate of John R. Graham space in 174 Centre st to the Kling Calendar Co.; for Emil Bommer space in 81 Walker st to John O. Buckelew; in 207-207 1/2 Centre st to the American Chain Ladder Co.; for Woehr Bros. in 180 Lafayette st to the Heseltine Motor Corporation; for R. Leerburger in 69 West Houston st to James A. Walton; and in 207 Centre st to Wunsch & Washburn.

WERTHEIM & CLEAR leased a store in the building at the southeast corner of Lexington av and 44th st for Patrick J. Flannery to John De Scenza.

WHITE-GOODMAN leased the store and basement at 17 East 17th st to Karl Guggenheim; also large space at 24-26 East 21st st to the Metropolitan Hospital Supply Co.

WM. H. WHITING & CO. leased for the Shepard estate the building at 74-78 Cliff st, comprising the northeast corner of Ferry st, to the Allison Storage & Transfer Co.

WM. H. WHITING & CO. leased for the Protestant Reformed Dutch Church for a long term of years the buildings 9-11 Dutch st. The lessee is the R-W Realty Co., which will make extensive alterations and use the premises in connection with the building they already occupy at 80 Nassau st, which adjoins the leased premises.

Brooklyn.

E. T. NEWMAN leased the duplex dwellings 626A 3d st to Edgar M. Shaw; 622A 3d st to J. Butler, and 396A 9th st to J. Copland.

JAMES H. STRYKER leased for the Viemeister estate the store and basement at 1765 Broadway.

Queens.

THE LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Dr. Julius I. Metzger on Neilson av to Dr. I. Moses Friedman; at Arverne, L. I., for Excelsior Brewing Realty Co. on Carlton av to S. L. Unger; at Rockaway, L. I., for Rose M. Halstead on S. Columbus av to Leon Isaacson; at Belle Harbor, L. I., for Phyllis Rappelje on Suffolk av to Mrs. Richard McKenny.

Out of Town.

J. STERLING DRAKE leased the suburban home of Captain C. W. Lawson, furnished, at 24 Tallman av, Nyack, N. Y., to Joseph M. Keatinge, lawyer, at 149 Broadway, New York City. It is one of the show places of the city, a property 168x219, commanding fine Hudson River views.

ROBERT E. FARLEY ORGANIZATION leased the Carstensen residence in the village of Scarsdale, N. Y., to A. Frankenberg.

FEIST & FEIST (INC.) leased for the Charlotte Realty Co. the upper part of the building at the southeast corner of Prince st and Springfield av, Newark, to De Paola & Gallo.

FISH & MARVIN rented to Mrs. Philip Jones, of Shippan Point, Stamford, the residence of Professor Algernon S. Tassin on Stamford av.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

GOVERNMENT construction work continues to predominate this week in the building field. The activity is widely scattered and substantially all parts of the country will reap the benefit of the immense volume of work already under construction or contemplated for an early start. This phase of building endeavor is today more active than it has been since the entry of the nation into the war. Almost every day there are announcements of additional operations added to the already heavily loaded program. New projects are being presented to the trades for estimates, and appropriations granted by Congress for others. The work includes large additions to training stations and cantonments, base hospitals and the erection of vast storage and warehouses for military purposes. The building program of the Government might now well be said to be thoroughly under way. The more recently projected operations are for the most part permanent structures that will be a part of the enlarged regular army establishment.

Private construction has not advanced to any appreciable extent in either volume or value during the past week. Practically the only general contract of local interest to be awarded was that obtained by the Jardin Company, Inc., for the erection of a clubhouse in the Bronx for the Knights of Pythias, from plans and specifications by Shape & Bready, architects. This project will cost in the neighborhood of \$100,000. The inability of obtaining prompt deliveries of fabricated steel for building purposes is responsible for withholding a number of important projects from active construction. The price situation

Common Brick.—The situation in the Hudson River common brick market is practically unchanged from that reported last week. The sales of the week have been fair and compare favorably with the average of recent weeks. The arrivals are coming through in excellent volume. Common brick prices are holding firmly at their established level of \$8 to \$8.25 a thousand in cargo lots. There is no present indication that these prices are likely to be revised for some time. The lethargic condition of the building industry has effected the brick business along with practically all other structural material lines and there is not much hope for improved conditions until there is a strong revival of building activities. There is no material change in the Raritan situation. Prices are firm with demand fair and deliveries uncertain.

SUMMARY—Transactions in the North River brick market for the week ending Friday, October 19, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 26; sales, 21. Distribution: Manhattan, 7; Brooklyn, 6; New Jersey points, 6; outside, 2.

Structural Steel—The situation in the fabricated steel industry is far from satisfactory and practically no business has been registered since the new price schedule went into effect. The dullness of the present market is emphasized by the recent report of the Bridge Builders and Structural Society, which stated that the total business transacted throughout the country during the month of September amounted to approximately 52,000 tons as compared with 68,500 tons in August and 75,000 tons in July. These figures demonstrate conclusively the condition of the steel business as far as building operations are concerned. Deliveries of steel at any price are still uncertain and there is not much of an outlook for an immediate improvement along this line. The Federal Government is by

is not so tense as is the question of deliveries. There have been fewer operations presented for estimates this week, architects and owners seeming willing to delay their projects in the hope of considerably reduced material prices and a settlement of the labor difficulties.

The market for building materials and supplies with few exceptions is quiet, with prices holding firmly at the levels that have now maintained for some months. The structural steel situation is still unsatisfactory and it is mainly for this reason that the building situation is in the stagnant condition that it is. Brick, terra cotta, cement, lime, and other basic materials are easy, with deliveries practically assured and prices stabilized. There is no present indication of a marked price movement in any direction, although it is difficult to forecast exactly what would be the effect of a sudden increase of building activity.

One of the most encouraging features of the current situation is the fact that there seems to be a better feeling on the part of the speculative interests to commence the operations they have contemplated for many months. In the Bronx, Brooklyn and Queens there have been a number of new projects of this character announced and unless some unforeseen circumstances arise these jobs will undoubtedly proceed. Architects interested in this class of work are hopeful for the future and many have advised their clients that the present time is an excellent one to make preparations for an early start. Material prices, with only a few exceptions, are not likely to be substantially lowered, and in view of the fact that the demand for housing accommodations is still unsatisfied the opportunity for the speculative builder seems to be close at hand.

long odds the most important factor in the steel market. The requirements for military construction are considerable and those for the shipbuilding operations immense. Mill shipments for limited amounts of fabricated steel shapes are quoted at 3.195c., New York, for delivery in three months.

Lumber.—Notwithstanding the fact that almost all of the producers of structural materials and supplies are suffering from the scarcity of building activity, not only in the Metropolitan district but throughout the entire country, the lumber industry has experienced excellent business and the future prospects are exceptionally bright. Of course the Governmental requirements for lumber products is one of the principal sources of current business for this industry. The War Department is daily increasing its demand for lumber for use in the construction of additions to cantonments, training camps and hospitals and the carrying out of its aviation program. This last phase of activity is in itself one of the most important of the military schedule and the lumber requirements will eventually reach an immense total consumption. The lumber industry is burdened to capacity in its endeavor to handle the business that developed through the war activities. The demand for lumber products for the construction of private and semi-private structures is not up to the volume that it should be. Speculative work is almost at the minimum and although there is a better outlook for the future of this character of building operations there is a feeling that general building conditions do not warrant a start of speculative and investment work on a large scale. The lumber demand for manufacturing purposes is firm and good business is being registered from this source. Lumber prices are firm, with a further tendency toward advancing. The season is rapidly approaching when lumbering op-

erations will cease and with the short stocks generally on hand in the yards, prices are expected to advance somewhat.

Portland Cement.—The market for this commodity is quiet, with a steady buying movement and generally fair conditions. The prices are unchanged and according to all accounts not likely to suffer immediate revision. The preponderance of reinforced concrete construction, especially for industrial work and the amount of this material that has been required for Federal uses has maintained an activity in the cement industry that otherwise would not have been possible in view of the slow building season. All through the past season the cement industry fared rather better than the majority of other material, both in the volume of business transacted and working conditions at the manufacturing points. At the present time the outlook for the trade is hopeful and as a general thing the dealers are optimistic.

Cast Iron Pipe.—Notwithstanding the fact that the prices of this commodity have been reduced \$9 a ton there has been no increase in the amount of business registered during the past week. The reduction in price is directly traceable to the lower pig iron price made through the recent Governmental action. Quotations for 6 in., 8 in. and heavier are now \$56.50 per net ton, tide-water, and 4 in. \$59.50.

Window Glass.—The manufacturers of plate and window glass are as yet undecided as to the approximate date when the fires will be started for the coming blast but the announcement has gone forth that it will be considerably later than usual. At the present writing there is practically no demand for current requirements. This is due to the scarcity of structural projects. While there has been no change from the new schedule of discounts announced one week ago, these prices are considered temporary and likely to be revised without warning.

Wire Nails.—Dealers in wire products are waiting for a Governmental announcement which will effect the price of wire nails. Although at the present writing there is no definite knowledge as to what the new price will be it is thought that the authorities will decide upon a price between \$3.20, which has been the figure held to by the American Steel & Wire Company during recent months, and \$4, the price of the independent mills. There has been practically no new business registered in this line, consumers undoubtedly holding off with their orders pending announcement of the new price.

Face Brick.—Although there is not a great city demand for this commodity there is still considerable suburban work of high character that is consuming large quantities of face brick. The outlook for an increase of activity in the large centers is improving but building will not be resumed on a large scale until material prices are generally revised. At the present writing face brick prices are holding firmly and there is no great prospect of a change in the immediate future although it is within the range of possibility that prices will be lowered somewhat before next spring.

Sand and Gravel.—The market for these commodities has been fair with demand holding satisfactorily and prices firm. The large amount of reinforced concrete construction that is in progress at the present time has maintained life in this market. The deliveries of gravel have been unsatisfactory on account of the labor difficulties experienced in getting out the material. There is no improvement in sight.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf. to dealers only), per M.:
 North River common.....\$8.00@**\$8.25**
 Raritan common.....8.50@9.00
 Second hand common, per load of 1,500.....8.50@
 Red face brick, rough or smooth, car lots.....\$21.00@
 Buff brick for light courts... 21.00@
 Light colored for fronts.....25.00@
 Special types.....36.00@

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$2.12@
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural to dealers, wood or duck bags.....\$1.15@
 Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in. (nominal)...\$1.00@
 Trap rock, ¾ in. (nominal)... 1.20@
 Bluestone flagging, per sq. ft. .17@ 0.18
 Bluestone curbing, 5x16......40@

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
 4x12x12 in., per 1,000.....\$87.50
 6x12x12 in., per 1,000.....122.50
 8x12x12 in., per 1,000.....148.75
 10x12x12 in., per 1,000.....175.00
 12x12x12 in., per 1,000.....218.75

Interior—
 3x12x12 in., per 1,000.....\$66.00
 4x12x12 in., per 1,000..... 74.25
 6x12x12 in., per 1,000..... 99.00
 8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):
 Eastern common.....\$1.90@
 Eastern finishing..... 2.10@
 Hydrated common (per ton)...12.00@
 Hydrated finishing (per ton)...15.43@

LINSEED OIL—
 City Brands, boiled, 5 bbl. lots...\$1.20@
 Less than 5 bbls..... 1.21@

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

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b.N.Y.):
 8 to 12 ins., 16 to 20 ft....\$40.00@**\$50.00**
 14 to 16 ft..... 55.00@ 70.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.
 Base price, per M..... 30.50@
 Hemlock, W. Va., base price per M..... 30.50@
 (To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...\$35.00@38.00
 Wide cargoes..... 38.00@ 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, ¼ in. x 8 ft......12½@
 Boards, ¾ in. x 8 ft......15½@

SAND—
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$0.50@**\$0.55**

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):
 Beams & channels up to 14 in. **3.195@**
 Beams & channels over 14 in. **3.195@**
 Angles 3x2 up to 6x8..... **3.195@**
 Zees and tees..... **3.195@**
 Steel bars, half extras..... **3.195@**

TURPENTINE:
 Spot, in yard, N. Y., per gal.**\$0.51@****\$0.51½**

WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets.....80%+20%
 B grade, single strength, first three brackets.....80%+20%
 Grades A and B, larger than the first three brackets, single thick...80%+10%
 Double strength, A quality.....80%+10%
 B quality.....80%+15%

HOW A SMALL OUTLAY BROUGHT INCREASED RENTAL RETURNS

Project on Seventh Avenue Attracts Attention

RECENTLY it has been demonstrated a number of times that a comparatively small expenditure for the rehabilitation of a run-down property will transform the investment from the loss to the profit side of the ledger. In the Washington Square section this has been particularly true, and experiments in other parts of the city were equally profitable.

An example that might be cited is that of the recently altered four-story build-

ing of adjoining property, and, to crown all, provides a substantial income instead of a deficit.

The assessed value of the property is \$86,000. For two years it was vacant, during which time taxes were more than \$1,700, which resulted in an actual loss of this amount, plus interest and other carrying charges. Since remodeling this property will return a rental of \$5,000 for the first year, and a twenty-one year term rental is graduated from that figure up to \$10,000 a year. The architect-



ALTERATION DEMONSTRATING POSSIBILITIES AT SMALL EXPENSE.

ing at 717 Seventh avenue, adjoining the southeast corner of 48th street. From a dilapidated brownstone front residence producing absolutely no income, it has been altered by the reconstruction of its façade, chiefly of architectural terra cotta, and the floors remodeled and refitted for business purposes. This building has now been leased for a term of twenty-one years with renewal privileges. It has benefitted its immediate locality, attracted high-class tenants, enhanced its old valuation, as well as that

tural terra cotta used for the reconstruction of the façade cost \$1,100. Other materials for the same purpose \$1,900, making a total cost for the new front of \$3,000. The interior changes required a further additional expenditure. But little imagination is necessary to realize to what extent a moderate expense for altering and repairs has transformed a non-paying property into one that returns an excellent income, and furthermore, possesses all of the elements of respectability.

Changes Building Plans.

Philip Lewisohn has revised his plans regarding the future of the building site at the southwest corner of Sixth avenue and 41st street, which he leased in 1915 for a long term, from the estate of Louisa M. Gerry. The site is now improved with five two-story buildings at 707 to 716 Sixth avenue, facing Bryant Park, and three old buildings at 102 to 106 West 41st street. Mr. Lewisohn originally intended to erect a twelve-story building for which plans were prepared by Maynicke & Frank. He has apparently abandoned this project since plans have been filed for a two-story store and loft building, to measure 98x125 feet. According to the most recent advice this project will cost approximately \$100,000.

May Build Theatre.

De Rosa & Pereira, 150 Nassau street, architects, have prepared plans for a two-story theatre, for the southeast corner of Eighth avenue and 24th street, now occupied by eleven tenement houses known as 260 to 278 Eighth avenue, and 266 to 268 West 24th street. This site, which comprises the entire block front on the east side of Eighth avenue, from 23rd to 24th streets, with the exception of the 23rd street corner, faces the Grand Opera House, and is owned by the John R. Aymar Estate. It is understood that a deal is now in progress whereby important theatrical interests will lease the site and erect the structure which has been designed. Details regarding the transaction were not available yesterday.

Staten Island Industrial Project.

The Faribault Building Corporation, 21 Park Row, has the general contract for the construction of the seven-story reinforced concrete warehouse buildings, 120 x 160, including bulkheads and piers, between Clifton and Stapleton, S. I., for the Pouch Terminal Company, 17 State street, Manhattan, owner. Plans for the project have been prepared by the Concrete Steel Company, 42 Broadway, Manhattan, engineer.

Complete Factory Plans.

Louis Allen Abramson, 220 Fifth avenue, Manhattan, has completed plans for a group of factory buildings, at the northwest corner of Varick and Johnson avenues and Ingraham street, Long Island City, for the Continental Varnish Company. The group consists of a main two-story factory, to cost about \$60,000; also a special one-story building and cooking houses, to be utilized in the manufacture of the company's products.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg., 101 PARK AVE.

Edward Corning, President. Charles F. Berger, C.E., Vice-President.

Edward Corning Company Builders

52 VANDERBILT AVENUE
NEW YORK

Edward P. Corning, Treasurer. Clinton L. Frobisher, Secretary.

J. P. Duffy Co.

Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue
Phone 281-282 Melrose

CHARLES E. KNOX Consulting Engineer

For Electrical Equipment,
Elevators, Industrial Plants

101 Park Avenue, New York

Designing New Hospital.

Helmle & Corbett, 190 Mantague street, Brooklyn, are preparing plans for a two-story brick, stone and granite hospital to occupy the block front on the west side of Convent avenue, from 130th to 131st streets, for the Knickerbocker Hospital, of which M. G. Foster is president, William H. Remick is treasurer and Edward D. Jones, secretary. The project includes the construction of a main building 216x108x109, a garage, isolation building and nurses' home. It is understood that figures on the entire project will be taken late this month.

Station Contract Awarded.

The Public Service Commission has awarded to D. C. Serber, the lowest bidder, at the figure of \$69,084.69, the contract for completion of construction and station finish in the Fourth avenue subway and Center street loop subway. Several small construction items are included in this contract, among them being the changing of the wall panels on the platform of the former Gold street station on the Fourth avenue subway in Brooklyn to Myrtle avenue to conform to the new name for the station recently adopted by the Commission.

New Morristown Hospital.

The new All Souls Hospital on Mt. Kemble avenue, Morristown, N. J., will be erected by John McKeefrey, 1416 Broadway, who obtained the general contract for completion. Plans for the new hospital represented by Robert D. Foote, trustee, have been prepared by Harde & Hasselman, 56 West 45th street, who have estimated the cost at \$100,000. The plans call for the erection of a three-story brick and architectural terra cotta structure, to measure 170 x 41 feet, with a two-story chapel in the rear to measure 24 x 46 feet.

Knights of Pythias to Build.

The new building of the Knights of Pythias in the Bronx will be erected in East 149th street, from Gerard to Walton avenues, and will mark an important addition to the club life of that borough. Plans are being prepared by Shape & Bready, 220 West 42d street, architects, for a two and one-half story brick and terra cotta building, to measure 70 x 200 feet. The general contract has been awarded to the Jardin Company, 507 Fifth avenue, Manhattan.

\$200,000 Union Hill School.

Joseph Lugosch, 21 Bergenline avenue, Union Hill, N. J., architect, will draw plans for the new Public School No. 2 on Hudson avenue, between First and Second streets, Union Hill, N. J., for the Board of Education, of the Town of Union, Adam Riesenbergh, president. The new school will cost about \$200,000. It will be three stories in height and will contain twenty-eight classrooms and an auditorium.

PERSONAL AND TRADE NOTES.

Hasco Building Company has moved from 245 West 55th street to 52 Vanderbilt avenue.

J. C. Wandell, architect, has moved from 4 Court Square to 8525 Fourth avenue, Brooklyn.

Kallich & Lubroth, architects, have moved their offices to 1819 85th street, near 18th avenue, Brooklyn.

James S. Conkling, architect, has moved his office from Huntington, L. I., to 10 East 47th street, Manhattan.

William H. Ludwig, architect, will move his office on November 1 from 16 Court street to 801 Eastern Parkway, Brooklyn.

John Beese, architect, has moved his office from the Queens Plaza Court, Long Island City, to 280 Broadway, Manhattan.

Fleischman Construction Company, general contractor, has moved its offices from 11 West 45th street to 531 Seventh avenue.

J. Dall Construction Company, for eighteen years at 10 East 23d street, has moved its offices to the Grand Central Terminal Building, 70 East 45th street.

Standard Concrete Steel Company, formerly of 413 East 31st street, has opened new offices in the Tilden Building, 105 West 40th street. The company is represented by Mr. Mason, William C. Tobey, William R. Hughes and Frederick Sellar.

The Vulcan Steel Products Company has opened an office in Havana under the management of G. O. Simpson. In connection with this office there will be maintained a permanent exhibition of machinery and steel and iron products, in which the company deals.

The Enterprise Electric Novelty Company of New York is opening Pacific Coast headquarters at 706 Sansome street, San Francisco, Cal. The company manufactures portable flashlights and batteries and has not had an establishment on the Pacific Coast, heretofore.

A-J Contracting Company is moving its office from 452 West 38th street to 101 Park avenue. The shop will continue to be located at the 38th street address, and the mill at 276 Ninth avenue. A. H. Jacobson is the president, and D. Paul the secretary, of the company.

Edgar I. Mills, who has been identified for a number of years with the export branch of the steel industry, has joined the iron and steel department of the Federal Export Corporation. Mr. Mills resigned from the American Steel Export Company October 1 to assume his new duties.

George Butler, architect, 62 West 45th street, who is preparing plans for the alteration of the Wells Fargo Express depot at Pier 4, Jersey City, into a clubhouse for employees of that company, went to Chicago to inspect similar buildings in that city designed for such occupancy. The Wells Fargo clubhouse will have the benefit of the most recent ideas in the design and construction of structures catering to the social welfare of employees of large corporations.

United Electric Light and Power Co. has an interesting exhibit at the Electrical Exposition and Motor Show, which closes to-day, at the Grand Central Palace. The company made arrangements with the Warren Clock Company, of Ashland, Mass., for the Warren clocks, operated from the alternating current service of the United Company. The clock is operated in unique fashion. The plug from the clock is connected with an ordinary socket on United service, and it is then set. It is claimed that after the initial adjustment, there is no winding, no ticking, no setting or other attention required.

Albert H. Wiggin, chairman of the board of the Chase National Bank of New York, has been appointed Fuel Administrator for the State of New York. Announcement to this effect was made by Dr. Harry A. Garfield, United States Fuel Administrator. Dr. Garfield also appointed Fuel Administrators for six other States. They are: Minnesota—John F. McGee, Minneapolis; North Dakota—I. P. Barker, Bismark; Louisiana—John G. O'Kelley, New Orleans; Delaware—Charles H. Ten Weeges, Wilmington; Oregon—Fred J. Holmes, La Grande; Mississippi—C. L. Townes, Minter City.

The Liberty Loan Committee will hold a rally on Sunday, October 21, at 2 o'clock in the Mall at Central Park. The chairman of the meeting, Jerome A. Meyers, and the chairman of the Committee on Arrangements, A. L. Libman, have obtained the services of the following speakers, in addition to representatives of various banking institutions: Hon. Robert Adamson, Fire Commissioner; Hon. Frank L. Dowling, President of the Board of Aldermen; Ferdinand Pecora, Deputy Register; A. L. Libman, representing the Friars Club; L. P. McKinley, who will relate personal experiences of the firing line and in the trenches; John J. Gleason, Dean of the Friars Club; and Henry B. McDowell, son of General Irwin McDowell of Civil War fame.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., November 5, for alterations to the Custom House, at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, secy, Treasury Dept., Washington, D. C., owner. F. A. Long, Custom House, Manhattan, is the engineer. Cost, \$35,000.

BROOKLYN, N. Y.—The U. S. Government, Commandant, Navy Yard, Brooklyn, owner, has had plans completed privately for a 6-sty hollow tile, stone and concrete medical supply depot at the Navy Yard. Cost, \$200,000.

BROOKLYN, N. Y.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids for the general contract, to close 11 a. m., November 19, for fitting out cranes, from privately prepared plans. Cost, \$850,000.

BROOKLYN, N. Y.—The Whitney Co., 101 Park av, Manhattan, has been awarded the contract for foundations for the 3 to 6-sty reinforced concrete power plant, 58x107, at the Naval Hospital, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from plans by the American Institute of Architecture, G. Grant LaFarge, chairman of Commission, 101 Park av, Manhattan. Cost, \$100,000.

BROOKLYN, N. Y.—An appropriation of \$150,000 has been granted for the construction of a 50-ton crane at the Navy Yard for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

FORT HAMILTON, N. Y.—Major F. B. Wheaton, 15th and M sts, Washington, D. C., advisory architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$160,000.

ROCKAWAY BEACH, L. I.—Major F. B. Wheaton, advisory architect, 15th and M sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$20,000.

FORT CASWELL, N. C.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., advisory architect, has plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$109,000.

FORT TOTTEN, N. Y.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., advisory architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, Washington, D. C., owner. Cost, \$100,000.

FORT WADSWORTH, N. Y.—Major F. B. Wheaton, advisory architect, 15th and M sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$160,000.

SANDY HOOK, N. J.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$400,000.

FORT SCHUYLER, N. Y.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., advisory architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$20,000.

COHOES, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is revising plans for a 1-sty brick and stone post office bldg, 96x59, in the south side of Ontario st, bet. Mohawk and Canvas sts, for the U. S. Government, Hon. William G. McAdoo, Secy, Treasury Dept., Washington, D. C., owner. Bids ran high. Owner will readvertise. Cost, \$140,000.

VARIOUS LOCATIONS.—An appropriation of \$1,000,000 has been made for the construction of temporary storage bldgs at various locations for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Docks and Ferries, Washington, D. C., owner.

VARIOUS LOCATIONS.—An appropriation of \$15,000,000 has been granted for the construction of terminal storage and shipping bldgs at various locations for the U. S. Government, General W. C. Crozier, Ordnance Dept., State, War and Navy Bldg, Penn av and 18th st, N. W., Washington, D. C., owner, from privately prepared plans.

PLUM ISLAND, N. Y.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., advisory architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner. Cost, \$120,000.

NEAR PRINCETON, N. J.—The U. S. Government, c/o Sanitary Corps of Medical Dept., Washington, D. C., has accepted the

offer of M. Taylor Pyne, 20 Exchange pl, Manhattan, for use of his residence and estate near Princeton, N. J. Dwelling will be used as a temporary war hospital and it is probable that various changes will be made to existing buildings. New temporary structures will be erected.

FISHER ISLAND, N. Y.—Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., advisory architect, completed plans for 1 and 2-sty frame barracks, mess halls, latrines, etc., for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner. Cost, \$100,000.

NEWARK, N. J.—McArthur Brothers, 120 Broadway, Manhattan, have the general contract for 1-sty storhouses, warehouses and terminal facilities, 150x200, on the Meadows, for the U. S. Government, Commanding General Eastern Dept., Governors Island, N. Y., and Col. I. W. Littell, Adams Bldg, Washington, advisory architect, and Major Gumby, Adams Bldg, Washington, advisory engineer. Will include ten storhouses, docks, bulkheads, railroad work, etc.

Edison Service Rains In

Following the big rain storm last June, the owners of the Martin Building at Broadway and Thirty-first Street began investigating Edison Service. While their own plant was not effected, the experience of others in the vicinity caused them to look about for greater security. An examination of the requirements was made by Edison experts, and the estimates of relative costs that were submitted resulted recently in the adoption of Central Station service

Our supplying of 2000 lamps and 150 horsepower in this important property shows again the economy of Edison Service when cold facts are listened to. The reliability of our service, whatever the emergency, is likewise emphasized by this latest Broadway installation

The New York Edison Company

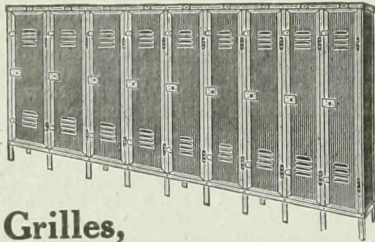
At Your Service

General Offices:

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600





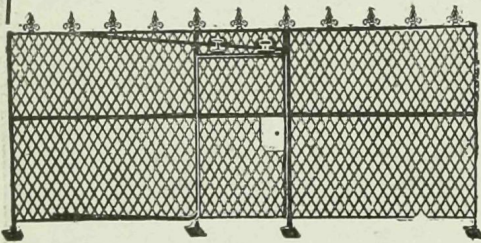
Grilles, Lockers and Railings for Banks and Offices

Made by one of the oldest-established firms in the business. Sound, honest workmanship, quick delivery and as promised, and minimum expenditure both for merchandise and installation.

"If it's wire-work, we make it"

OSCAR STOLP WIRE WORKS
21-23 Fletcher St. New York

Phone: John 1848
Dept. A



Awnings, Shades and Canopies

Let us estimate—all orders are welcome and promptly attended to, from the equipment of a great hotel to the installing of a couple of shades in a private house. Good workmanship, fair prices, quick service and absolutely first-class merchandise.



F. J. KLOES

Established 1872

243 Canal Street
New York

Telephone: Franklin 2216

Norman-Seton, Inc.

MANUFACTURERS OF

**Metal Clad Doors, Windows and
Trim Roofing, Skylight and
Cornice Work**

**FACTORY AND OFFICE
WINFIELD, LONG ISLAND**

Telephone—9-11-912 Newtown



A. Bataille & Co.

MANUFACTURERS OF

Elevator Enclosures

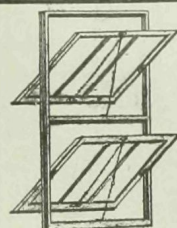
Patent Folding Gates, Wire and
Grill Work, in Brass, Bronze
and Iron

Bank and Office Railings

587 Hudson St., New York
Rose Bldg., Cor. Bank St.

WINE BOTTLE RACKS

Tel. 891 Chelsea



**FIREPROOF
WINDOWS**

M. F. Westergren

Incorporated

213-231 East 144th St.
NEW YORK

Telephone { 3291 } Melrose
 { 3292 }
 { 3293 }

NO ARCHITECTS SELECTED.

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

ELMIRA, N. Y.—Dr. Arthur W. Booth, 150 North Main st, Elmira, owner, contemplates erecting a 2½-sty frame dwelling at Clinton st extension, for which no architect has been selected. Cost, \$6,000.

PALMYRA, N. Y.—The Peerless Print Press Mfg. Co., John Marder, pres., Palmyra, owner, contemplates building an addition to factory. No architect has been retained, and details are undecided.

BAYSIDE, L. I.—The Oakland Golf Club, Bayside, owner, contemplates rebuilding the club house recently destroyed by fire at Bayside. No architect has been selected, and details are undecided. Cost, \$100,000.

GARFIELD, N. J.—A corporation now forming, consisting of H. J. Bodner, secy, 73 Quincy st; Isaac Friedman, 16 2d st, and Benjamin Kaufman, 193 Monroe st, all of Passaic, N. J., has recently purchased property at Garfield, and will improve same with the construction of a bakery. Details are undecided, and no architect has been retained.

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Lebovich & Klockars, 542 Fairfield av, Bridgeport, Conn., architects, are taking bids on the general contract for addition to the 1-sty brick factory, 70x114, for the Essex Foundry Co., Merry, st, Newark, owner. The Altieri Construction Co., 51 East 42d st, Manhattan, are figuring the general contract and desire all bids at once.

MUNICIPAL.

MANHATTAN.—The City of New York, Armory Board, John Purroy Mitchel, Mayor, City Hall, Manhattan, owner, is taking bids on the general contract to close 11 a m October 24 for remodeling the old 8th Coast Defense Command Armory, at 94th st and Park av.

BROOKLYN, N. Y.—The City of New York, Army Board, John Purroy Mitchel, Mayor, City Hall, owner, is taking bids on the general contract, to close 11 a. m., October 24, for the installation of a lighting system, etc., at the 14th Infantry Armory, 8th av and 15th st, and at the 47th Infantry Armory, Marcy av and Heywood st.

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 23, for alterations and improvements to the main hospital bldg, power house, laundry and nurses' home, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Jacob Solovei, on premises, owner, is taking bids on separate contract for a 1-sty brick public garage, 50x100, on the east side of Thatford av, 100 ft north of Pitkin av, from plans by A. Brook, 350 Fulton st, architect. Cost, \$10,000.

MISCELLANEOUS.

MANHATTAN.—The City of New York, Marcus M. Marks, Pres., Borough of Manhattan, room 2032, Municipal Bldg, owner, is taking bids on the general contract, to close 2 p. m., October 24, for regulating, paving and repaving 4th av from 10th to 12th sts, and 161st st from Amsterdam av to Broadway, etc.

NEW YORK STATE.—The State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m., October 23, for the construction of a pier at Barge Canal Terminal No. 38, at the foot of West 53d st and North River, from plans by Frank M. Williams, Telephone Bldg, Albany, N. Y., State Engineer.

NEW YORK STATE.—The State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking bids, to close 12 m, November 2, for removing the Montezuma Aqueduct and completing the canal prism excavation near May's Point, and for dredging the canal prism near Fox Ridge (Barge Canal Contract No. 165), from plans by Frank M. Williams, Telephone Bldg, Albany, State Engineer and Surveyor.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
7TH AV.—Grenenberg & Leuchtag, 303 5th av, completed plans for alterations to the 6-sty brick tenement, 50x86, at 1858-60 7th av, for the Royton Realty Co., 1036 6th av, owner. Cost, \$5,000.

65TH ST.—Patrick J. Murry, 141 East 40th st, completed plans for alterations to the 4-sty brick apartment and store, 20x72, at 23 East 65th st, for the City Real Estate Co., 176 Broadway, owner. Cost, \$5,000.

DWELLINGS.

70TH ST.—James P. Whiskerman, 30 East 42d st, completed plans for alterations to the 4-sty brick dwelling, 20x81, at 63 West 70th st, for Aimes Velez, 1676 45th st, Bklyn, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

3D AV.—B. F. Thompson & Co., 2471 8th av, completed plans for alterations to the two 3-sty brick storage houses, 50x100, at 2285-7 3d av, for the Sparkmount Realty Corp., 2279 3 av, owner.

SCHOOLS AND COLLEGES.

HESTER ST.—C. B. J. Snyder, 500 Park av, completed plans for alterations to the 6-sty brick and stone public school, 200x200, at 33-47 Hester st. for the Board of Education, City of New York, William G. Willcox, pres., 500 Park av, owner. Cost, \$9,000.

STABLES AND GARAGES.

127TH ST.—Benjamin Ascher, 37 East 27th st, completed plans for a 1-sty brick garage, 58x99, at 307-9 East 127th st, for Daniel P. Ingram, on premises, owner, and John McAvoy, 313 East 127th st, lessee. cost, \$8,000.

AMSTERDAM AV.—Sass & Springsteen, 32 Union sq, completed plans for a 1-sty brick garage, 129x150, on the east side of Amsterdam av, 95 ft south of 184th st, for Alfred B. Meyer, 11 West 81st st, owner. Cost, \$40,000.

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

25TH ST.—James J. F. Gavigan, Grand Central Terminal, completed plans for a 1-sty brick garage, 30x58, at 42 East 25th st, for the Trustees of Louis Schultz, 404 1st av, owners. Cost, \$4,000.

67TH ST.—J. M. Felson, 1133 Broadway, completed plans for an addition to the 2-sty brick garage, 55x100, at 221-3 East 67th st, for the Central Opera House Co., 205 East 67th st, owner. Consists of a 2-sty addition, 55x100. Cost, \$25,000.

41ST ST.—Mitchell Bernstein, 171 Madison av, completed plans for addition to the 3-sty brick garage, at 137-143 East 41st st, for the Weeks Est., c/o Mortimer Van Cott, 112 West 18th st, owner. Consists of a 3-sty rear extension. Cost, \$3,500.

SOUTH ST.—Lewis A. Sheinart, 194 Bowery, completed plans for alterations and extensions to the 1-sty brick garage, 25x40, at 384 South st, at 347-51 Front st, for the Dennison Realty Corp., Charles F. Noyes, pres., 92 William st, owner. Cost, \$8,000.

19TH ST.—Cantor & Dorfman, 371 Fulton st, Brooklyn, completed plans for a 2-sty reinforced concrete public garage, 154x92, at 238-255 West 19th st, for the Willoughby Garage Corp., 25 Court st, Bklyn, owner. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—L. E. Denslow, 44 West 18th st, completed plans for alterations to the 5-sty brick store and office bldg, at 1178 Broadway, for Elias J. Herrick Est., on premises, owner. Cost, \$4,000.

7TH AV.—Neville & Bagge, 105 West 40th st, completed plans for alterations to the 2-sty brick store and office bldg, 19x80, at 239 7th av, for the Mortgage Associates, 907 Broadway, owner. Consists of removing 2 stys and adding a 1-sty rear extension. Cost, \$5,000

35TH ST.—Seymour & Schonewald, Grand Central Terminal, completed plans for alterations to the 4-sty brick store, office and loft bldg, 40x92, at 26-8 West 35th st, for Revillon Freres, on premises, owner. Includes 1-sty addition. Cost, \$9,500.

MISCELLANEOUS.

SOUTH ST.—Frank M. Williams, 352 State st, Albany, N. Y., engineer, completed plans for a 1-sty steel and corrugated iron pier shed, 50x500, at South St. Pier No. 6, for the State of New York, Dept. of Public Works, W. W. Wotherspoon, Albany, N. Y., owner. Cost, \$100,000.

Bronx.

DWELLINGS.

EDSON AV.—William E. Erb, 443 East 186th st, completed plans for eight 2-sty frame dwellings, 16x30, on the east side of Edson av, 255 ft south of Boston rd, for the Crawford Real Estate & Building Co., 7 East 42d st, Manhattan, owner and builder. Total cost, \$20,000.

MISCELLANEOUS.

ALLERTON AV.—W. G. Massarene, 15 East 40th st, Manhattan, has plans in progress for addition to the Blue Goose Inn at Allerton av and Bronx blvd, for the Blue Goose Inn Operating Co., 90 West st, owner. Consists of 1-sty brick addition to be used for restaurant, 40x80, and a kitchen, 50x50. Cost, \$50,000.

177TH ST.—The Gas Engine & Power Co. and Charles L. Seabury & Co., Morris Heights, Manhattan, owners and builders, have had plans completed privately for three frame shipways at the foot of 177th st and Harlem River.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HEMLOCK ST.—C. Infanger & Son, 2634 Atlantic av, completed plans for a 4-sty brick and stone tenement, 40x88, in the west side of Hemlock st, 100 ft south of Pitkin av, for Emil Reinecking, 384 Crescent st, owner. Cost, \$25,000.

SHEFFIELD AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for two 4-sty brick apartments, 66x100, on the west side of Sheffield av, 100 ft south of Dumont av, for the Sheffield Building Co., 154 Pennsylvania av, owner. Total cost, \$80,000.

CHURCHES.

18TH ST.—Helmle & Corbett, 190 Montague st, completed plans for a 2-sty brick and stone church and Sunday school at the cor of 18th st and Cortelyou rd for the Baptist Church of the Redeemer, Rev. H. F. Berry, 2304 Newkirk av, Bklyn, owner.

DWELLINGS.

MAPLE ST.—Gordon M. Trautschold, Plandome, L. I., completed plans for a 2-sty brick dwelling, 35x56, in the north side of Maple st, 25 ft west of Bedford av, for William H. Todd, 139 Rutland st, owner. Cost, \$22,000.

EAST 35TH ST.—William C. Winters, 106 Van Sicken av, completed plans for three 2-sty frame dwellings, 16x34, in the

west side of East 35th st, 125 ft south of Av F, for J. F. Dunham, 1663 East 13th st, owner. Cost, \$3,000 each.

68TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 2-sty brick dwellings, 16x44, in the south side of 68th st, 70 ft west of Stewart av, for Charles Lucke, 656 68th st, owner and builder. Cost, \$4,000 each.

WEST 36TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 1-sty brick dwelling, 28x25, in the east side of West 35th st, 481 ft south of Mermaid av, for William Fox, 2913 West 35th st, Brooklyn, owner and builder. Cost, \$3,500.

SOUTH 3D ST.—H. J. Nurick, 892 Broadway, Bklyn, has plans in progress for extension to the 4-sty brick dwelling, at 312 South 3d st, for I. Lamdew, on premises, owner. Consists of brick extension, 14x16, and general interior alterations. Cost, \$3,000.

47TH ST.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 25x56, in the south side of 47th st, 240 ft west of 15th av, for John Connolly, 5107 New Utrecht av, owner and builder. Cost, \$10,000.

PEARL ST.—Nathan M. Porter, 121 Duane st, Manhattan, completed plans for a 2-sty brick dwelling and garage, 39x75, in the east side of Pearl st, 75 ft south of Concord st, for the R. W. Realty Co., 121 Duane st, Manhattan, owner and builder. Cost, \$10,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2½-sty frame dwellings, 17x41, in the east side of East 37th st, 197 ft north of Ave J, for John E. Reynolds, Ave J and Flatbush av, owner and builder. Cost, \$9,000.

79TH ST.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty brick dwelling, 18x40, at the northwest cor of 79th st and 19th av, for the Graham Marx Construction Co., 1670 49th st, owner and builder.

76TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 24x40, in the north side of 76th st, 129 ft west of 3d av, for Albert Jansen, 345 76th st, owner and builder. Cost, \$16,000.

48TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x55, in the south side of 48th

st, 140 ft east of 12th av, for Morris Wolsk, 1560 53d st, owner. Cost, \$7,000.

28TH AV.—F. Savignano, 6005 14th av, Bklyn, will draw plans for four 2-sty brick dwellings, 38x18, on the east side of 28th av, 140 ft south of Cropsey av, for the Harway Construction Co., 69 Bay 50th st, Bklyn, owner and builder. Cost, \$20,000.

EAST 35TH ST.—Koch & Wagner, 26 Court st, completed plans for alterations to the 1-sty brick factory and office, 84x97, in the east side of East 35th st, 338 ft north of Av K, for Frederick A. Koch Mfg. Corp., 1151 East 35th st, owner.

INGRAHAM ST.—Louis A. Abramson, 220 5th av, Manhattan, completed plans for a 1-sty brick factory, 25x20, at the northwest cor of Ingraham st and Varick av, for the Continental Varnish Co., 317 New Jersey av, Newark, owner. Cost, \$6,000.

STABLES AND GARAGES.

PENN ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 60x100, in the south side of Penn st, 129 ft west of Broadway, for David Caplan and Gussie Holdstein, 1450 Broadway, Manhattan, owners and builders. Cost, \$12,000. The location was incorrectly reported as Tennessee st in the Record and Guide last week.

UNDERHILL AV.—The National Aniline & Chemical Co., c/o W. Beckers Aniline & Chemical Wks., East 83d st, Bklyn, owner, has had plans completed privately for extension to the 2-sty garage on the east side of Underhill av, 103 ft south of St. Marks av. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—D. P. Hart, 3 West 29th st, Manhattan, completed plans for an extension and interior alterations to the 7-sty store and office bldg in the east side of Fulton st, 92 ft north of Willoughby st, for the Metropolitan Trust Co., 60 Wall st, Manhattan, owner. Cost, \$30,000.

39TH ST.—Thomas Bennett, 7826 5th av, has plans in progress for the alteration of the frame carpenter shop, at 264 39th st, into a store, for John B. Santally, 271 39th st, owner and builder. Cost, \$3,000.

14TH AV.—F. Savignano, 6005 14th av, completed plans for two 1-sty brick stores, 22x60, at the northwest cor of 14th av and 68th st, for Leo Berger, 493 Metropolitan av, owner and builder. Cost, \$20,000.

Announcement is made of the formation of the

Hedden-Pearson-Starrett Corporation

WITH OFFICES AT

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

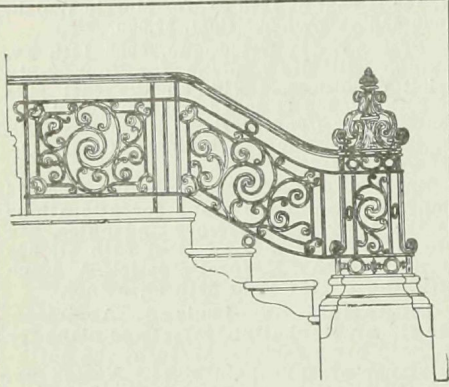
The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Mercantile Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.



"Pitt" Iron Work Stands Supreme

where ornamental iron and careful workmanship are the primary consideration.

Consult us for
Stoop Railings, Ornamental Drive-
way Gates, Fences, Window Guards,
Grilles, "Pitt" Folding Gates, etc.

WILLIAM R. PITT COMPOSITE IRON WORKS

219 West 26th Street New York

INSURANCE

34 West
33d St. Mad. Sq.
3060

MARINE - - LIFE
ACCIDENT

ALL ÆTNA LINES

Lumber from Our Own Factory

From the selection of the best woods to the completion of the finished product we oversee the entire process.

That is why our combination of quality and service has built up for us so enormous a business in sash, doors, trim, store fronts, paneling, etc. Are YOU on our books?

Telephone: Morningside 2544

CHELSEA LUMBER CO.
87 Manhattan St.

MISCELLANEOUS.

HAMBURG AV.—T. Engelhardt, 905 Broadway, Brooklyn, completed plans for alterations and addition to the 5-sty brick, steel and reinforced concrete brewery storage bldg, 60x130, and a 2-sty bottling house, 90x100, at the southeast cor of Hamburg and Greene avs, for the North American Brewing Co., on premises, owner. Total cost, \$140,000.

2D AV.—W. J. Conway, 400 Union st, completed plans for a brick smelter, 20x 97, on the east side of 2d av, 80 ft north of 15th st, for Frank Koshel and Samuel Singer, 1872 2d av, Manhattan, owners. Cost, \$2,500.

OSBORNE ST.—Morris Whinston, 459 Stone av, completed plans for a 1-sty brick smokehouse, 25x100, in the west side of Osborne st, 100 ft south of Newport av, for Greenberg Provision Co., 348 Dumont av, owner. Cost, \$10,000.

6TH AV.—Brustus Gundlach, 212 5th av, Manhattan, completed plans for an extension to the 1-sty boiler house, at the southeast cor of 6th av and 62d st, for John W. Huber, 65 West Houston st, Manhattan, owner. Cost, \$4,000.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 27 Greenway terrace, Forest Hills, L. I., owner, has had plans completed privately for a 2½-sty brick dwelling and garage, 27x41, in the north side of Dartmouth st, 210 ft west of Tennis pl. Cost, \$12,000.

JAMAICA, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for four 2½-sty frame dwellings at the southeast cor of Warwick av and Connonbury rd for John Haas, 51 Columbia av, Woodhaven, L. I., owner. Cost, \$11,000.

HOLLIS, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for a 2-sty frame dwelling, 26x31, at the northeast cor of Cherokee and Chicopee avs for Charles W. Steiner, 93 Globe av, Jamaica, L. I., owner. Cost, \$3,500.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for a 2-sty brick dwelling, 23x38, in the south side of Meteor st, 100 ft west of Seminole av, for Cord Meyer Co., Hoffman blvd, Forest Hills, L. I., owner. Cost, \$6,000.

RIDGEWOOD, L. I.—L. Allmendinger, 20 Palmetto st, Bklyn, completed plans for twenty-two 1 and 2-sty brick dwellings, 22x18, 18x40 and 21x52, in the north side of Center st, 41 and 64 ft east of Cypress av, and at the northeast cor of Cypress av and Center st, for Anthony Mayer, 1015 Hancock st, Bklyn, owner. Total cost, \$55,000.

WOODHAVEN, L. I.—P. H. Dein, Woodhaven completed plans for five 2-sty frame dwellings, 16x35, in the north side of Ashland st, east of Manor av, for W. H. Dein, Diamond av, Woodhaven, owner. Cost, \$12,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, completed plans for an extension to the chemical factory at the southeast cor of Van Dam st and Borden av, for E. Virgil Neal Chemical Works, 110 West 40th st, Manhattan, owner. Consists of a 1-sty brick rear extension, 28x41. Cost, \$4,000.

HALLS AND CLUBS.

QUEENS COUNTY, L. I.—Thomas Bennett, 7826 5th av, completed plans for a 3-sty frame club house, 35x88; also a paddock, 75x100, and an addition to grand stand, 110 ft long, at the Aqueduct race

track, for the Queens County Jockey Club, 399 Fulton st, Brooklyn, owner. Architect builds and is taking bids on all subs. Cost, \$60,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Thomas J. Reidy, 76 Hoyt st, L. I. City, completed plans for a 1-sty brick shop, 100x75, on the north side of Broadway, 79 ft west of Sherman st, for Annie Klein, 225 Jamaica av, L. I. City, owner. Cost, \$7,000.

Suffolk.

STABLES AND GARAGES.

HUNTINGTON, L. I.—Carroll E. Welsh, New York av, Huntington, completed plans for a 2-sty brick and tile garage, 100x52, in the north side of Main st, opposite Prospect st, for W. H. Flessel, Huntington, L. I., owner and builder. Cost, \$10,000.

Westchester.

DWELLINGS.

RYE, N. Y.—Peabody, Wilson & Brown, 389 5th av, Manhattan, have plans in progress for alterations and addition to the 2½-sty wood dwelling, near the Beach, for J. M. Morehead, owner.

SCARSDALE, N. Y.—A. Joseph Bodker, 62 West 45th st, Manhattan, is preparing sketches for a 2½-sty stone and wood dwelling, 40x75, for Frederick Fox & Co., 14 West 40th st, owner.

DWELLINGS.

YONKERS, N. Y.—W. H. Schanck, Park Hill, Yonkers, is preparing sketches for alterations to the 2½-sty frame dwelling at Park Hill for C. W. Hodgson, Park Hill, Yonkers, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, has plans nearing completion for an addition to the brick public school (P. S. No. 16) for the Board of Education of Yonkers, High School Bldg, Yonkers, owner. Cost \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 5-sty brick and terra cotta apartment at 471-3 High st, for Waldo Genung, of Cook & Genung Co., 16 Jersey st, Newark, owner and builder. Cost, \$50,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick and stone apartment and store, 59x100, at the northwest cor of Old Bergen rd and Danforth av, for Louis Dorison, 158 Wegman Parkway, Jersey City, owner and builder. Cost, \$45,000.

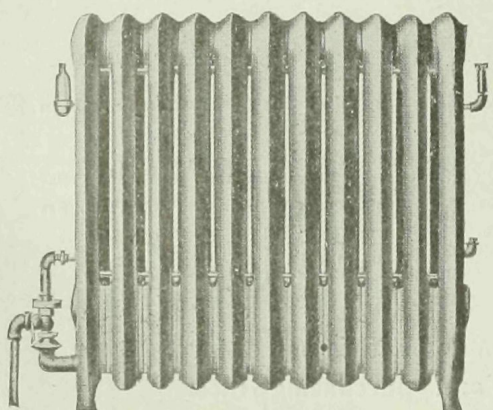
EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has new plans in progress for two 4-sty brick and stone apartments, 50x80x60, in the south side of Dodd st, 125 ft east of Park st, for Harry Koldin, 111 Washington st, Newark, owner and builder. Total cost, \$40,000.

JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 50x72, on Magnolia av, near Penn R. R. cut, for James Billington, 2614 Boulevard, Jersey City, owner and builder. Cost, \$40,000.

WEST NEW YORK, N. J.—George Wilaredt, 411 23d st, West New York, N. J., completed plans for a 3-sty brick apartment house, 25x66, at 445 20th st, for Gottlieb Common, 655 Harrison pl, West New York, owner. Cost, \$14,000.

DWELLINGS.

MORRISTOWN, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, has pre-



STEAM HEAT with the CABCO Gas Heated Steam Radiator

Owners, agents, and speculative builders—here is an individual steam heating appliance for every room. No odor, bother, danger, or frozen pipes.

Gas for fuel, Steam for heat, and a Match for kindling. Installed like a gas stove and simple in operation—nothing to do but turn on and light the gas. Nothing complicated—it works automatically. Odorless, economical, practical. Thousands in use in all kinds of buildings.

Made only and guaranteed by

CHAS. A. BAXTER COMPANY

General Offices, Diamond Bank Building
PITTSBURGH, PA.

liminary plans in progress for a brick and stone dwelling for William North Duane, 16 Wall st, Manhattan, owner. Details are undecided.

ENGLEWOOD, N. J.—Rich & Mathesius, 320 5th av, Manhattan, have plans in progress for a 2½-sty wood dwelling and garage, 20x25, for Walter Ruprecht, 335 Greenwich av, Englewood, owner. Cost, \$10,000.

BLOOMFIELD, N. J.—Christopher Myers, Crane Bldg, Montclair, N. J., completed plans for a 2½-sty frame dwelling, 32x33, for Oscar J. Rees, 64 James st, Bloomfield, N. J., owner and builder. Cost, \$5,000.

HALLS AND CLUBS.

RAHWAY, N. J.—John F. Jackson, 1328 Broadway, Manhattan, architect, is revising plans for a 3-sty reinforced concrete Y. M. C. A. bldg, 91x11, in Irving st, for the Y. M. C. A., John A. Overton, secy, Irving st, Rahway, owner. The Carleton Co., 151 West 42d st, Manhattan, has the general contract. Cost, \$65,000.

JERSEY CITY, N. J.—William Neumann, 314 Palisade av, Jersey City, has plans in progress for a 4-sty brick and stone or terra cotta club house, 69x100, to contain bowling alleys, 1st floor grille rooms, 2d floor billiard room, 3d floor lodge rooms and 4th floor bedrooms, on the Blvd, near tube station, for the B. P. O. Elks, 211, of Jersey City, Henderson st, Jersey City, owners. Cost, \$100,000.

HOTELS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for alterations and addition to the 2-sty frame Hotel De Paris, at 24 Hamilton st, for Paul Jossi, on premises, owner. Consists of a 2-sty brick front extension, 20x22, and minor alterations to present bldg. Cost, \$4,000.

SCHOOLS AND COLLEGES.

SECAUCUS, N. J.—Emil Guhl, 19 Charles st, Jersey City, is preparing preliminary plans for alterations to the public school for the Board of Education of Secaucus, Andrew Hornung, pres., Board of Education, 5th st and Center av, Secaucus, N. J., owner. Cost, \$14,000.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silverstein, 123 Springfield av, Newark, completed plans for a 1-sty cement block garage, 45x100, at 197-199 Frelinghuysen av, for Dorfman Bros., 57 Branford st, Newark, owners. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Stuckert & Co., 1420 Chestnut st, Philadelphia, Pa., have plans nearing completion for the alteration of the brick stores at Ellison and Washington avs, into a restaurant, for the Travelers Lunch Co., Paterson, owner.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
STAMFORD, CONN.—Vito Racaniello, Pacific st, Stamford, has had plans completed privately for a 2-sty concrete apartment and store bldg at 296 Pacific st. Cost, \$2,500.

DWELLINGS.

STAMFORD, CONN.—Emmens & Abbott, Bank st, Stamford, Conn., completed plans for a 2-sty frame dwelling in Elmwood Park for J. A. Trolle, Glenbrook av, Stamford, Conn., owner and builder. Cost, \$6,500.

STAMFORD, CONN.—Emmens & Abbott, Bank st, Stamford, Conn., completed plans for a 2-sty frame dwelling in Lafayette st for Howard B. Kunes, St. Johns pl, Stamford, owner and builder. Cost, \$5,000.

Cut Down the High Cost of Building

Save approximately \$1.00 per barrel by using

BROOKLYN BRIDGE BRAND

Rosendale Natural Cement

Allowed on all work by the
New Building Code

Approved by the Building Department

For Economy, order Cement in Bags
Ten cents allowed for empty bags

Consolidated Rosendale Cement Co.
50 Church Street New York, N. Y.

CAELMSEENT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See Page 149 Sweet's Catalogue for particulars

HARRIS FLOORING COMPANY

PAUL T. RIBETT, Jr., Manager Tel.—Greeley 3160-3161

Specialists in Oak and Maple Flooring

Thoroughly kiln dried—properly manufactured. The Flooring that lays tight and smooth. Large stock on hand. Prompt shipments in any quantity.

OFFICE AND STEAM HEATED WAREHOUSE 558-560 West 34th Street, NEW YORK CITY.
USE DAVIS SHELLAC FOR FINE FINISH

SAYRE & FISHER COMPANY WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors Office, 261 BROADWAY, Cor. Warren Street, Telephone, 6750 Barclay NEW YORK

HARD BUILDING BRICK

HOLLOW AND FIRE BRICK

TELEPHONE, KENMORE 2300


RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

LEHIGH CEMENT

NATIONAL

DISTRIBUTION  REPUTATION

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.
30 East 42nd Street NEW YORK
Telephone, M. H. 3338

ALTERATIONS

to existing property form one of the branches in which our long and successful experience qualifies us to rank as experts.

In fact, we enjoy that status in all that pertains to construction work in general. May we consult with you on your needs?

John N. Knauff

General Contractor
334 Fifth Ave. (at 33rd St.)
New York



Flaunt Old Glory to the Breeze.

This flagpole, 75 feet in height, was erected by us.

We make this type of pole any height. Nothing exists that cannot be made out of steel by this firm.

**Stolz & Greenberg
Iron Works**

1122-1126 Forest Ave.
Bronx, New York

Increased property - valuation at small expenditure.

Although we are General Contractors, we make a specialty in repairs and alterations of buildings that have well served their time and purpose. We can increase considerably the value of your property by several well-planned repairs or alterations.

For suggestions and estimates, phone Stuyvesant 387.

Champion & Levien, Inc.

GENERAL CONTRACTORS
48 East Tenth Street

Notice to Landlords

A RUN-DOWN BUILDING MEANS A LOSS OF PROFITS. GET EVERY DOLLAR out of your investment by keeping your buildings in good repair. It means steady tenants and increased rentals.

WE ALTER, REPAIR, REBUILD, PAINT, DECORATE
Our work passes inspection.

SINGER CONTRACTING CO.

World Bldg., N. Y. C. Tel. Beekman 5378

RONALD TAYLOR Granolithic and Asphalt Pavements "TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

HENRY MAURER & SON Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

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

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—H. P. Wright & Co., 25 West 42d st, has the general contract for alterations to the 4-sty brick and stone bachelor apartments and store, 25x100, at 8 East 45th st, for George D. Smith, 547 5th av, owner, from plans by Walker & Gillette, 128 East 37th st, architects. General contractor desires bids on carpentry work and all subs.

CHURCHES.

ORANGE, N. J.—Wyllie-Saylor-Granite, Inc., 627 Central av, Newark, have the general contract for a granite and Indiana stone Memorial Chapel, at St. John's R. C. Cemetery, for the Father Fleming Memorial Committee, Rev. Father Paul T. Carew, 66 Ridge st, Orange, N. J., owner, from privately prepared plans. Cost, \$2,000.

DWELLINGS.

BROOKLYN, N. Y.—H. H. Vought & Co., Grand Central Terminal, Manhattan, has the general contract for a 2-sty brick dwelling, 35x56, at 93-109 Maple st, for William H. Todd, 139 Rutland st, Brooklyn, owner, from plans by Gordon M. Trautschild, Plandome, L. I., architect. Cost, \$22,000.

JERSEY CITY, N. J.—James R. Saunders, 73 Winfield av, Jersey City, has the general contract for a 2½-sty frame dwelling, 21x52, on the northwest side of the Boulevard, 75 ft from Audubon av, for Mrs. E. Hofmeister, 131 Bergen av, Jersey City, owner, from plans by John Resch, 170 Lexington av, Jersey City, architect. Cost, \$6,000.

CARLSTADT, N. J.—George Collins, 1st and Berry sts, Hackensack, N. J., has the general contract for a bungalow for Mrs. Katherine Kramer, Carlstadt, owner, from privately prepared plans. Cost, \$4,000.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Hillcrest av, New Rochelle, has the general contract for a 2½-sty stucco and lath dwelling, 30x37, for S. B. Leonardi, 115 Duane st, Manhattan, owner, from plans by W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, \$11,000.

NEW ROCHELLE, N. Y.—Peter Cameron, 339 North av, New Rochelle, has the general contract for alterations and addition to the 2½-sty wood dwelling and garage on Webster av for John Reid, Jr., 80 Liberty st, New Rochelle, owner, from plans by Frederick G. Frost, 15 West 44th st, Manhattan, architect. Cost, \$10,000.

STAMFORD, CONN.—Oberg & Peterson, Stamford, Conn., have the general contract for remodeling the 2½-sty frame dwelling, for Frank A. Graff, Lafayette st, Stamford, owner, from plans by Emmens & Abbott, 1 Bank st, Stamford, architects.

MAPLEWOOD, N. J.—Henry Grobert, 280 Amherst st, East Orange, N. J., has the general contract for a 2½-sty frame dwelling, 29x35, from plans by William Garrabrants, 541 Main st, East Orange, N. J., architect. Owner's name will be announced later. Cost, \$6,000.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, Perth Amboy, has the general contract for rebuilding the 2-sty frame and stucco dwelling and two stores, at 203-5 Smith st, for John P. Lloyd, 159 Main st, Matawan, N. J., owner, from plans by M. G. Tuzik, Raritan Bldg, Perth Amboy, architect. Consists of a 2-sty rear addition of hollow tile and stucco, 21x31, and rebuilding 2d story. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—James Bowen, 454 Westside av, Jersey City, has the general contract for a 1-sty brick storehouse, 44x100, at 69 Morris st, for the Egan Waste Co., 69 Morris st, Jersey City, owner, from plans by Christopher J. Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$6,000.

LONG ISLAND CITY.—J. O'Dell Whitnack, 231 West 18th st, Manhattan, has the general contract for a 1 and 2-sty reinforced concrete auto truck factory and service station, 1-sty section about 80x24 and 2-sty section about 100x132, at 14th st and Boulevard, for a Chicago corporation, c/o Cross & Brown, 18 East 41st st, Manhattan, owner, from privately prepared plans. Cost, \$80,000.

LONG ISLAND CITY.—M. J. Irwin & Son, 1723 Hulst st, L. I. City, have the general contract for alterations to the 3-sty brick factory, 50x84, at Borden av and Van Dam st, for L. T. Stevenson, Borden av, L. I. City, owner, from plans by E. Virgil, architect. Cost, \$7,500.

BAYONNE, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the

general contract for construction of a 3-sty reinforced concrete factory, 60x100, at 4th st and Av A, for the Nucoa Butter Co., 5th st, Bayonne, N. J., owner, from plans by Francisco & Jacobs, 511 5th av, Manhattan, architects and engineers.

JERSEY CITY, N. J.—The Matty Construction Co., 1328 Broadway, Manhattan, has the general contract for a 1-sty reinforced concrete warehouse, 60x305, at 4 and 5 South av, for the National Air Cell Covering Co., Ft. Henderson st, Newark, N. J., owner, from plans by John T. Rowland, Jr., 100 Slip av, Jersey City, architect.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Ahnenam & Younkeere, 3320 Bailey av, Manhattan, have the general contract for alterations to St. John's Foundling Hospital, at 175 East 68th st, for the New York Foundling Hospital, Sisters of Charity, Sister Teresa Vincent, directress and treas., on premises, owner, from plans by I. E. Ditmars, 111 5th av, architect.

SPRING LAKE, N. J. (SUB.)—Andrew T. Van, 108 South Main st, Ocean Grove, N. J., has been awarded the general contract for the construction of a heating plant for the Ann May Memorial Hospital, 1st av, Spring Lake, owner. Cost, \$6,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35a Kosciusko st, Bklyn, have the general contract for a 1-sty brick garage, 17x64, on the south side of Av D, 100 ft west of Bedford av, for Schutte Bros., 1240 Flatbush av, owner, from plans by R. T. Schaefer, 1526 Flatbush av, architect. Cost, \$3,000.

JERSEY CITY, N. J.—Joseph Canegallo, 48 Van Winkle av, Jersey City, has the general contract for alterations and addition to the garage and store at 861-3 Bergen av, for E. Hegewald & Son, on premises, owners, from plans by George A. Flagg, Spingard Bldg, Jersey City, architect.

YONKERS, N. Y.—Niniam Jamieson, South Broadway, Yonkers, has the general contract for a 2½-sty stone private garage and machine shop, 32x35, on Park Hill, for C. W. Hodgson, Park Hill, Yonkers, owner, from plans by W. H. Schanck, Park Hill, Yonkers, architect. Cost, \$6,000.

WESTFIELD, N. J.—E. W. Blanchard, 114 East 28th st, Manhattan, has the general contract for a 1-sty brick garage, 60x125, at Central, Lenox and North avs, for Percy Lambert, 406 Westfield av, Westfield, owner, from privately prepared plans.

RIDGEWOOD, L. I.—Justus D. Doenecke & Son, 35a Kosciusko st, Brooklyn, have the general contract for a 1-sty brick garage, 22x100, at the southwest cor of St. Nicholas av and Woodbine st, for Anton Scholl & Son, 380 Flushing av, Brooklyn, owners, from plans by Herman E. Funk, 29 Cooper st, Brooklyn, architect. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. & W. C. Wallace, 442 West 46th st, have the general contract for alterations to the 6-sty brick store bldg, 100x100, at 45 West 21st st, for D. E. Sicher & Co., on premises, owner, from plans by George A. and Henry Boehm, 7 West 42d st, architects. Cost, \$10,000.

MANHATTAN.—Hugh Getty, Inc., 359 West 26th st, has the general contract for alterations to the 5-sty brick restaurant, offices and lofts, 50x119, at 115-7 Fulton st, for William F. Dornbusch, 61 Hancock st, owner, and the Young Women's Christian Assn, 600 Lexington av, lessee, from plans by F. B. & A. Ware, 1170 Broadway, architects. Cost, \$10,000.

MANHATTAN.—Jacob Gescheidt & Co., 143 East 43d st, have the general contract for the alteration of the 1-sty brick moving picture theatre, at 551 8th av, into stores, for a client of J. Romaine Brown Co., 299 Madison av, owner, from plans by R. L. Senior, 431 West 14th st, architect. Cost, \$3,000.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for alterations to the store and office bldg at 546 5th av for the Estate of Adelaide Browning, c/o Moore & Wyckoff, on premises, owner, from plans by A. E. Nast, 546 5th av, architect. Consists of removing encroachments. Cost, \$5,000.

BROOKLYN, N. Y.—C. H. Denison, 367 Fulton st, Brooklyn, has the general contract for a 1-sty brick office and storage bldg, 45x22, on the west side of 3d av, 106 ft north of 6th st, for the Cupples Cordage Co., 82 Beaver st, Manhattan, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Cost, \$5,000.

MISCELLANEOUS.

MANHATTAN.—J. M. Knopp, 544 West 43d st, Manhattan, has the general contract for addition to the 1-sty brick trac-

tor and trailer shed, 50x100, at 90th st and East River, for the City of New York, Marcus M. Marks, pres., Borough of Manhattan, Municipal Bldg., owner, from privately prepared plans. Cost, \$22,000.

MANHATTAN.—D. C. Serber, 1133 Broadway, has the general contract for the completion of the construction and station finish work of part of Broadway and 4th av Rapid Transit R. R., in Center st, Walker St, Canal st, etc., for the Public Service Commission for the First District, Oscar S. Strauss, chairman, 120 Broadway, owner, from privately prepared plans.

MANHATTAN.—Allen N. Spooner & Son, Pier No. 11, North River, have the general contract for repairs to the passenger dock, freight dock and penitentiary coal dock at Blackwells Island and Harts Island, N. Y., for the City of New York, Dept. of Correction, Burdette G. Lewis, Comr., Municipal Bldg., Manhattan, owner, from privately prepared plans.

BROOKLYN, N. Y.—P. J. Carlin Construction Co., Daners Park, Richmond Hill, L. I., has the general contract for station finish work for eleven stations on the Culver Rapid Transit R. R. and Bay Parkway station of the Broadway-4th av Rapid Transit R. R., for the Public Service Commission for the First District, Oscar S. Strauss, chairman, 120 Broadway, Manhattan, owner.

BROOKLYN, N. Y.—W. G. Cooper, Inc., 220 Broadway, Manhattan, has the general contract for a railroad duct line from President st through Buffalo av, East New York av, East 98th st, and Livonia av to Rockaway av, for the Public Service Commission, for the First District, Oscar S. Strauss, chairman, 120 Broadway, Manhattan, owner.

NEWARK, N. J.—Frederick Fatzler Co., 810 Broad st, Newark, has the general contract for an addition to the boiler room and coal vault, 18x54, at the Alexander St. Public School, for the City of Newark, Board of Education, R. D. Argue, secy., City Hall, Newark, school architect, and George W. Knight, City Hall, Newark, school engineer. Cost, \$15,500.

BUFFALO, N. Y.—The Austin Co., 14230 Euclid av, Cleveland, O., has the general contract for a 1-sty brick and steel test house, 160x100 and 160x50, at 1992 Elmwood av, for the Curtiss Aeroplane & Motor Corp., Churchill st, Buffalo, owner, from privately prepared plans. Cost, \$28,000.

BUFFALO, N. Y.—The Austin Co., 14230 Euclid av, Cleveland, O., has the general contract for a frame coal trestle, 342 ft long and 22 ft high, at 1992 Elmwood av, for the Curtiss Aeroplane & Motor Corp., Churchill st, Buffalo, owner, from plans by Smith Hinchman & Grills, Detroit, Mich., architects. Cost, \$15,000.

NORTH BERGEN, N. J.—Charles H. Neilson, Broadway and 7th st, West New York, N. J., has the general contract for addition to the 2-sty brick silk mill, 60x60, at 509 30th st, for Samuel E. Renner, 427 Bergenline av, Union Hill, owner, and the Strubberg Silk Co., 309 30th st, North Bergen, N. J., lessee, from plans by William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, architects. Cost, \$12,000.

HUDSON, N. Y.—The Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a reinforced concrete coal trestle, 20 ft high and 300 ft. long, for the Knickerbocker Portland Co., Hudson, N. Y., owner, from privately prepared plans.

BUFFALO, N. Y.—The Peckham Construction Co., 317 Mutual Life Bldg, Buffalo, has the general contract for a brick and stone laboratory and engineering bldg for the Donner Steel Co., W. H. Donner, pres., 475 Abbott rd, Buffalo, owner, from privately prepared plans.

PORT WASHINGTON, L. I.—Andrews Brothers, Mineola, L. I., have the general contract for street improvement in Main st, bet Reid av and East Shore rd, for the Town of Port Washington, Edmond O'Connor, Town Supt of Highways, Town Hall, Manhasset, L. I., owner, from plans by Carl H. Watson, Great Neck Station, L. I., chief engineer.

NUTLEY, N. J.—H. Fredericks, Nutley, N. J., has the general contract for a 1-sty brick drafting room and toilet, 40x75x15, in East Center st, for the New York Continental Jewell Filtration Co., Hudson st, Newark, N. J., owner, from privately prepared plans. Cost, \$2,000.

PATERSON, N. J.—The William L. Platt Construction Co., 152 Market st, Paterson, has the general contract for a granite receiving vault, 12 ft high, 15x20, opposite Lincoln Bridge rd, for the Holy Sepulchre Cemetery, on premises, owner, from plans by William T. Fanning, Colt Bldg, Paterson, architect. Cost, \$5,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

THE AMERICAN CIVIC ASSOCIATION will hold its thirteenth annual convention at St. Louis, Mo., on October 22-24. City planning and city development will be among the subjects considered, and there is to be a discussion on the subject of the best means of carrying on civic improvement work while the country is at war. The secretary of the association is R. B. Watrous, 914 Union Trust Building, St. Louis, Mo.

AMERICAN IRON AND STEEL INSTITUTE will hold its autumn meeting at the Hotel Sinton, Cincinnati, Ohio, October 26-27. The entertainment committee consists of the following: James I. Stephenson, Cin-

cinnati Iron & Steel Co.; John E. Woods, Carnegie Steel Co.; B. W. Lamson, Bourne-Fuller Co.; Buckner Wallingford, Walter-Wallingford & Co.; D. B. Beacham, Rogers, Brown & Co.; George M. Verity, American Rolling Mill Co., and Thomas Quinlan, Cincinnati Chamber of Commerce.

JOVIAN ORDER will hold its national convention at the Hotel McAlpin, New York, October 22 and 23. At noon on Monday the local Jovian League will entertain visiting Jovians at luncheon. Dr. Carl Wallis Petty will deliver a patriotic address. Special entertainment features are being arranged for this luncheon under the leadership of George Williams. The business sessions will be opened on Monday afternoon by H. L. Doherty, Jupiter. On Tuesday morning the business sessions will be opened by an address by John W. Lieb, president of the National Electric Light Association. Mr. Lieb will speak on general conditions in the industry. Of the thirteen constitutional amendments to be presented several embody vital changes in the existing method of operation of the order. For this reason more than usual importance is attached to the annual gathering.

Operate your boiler every tenth day with coal saved during the other nine by using Combusto Draft System

ACTUAL PERFORMANCES RECORD MUCH HIGHER ECONOMY

READ THIS LETTER

267-269 Fifth Avenue, New York, April 11, 1917.

Gentlemen:

Referring to the COMBUSTO Devices installed on our furnaces by you some time ago, we have kept a careful record of the coal consumption before and after our furnaces were equipped with this Device, and are pleased to report that the saving in the consumption of fuel is nearer 20 per cent. than 10 per cent. which you guaranteed upon the installation of your COMBUSTO Devices. Our Engineer also reports that there is a much less percentage of hard clinkers than there was before this installation was made.

Yours very truly,

(Signed) BURTON BROS. & CO.

COMBUSTO DRAFT SYSTEM PAYS FOR ITSELF IN A FEW MONTHS
100 TO 200 PER CENT. ANNUAL RETURN ON INVESTMENT

Mail list of your properties.

Without obligation to you, we will inspect and submit proposals based on guaranteed performance.

COMBUSTO DEVICES CORPORATION

COMBUSTION EFFICIENCY ENGINEERS

250 West 54th Street

New York City

The Kerner Incinerator System eliminates the greatest health and fire-menaces.

GARBAGE CANS AND RUBBISH

Garbage and refuse receptacles attract flies as well as other disease-carrying insects. All accumulation of waste paper, rubbish, garbage, etc., is not only a health menace, but a fire hazard as well.

A Kerner Incinerator System eliminates these great health, property and fire menaces without cost.

Telephone—Murray Hill 2470

THE KERNER SYSTEM

321 Madison Avenue

At 42nd Street

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose

River Ave. and East 151st St., NEW YORK

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

1735 WEST FARMS ROAD

Telephone, Intervale 2167

4 Blocks East of 174th Street Subway Station

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; RO—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 Oct. 13.

MANHATTAN ORDERS SERVED.

Beekman st, 23—Doubleday Press... Rec-FA
Bleecker st, 25—Eisenberg & Wagreich, Rec-FA
Broome st, 37 1/2-47—Speiber & Schimmel... Rec-FA
Canal st, 133-9—Jacob J Schmukler... ExS-FE
Downing st, 53—J & R Lamb, 23-5 6 av, Ex(R)-FE(R)-St(R)-ExS
East Broadway, 187—Eron School... Ex(R)
116 st, 151 E—Cutter Est, care Ramsey, 900 Ocean av, Bklyn, St(R)-DC-GE-Ex(R)-ExS-FE
118th st, 246 E—Nechamkus & Music... Rec
122 st, 317 E—Wm Somerville... FP
Mangin st, 29—Isaac Cohen... FP(R)
Maiden la, 24—Celia Lyon, 823 Park av, ExS-St(R)-FE
Maiden la, 38—Mutual Life Ins Co, 32 Nassau, ExS-Ex(R)-FE(R)-St(R)
Mercer st, 256—Ranken Realty Co, 2d Natl Bank Bldg, Hoboken, N J... St(R)-FE(R)
Mercer st, 214—Reginald Ronalds... ExS
Murray st, 9-15—Downing Letter Co, Rec-FA
Orchard st, 18—Phoenix Commercial Co, 350 Bway, Ex(R)-ExS-WSS(R)
5 av, 114-6—Morris White... Ex(R)
4 av, 79—Isidor Cohen... ExS-WSS(R)
Grand st, 71-3—Broad St Holding Co, 114 E 23, D&R
Great Jones st, 59—Simon & Ruderman... GE
Greene st, 153-7—Joseph Landowne, Rec-El-FA-GE
Greene st, 153-7—Landowne & Marantz... D&R
Greenwich st, 329—Elizabeth E Adams, 38 E 51, ExS-O
Water st, 127-9—Field Est, 90 Wall... FP(R)
Pearl st, 213—Cecilia Herman, Hotel Ansonia, Bway & 73, ExS
Roosevelt st, 133—Birenbaum Bros... FA

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER

VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

Installed as a Local System or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE

SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway
New York City

FRANKLIN 4188

Pearl st, 261—Marx Ottinger, 31 Nassau, ExS-Ex(R)-FE-FP
Rutgers slip, 82-6—Max Tennen... Rec
Rutgers slip, 82-6—Goldstein & Ullman... Rec
Scammel st, 38-64—Marie M Courval, care J N Wells Sons, 191 9 av... DC
6 av, 238-44—Sam Midzutiani... FA
6 av, 238-44—Posen & Fein... FA
6 av, 238-44—Clapin & Rapp... GE-FA
6 av, 238-44—Elias Opolschigsky... GE-FA
6 av, 507-9—Geo Henry Warren, 68 Broad, ExS-Ex(R)-WSS(R)-FE(R)
Thompson st, 5—Pietro Bianchetti... TD
Washington st, 1 1/2—Anastos Demetre... DC
West Broadway, 526—Columbus Paper Box Co... Rec
Barclay st, 21-3—Bway Park Pl Co, ExS-St(R)-WSS
Bleecker st, 33-7—Equitable Life Assurance Soc, 120 Bway... ExS-FP(R)
Bowery, 112—Mrs Barnard, care Wm A, 171 Park Row... FE(R)
Broadway, 207—Duncan Realty Co, 241 West, FE(R)-St(R)-ExS
Broadway, 2826—Hygrade Wine Co, 35 9 av, Rub
Chambers st, 110—Rose Wolff... WSS
Duane st, 131-5—Eugene A Hoffman est, 258 Bway... FD-A
10 st, 28 E—7th Av Bldg Co, 233 Bway... Spr
12 st, 65-7 E—Est Chas A Chesebrough, 33 Howard, Ex-St(R)-WSS
31 st, 36 E—A Quentin & Bros... FP
Elizabeth st, 302—Andrew Appello... Rec-DC
Elizabeth st, 302—Karl Kaufman... Rec-DC
5 av, 129-31—Frankan & Co... FA
Greene st, 165-7—Chas Kavitz... Rec
Greene st, 165-7—S Bresler... DC
Greene st, 165-7—I Mayer... DC
Greene st, 165-7—A Paslernak... FP-DC
Maiden la, 40—Mutual Life Ins Co, 32 Nassau, A-FD
Mercer st, 246—H Aronson... Ex-O-D&R-GE
Pike slip, 75—Edw J Smith... FA-WSS
William st, 107-9—Wm Kinscherf... A-FP
3 st, 44-8 W—Saml Katz... Rec-Ex-O
4 st, 10 W—Unecda Doll Co... FP-Rec
10 st, 160-8 W—Wendall & Evans Co... FP
31 st, 5 W—Henry Miller... FP
31 st, 5 W—Waplan & Siegel... FP
31 st, 5 W—Chasanoff, Lowenthal & Meisner, Inc... FP
31 st, 5 W—Edgar Lehman & Co... FP
31 st, 5 W—Yasuhisa Mogi... Rec-FP
31 st, 5 W—Adelson & Weinberg... FP
31 st, 5 W—Benj Collura... Rec
31 st, 118 W—Aaron Fering... Rec
31 st, 129-31 W—Handelman & Holloway... FP
37 st, 301-5 W—Ridabock & Co... D&R-O
37 st, 343-5 W—Anson P Ordway, ExS-Ex(R)-Ex
37 st, 343-5 W—Consol Gas Co, 130 E 15... GE
52 st, 148-50 W—Robt Klunk... Rec-FA
53 st, 510 W—Est Edw Smith, care C F Bauerdorf, 111 Bway... WSS-Ex(R)-ExS-FE(R)
West Broadway, 526—Columbus Paper Box Co, FA-DC
West Broadway, 526—Edmond Esposito, GE-Rec-FA
3 st, 40-2 W—Jacob Wasserman... FA-EL-GE
3 st, 40-2 W—C Mileo & Co... FA-GE
3 st, 40-2 W—Saml Cohen... Rec-DC-El-FA
3 st, 29 W—Louis Damico... Rec-FA
23 st, 245-7 W—Est Benigno S Suarez, 45 William, GE
23 st, 245-7 W—Mrs Thos Hughes... GE
30 st, 19 W—Lerner, Chasanoff & Kornbluth, Rec
30 st, 127 W—Prompt Cloak & Suit Co, Rec-FA-FP(R)
30 st, 127 W—Sample Dress Co... Rec
38 st, 27 W—Narada Realty Co, 17 W 44, FE-FP-Ex(R)
36 st, 23 W—Jas K Whitaker... FP-FE(R)
40 st, 14 W—Est Chas Banks, care Jno J Leddy, 105 W 40... FE-Ex(R)
41 st, 449-55 W—Est Wm Cutting, Jr, care Cadwallader, Wickersham & Taft, 40 Wall, GE-ExS-Ex(R)-FE(R)-St(R)
43 st, 269 W—Harry Wozar... Rec-FA
44 st, 153 W—Alfred C Farrell, WSS(R)-Ex(R)-St(R)
50 st, 211-3 W—Wm P Cannon... FA-Rec
52 st, 136-46 W—National Printing & Engraving Co... Rec
55 st, 419-21 W—Daniel Meenan, care Jno J, 1966 Bway... ExS-A
64 st, 227 W—Beekman Holding Co, care House, Grossman & Vorhaus, 15 Bway, WSS(R)-ExS-FE-St(R)
47 st, 79 W—Mary A Early, 54 W 46... St(R)
125 st, 250 W—Vincent Maganaro... Rec
142 st & Hudson River—Jas Revelle... DC
Wooster st, 200—Est Fredk Saltzsieder, care Chas R Bauerdorf, 111 Bway, Ex(R)-ExS-St(R)-FE(R)
Birmingham st, 10-12—Gutman Cohen... GE
Bleecker st, 65-9—Chas S Wills... Stp(R)
Bond st, 51—Robt Lansinger... FA-Rec
Bond st, 51—Natl Window Cleaning Co... FA-GE
Bond st, 51—Chas Berkowitz... GE-Rec-FA
Broome st, 421—Mt Vernon Rug Co... Rec-FA
Bowery, 146-8—Cardozo & Nathan... TD
Broadway, 1230-8—Manges Bros... TD
Broome st, 37 1/2-47—Specialty Baking Co... DC
Broome st, 426—Wm H White, 85 Nepperhan rd, Tarrytown, N Y, Ex(R)-ExS-FP(R)-WSS(R)-St(R)
Canal st, 394—E C Angel Mfg Co... El
Columbia st, 81—Harry Nechenias... FA
11 av, 687-9—Albert Smith... FP-FE
19 st, 106 E—B F & G Realty Co, 2 Wall, St-Ex(R)
23 st, 8 E—Louis Leimkeim... Rec
23 st, 8 E—Benj Dorf... FA-Rec
24 st, 225-7 E—Louis Walther... FP(R)
32 st, 15-17 E—15-17 E 32d St Corp... Ex(R)
32 st, 344-6 E—Frenbro Realty Co... FP-ExS
80 st, 223 E—North American Toy & Novelty Co... Rec-WA
98 st, 334-6 E—Aetna Mortgage Co, 1896 1 av, Ex(R)-ExS-FE(R)-St(R)
104 st, 401 E—Antono Quzzetta... FP
131 st, 68-72 E—Citron Bros... El
131 st, 68-72 E—Chas Spiro Mfg Co... FA
137 st, 1-3 E—Samuel Fink... FA
5 st, 802—Samuel Gruber... DC
5 st, 802—Rebecca Arnold... DC
Greenwich av, 11—Manotje Bros... Rec
Howard st, 19—Robt Thorne... DC
Lafayette st, 100—Helen H Jenkins, 232 Mad av... Stp(R)

Hubert st, 34-44—Schweiner Press... FP-El
Grand st, 182-4—Columbia Gas & Elec Fixture Co... FA-Rec
Lenox av, 172—Jack Pomerantz... RQ
Park pl, 24-30—Park Pl Restaurant, RefSys(R)-FP-FD-App
7 av, 729—Dispatch Film Corp... CF
West Broadway, 432—Excelsior Oil & Belt-ing Co... RQ
42 st, 529-49 W—Park & Tilford, WSS(R)-NoS
46 st, 130 W—Lenox Film Corp... CF
54 st, 250 W—Whitney Duplicating Check Co... FA-Rec-NoS
57 st, 531 W—Willys-Overland Co, CF-WSS(R)
67 st, 1 W—1 W 67th St, RefSys(R)-FD-CF-FP(R)
Broadway, 1585—Bohemia Rest Co, O-ExS-FA-Stp(R)
7 av, 2108-18—Schuelock & Starr, D&R-Rub-FA-Stp(R)

BRONX ORDERS SERVED.

Bainbridge av, 3619—J C Bahrenberg... OS(R)
188 st, 671 E—C W LaCambino... FP(R)
Van Nest & Matthews av—N Y, N H & H R R Co, Grand Central Terminal, Man, Rec-CF
Whitlock av, 758—Arthur J Keller... Ex
Intervale av, 1077—Sandorf & Steiner, WSS(R)-FA
146 st & Park av—Sigmund Ullman Co, FE(R)-Ex(R)-ExS-FA-GE
Exterior & 140 sts—Edwards & Co, Ex(R)-FP-FE(R)
Webster av, 1750—Tremont Mills, Inc... GE-FA
Boston rd, 1317-9—Dunaba Amusement Co, FP(R)-Rub-FA-WSS(R)
Walton av, 329-31—M F O'Neil, WSS-FE(R)-Ex(R)-ExS
146 st & Park av, sec—Consol Gas Co, 130 E 15, Man... GE

BROOKLYN ORDERS SERVED.

Atlantic av, 2941-57—Ft Green Co, FP(R)-ExS
Columbia st, 537-55—H Kohnstamm & Co, ExS-Ex(R)-O-GE-Rub
Columbia st, 537-55—Bklyn Union Gas Co, 176 Remsen... GE
Commercial st, 70-6—Stache Bros, FP(R)-ExS
Dwight st, 10-24—American Gas Co, 93 Adams... ExS
5 av, 382-4—Leo K Bennett, FP(R)-ExS-St(R)
5 av, 717—Max Drummler... DC
Flatbush av, 1464—Alexander Levine... O-DC
George pl, 65-71—Jno Tascarella... Ex(R)
Herkimer pl, 15—Jno J Requa... GE-FP(R)
Herkimer pl, 15—Bklyn Union Gas Co, 176 Remsen... GE
Kent av, 725-7—Thos A McMillan, WSS(R)-FP(R)-ExS-FE(R)
Myrtle av, 392-8—Wm G Jughardt, Ex-ExS-FP(R)-St(R)
Quay st, 85-7—Bklyn Union Gas Co... GE
Quay st, 85-7—Burr & Houston Co, ExS-FP(R)-St(R)
Smith st, 612-30—Bklyn Union Gas Co... GE
Smith st, 612-30—Barrett Co, O-ExS-WSS(R)-FP(R)
Sutton st, 99-109—International Cork Co... ExS
Suydam st, 245 (rear)—Bklyn Union Gas Co... GE
3 av, 931—Bklyn Union Gas Co... GE
3 av, 971—Thos DeSimone... Ex(R)-ExS-FE(R)
20 st, 78—Bklyn Union Gas Co... GE
Underhill av, 93—Sol Fromm... FP(R)-Rec
Ocean pkway & Neptune av, n w c—Jos Man-ffin... Ex(R)
Cleveland st, 608—Nathan Kotinsky... ExS
Myrtle av, 988-90—Jos Spector... WSS(R)
Tiffany pl, 47-9 (Bldg No 3)—Herman Behr & Co... Stp

QUEENS ORDERS SERVED.

Blackwell st (foot)—Steinway & Sons... FP(R)
Jackson av & Honeywell Viaduct—Ford Motor Co... ExS
Lincoln av, 44—Geo Cornell... Rec
10 st, 39-45—Empire Dry Paint Co, Ex(R)-FP(R)-Ex-St(R)
Bettis av, near Queens Blvd (Woodside)—Louis Bremer... FP(R)
5 st & 3 av, ns (College Pt)—American Hard Rubber Co... WSS(R)

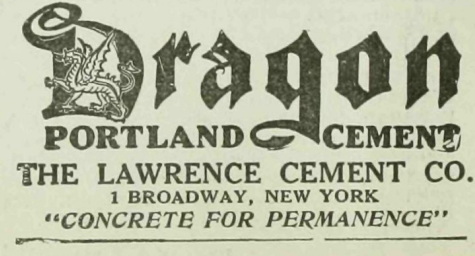
RICHMOND ORDERS SERVED.

Midland av, cor 1 av—Armin Eitner... TD



Kewanee Boilers burn any coal with greatest efficiency

ASK OUR NEW YORK OFFICE 47 West 42nd Street



THE LAWRENCE CEMENT CO. 1 BROADWAY, NEW YORK "CONCRETE FOR PERMANENCE"

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 0106.

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.

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 130.
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.
COPLEY 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.

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 2017

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).

CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.
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.
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., 136 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.

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 Struct.).

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.
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., Concy 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 2017

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 8406.

Painters.

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

Parquet Floors

ERBE, WILLIAM J., 234 Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
BUCKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
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.
GITTERMAN, A. N., 51 E. 42d St. Tel. Murray 737.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLE, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.

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

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

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

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

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

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

PORTER & CO., 159 W. 125th St. Tel. Morningside 958.

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

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

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

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

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

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.
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.
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.
MORRISEY, 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.
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 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.

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 Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Av. Tel. Mad. Sq. 9370.

Wire Work

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