

REAL ESTATE RECORD AND BUILDERS GUIDE.

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HOW REAL ESTATE IS DISCRIMINATED AGAINST

The Game of "Beat the Landlord" Is Played With
Great Success—Still Operating Under the Laws of 1776

By FREDERICK C. ZOBEL

TWENTY-TWO years ago when I embarked in the real estate and building business, I did so with full confidence that I had entered a business career. From that time up to the present day I have encountered an ever-increasing prejudice and hostility on the part of the public against the land owner which convinces me that the land owner, the builder and the landlord are not considered business men. It is not to be wondered that the public mind assigns this low position to the real estate owner, because the public mind is directed in its attitude largely by the laws as they are upon our statute books.

Oppression by Law.

When we examine the law regarding the land owner, and the landlord, we find that the law does not consider them business men. This is what is the matter with real estate, and it is the duty of all engaged in the real estate business to see that the laws are changed placing the landlord upon the same footing as other business men.

It is the boast of our nation that we do not tolerate special privilege and inversely then we should not oppress any particular class, but unfortunately we do, for the landlord and real estate owners are oppressed by law more than any other class. They are the step-children of the law. The ordinary process of law, the common rules of business and the customary considerations shown to business men are not applied to the landlord. Since the law discriminates against him it is no wonder that the popular idea is that the landlord is not a business man, but one who makes his money without work or effort.

This thought on the part of the public is behind the hostility shown to the real estate business. That these and similar agitations have gained public favor is not to be wondered at, because any doctrine that promises to give something for nothing is bound to attract a large following.

Relation of Law to Landlord.

The first point that I wish to take up is the relation of the law to the landlord. The cry of "land and liberty" is an ancient one, and while "land" and "liberty" had an inter-relation in times when nearly all the real estate consisted of homesteads during the agricultural era, it has no relation whatever in our large industrial centers (which includes nearly one-half of our population) where most of the population are rent payers.

From the beginning of the nineteenth century our country changed from an agricultural to an industrial nation, and the rural homesteaders became city rent payers. The cities grew rapidly. Tenements, flats, and apartments sprang up everywhere in ever increasing number and size. The constructing, leasing, operating and selling of buildings now became an established industry not only in dwellings, but also in business houses for merchants and manufacturers who previously took pride in having a building exclusively for themselves soon saw the advantage and

economy of paying rent for one or more floors in a well-equipped building. The whole real estate business now became "commercialized." Its motto was "built by the block and sold by the lot." Land and houses were sold like so many loaves of bread. The builder became a manufacturer of houses and the landlord a merchant who sold space plus service.

This industry now extends over the greater part of all our large and growing cities, and this huge industry is struggling on through a maze of archaic laws which impede its proper development at every step. Every line of trade has had legislations changed to aid its development, but real estate is still trying to do business under the laws of 1776.

The tremendous changes in the real estate business have passed unnoticed because these changes have been so gradual that even the property owners themselves have hardly become aware of them. The law of landlord and tenant is still the same as in the days when the only improvements contained in houses were a pump in the back yard and a hole in the wall where a tenant could put a stove if he chose. Compare with these, the modern apartment house furnishing all the comforts and conveniences of a hotel! It is on the relation of the law to the landlord that I wish to comment first.

Motive for Taxing Real Estate.

It is beyond dispute that the underlying motive for taxing real estate is economy to the State in the collection of taxes. All other forms of property may be hidden, removed or denied and therefore the collection of taxes would be difficult and the State put to large expense. Real estate is the only property that cannot be so secreted, and it was therefore found expedient to place the greater part of taxation upon real estate. In this way, the landlord or property owner becomes a tax collector for the State without receiving any remuneration. It was always contended that since people had to live in houses the landlord could collect the tax by charging it on the rent. Whether this is so or not, I will not now discuss, but this was the habit from the earliest times.

Now, if there ever was a class of people since the beginning of time that was hated and ostracized by their fellows, it was the tax collectors, the tithe gatherers, the publicans. In the Scriptures we read of "publicans and sinners." These tax gatherers were so loathed by the common people that "sinners" were considered their only fit associates. This peculiar attitude of mind has endured to the present day and it accounts for the lack of justice done to the landlord, both by the law as it is upon our statute books, and by the public in general. There is, in the minds of all rent payers, and their name is legion, a sub-conscious feeling that the landlord is a flint-hearted, grasping rascal, a grafter and a parasite on the body politic, and this sub-conscious feeling finds expression only too frequently.

When I say that the law does not

do justice to the landlord, but treats him with the same scorn and contempt as many individuals do, I realize that I am impeaching the fairness of some of our most cherished traditions. Nevertheless, comparing the attitude of the law to the landlord and the attitude of the law toward the ordinary business man, I repeat that the conduct of the State towards the landlord cannot be too severely criticised.

Entitled to Prior Claim.

The State having appointed the landlord (quite against his desire) as tax collector, practically says to him: "The taxes must be paid, I don't care whether your building is vacant nor brings an income, the taxes must be paid. I don't care to whom you owe money, who has a mortgage on your property, the taxes are the first lien against the property." Now, the landlord would be perfectly willing to act as tax-collector for the State if the State would give him the same right and power that it reserves for itself in the collection of taxes. In other words, the landlord should be entitled to a prior claim for rent due to him in preference to all other creditors. However, the State does not give him that right. In fact, it treats him worse than the ordinary creditor, as I will show later, and I contend that it is unmoral on the part of the State to impose obligations upon the landlord without placing at his disposal means to meet these obligations. For the State to say to the landlord, "If the taxes are not paid your property will be confiscated, I don't care how you collect your rent," is so manifestly unfair that it is surprising that this fact has not sunk into the consciousness of the public long before this. The only explanation is, as I said before, that the popular mind pictures the landlord as a grafter, and anything that deprives him of his due "just serves him right."

Comparison of Cases.

Let us draw a comparison between a coal merchant suing on a contract for coal delivered, and a landlord suing on a contract for rent due.

The coal merchant A has a contract with B by which A is to deliver to B one ton of coal each day, the coal for the current month to be paid for in advance. A starts to deliver coal, but about the tenth day, the coal merchant not having received the money in advance, as stipulated in the contract, refuses to deliver any further coal to B and sues to compel B to pay the money agreed in the contract. B makes no defence except to say that he has no money and therefore is unable to pay. The court, recognizing the destitute condition of B, promptly renders a judgment that A need not carry out the contract, instructing him, however, to deliver coal to B for three or four days longer and that thereafter A may seek redress in any way that he may see fit.

Can we imagine such a legal decision? Yet this is precisely what the court does in the average landlord and tenant case. A tenant may be behind two weeks or a month or two months and when the landlord finally sues to re-

gain possession of his premises, the court most accommodatingly permits the delinquent tenant to sponge three or four more days on the landlord. If the delinquent tenant wants a week or ten days, the story of a sick wife or a dying child, with a little sprinkling of tears, will produce the desired result. No tears of the landlord, however, will avail against the confiscation of his property should he fail to pay the tax.

Discrimination Against Landlord.

Why is this discrimination against the landlord? Why refuse to give the landlord a prior lien on the chattels or goods contained in the premises of the tenant, since the landlord is responsible indirectly for the collection of the tax. Hotel keepers are protected by the law by being permitted to hold the effects of the guests in case of non-payment of the bill. The same thing applies to boarding house keepers, and storage warehouses are similarly protected by the law, they need not surrender the goods until the bill is paid. Why deny the landlord this protection, since it is given to others? Not only does the State discriminate against the landlord, but the Federal Government also does this. For instance, in the case of bankruptcy proceedings against a tenant. A receiver is appointed, and irrespective of what clauses the lease may contain, the landlord cannot obtain possession of his premises, nor oust the receiver and tenant, as long as rent is paid to the landlord during the time of the receiver's occupancy, but this does not necessarily imply that the landlord will get his full rent during that time, because the law provides that the receiver shall pay the "reasonable rent" for the premises, and very often the receiver refuses to pay the rent in accordance with the terms of the lease on the ground that the rent is more than the reasonable market value, and this contention is often upheld by the courts.

Furthermore, the occupancy is for an indefinite period, depending entirely upon the adjustment of the bankruptcy proceeding. Frequently this occupancy runs beyond the renting season, leaving the owner with the premises vacant out of season and entailing a complete loss of rent for the balance of the year. Attempts to dispossess the receiver are frowned upon by the courts.

In the case of tenants having quantities of goods or furniture the landlord is put to heavy expense in a dispossession proceeding, being compelled to put all the goods and chattels upon the street at his own cost and expense.

Attitude of the Public.

The attitude of the public towards the land owner is based upon a psychological obsession which must be eradicated by a campaign of education. The public must be made to recognize the landlord as a hard working businessman, as a merchant who sells space, and to treat him with the same justice and fairness that is accorded to other businessmen. The terms "publicans and sinners" must be dissociated forever.

I have before me the Debtor's Register, and statistics compiled from this book would show clearly the huge losses sustained by landlords each year through delinquent tenants and would throw an interesting light upon the renting situation in New York City.

It may be argued that in the case of a hotel or a boarding house, the landlord furnishes more than merely shelter, but also food, service, etc., that his guests or tenants can leave his house surreptitiously, that he is obliged to take them on faith, as he could not go into the matter of references, and that therefore he ought to have special protection.

In answer to this argument I wish to point out that in all modern apartment and business buildings the landlord also furnishes more than merely shelter, but furnishes also water, heat, hall and elevator service and in many buildings also electric light and even refrigeration practically the same as any hotel, all excepting food. The modern apartment house or office building is a hotel in almost every sense of the word.

As to leaving the house surreptitiously, this is just as easy in the case of office and loft buildings as well as apartment houses. The tenant walks out with his personal effects in a suit case, or ships them out in a few trunks. Some days later an agent from an installment furniture house calls and removes the furnishings or goods by right of the chattel mortgage or lease which he holds. Stocks of goods are removed by their manufacturers who have merely put them in "on consignment." The tenant is gone bag and baggage, and the landlord has nothing but a heap of rubbish to clean up; but the tenant does not have to resort to these tricks, as the landlord could not in any event legally restrain him from removing his goods or furnishings.

The hotel keepers obtained relief from the professional "hotel beat" by getting together and forcing legislation in their favor.

Until the property owners get together and demand justice, the game of "Beat the Landlord" will continue to be a favorite indoor sport.

The glaring injustice of the whole scheme becomes apparent when we consider that the hotel keeper, who leases a building from the owner may collect his rents with the aid of special laws enacted for his benefit. Having thus collected his rents he may flatly refuse to pay the rent due the owner of the property, and the latter has no relief, except the ordinary civil courts. There are no special laws for the owners' relief. In such a case the lessee (whose interest in the property is small as compared with that of the actual owner) is protected by special laws, whereas the real owner is held to "strict accountability" and the corporation counsel may be depended upon to "omit no word or act" towards the collection of the taxes.

LEGAL NOTES AFFECTING REALTY

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

Division of Commissions.

IN an action against a real estate broker to recover one-half of the commissions on a sale of land, based on an alleged promise, made by the defendant to the plaintiff, to share the commissions for the plaintiff's assistance in procuring a purchaser, the Pennsylvania Superior Court holds, *Painter v. Lamb*, 65 Pa. Superior Ct. 13, that the plaintiff was not barred from recovering such share of the commissions because he assisted the purchaser in reselling at the same time a portion of a tract purchased, and received a commission therefor. If the evidence was conflicting as to whether the promise was actually made, and as to whether the resale of the land was not involved as a part of the transaction of the sale, the case was for the jury, and a verdict and judgment for the plaintiff was sustained.

Building Restriction.

A building restriction in a deed provided that for 15 years the premises should be used for residence purposes only, and also "that any building erected on said lot during said 15 years shall be, when erected, of a value of not less than \$4,000, and that no structure of any sort shall be placed or permitted between the front line of said lot and the building erected on said lot, or between said front line and the 30-foot building line." The Illinois Supreme Court holds, *Kearney v. Kirkland*, 117 N. E. 100, that the limitation applied to the lot line restriction, as it appeared from the entire deed that such was the grantor's intention and particularly that such interpretation was that generally placed on the deed by all parties interested in the property.

Action to Recover Deposit.

The New York Appellate Division holds, *Reznick v. South Side Construction Co.*, 166 N. Y. Supp. 748, that in an action by a tenant to recover a sum deposited as security for performance of the lease, the tenant having proven that he had been dispossessed, the landlord could prove under his general denial that the necessary repairs had not been made, such claim constituting a defense and not a counterclaim.

Additional Interest Not Usury.

A bond, secured by mortgage, obligated a domestic corporation to pay interest at 6 per cent. The company agreed in writing that if the mortgage was not paid on a specified day it would, in addition to the interest at 6 per cent., pay additional interest at the rate of 17 per cent. until the mortgage was paid. F. guaranteed to the plaintiff mortgagee, the performance by the company of all the terms of the bond, mortgage and written agreement. In an action to foreclose the mortgage after default the New York Court of

Appeals holds that as the company was a corporation the written agreement was not void as being usurious within New York General Business Law, §370 et seq., and the company was liable on default to pay interest at the rate of 17 per cent. per annum. F. was a guarantor of a lawful contract, and therefore liable within the obligation of his guaranty. The written agreement did not create a penalty for failure to pay the debt at maturity, but created a contractual obligation to pay interest in an additional sum. In the absence of an interdicting statute a lender and borrower may agree that a rate of interest other than that fixed as the legal rate by statute shall be paid from the date of the loan to either its maturity or payment.—*Union Estates Co.*, 116 N. E. 984.

Defect in Title.

A purchaser at a partition sale who refuses to complete his purchase is required to point out the defect relied upon in the title, and if it depends on an impossible or remote contingency, or upon the construction of inconsistent, conflicting or ambiguous statements in the affidavits on an application for an order for service by publication, the court will disregard the defect and will give the statements in the affidavits such a construction, if possible, as will sustain the proceedings.—*McKenzie v. Woodward*, 166 N. Y. Supp. 485.

Assignment of Rents.

A debtor assigned the rents of improved premises to its creditor until the sum of \$1,000 should be paid, and after the creditor had received \$500 executed a bond and mortgage covering the land to one S., who assigned it to the defendant and afterward assigned the rents to the defendant. The New York Appellate Division holds, *Conley v. Fine*, 166 N. Y. Supp. 833, that the first creditor having no interest in the land he had no claim prior to that of the defendant, and hence could not hold him liable for a conversion of rents.

Damages for Change of Grade.

New York Consolidation Act (Laws 1882, c. 410), §873, requires the board of assessors to estimate the damage to abutting property by reason of change of grade. Laws 1916, c. 516, §4, amending New York charter (Laws 1901, c. 406), §951, providing that in all cases where a change of grade has been made prior to the taking effect of the act it shall be governed by laws in force when the change was completed and accepted. A viaduct was erected in the street in front of an owner's property at a height of about 50 feet from the street level, supported on iron pillars and having a stairway giving access thereto. The New York Court of Appeals holds, *People v. Ormond*, 116 N. E. 993, that the viaduct will be treated as a change of grade of the street, and damages may be assessed therefor.

CONCENTRATION OF INDUSTRIAL ENERGY TO MEET WAR DEMANDS

Quality, Rather Than Quantity, Essential

THE concentration of industrial energy toward winning the war appeals to all, and every industry can be relied upon to assist in bringing itself into adjustment with the war needs of the country. The foregoing is, in substance, a statement issued by the Chamber of Commerce of the United States. But it might have gone further and included, "not business as usual, but business as unusual, with every energy concentrated on increased production." However, there is one thought which must always be kept uppermost in the minds of manufacturers—namely, quality first. It is not patriotic to produce "makeshift goods"; in fact, brought to an extreme it would spell disaster. Therefore the slogan "Quality First" should be sounded throughout the land.

Adjustment of American industry to a war basis must be the result of wise and careful planning. Before an industry is classed as of minor importance in the war the experience of England, France and other warring countries should be taken as a guide, together with conditions as they now exist in this country and with sound estimates of what can be expected in the future.

The building industry, which is fundamental in character, lies at the root of the whole economic fabric. Perhaps because of its very fundamental and obvious nature England made the mistake of overlooking it. She went after the finished product without first repairing her industrial tools. France did the same thing. But now we learn that France has negotiated for more than \$150,000,000 worth of building and construction work to repair the devastation of her cities and to make up for the arrears in construction resulting from allowing the building business to stagnate at the beginning of the war.

Requirements in England.

In Birmingham, England, 50,000 houses are needed at the earliest possible moment. In that city alone 10,000 to 20,000 buildings are essential at once, but because of the demoralization of the building industry, resulting from unwise restrictions placed upon it in the early part of the war, it is doubtful if less than half of the necessary accommodations can be provided in the immediate future. Present construction plans call for 5,000 houses, which will require nearly 2,000,000,000 feet of American timber. If we are to use England's experience as a guide in determining what is essential to the proper prosecution of the war we will not class the building industry as non-essential.

There are two main groups of reasons why the industry which represents the largest annual investment of wealth in this country should be considered as fundamentally necessary in war time as well as peace.

First, many kinds of building construction constitute the tools with which American industry must be supplied before it can produce. Better tools of industry, better mobilized, mean more munitions of war, more promptly supplied and in vaster quantities. Not only are factories tools of industry, but railroads, hospitals, houses for workers, better roads and other facilities, that can only come through construction, are necessary for efficient industry.

Secondly, more housing means not only lower rents, but also increased efficiency of labor through better health and morals. If, as some eminent authorities have pointed out, the winning of this war depends upon the efficiency of labor and improvement from the condition of labor unrest that now obtains, then better housing is absolutely essential to winning the war. This is not only logic; it is

sound common sense, based upon the facts as they now exist in the industrial centers of the United States.

Statistics of building operations in England since 1914 reveal clearly the reason why that nation is now confronted with a serious housing shortage, requiring immediate and comprehensive action by the English Government to alleviate its harmful effects. During the first half of 1914 the total construction of dwelling houses in England amounted to \$16,812,500. During the latter half of that year (the first six months of the war) this was reduced to \$8,904,300, or about 50 per cent.

In the first half of 1915 the total construction of dwellings was still further reduced to \$6,528,700, and in the latter half of 1915 these figures dwindled to \$4,948,000. The first six months of 1916 witnessed another reduction, this time to \$3,171,900. Then during the last six months of 1916 a low record of dwelling construction was reached, \$971,000 being the total for that period. Comparing this with the latter half of 1914 we find a reduction of \$7,933,000, or over

800 per cent. in this type of construction.

During the first six months of the current year construction of dwellings amounted to only \$1,390,000 worth of housing. This is practically negligible when compared with the \$16,812,500 expended in this type of construction at the low prices of the first six months of 1914. To state what has happened briefly:

Construction of English dwellings: January to June, 1914, \$16,812,500; January to June, 1917, \$1,390,000, a decrease, compared with 1914, of 1,100 per cent.

It is little wonder in the light of these statistics that England has been facing a serious shortage of housing accommodations, with all the attendant evils which come from such a shortage. While it was to be expected that very high-grade dwellings would naturally be curtailed during the war, the pendulum swung too far toward governmental restriction and unwise hampers placed upon the building business early in the war, plus much timidity on the part of private enterprise, brought about a condition of building stagnation which has had decidedly harmful effects on England's industrial efficiency.

If we are to use English experience as a guide we will avoid the mistakes which she has made in classing building as non-essential.

OWNERS OF APARTMENTS WARNED TO MINIMIZE FIRE HAZARDS

By HON. JOHN J. MURPHY

AFTER November 15 in each year the records of the Fire Department show a considerable increase in the number of conflagrations. It is therefore specially necessary at this season for owners of the apartment and tenement houses and for the Tenement House Department to take special precautions to keep the means of fire egress in proper order. When a fire gains any headway, the first consideration should be to get people out of the building. Therefore all means of exit must be kept in order and unobstructed.

First among the means of fire egress are the fire-escapes. When a fire-escape has been placed upon a building the owner's duty is not completely fulfilled. He must see that it is kept in proper order. It may become structurally weak by decay. The chief cause of fire-escape deterioration is rust. Rust is due primarily to lack of proper painting. Rusty fire-escapes disfigure good houses. They cause a depreciation in apparent value much greater than the cost of a good coat of paint. Rust moreover shortens the life of the fire-escape; by weakening the structure at unsuspected points it sometimes causes fatal or serious accidents. The owner who neglects to keep his fire-escapes painted pursues a penny-wise and pound-foolish policy.

The Tenement House Department finds defective fire-escapes all over the city, even on new-law houses. The law compels owners to repair or replace these. If such fire-escapes had been kept painted, the owners would have been saved this large expense. As proper painting can not be done in freezing weathers, owners whose fire-escapes need painting, should have them done at once. Even with the present high cost of labor and materials, one balcony and one stairway can be given two coats of best quality paint for, not to exceed \$10. By multiplying this sum by the number of balconies, owners can determine the present cost of such repairs. If rusty fire-escapes are permitted to go through the winter unpainted, their condition in the spring will be very much worse.

Owners and janitors should see that fire-escapes are kept clear of encumbrances. In addition to obstructing escape of tenants in case of fire, these encumbrances prevent the parts of the fire-escapes under them from drying out quickly, and are often the cause of rust starting and the beginning of the de-

struction of the balcony. Another consideration is the depreciation of the value of the property caused by the unsightly appearance of streets in which encumbrances are allowed to be placed on the fire-escapes, but there is the more serious reason above mentioned why encumbrances should be removed. Every prudent owner and janitor should insist upon the removal of all waste from cellars and yards.

The bulkhead door is provided in tenement houses as an easy means of access to the roof. Under no circumstances should it be locked. In order to prevent access to the building from the roof, an inside catch may be provided which can only be opened from the inside, but the practice of securing the door on the inside with a padlock must be discontinued. The department will prosecute the guilty parties in all cases where such doors are obstructed. Dumbwaiter shafts must be kept clear of rubbish. Such shafts are most frequent sources of the most dangerous conflagrations that the city has had in tenement houses in recent years.

New Station Opened.

The Interborough Rapid Transit Company has notified the Public Service Commission that it has opened for service the new station at 151st street and Eighth avenue on the Sixth and Ninth avenue elevated railroad line. This station was constructed under an order issued by the Commission in November, 1915, following the receipt of a petition from the Upper Harlem Elevated Station Committee and other citizens in the neighborhood. It was at first proposed to locate the station at 150th street, but the location was subsequently changed to 151st street. Numerous difficulties were encountered in obtaining the necessary consents of property owners and the materials necessary to construct the station, but these difficulties were finally surmounted and the work was begun last Spring.

Hon. Cyrus C. Miller to Speak.

Hon. Cyrus C. Miller, former Borough President of the Bronx, and at present serving as Bronx County Fuel Administrator, is to make an address on the problems connected with the coal supply situation and other matters pertaining to his office, at the meeting of the Bronx Board of Trade, to be held in the Board Rooms, 137th street and Third avenue, on November 28.

WANT MORE RESTRICTIONS FOR UPPER FIFTH AVENUE

Hearing Held In Borough President Marks' Office

AT the office of Borough President Marks, last Wednesday, a hearing was held, as the result of the activities of the Fifth Avenue Association. The association desires to have the Zoning Resolution modified, as applied to Fifth avenue from 59th to 99th streets. The association holds that the building height should be limited to 100 feet, instead of 150 feet, as at present. The real object of the change is to curtail the erection of apartment houses along the thoroughfare, for it is held by some that a multi-family house cannot be erected on property having such a high value if limited to 100 feet in height.

Considerable discussion was provoked, many appearing either for or against the proposed modification of the law. As a result Mr. Marks decided to refer the matter back to the City Plan Committee so that the Board of Estimate could grant a public hearing in the near future.

Bruce M. Falconer stated the case for the Fifth Avenue Association, supplementing points brought out by Robert Grier Cooke, President of the association. Mr. Falconer brought out the main points contained in the report of Walter W. Jennings, Chairman of the Above 59th Street Committee of the association. The salient points in the report are as follows:

1. In addition to the well known arguments against the erection of high buildings, such as those having to do with questions of light, air, wind currents, fire danger, the dwarfing of neighboring residences, and aesthetic considerations, your Committee calls attention to special arguments applicable to apartments on upper Fifth avenue as follows:

(a) Tall apartments on upper Fifth avenue reduce values (Douglas L. Elliman, Tax Commissioner Lawson Purdy) and their continued erection would in all likelihood cause a disastrous reduction in the same (Mr. Purdy).

(b) Fifth avenue apartments, built directly adjoining the park, are like a high wall and shut off the view of the park from the apartments on Madison, Park and Lexington avenues.

2. The method of excluding apartments by means of restrictive covenants is out of date and has been superseded by the zone legislation method. In the case of such a large area as that under consideration it is an impracticable, if not well nigh impossible, method to pursue, and if even one owner or a few owners, refused to join, the scheme would fail entirely (Edward M. Bassett, Counsel to the Zoning Committee, Bruce M. Falconer, J. Bernstein).

3. A reduction of the height limitation to 100 feet or eight stories will make apartments economically unprofitable (Argyll Parsons, Lawrence B. Elliman, William B. May).

4. The present time is an excellent one to adopt an amendment limiting the height of buildings on upper Fifth avenue to 100 feet, because of the temporary inactivity in the building of new Fifth avenue apartments due to the war.

5. On full consideration the northern limit of the restriction should be placed at 99th street instead of 110th, because of the undesirability of Fifth avenue above that point for residential purposes, due to the character of the neighborhood.

6. It is desirable that the association should represent and give effect to the wishes of its members and owners in that section. Out of 450 letters sent out by the association to owners of Fifth avenue property and the property closely adjacent to Fifth avenue 53 replies were received, a very high percentage, denoting great interest in the subject, of which 34 were unconditionally in favor of preventing the future erection of apartments, 7 were conditionally in favor, 5 were opposed and 7 were non-committal.

7. The average height of buildings on Fifth avenue between 60th and 99th streets, exclusive of apartments, is about 55 feet or 4½ stories.

8. On Fifth avenue, from 60th to 34th street, though the average height of buildings is far greater than above 60th street, the limitation is placed at 125 feet, or 25 feet lower than the limitation above 60th street.

9. The Boston Law discriminates in favor of residential districts and limits residences to between 80 and 100 feet, including those fronting on parks and squares, and this law was declared constitutional by the United States Supreme Court in *Welsh v. Swasey*.

10. There is plenty of room to develop apartments on Madison, Park and Lexington avenues.

11. Assuming for the sake of argument, without conceding that, with a 100-foot limitation, an eight-story apartment could still be erected with profit, nevertheless it would be a great step forward to limit apartments to that height.

12. Upper Fifth avenue is the only great residential thoroughfare still remaining in New York City and should be maintained as such at any cost.

13. The method of amending the Zoning Law by excluding apartments as a class from upper Fifth avenue is not as safe from the constitutional point of view as the indirect method of excluding them by the limitation of height. (Mr. Falconer.)

Strong opposition to the proposed changes developed as the meeting progressed. Thomas H. Baskerville, of Bowers & Sands, who has been closely identified with the real estate market for many years, and is considered an authority on Fifth avenue values, stated that in his opinion hardship would ensue were the proposed modification of the Zoning Resolution put into effect. Mr. Baskerville was present as a representative of Mrs. Frank Dodd, who owns property in the section affected.

Mrs. Dodd also spoke in her own behalf and for other property owners similarly situated. She maintained that the trend of living in New York City was toward apartment houses, and that statistics proved this point beyond question. She drew attention to the fact that, in many sections of the city, private dwellings were not in demand and that a number of these structures had been demolished to make way for apartment houses.

"This move, if made," said Mrs. Dodd, "would be a step toward the 'Dark

Ages.' My personal opinion is that Fifth avenue is destined to remain a residential thoroughfare, that is, within the zone in question, though apartment houses will and should play an important part in its future development. I most certainly object to the proposed further restriction of Fifth avenue along the proposed lines."

A representative of Edward H. Van Ingen stated that his client owned a large amount of real estate in New York City, including a vacant plot on Fifth avenue, between 71st and 72d streets. He drew attention to the fact that only a few vacant plots were left remaining on the avenue and, when all was said and done, that these constitute the future possible improvements along apartment lines. He requested another hearing before Borough President Marks, but this was denied in view of the fact that the hearing before the Board of Estimate was to be held.

Among others who opposed the movement were representatives of Oliver Gould Jennings, Joseph F. Cullman and W. Albert Pease, of Pease & Elliman.

Thomas Hastings, the architect; Edmund L. Baylies, Argyle L. Parsons, of Douglas L. Elliman & Company, and Walter Jennings spoke in favor of the proposed change. At the request of Mr. Marks, Mr. Parsons will prepare data showing what sort of an apartment house could be erected to come within the 100-foot limitation, and what the probable income return would be to the owner.

SUBWAY LINES IN QUEENS DISCUSSED

RAPID transit facilities of the Dual Subway system to all sections of the Third Ward of Queens, including such communities as Flushing, College Point, Whitestone, Bayside, Douglaston and Little Neck, were subjects of discussion at a special meeting held in Flushing, last Thursday evening, under the auspices of the Chamber of Commerce of the Borough of Queens.

Sentiment expressed at the meeting was in favor of the operation, by the Interborough Rapid Transit Company, of a service over leased tracks of the Long Island Railroad to Little Neck and Whitestone, and should this be found impossible the proposition of extending the Corona line to Main street, Flushing, could be considered. It was voted to appoint a committee to work out a plan which would prove beneficial to the various sections of the Borough.

The speakers were Public Service Commissioner Travis H. Whitney, Borough President Maurice E. Connolly, of Queens; Clinton T. Roe, chairman of the Third Ward Rapid Transit Association, and John Adikes, chairman of the Transit Committee of the Chamber of Commerce.

President George J. Ryan, of the Chamber of Commerce, presided, and stated that three weeks ago the Public Service Commission held a hearing on the form of contract of the proposed lease between the City of New York and the Long Island Railroad for the use of its tracks for the operation of rapid transit trains. At that time the prospects seemed bright for the consummation of the lease and the extension of the rapid transit within a reasonable time, not only to Flushing but to many of the principal communities of the Third Ward. He said in part:

"After invitations had been sent for this meeting, we were greatly astounded to learn that the Interborough Rapid Transit Company had notified the Public Service Commission that it declined to operate trains over such leased tracks at the present time, due to conditions brought about by the war. If it is possible to have the rapid transit trains operate on the Long Island railroad tracks we should make every effort to bring that about, for it could be done in the shortest time, at the least cost and give the greatest benefits."

Commissioner Whitney said consideration should be given to bringing street surface systems into a relation with rapid transit lines. The Commission

felt strongly that the Third Ward should be brought within the sphere of rapid transit, and that ultimately this will be accomplished. He added that immediately upon receiving the answer of the Interborough Company the Commission had directed the preparing of plans and contracts for the extension of the Corona line to Main street, Flushing.

Borough President Connolly said that he had seen James L. Quackenbush, general attorney of the Interborough Rapid Transit Company, and Mr. Quackenbush indicated that the statement relative to the operation over leased tracks should not be taken as a final refusal to operate such a line and that the company is willing to enter into negotiations.

Madison Avenue Restriction.

Through the filing of plans, on behalf of Baron William Waldorf Astor, for a seven-story, fireproof store and sales-room, to be erected on the west side of Madison avenue, between 35th and 36th streets, another step was taken to have the validity of the Zoning Law tested. Teabody, Wilson & Brown, architects, prepared the designs. The new structure is estimated to cost \$1,000,000, and is located one block north of the B. Altman & Company store.

The trouble started during the summer of 1916, before the law was enacted. At that time Charles A. Peabody, as attorney for Baron Astor, appeared before the Board of Estimate, at the final public hearing, and objected to the placing of this block front in the zone restricted to residential purposes. Mr. Peabody's objection was overruled and Madison avenue, from 31st to 39th street, on the west side, was restricted against business. It was at this meeting that the Board of Estimate passed the resolution which made the law operative.

The property owned by the Astors measures 197.6 feet on the avenue and has a depth of 195 feet in each street. It is covered with sixteen dwellings. Under the law this plottage is divided into half, the west part being in the business zone, while the east section is confined to residences.

This division of the property caused the controversy, and last May application was made to the Board of Estimate that the law be changed so that business buildings could be erected. This request was denied by the Board of Estimate.

BUILDING MANAGEMENT

VARIOUS COMMITTEES REPORT AT MEETING OF NEW YORK BUILDING MANAGERS' ASSOCIATION

AT the regular monthly meeting of the New York Building Managers' Association, held at the Fifth Avenue Building, William W. Lighthipe, of the Otis Elevator Company, was the principal speaker. He explained the elevator situation and also gave a short digest of what happened at the National Convention of Building Owners' and Managers' Association held at Omaha. Reports from several of the committees were read, and the coal situation was dwelt upon at some length.

According to the report of the Coal Committee, there continues to be a serious shortage of coal, which threatens to become a menace. Domestic and pea coal are the scarce sizes and the hardest to obtain. Some of the buildings report having considerable difficulty in obtaining soft coal for mixing with anthracite.

The Dixon Crucible Company, in Jersey City, closed down one day this month, throwing 1,800 people out of employment, because of the strike of the employees of the coal company serving them. The price of anthracite Nos. 1 and 2 buckwheat remains steady at the high level, but it is difficult to obtain a proper supply as to quality and quantity.

The Employees' Committee drew attention to the fact that several meetings had been held in Washington between the Government and large employers of labor in the Middle West and Pacific Coast. These conferences were instituted for the purpose of considering the waiving of certain portions of the law, so as to allow the importation of 2,000,000 Chinese coolies during the period of the war. It was thought that this might prove a solution of the labor problem.

The window cleaning companies are having difficulty with the labor unions. It is contended that the unions are asking exorbitant increases in wages, shorter hours, pay for full time during inclement weather when not working, and full pay for ten holidays. The association has received communications from two window cleaning companies asking that indulgence be granted until the situation can be cleared up.

The association has just received a schedule of wages of elevator and janitorial employees of the larger cities throughout the United States with the exception of New York City. The schedule is interesting and it is the purpose of the Employees' Committee to get up a revised schedule, including New York, so that each member of the association may have a copy for his guidance.

There is a disposition on the part of some of the building managers to try women as porters. Several of the large buildings are starting this new regime, retaining a few porters for the heavier work. At the present time it is difficult to obtain good porters.

The association is renewing its activity in cooperating with the work done by the Bowling Green Neighborhood Association, which is trying to better the conditions of citizens of foreign birth. The association is endeavoring to get the employees in the downtown section of the city interested in a night school course. Members have been requested to post notices in the rooms of the employees, in their native language, calling attention to the course.

The Department Orders Committee requests that members who have charge of sprinkled loft buildings send to the chairman the location of the property, type of sprinkler equipment installed, and also the type used in adjoining buildings. It is proposed to use this data in connection with the modification of the standard type equipment requirement of the Fire Department, so that a

hose will not be necessary. Members receiving violations from the Labor Department requiring owners to furnish hot water in lofts where printers are tenants are requested to communicate at once with the Department Orders Committee. The association is endeavoring to have this violation issued against the tenant, instead of the owner of the building.

The Equipment and Supply Committee reports that the Board of Health has ordered the removal from the public toilet rooms and office buildings the roller towels, and they have not approved the pull clean towel. The chairman is in communication with the Health Department asking for a permanent ruling, either affirmative or negative.

Recent Decision.

A recent decision of the Appellate Division, Second Department, confirming a judgment of a city magistrate holding that a machine shop housed in the same building as a power plant, even though operated only for the repair, in cases of emergency, of smaller parts of the machinery of the plant, and though the machinists employed also do other work around the power plant, is a factory within the meaning and definition of Section 2 of the Labor Law. The case in question was "People vs. Transit Development Company."

This would seem to give the right to the Labor Department to apply the law in all buildings, particularly office buildings, where repairing is done in the basement. Special mention was made of this in the bulletin of the Board of Standards and Appeals, November 8, 1917, page 794.

The Legislative Committee drew attention to the rule adopted by the Industrial Commission on October 16, 1917, relating to smoking in protected portions of factories, or in special classes of occupancies as authorized by 83-C, Subdivision 3 of the Labor Law. Copies of these rules may be obtained from the Secretary of the State Industrial Commission or from the Fire Commissioner. The rules are also published in the City Record, October 26, 1917, page 70,150.

Enforced by Fire Commissioner.

In the City of New York these rules are to be enforced by the Fire Commissioner. The Board of Standards and Appeals, at its meeting on February 1, 1917, decided that it did not have the power to make rules regarding smoking in factories, or to hear petitions or appeals with respect thereto.

Justice Blackmar, in writing the opinion in the case of "People vs. Stevens Company, Inc.," says: "The meaning of the word 'factory,' as defined in Section 2 of the Labor Law, does not mean all business establishments where one or more persons are employed at labor, but only those engaged to some extent in manufacturing of some kind." This information in full may be obtained in reports of the Appellate Division, New York, Volume 178, page 306.

The Current News Committee draws attention that an ordinance has been prepared whereby tenants will be penalized for any wilful injury to property through waste of water. Wilful waste of water is prohibited under a fine of not more than \$25.

Shipments of anthracite coal during October amounted to 7,110,950 tons, establishing a new record. The Fuel Administration announces that prompt consideration will be given to emergency calls for coal in districts where there is a shortage. New York last year received 12,666,650 tons, as compared with 13,912,384 tons this year. Reeve Schley, chairman of the New York Fuel Committee, has made the announcement that the fuel condition in New

York City would be normal in a short time. He states that the city has already received more coal than last year and that the present shortage is due to the lateness of last spring and also to the hoarding by individuals.

A decision made public by the State Industrial Commission provides that in the future all claims for compensation under the Workmen's Compensation Law must be made direct to the State Industrial Commission. Whenever an injured employee provides his own medical attention without regard to his employers, he will be obliged to bear the expense of such medical service, and the doctor will have a lien upon the compensation paid the workman in such a manner and such an amount as the commission may determine.

The State Commissioner of Insurance has been asked, by resolution, to make a thorough examination of the seeming injustice between fire insurance losses and fire insurance tolls in New York City, with a view of establishing a fire insurance rate for the city in keeping with the fire hazard.

Those who fail to mail true income reports are liable to a penalty. Practically all businesses are taxed. All employers must report every employee to whom they pay \$800 during the year, and all individuals receiving incomes of more than \$1,000 a year must make returns. There is a variation in the date upon which war taxes go into effect.

Delegation to Convention.

Eugene H. Rosenquest, Robert J. Moorehead, William Gemeiner, J. R. Pollock, James Brackenridge, Albert Goldman, William M. Greer, Hon. Murray Hulbert, Hon. William S. Bennett, Hon. J. W. F. Bennett and Charles E. Reid will be the delegates from the Bronx Board of Trade to the Tenth Annual Convention of the Atlantic Deeper Waterways Association, in session at Miami, Florida, Tuesday, November 27, to Saturday, December 1, inclusive and at which Governor Whitman is to be the principal speaker. Through appointments made by Governor Whitman and Mayor Mitchel, these delegates are also representatives for the State and City of New York, respectively.

Unusual interest attaches to the 1917 gathering of this important body, owing to the fact that its expected action on deserving projects will serve to advance among others the propositions to adopt a more modern scheme of improvement for the Harlem River, and to improve the Bronx Kills, both of which propositions are favored by the Bronx Board of Trade and will be urged by the Bronx delegates in resolutions to be presented to the convention.

It is largely due to the vigilance of like delegations from the Bronx Board of Trade, which have been in attendance at every important waterways gathering for many years past, supplementing the through-the-year activities of the Board, that the present Harlem River improvement scheme was adopted, and that the East River 40-foot channel provision item in the 1917 Rivers and Harbors Bill was so strongly backed.

A glance at programs and reports of the annual and special gatherings of the Atlantic Deeper Waterways Association, the New York State Waterways Association, the National Rivers and Harbors Congress, etc., held over a period of years back will show that at every one at least one speaker was provided by the Bronx Board of Trade to urge improvements for local waterways, and that the resolutions adopted have never failed to urge that the necessary legislative measures be taken to bring them about.

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Coal dealers, from operator to the retailer, are prohibited from selling coal at prices subject to revision. This decision by Fuel Administrator Garfield should eliminate many difficulties.

Public meetings are being held in Jersey City looking toward city zoning. Should a thorough districting and zoning resolution be passed, realty values, in the long run, should be benefited.

The Board of Estimate has passed along to the new administration the proposed condemnation of the new public school site at Stoddard place and Sullivan street, Brooklyn. The present administration seems to be doing all in its power to prevent a complex situation after January 1.

Reversing a judgment of the municipal term of the Court of Special Sessions the Appellate Division, Second Department, recently held, in a unanimous decision, that an establishment for the bottling and pasteurization of milk is not a factory within the meaning of Section 2 of the Labor Law.

A gain of nearly \$5,000,000 in the State's revenue receipts, despite the \$1,500,000 increase in expenses, was revealed in the State Comptroller's financial report. Of the total receipts collected, \$24,588,994.27 came from special or indirect taxes, a decrease of \$2,069,561.07. This loss is due to the falling off in the excise and inheritance receipts, and direct taxes.

The New York Fire Insurance Exchange has passed a resolution which will adjust premiums on about 30,000 policies. It has been calculated that about \$60,000 annually will be saved by the policy holders. It is earnestly hoped that the Exchange will see its way clear to reduce fire rates in Manhattan so that they will be more in proportion with the fire losses than at present.

Era of Readjustment.

New York City, like the rest of the United States, has reached a point where war conditions are creating readjustment in various lines of business and industry. In some this readjustment is already marked. In others it is impending. Few, if any, will escape.

Real estate and building are no exceptions. They are already feeling the pressure of economic changes incidental to the war. To what extent pressure may ultimately be exerted cannot be freely predicted. But it behooves these interests, or those to whom they look for guidance and leadership, to take careful account of the situation.

It is, for example, admitted by shrewd observers that this is an exceptionally opportune time to buy New York City real estate. Circumstances not necessary here to enumerate have created a moderate, even low, level of values. Bargains, some of exceptionally attractive character, are to be had. At the same time rents are high and are likely to go higher. The volume of building is markedly reduced. Material and labor are not easy to get and are costly. Low prices should induce buying and buyers and sellers should be satisfied. Yet, if normal standards of judgment could be applied, sellers should not long be in so receptive a mood, for the tendency is plainly in the direction of better income from real estate.

Running against this opportunity for buying and building is the cross current of a scarcity of money to finance purchases or building operations.

There is the probability of another complicating factor, the importance of which is not to be overlooked. The Federal Government is of necessity weighing carefully the business and industrial and labor resources of the country. It may limit such industries as it may decide are actually or even relatively unnecessary in the light of our war needs. Is construction to be one of them? And if so, how is it going to affect New York City?

No special interest, nor any merely local benefit is of importance in the great crisis which has been forced upon this country. This is not to say, however, that the real estate and building industries of New York should be satisfied with merely looking on, if by intelligent pre-vision and a forward-looking program they could avert the extreme of financial or business or social discomfort.

Such a program might include, then, the mortgage situation. What are the actual facts surrounding the lending of money for buying and building? Are the great lending institutions unduly anxious to foreclose mortgages or unduly cautious in the making of loans? If they are not, would not the announcement of their reasonableness be a public benefit? And if they are, could not the necessity of a broader policy be successfully presented to them? Is it feasible here to employ Liberty Bonds in lieu of cash in real estate and building transactions, as is being done to some extent in Canada?

Such a program might include analysis of residential accommodations. The problem for New York City will become more serious as the demand increases by reason of the requirements of the army of employees in the various plants engaged in Federal war work. Might not study of this situation evolve some plan which would be of large benefit to all concerned?

Such a program, again, would take account of the possibility of Federal curtailment of construction. This subject is in a fair way to be taken up, if organization plans are carried out.

If, however, these are to be effective, they must be put into working shape without delay. The whole program must be considered first from the standpoint of patriotism and second on the ground of self-interest. Radical curtailment of building, or even transportation regulations that would stop the supply of material, would, as a direct result, create unemployment and increase the rent problem, and as an indirect result would cut off the resources of a large taxpay-

ing element at a time when taxes are needed. The need will be for more taxes rather than less. It may thus be a more patriotic thing to bring these facts promptly to the attention of the Federal Government than not to do so.

There may be other ways in which initiative and cooperation may be of benefit to the real estate and building industries of this city. But there is hardly any question that here are three specific lines along which those concerned might with advantage proceed if they would set their houses in order against troublesome times.

Long and Short Range Plans.

The high prices of labor and material, the shortage of mortgage money and transportation and the policy of the Government to concentrate all possible energy upon war necessities are naturally causing the building industry much concern. Both long and short range plans are being turned over from week to week by those vitally interested. To quote President Lincoln: "The dogmas of the quiet past are inadequate to the stormy present. The question is piled high with difficulty, and we must rise with the occasion. As our cause is new so we must think anew and act anew."

At the outset let us realize that buildings are essentially tools of industry and to a certain extent are war necessities, and that large amounts of money are now being spent throughout the country for materials of construction. We are not facing a general business depression, for general business is reported as excellent throughout the country, excepting possibly in the Northwest and South, where it is fairly good. Failures have been lower than since 1910, the building industry itself being the chief sufferer, showing the largest percentage of increase in failures for the first three-quarters of the present year compared with the corresponding period of last year. The war is not in its initial stage, but is probably in the middle or even approaching the final stage. What will be the relative position of the building industry when the war is over and what can be done in the meantime?

In the meantime let us be sure that we know as exactly as possible "where we are at." The information gathered by the committee work, undertaken by the Chambers of Commerce in conjunction with the building trades in the principal industrial centers, when tabulated should show the present demand for buildings of various classes in various localities, the price and supply of materials and their possible substitutes, the available supply of labor and mortgage money and the needs of transportation facilities.

A consensus of these facts, submitted to the War Industries Board at Washington, may call forth helpful advice and most well informed action by the Government upon all matters affecting the building industry during the remainder of the war.

Realizing the unfavorable reaction of war profiteering by other industries upon themselves, as well as upon the country at large, the building industry may see that it is intelligent self-interest to promote building through a policy of minimum profit, such as cost plus 5 per cent, for the duration of the war. If this policy were universal in all building trades and with all building material manufacturers it would insure maximum volume of business to tide over this critical period and to keep this highly specialized organization from disintegration. The moral effect of such a policy would be in public interest. Such a policy might call forth spontaneous support from financial institutions, transportation interests and from the Government itself.

When, probably within two or three years at most, the world has at last returned to peaceful operations there is no other one industry which gives so certain a prospect of becoming the leader as that providing materials for construction work. This industry holds promise of a sensational activity. The close of the war will naturally free

necessary labor, capital and transportation. A world-wide building boom is inevitable during the period of reconstruction. The accumulating demand is self-evident. Statistics indicate that the supply of construction and buildings in this country has been below normal, and in Europe has been less than half normal during the past four years or more, and in Europe much construction has actually been destroyed.

Admit Women Members.

The action of the South Brooklyn Board of Trade in adopting a resolution to admit women to membership and to canvass the district so as to have propositions from women to act upon at the December meeting of the Board is important, progressive and timely. Women are admitted to membership to many property owners' associations and other civic bodies, and the more they become interested in and participate in such public matters as come before boards of trade and kindred organizations the better informed they will be and the more interested will they become in such matters as realty values and the various questions affecting such values.

The result should be that the ranks of women realty investors will be increased. There are many and successful women realty investors, and that their numbers are not greater may be ascribed to two things—feminine timidity to tie up capital or risk it in any way and a preference on the part of some brokers and business men to deal with men.

Both of these conditions will be eliminated or at any rate diminished by women taking part in such organizations as the South Brooklyn Board of Trade. They become more familiar with business and public matters and less prone to shrink from safe investments because they are investments.

Also the presence of women at such associations serves to break down any disinclination on the part of business men to having business deals with women, and in consequence safe real estate investments are brought to their notice.

Property owners' associations are representative of owners of property, male and female, and so both should be in these associations. Real estate investment is a field which is open to women as to men, and the more the women are attracted to it the more will they enter into it to the improvement of trade and the expansion of business.

Housing Activities.

One of the intensely interesting phases of the recently noticeable resumption of building activities throughout the Metropolitan district and its adjacent territory is the largely increased number of apartment houses and small dwellings already started or for which plans have been prepared. For many months this city has suffered from the difficulty of properly housing seekers for modern living accommodations. It has been generally conceded that the housing facilities, both within the city bounds and suburban communities likewise, were inadequate; that the demand for rentable quarters in decent surroundings and at moderate rentals was infinitely greater than the supply. Real estate agents experienced this condition to a marked degree during the active renting season prior to October 1, and as a result they had to disappoint many prospective clients.

At present it would seem as though investors and speculative builders are commencing to realize the condition of the renting situation, and are inclined to make a start toward relieving matters by the erection of additional buildings. The number of plans in progress in the offices of architects for high-class multi-family houses indicates the commencement of a revival of speculative and investment building, more particularly of those structures for which there is such an intense demand. It appears as

though the speculative interests have at last been brought to a realization of their great opportunity to do constructive work that furthermore will provide an excellent return upon the money invested.

There are a number of factors that have undoubtedly been instrumental in starting this speculative movement, aside from the demand for space, that was acknowledged by all realty interests as well as the seekers for accommodations. The substantial reductions in the basic prices of certain materials essential to building construction through the medium of Government regulation and control, the general stabilization of the material market in all of its branches, and the increased rentals now to be obtained for space have unquestionably been of immense influence in leading the speculative builder and investor to again come into the market for buildings of this character.

The resumption of speculative construction is a welcome sign of better times in store for the allied building interests. It is sincerely to be hoped that the work now started will prove itself to be the commencement of a structural endeavor that will not be permitted to cease until there is a sufficient supply of living accommodations to fill all current demands. New York City is today underbuilt along certain definite lines, and the principal one is the provision for housing the rapidly growing population. This applies with equal force to suburban districts, within reasonable commuting distance of this city, and its immense commercial interests, where a similar demand exists. It will require a large volume of new construction, involving the erection of many apartment houses and one and two family dwellings to supply the demand, and it will be a long time before the city is built up to its housing capacity.

Real Estate Bonds.

Editor of the RECORD AND GUIDE:

The campaign to sell war thrift bonds and war thrift certificates will bring before the public mind new types of security, especially for investors, in small amounts where field for savings has been limited in variety. The national thrift which should result will be of greatest benefit to our people, but there will be a tendency to take them away from real estate investments during and after the war unless equally attractive forms of investment, based on real estate, are offered.

The opportunity for real estate investment companies to join in the movement to furnish sound securities in small amounts is large. This can be done by the issuance of corporate bonds from \$10 up, based on real estate first mortgages, which themselves are amortized annually. What better investments could there be than, for instance, an issue of \$50,000,000 of small bonds, based on \$60,000,000 of first-class first mortgages on New York real estate, especially when such real estate mortgages are reduced annually by amortization? They should be listed on the Stock Exchange so as to make them readily negotiable. CYRUS C. MILLER.

Restoring Confidence.

Editor of the RECORD AND GUIDE:

The voters have passed judgment on the present city administration. Making a fetch of efficiency and arrogantly dealing with the people do not make for satisfactory government, and the severe rebuke administered teaches a wholesome lesson.

It would be folly to pass over the fear that has arisen in the minds of the people that a coterie of powerful men dominated affairs at City Hall, and that malign influences were at work to capture complete control of the city's many activities. If this state of mind continued for four more years it is a fairly safe assertion that a Socialist mayor would be placed in charge of our destinies, with all that that would imply.

So Mr. Schieffelin, upon further reflection, will see the far-reaching wisdom of the people in making their choice.

The incoming executive gives hope-

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. 284.—I own a house in Nassau County. There is a two-foot strip between my house and my neighbor's land. He complains that the rain water from my property runs on to his land, and demands that I make such necessary repairs as to stop this condition. Am I responsible for the water that flows from my land on to his? In the event of the water blowing from my roof to his property, is this my concern? Is there any law in Nassau County which would compel me to put leaders on my house? W. O.

Answer No. 284.—There is a maxim of law which is in Latin: "Sic utere tuo ut aliendum non laedas," which, in Nassau County English, means "Use your own property so as not to injure that of others." There is also a canon of ethics which is "Do unto others as you would that they should do unto you." Either of these answers the above query, and by observing either one may accomplish that desirable thing, namely, to save lawyers' fees, and also may live in peace with that part of the world which has not been Prussianized.

ful promise of restoring needed confidence, arresting thereby the spread of Socialism, which has become a serious question to be grappled with.

Warm-blooded efficiency, with due regard for the feelings of the average citizen, will undoubtedly be the motif of the incoming administration, and no more effective antidote can be found for stifling the 'isms that have flourished heretofore as an evil consequence of misdirected and unsympathetic government.

With a closer bond of sympathy between the government and the people an atmosphere of security will be realized, and with this accomplished the cause of good and safe government will be advanced a hundredfold.

EDWARD F. FITZGERALD.

Why Apartment Houses Are Crowded.

Editor of the RECORD AND GUIDE:

War-time economies are credited in some quarters as being the cause of crowding the flat dwellers of this city, families moving into smaller apartments or taking boarders or roomers. A close view of the situation by one in constant touch with it points, however, to the congestion being due more often and more directly to the lack of new buildings and the higher rentals that have come with that scarcity. The condition is, therefore, one that we may expect to see adjust itself when the cause is removed and the supply of building is adequate to the housing demands.

It is doubtful whether war-time economies have been put into practice in this particular respect to a degree that would have an appreciable effect on the general condition, and it is not a matter which need await the conclusion of the war for a remedy.

The class of flat house dwellers who take a boarder or roomer is always with us, and we must not ascribe the condition now to the war. Congestion in flat houses is a question of available buildings. To overcome this is not within the power of the great mass of rent payers, but of those to whom they pay rent, the landlords and builders. With a sufficiency of apartment houses there will still be boarders and roomers, but the congestion in general will be relieved. E. P. S.

REAL ESTATE NEWS OF THE WEEK

Fish Estate Auction Totals \$1,298,895—Budget of Sales and Leases Includes Interesting Deals

BROKERAGE reports of the week showed a varied list of transactions, including a goodly number of fair-sized deals. While the market has not shown any material improvement over the past few weeks, nevertheless inquiry among the trade would seem to point to a better feeling among holders of real estate.

The new investor has not as yet come into the market to any appreciable extent, but this is largely due to the unsettled condition of the money situation. Practically every man of means, who is a real estate owner or a prospective buyer, has outside investments, usually in stocks and bonds. Wall street securities have depreciated to such an extent during the past few months that most of the securities show a considerable loss, and therefore investors do not feel inclined to embark upon new investments.

Real estate today is cheap. There are distinct bargains to be obtained, though daily the market is stiffening. This is due to the fact that renting conditions are so good that owners are beginning to see a fair income return from their investments. Much is being expected from the new administration, and the disposition to await developments before extending criticism is quite noticeable.

The sale of a modern American basement house at 28 East 52d street, at the southeast corner of Madison avenue, affords an instance of the desirability of high class residential property below 59th street. Another in the same section was the sale of an American basement residence at 37 West 56th street. Still another sale of importance was the dwelling at 59 East 34th street to Arthur L. Trowbridge.

An important transaction in the Bronx was the purchase by the Bronx Hospital of about seven lots at the northeast corner of Boston road and Charlotte street, one block south of Crotona Park. A hospital is to be built, the plan being to merge several existing hospitals.

A large lease deal in the Times Square

district, marking the demand for business property, involved the building at 1629 Broadway, southwest corner of 50th street, to the Regal Shoe Company. The lease was reported to be for twenty-one years, with renewal privileges, at a rental aggregating \$1,500,000. A lease of business property further south was the sublease, to Schrafft's, confectioners, for a long term, of the building at 20 West 38th street. This building is opposite the Lord & Taylor store.

An indication that the section of Fifth avenue between 23d and 28th street will be the permanent home of men's hat manufacturers for some years to come was the leasing of premises in that district to three concerns in that trade.

The auction market was pretty well tested this week when the holdings of the Hamilton Fish Corporation were placed upon the auction block at the stand of Bryan L. Kennelly at the Vesey Street Exchange Salesroom. The total amount received was \$1,298,950. The city's valuation for taxation purposes was \$1,714,000, indicating a difference of \$416,050. About four hundred persons were present when the sale began, including a number of operators, local property owners and business men. Not long after the sale started it was apparent that low prices would be the rule. Details of the properties offered and prices obtained will be found in the Second Section of this issue under the heading "Auction Sales of the Week."

Brooklyn Board Holds Election.

The Brooklyn Board of Real Estate Brokers at a meeting at the Clarendon Hotel last Tuesday evening, re-elected its officers with the exception of treasurer, Isaac O. Horton, who was endorsed for another term as treasurer, declining. The officers are: President, William P. Rae; vice president, William J. T. Lynch; secretary, Isaac Cortelyou; treasurer, James B. Fisher. The Board of Directors chosen is: William P. Rae, Isaac Cortelyou, De Hart Bergen, Charles Gilbert and Frederick B. Snow. The meeting was largely attended.

Charles Ferdinand Meyer.

Charles Ferdinand Meyer, a real estate operator and a member of the Real Estate Board of New York, died on Monday at the Brooklyn Hospital of cerebro-spinal meningitis. Mr. Meyer was born in Brooklyn in 1888 and entered the real estate business when a young man. He had an office on Fifth avenue, Manhattan, and established connections in Chicago, Washington, Philadelphia and Cleveland. Mr. Meyer was an athlete, being an expert oarsman and swimmer. Because of cardiac ailments he was refused a commission at the Plattsburg camp. Funeral services were held last Wednesday from his home, at 1548 Union street, Brooklyn. The interment was in Evergreen Cemetery. Mr. Meyer is survived by his father, Ferdinand; a sister, Miss Minnie Adele Meyer, and two brothers, Ferdinand, Jr., and Henry Meyer.

Arthur D. Payne.

Arthur Dexter Payne died suddenly of pneumonia at his home, 54 Morning-side avenue East, on Wednesday, November 21, in the sixty-sixth year of his age. He was well known in the mortgage branch of the real estate market, in which he had been active for the last twenty-seven years, where his personal popularity had made for him a large number of friends by whom he will be deeply missed. He was born in Providence in 1852, and graduated from Brown University in 1872. He practiced law in Providence until he took up real estate in New York. Mr. Payne was the son of Abraham and Anne Wheaton Payne and is survived by his widow, Florence K., and daughter, Mary Dexter Payne.

Lewis Delman Beman.

Lewis Delman Beman, who built the Auditorium and Pullman buildings in Chicago and other large buildings elsewhere, and who was the head of the building department of the Pyrene Company, died last Sunday at his home, at 540 West 189th street. Mr. Beman was fifty-five years old. He was born in Jersey City, but lived practically all his life in New York City. Funeral services were held last Wednesday.

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, as against 19 last week and 33 a year ago.

The number of sales south of 59th street was 10, as compared with 5 last week and 7 a year ago.

The sales north of 59th street aggregate 10, as compared with 14 last week and 12 a year ago.

From the Bronx 9 sales at private contract were reported, as against 13 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 682 of this issue.

Madison Avenue Corner in Deal.

Pease & Elliman sold for Henry G. Trevor, 28 East 52d street, a five-story American basement dwelling, located at the southeast corner of Madison avenue. The property was held at \$200,000 and the brokers report that a figure approximating this amount was obtained. The property is one of the lots comprising the greater part of this block, which the Roman Catholic Orphan Asylum trustees sold several years ago, with restrictions that they be used solely for residential purposes. Up to September, 1915, this restriction was strictly observed. At that time the property just sold was rented to Chamberlin Dodds, of the firm of Dodds & Wallick, decorators, for residence purposes. Now it is under lease, and used for business by Burley, an interior decorator, thus registering the first rupture of the restriction, which may be widened at the expiration of the lease three years hence. This is confidently expected, as Madison avenue in this vicinity has changed perceptibly from residential to business. The former Trevor house occupies one-half of the Madison avenue frontage of the block, and the remainder is occupied by the handsome white-stone residence of Mrs. O. H. P. Belmont, which stands on one of the former Orphan Asylum lots, facing St. Patrick's Cathedral, and the Fahnestock residence. On the opposite, northeast corner of Madison avenue and 52d street are the holdings of the Vanderbilts, the corner being a two-story structure, principally occupied by a milk concern, and adjoining is an apartment house, built by W. K. Vanderbilt for his family. Dwellings covered by the Orphan Asylum restrictions comprise all of the southerly side of the block up to the big apartment house the Potter-Mordecai syndicate erected on the Park avenue frontage. These include the properties of the Lydig, Kennedy, Wise, Hahlo, Newborg, Twining, Jay, Proal and Peters families.

Sale in Murray Hill Zone.

Among the transfers recently recorded included the purchase by Arthur L. Trowbridge, of Noroton, Conn., of 59 East 34th street, adjoining the Church of the Messiah, at the northwest corner of Park avenue, and opposite the Vanderbilt Hotel. The seller is the Hudson Mortgage Company, William M. Harte, president, which took title to the property September 12, 1914. The property consists of a four-story dwelling, 25x95 feet, and was sold subject to a mortgage of \$120,000. The similar house at 57, adjoining, is the residence of James A. Trowbridge, who has owned and occupied it since 1884.

\$500,000 Bronx Hospital.

The Federation of Jewish Charities, Felix M. Warburg, president, is said to be considering merging Bronx hospitals in a large institution, and erecting a \$500,000 building for this purpose. The Bronx Hospital has bought from Mary Rasin the northeast corner of Boston road and Charlotte street, 100x161.11x irregular, located a block south of Crotona Park. In exchange for the corner, the Bronx Hospital, Alexander Goldman, president, gave the seller its dispensary building, 50x96, at 1385 Frank-

lin avenue, near 170th street. Plans for the new structure are being drawn by Louis Allen Abramson. The institutions, which it is proposed to amalgamate, include the Bronx, Lebanon and Maternity Hospitals. Last February the Bronx Hospital trustees filed preliminary plans for the building to be erected at the southwest corner of Crotona Park East and Charlotte street. That project has been abandoned.

Buys Garage on First Avenue.

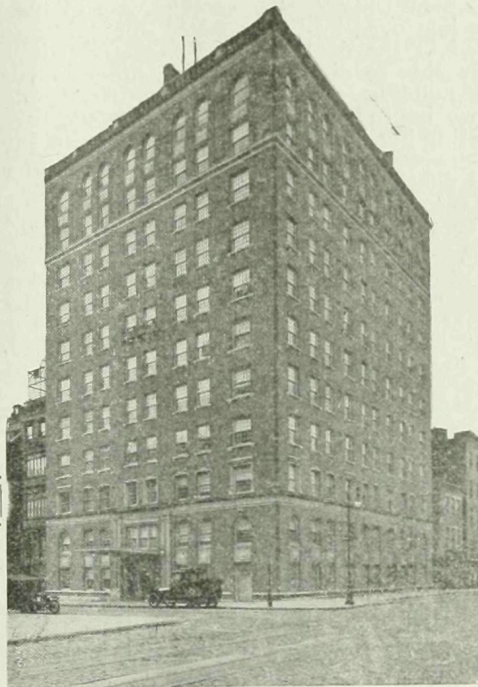
Leo S. Bing purchased, from Charles and Louise E. Shongood, the garage occupying the block front in the west side of First avenue, from 42d to 43d streets. The structure is three stories high, fireproof, fronting 200.10 feet on the avenue and 50 feet in each street. The property was held at \$200,000. Harry B. Cutner was the broker. The property is rented to one tenant until next September on a lease which carries renewal privileges. Stoddard & Mark, as

attorneys, represented Mr. Bing, and Leo Oppenheimer acted for the sellers. The sellers acquired the property in 1909 from Montague Aaron and others, and about four years ago erected the garage from plans prepared by George F. Pelham.

Fourth Sale Since Last March.

The apartment house 1182 West Farms road, southeast corner of Longfellow avenue, has been resold by Henry A. Luber to Louis E. Kleban, who in turn is reported to have resold the property to David Zipkin. The building occupies a triangular plot measuring 125 feet on West Farms road, 146 feet on Longfellow avenue, and a south line of 110 feet. The sale is the fourth reported since last March, when it was purchased by Harris and Maurice Mandebaum from the Lawyers Title & Trust Company, who in turn resold it to Mr. Luber.

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Bronx Apartments in Deal.

Harry H. Cohen sold for the Benenson Realty Company to Anna M. Jones the two five-story houses at the northwest corner of Monterey avenue and 180th street. The corner building occupies a plot 48x100 and contains five apartments to a floor. The adjoining avenue house provides for six families to a floor, and occupies a plot 57x100 feet. There are seven stores in the houses. The structures show an annual rental of about \$17,500, and were held at \$130,000. The deal included No. 336 Canal street, southwest corner of Church street, a five-story loft and store building on lot fronting 25.7 feet in Canal street, and 41.6 feet in Church street, with a westerly line of 46.8 feet. This property was held at \$40,000, and was recently acquired from the John W. Cornish Construction Company. Also included in the deal is the vacant plot at the northeast corner of Heath avenue and Albany Crescent, located a short distance from 231st street subway station, at Broadway, the latter parcel measuring 73x94 feet, and will likely be improved by the new owners. It figured in the deal at \$10,000. The seller was able to dispose of a downtown loft building and a vacant property for two improved parcels, thereby concentrating her holdings.

\$125,000 Deal at Flatbush.

The Thompson-Bloomgarden Company sold for the Brighton-Argyle Corporation, two apartment houses on Argyle road, near Caton avenue, to the Milo Holding Company, which gave in part payment 431 Sixteenth street, a four-story cold water flat. The two transactions involved about \$125,000.

Engineers Buy 50-Acre Tract.

The Niles-Bement-Pond Company, bought, through Joseph P. Day, about fifty acres at Kearny, N. J., fronting on Lincoln Highway and Hackensack River. The property lies midway between Newark and Jersey City, and is directly opposite the United States Steel Company's Federal Shipbuilding plant. More than a year has elapsed since negotiations were first started. The buying company will erect on the site a plant for the manufacture of cranes and dummy engines. The Pennsylvania Railroad will run a siding across the Meadows about one mile in length to the property. Frederick Steers, formerly of the contracting firm of Bradley, Gaffney & Steers, has obtained the contract for the filling in of part of the land to take care of the siding. The remainder of the land has been filled in by material dredged from the Hackensack River, when the Government deepened the channel several years ago. The new structure will be of heavy construction, to take care of the large machinery required for the manufacture of cranes and engines. It is stated that the smallest machinery unit will weigh more than 1,000,000 pounds.

Woman Investor Sells.

Mrs. Sidney Turner Dyer, of Baltimore, Md., widow of the late Elisha Dyer, Jr., has sold the five-story American basement residence at 37 West 56th street, on a lot 25 x 100.5. The property, which is assessed at \$125,000, was improved by William Hall's Sons. It will be remodeled and occupied by the new owner. Edward J. Hogan was the broker.

Manhattan.**South—of 59th Street.**

BARCLAY ST.—Cruikshank Co. sold for the Lincoln Trust Co. the 4-sty building, on lot 19x79, at 94 Barclay st.

GREENWICH ST.—Wm. A. White & Sons sold for the Corporation of Trinity Church a lot, 25 x 110, at 609 Greenwich st, to Baker & Williams. This lot adjoins the plot, 100x100, purchased by Baker & Williams last week through the same firm. The enlarged plot, 125 ft. on Greenwich st by 100 ft. on Leroy st, will be improved with a 9-sty modern fireproof warehouse.

11TH ST.—Edward S. Foley & Co. sold the dwelling at 142 West 11th st, on lot 22.6x108, between 6th and 7th avs, held at \$20,000, for Louisa Bardousch to William J. Farrell.

21ST ST.—Richard E. Mount estate sold through Horace S. Ely & Co. and the Douglas Robinson, Charles S. Brown Co. the 4-sty residence, on lot 21.6x92, at 4 West 21st st to Edward H. Van Ingen, who owns the Mohawk Building on the adjoining southwest corner of 5th av. and property to the west of the Mount residence.

47TH ST.—Henry Brady and William H. Archibald sold the 6-sty building at 306 to 310 East 47th st, on plot 75x100.5, between 1st and 2d avs, for the Clausen-Flanagan estate.

50TH ST.—The Donough estate sold the 3-sty dwelling, on lot 20x100, at 223 East 50th st, between 2d and 3d avs.

North—of 59th Street.

115TH ST.—Ennis & Sinnott bought from Lorenzo M. Picabia 76 East 115th st, a 5-sty flat, on lot 25x100. O'Reilly & Dahn were the brokers.

118TH ST.—The Lawyers' Mortgage Co. sold a 5-sty apartment house, on lot 25x100.11, at 37 West 118th st.

123D ST.—Nehring Brothers sold for the estate of John Ahrens 150 and 152 East 123d st, the 5-sty, 20-fam. apartment house at 150 and 152 East 123d st.

127TH ST.—Shaw & Co. sold for the Ideal Mortgage Corp. to Martha J. Jordan, a 3-sty dwelling on plot 16.8x100, at 258 West 127th st.

131ST ST.—The Bond and Mortgage Guarantee Co. sold the dwelling, on lot 20.2x99.10, at 250 West 131st st, between 7th and 8th avs, to the Ideal Mortgage Corp., Hugh H. Senior, president, which purchased the similar property adjoining, 254, recently. W. V. Reynolds made both sales.

165TH ST.—The Day MacDonald Co. resold to Alicia L. Laird an apartment house at 546 West 165th st, 20.1x118.11x irreg., adjoining the southwest corner of St. Nicholas av. The company acquired the house recently.

CONVENT AV.—Moore, Schutte & Co. sold for Dr. Arthur H. Terry, Jr., the 3-sty private dwelling, measuring 20x75, at 411 Convent av, to Ennis & Sinnott.

EAST END AV.—Elizabeth Weinberg sold to Morris Kaminstein 69 East End av, measuring 25.6x100, between 82d and 83d sts.

MANHATTAN AV.—The Lawyers Mortgage Co. sold a dwelling, on lot 17.3x70, at 142 Manhattan av, at the southeast corner of 106th st, assessed for \$15,000.

ST. NICHOLAS AV.—Duff & Brown Co. sold for Michael J. Dowd the 4-sty dwelling on lot 20x125, at 764 St. Nicholas av.

Bronx.

KELLY ST.—Samuel Cowen Agency sold for L. Davis a 3-sty dwelling, on lot 25x100, at 742 Kelly st.

134TH ST.—Cruikshank Co. sold for the Union Trust Co. of New York, the premises 339 East 134th st, measuring 18.10x100.

181ST ST.—Frederick Brown sold to Nellie Rosenberg a 5-sty building, on plot 145x94.6, at 785 East 181st st, at the northwest corner of Mapev av. Louis Fine and Sol. Feidus were the brokers. The property was held at \$65,000.

BOSTON RD.—Samuel Cowen Agency sold the 5-sty apartment house at 1065 Boston rd, on lot 37x125, to L. Kuntze.

HOE AV.—Cross & Brown Co. resold for Frederick Brown to the Phillips Estate the 5-sty modern apartment house, on a plot 37x 107, at 966 Hoe av. corner of Aldust st. The property is fully tenanted and has been held at \$60,000. In exchange the estate gave the residence at 70 8th av, at the northwest corner of Union st, Brooklyn, valued at \$50,000.

3D AV.—Kurz & Uren, Inc., sold for Sanford S. Bettman a 5-sty tenement house, on plot 50x127.93, at 4431 3d av, near 181st st.

Brooklyn.

CARROLL ST.—Charles Buermann & Co. sold the plot 180x127.93, in the south side of Carroll st, between Kingston and Albany av, to Charles Goell. Plans and specifications are now being prepared by him for 9 1-fam. homes with garage on rear driveway.

PARK PL. ETC.—Charles C. Steele sold the 3-sty single flat house at 15 Park pl for George Harper to James F. Cuddy, Jr.; also sold 408 2d st, a 4-sty single apartment house, for Edwin Packard, trustee.

UNION ST.—John Pullman Real Estate Co. sold 765 Union st, a 3-sty brick dwelling, on a lot 20x100, for Mrs. Anna Fithian.

6TH ST. ETC.—E. T. Newman sold the 4-sty double modern apartment, at 481 6th st, between 7th and 8th avs, on lot 31.10½x100, for James K. Anderson; also the 3-sty dwelling at 270 Sterling pl, between Vanderbilt and Underhill avs, on lot 20x100, for Fred Schumm.

9TH ST.—Edward Bull sold for Lilian Draycott the dwelling at 1473 East 9th st, near Av N, to Lawrence A. Cavo, who will occupy it, and for William T. Stewart 40x100 ft. in the west side of East 37th st, 257 ft. north of Av I, to Frank A. Connolly.

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54TH ST.—Newmann Leavy sold for Charles Smith the house at 1350 54th st, on a plot 75x100.

54TH ST.—I. Salzberg sold for the Realty Associates to D. Horn the 1-fam. house, on plot 20x100, at 1140 54th st.

54TH ST, ETC.—Realty Associates sold a 2-sty 1-fam. house on lot 20x100.2 at 1146 54th st, between 11th and 12th avs, to Mrs. Giegegack; also the 2-sty house on lot 17.11x100 at 287 Sterling st, between Nostrand and Rogers avs, to Joseph Hoffman; also plot 50x100 at 51 and 53 Kosciusko st, west of Nostrand av, to Pone-mone Bros., through J. Garlick, broker. A garage is to be erected.

56TH ST, ETC.—Thomas Kilcoyne sold for L. Leader the northeast corner of 15th av and 56th st, a cottage, on plot 60x100, to Jacob Weiner; for Marie Schmidt the cottage at 1520 50th st to Louis Reiter; for Joseph Dahl the cottage at 1422 54th st to Jacob Margariten; and for W. Hartshorn 50x100 ft. in the south side of 54th st, 100 ft. east of 14th av.

59TH ST.—Tutino & Cerny sold for the Bklyn Investors Corp the 3-sty double brick flat house at 728 59th st.

70TH ST.—Meister Builders, Inc., sold to A. Izzo a dwelling on lot 17.8x100 at 1728 70th st.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 3-fam. flat house at 358 Bay Ridge av for Daniel Larocca.

CARLTON AV.—M. Bennett & Sons sold the dwelling at 567 Carlton av for James J. McCollough.

KINGS HIGHWAY.—R. S. Fisher sold the southeast corner of Kings highway and East 16th st, comprising a store and accommodations for 5 families, the purchaser giving as part payment the corner of Ocean parkway and Washington av.

5TH AV.—Frank A. Seaver & Co. sold for the Weir estate to an investor a plot of 40 lots in the east side of 5th av, between 67th and 68th sts, Bay Ridge.

11TH AV.—I. S. Herbstman sold for Thomas F. Clark to Philip Buttaravoli the 2-fam. house at 5021 11th av, at the northeast corner of 11th av and 51st st.

Queens.

BAYSIDE.—The property of Dr. Stephen Han-non on Bayside rd, consisting of 11½ acres, with a house and barn, has been sold to Charles W. Bergen and Charles H. Conant. The con-sideration was stated to be \$23,000.

FAR ROCKAWAY.—Samuel Cowen Agency sold for S. Senoff a plot, 82x150, on Broad-way ct, 125 ft. north of Broadway.

FLUSHING.—A. Thorpe purchased the prop-erty, 100x114, on the southeast corner of Jas-mine st and Burling av from E. M. Miles.

JAMAICA.—Court General Lawton 387. F. of A., sold to the Kamark Realty Co. the prop-erty, 18x90, on the north side of Brenton court, 144 ft. west of Brenton av.

JAMAICA.—K. Cole sold to B. Holland the property, 100x100, on the west side of Wash-ington st, 109 ft. south of South st.

JAMAICA.—Charles Witte sold to J. Joost the property 75x115 on the west side of Beach st, 187 ft. north of Chichester av.

JAMAICA.—The Acanthus Realty Co., Inc., bought 495 ft. on the east side of Middletown st, starting at the southeast corner of Shelton av, from the Berner Realty Corp. for improve-ment with 21 dwellings.

JAMAICA.—G. Flecker sold to J. S. Lawson a plot 80x100 on the south side of Amherst av, 180 ft. east of Alsop st.

JAMAICA.—H. M. Huntington sold 10 lots at the Howard Estates to F. R. Minrath.

LONG ISLAND CITY.—Cornelius Clark sold to the Borden's Farm Products Co. a plot, 50x90, on the west side of Steinway av, 202 ft. south of Pierce av.

LONG ISLAND CITY.—The First Hebrew School of Astoria purchased the property on the south corner of Flushing av and 8th av from the Joseph Geiser Association.

RECENT LEASES.

Tailors Lease on Fifth Avenue.

John Patterson & Company, tailors, for the past ten years located at 10 East 33d street, have leased for a long term the third floor, containing about 8,700 square feet of space, in the Frances Building, southeast corner of Fifth avenue and 53d street, through Albert B. Ashforth, Inc. The leasing concern is of Scotch origin, and is one of the oldest in its line, having been founded in New York City by the late John Patterson in 1852. The present prop-rietary, Harvey Andrew Patterson, is the third generation conducting the business. The removal is the third in the past thirty years, occupying each location for a period of ten years, secured through the same brokerage concern.

Other Fifth Avenue Leases.

Rowantree-Schley Company leased to Thom & Bayley, now at 3 and 5 Wash-ington place, space on the eleventh floor in the Victoria Building, at 230 Fifth avenue, southwest corner of 27th street; also to the Hatters' Fur Ex-change, now at 23 to 29 Washington

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place, the front portion of the fifth floor in the Fifth Avenue Building, and to the Napier Manufacturing Company and Logie & McGee, both at 15 Washington place, the sixth floor in the Fifth Avenue Building. All these leases were made for terms of years and indicate the movement of the hatters' trade into this section.

Shoe Company Leases.

The Regal Shoe Company leased the three-story building at 1629 Broadway, occupying a plot 50 feet on Broadway and 77 feet in 50th street, forming the southwest corner of these thoroughfares. The structure was designed for an automobile showroom, and it is said that it would be extensively altered for the shoe company. John E. Dietz is the owner. It is understood that the lease is for twenty-one years, with two renewals, the aggregate rental totaling about \$1,500,000. Harris & Vaughan were the brokers.

Confectioners Obtain More Space.

Schrafft's, confectioners, will pay an aggregate ground rental of \$147,000 for the remainder of Edward May's lease on 20 West 38th street, which carries a privilege to renew for twenty years with the owner, Julia A. Ferguson. The site is to be improved with a five-story building, costing about \$100,000, from designs by Charles E. Birge.

Lease in Times Square.

Carlo Giolito, restaurateur, of 236 West 46th street, leased the three four-story dwellings at 122 to 126 West 48th street, from Charles L. Moreau and A. S. Wickstrom, for fifteen years from November 1, at \$12,000 a year. The building will be altered from plans by Thomas W. Lamb at a cost of \$35,000.

Manhattan.

AMES & CO. rented a store at 153 West 34th st to Dr. J. F. Doherty, dentist; a store at 127 West 29th st to Herzog & Co, and a loft at 11 East 22d st to Modern Yarn and Trimming Co.

AMES & CO. rented an apartment at 309 5th av to R. Stephen Law; an apartment at 44 East 34th st to W. Lee Gwynne, and an apartment at 59 East 34th st to Grace Studiford.

WILLIAM S. ANDERSON CO. leased dwelling at 104 Lexington av.

WRIGHT BARCLAY, INC., and Rosenthal & Co. leased a store at 11 East 30th st to a button company.

BASTINE & CO. leased the 3d, 4th, 5th and 6th floors at 137 Greene st to the Enterprise Electric Novelty Co., Inc.; a store, basement and first loft at 137 Greene st to P. & W. Samuels; the store and basement at 36 East 22d st to Noschkes & Grosbard; rooms 802 and 803 at 112 East 19th st to Feinberg & Feinberg; and leased rooms 903 to 905 at 215 4th av to David Freiman for Carstein & Linnekin.

DANIEL BIRDSALL & CO. rented a loft at 384 and 386 Broadway to the Typewriter Trading Co.; at 28 West 22d st to Max J. Hoberman; 58 West 15th st to the Paris Costume Co.; 32 and 34 West 20th st to Schulsky Brothers; 414 Broadway to Rosenfeld Manufacturing Co., and at 135 and 137 Spring st to L. B. Rafelson & Co.

CLINTON H. BOOTH leased for the A. L. S. Realty Co. to the Very Best Garage Corp, a new garage, on plot 63x100, in 131st st, 100 ft. west of Broadway; also the store and basement at 29 West 46th st; also the store at 41 West 56th st.

BRETT & GOODE CO. leased the 3d floor at 62 East 14th st to S. & L. Cohen; office space at 461 to 479 8th av to Edwin D. Michaelis, and a floor at 216 West 18th st to P. F. Collier & Son.

BUTLER & BALDWIN leased for J. & R. Lamb a 5-sty building at 59 Carmine st.

CAMMANN, VOORHEES & FLOYD leased the building at 184 Water st to Leo Hirsch; also store and basement at 48 East 57th st to G. F. Saito, dealer in Chinese antiques and porcelains.

CAMMANN, VOORHEES & FLOYD leased the store and basement at 83 Spring st to Samuel Seid; also a floor at 95 to 97 Front st to National Glue Co.; also floor at 162 and 164 Front st to Geo. B. Granger Co., Inc.; also offices at 7 Pine st to National Foreign Trade Council, L. P. McCormack & Co. and Franz H. Krebs.

CAMMANN, VOORHEES & FLOYD leased for the Norlin Realty Co. to A. Schulte the store and basement at the northeast corner of 6th av and 9th st.

HARRISON S. COLBURN, of Ruland & Whiting Co., leased for George W. Bond the 6-sty building at 172 Cherry st for 5 years to the Murphy Trucking Co. for a warehouse.

CROSS & BROWN CO. leased the store at 1800 Broadway to Stanley A. Martin Motors Co.; also the 7th floor at 27 East 21st st to Louis R. Goldberg, and space at 105 West 40th st to Phyllenlic Society of America, in conjunction with A. B. Ashforth, Inc.

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CROSS & BROWN CO. leased the building, 35x100, at 527 West 23d st to E. J. Widmer and G. Peterson for a long term; also space at 245 West 55th st to the Shenango Tire Co., Inc.; also space at 102 and 104 5th av to M. Sanger.

CROSS & BROWN CO. leased the store at 237 West 55th st to L. & D. Motors, Inc.; 41 West 52d st space to H. L. Ballou; and in conjunction with Brett & Goode the 13th floor at 15 and 17 West 36th st to Morris Weingarten & Son.

CUSHMAN & WAKEFIELD leased offices at 50 East 42d st to the American Balsa Corp., Welin Marine Equipment Co., Alex. Miller & Bros. and Arthur Wolf & Co.

DETROIT-CADILLAC MOTOR CAR CO. leased for its coach and service departments the auto building, 200x90, in course of erection from plans by J. C. Watson, on the east side of Broadway, between 133d and 134th sts. A. C. & H. M. Hall are the owners.

DUFF & BROWN CO. leased for Cornelia Slade a 3-sty dwelling at 511 West 182d st, and for Thomas J. Brown a 3-sty dwelling at 476 West 152d st.

DUFF & CONGER leased an apartment at 48 East 61st st to Mrs. A. S. Anable.

DUROSS CO. leased for John J. Astor estate to James J. Riordan for five years the dwelling at 343 West 14th st.

DUROSS CO. have made a five-year lease of the old McCreary warehouse, a 50x100-ft. building at the northwest corner of 19th st and Av B, to Edward Murphy Warehouses, Inc.

DOUGLAS L. ELLIMAN & CO., INC., leased for Henry E. Smith to Max and A. I. Reiner 52 West 55th st. After alterations the lessees will rent the property as store and apartments.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Clement Cleveland his duplex apartment at 925 Park av, at the northeast corner of 80th st, furnished, for the winter season to Fay Ingalls; also for Charles H. Blair his apartment at 122 East 76th st, furnished, for the winter season, to F. Rhinelander Brown; also a duplex apartment at 829 Park av, southeast corner of 76th st, to G. L. Stewart, of Baltimore; 417 Park av to Dr. S. P. Beebe, and leased for Frederick A. Godley his apartment at 145 East 49th st to Harold B. Miller; also for Mrs. Horace Maxwell the dwelling at 163 East 37th st to Gustav E. Peetz, unfurnished.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Alliance Realty Co. part of the parlor floor at 746 Madison av to Miss Chairs' Outdoor School.

BENJAMIN ENGLANDER leased to M. Liberman & Son the 11th floor at 138 to 144 West 25th st; also the 11th floor at 114 to 120 West 26th st to the Superior Waist Co.

FIFTH AV. COACH CO., which operates buses on 5th av, Riverside dr, etc., leased the 5-sty garage at 56 to 64 West 144th st, between 5th and Lenox avs. The building contains 10,000 sq. ft. floor space.

J. ARTHUR FISCHER leased for S. May to Gruskin & Cohen, furriers, the store and basement at 640 6th av; also for Burton J. Berry to United Construction Co. the store and basement at 353 West 39th st for three years; also to Truki Mukai the store at 26 West 60th st, for a Japanese restaurant and tea room; and to Earl DePoy an apartment at 19 East 127th st.

MISS HANNAH FREUD subleased for Edward Way the 4-sty building at 20 West 38th st to Schrafft's, confectioner. The building will be extensively altered by the lessee. The lease has twenty years to run and carries renewal privileges.

GOODWIN & GOODWIN rented for Ada E. Forbes to B. Rosner the 3-sty dwelling at 102 West 121st st.

GUARANTEE REALTY CO. rented an office at 227 West 42d st to George Brady.

HARRIS & CO. leased to the Joffe Drug Co. the store at 1406 3d av, on the southwest corner of 80th st.

HARRIS & VAUGHAN leased the store in 5 East 46th st to Albert H. Son; also a studio in the Anderson Art Galleries Building, 59th st and Park av, to Dr. Barney Tepper for ten years; also a store at 33 West 46th st to Lady Teazel Shop; a floor at 12 West 47th st to Helene Mellon; parlor floors at 2 East 46th st to La Moor; at 18 East 46th st to Miss Del Monte, and at 11 West 46th st to Bigg's Furniture Co.; also an apartment at 414 Madison av to Elsie Cobb Wilson; also a furnished suite in 130 East 67th st to Percy K. Hudson.

HEIL & STERN, in conjunction with F. & G. Pfomm have leased the 36th st corner of the top floor in the Johnson Building, at 1333 Broadway, to Rosing & Cohn, at present located at 22 West 25th st. The lease conforms with the Save New York Zone requirements.

HEIL & STERN leased at 122-30 West 27th st the 11th floor to Israel M. Oshinsky; at 127-33 West 26th st the 6th floor to Edward Kreiger & Co.; at 40-6 West 20th st the 10th floor to Joseph Skolyn & Co.; at 13-15 West 27th st the 10th floor to Morris Hyman; at 135-9 West 26th st the 5th floor to Cohn & Planks.

M. & L. HESS, INC., leased the 5th floor at 28 to 32 West 36th st to the Karow Hat Co.; also the west 9th floor to Rosenberg & Silver, flowers and feathers; the latter tenant being represented by Bleiman & Co.

M. & L. HESS, INC., leased the 7th floor at 23 and 25 East 21st st to M. Katcher & Brothers, infants' caps; the 9th floor at 12 West 17th st to Hochner & Prosnick Co., Inc., children's dresses; the 4th floor at 11 East 17th st to Bier & Zimmerman, dresses; space at 28 to 32 West 36th st to Landau Co., novelties.

M. & L. HESS, INC., leased space at 49 to 53 East 21st st to the Success Embroidery Works; also space at 17 to 21 East 22d st to A. Phillips, ladies' neckwear.

M. & L. HESS, INC., leased the 7th floor at 122 and 124 5th av, containing about 18,000 sq. ft., to Professor Charles Munter, for the

sale of corsets; also the 4th floor at 40 East 21st st to the R. G. & R. Cloak and Suit Co.

HENRY HOF leased for Burton J. Berry the store and basement at 353 West 39th st to the United Electric Construction Co.; also space at 696 3d av to Alfred E. Joy & Co.; also to Louis and Samuel Grossman the store and basement at 465 4th av.

HOUGHTON COMPANY leased for the Farmers Loan & Trust Co. the 4-sty dwelling at 111 West 88th st to N. J. Hawks.

HOUGHTON CO. leased the 4-sty dwelling at 70 West 87th st for Millicent T. Roelker.

JOHN J. KAVANAGH leased to the Osceola Club, the Democratic organization of the 15th, formerly the 29th Assnmbly District, the 5-sty dwelling at 1036 Park av, adjoining the southwest corner of 86th st; also for the estate of Charles Gulden to the Cadieux Co. as a site for a floral establishment one of the stores in the new building at the southeast corner of 78th st and Madison av.

LAKIN & DINKELSPIEL leased for the Gray Drug Co. part of the 43d st side of their store at Broadway and 43d st to A. Halukeas, florist, at a rental of more than \$25 per sq. ft.

MARSTON & CO. leased for the estate of Peter McGinn to D. Propper, haberdasher, the store at the southeast corner of 5th av and 116th st.

THE PAYSON McL. MERRILL CO. leased a furnished apartment at 1000 Park av to Henry H. Reuss.

MOORE & WYCKOFF leased the 16th floor in the Passavant Building, at 440 4th av, to The Permutit Co. for a long term.

J. K. MOORS leased the store at the north-west corner of 8th av and 57th st for the City Real Estate Improvement Corp., P. H. Zagat, president, to Louis Ackereisen.

CHARLES F. NOYES CO. leased space in the Masonic Building, 6th av and 23d st, to F. W. Broaker, and a portion of the 7th floor to A. Robbins; a floor at 117 Spring st to Gottfield & Ellis, and a floor at 41 Great Jones st to Seaman & Shapiro.

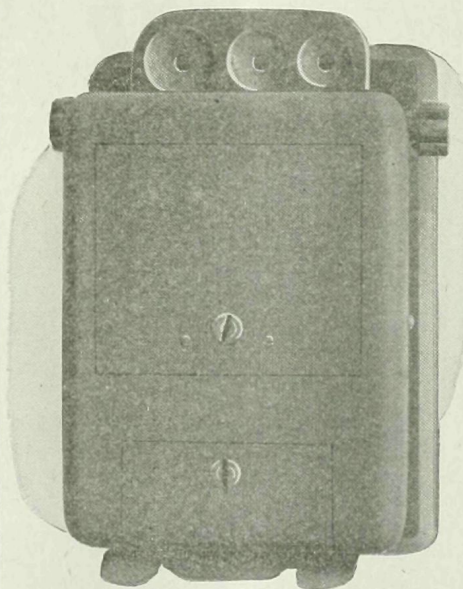
CHARLES F. NOYES CO. leased the store and basement at 197 William st to Louis Goldstein; the store and basement at 182 Washington st to Beam Fletcher Corp.; a store at Beekman and William st for Schulte to Americo Mazza, and space at 61 Beekman st to Alfred Freidman.

CHARLES F. NOYES CO. leased, in conjunction with Cammann, Voorhees & Floyd, the building at 98 Front st to C. H. Pattengill; and in conjunction with the same brokers the building at 176 Front st to the Reliance Warehouse Co. The rentals are about 25 per cent. more than the buildings heretofore have been renting for.

CHARLES F. NOYES CO. and William Cruikshank's Sons leased for 5 years for Woodbury G. Langdon the 5-sty building at 80 and 82 Leonard st, between Broadway and Church st, to the Bedford Mills, converters of silk and

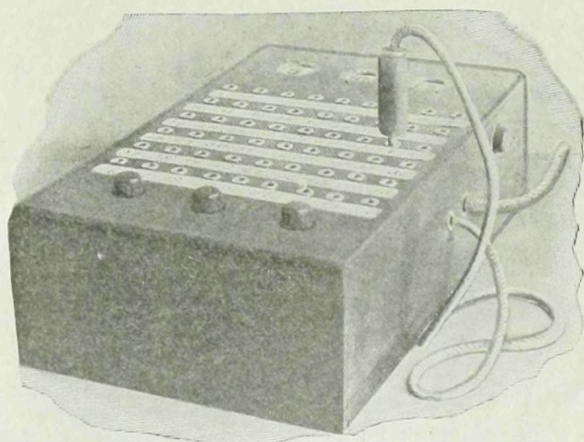
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Mercer sts.CHARLES F. NOYES CO. leased offices at
42 Broadway to W. A. Ward & Co., Inc.; a
floor at 89 Fulton st to Samson Rosenblatt;
offices at 160 Broadway to Thomas H. Warner
and Herbert L. Bromley, and space in the
Lorsch Building; at 35 to 39 Maiden la, to
Benjamin Redman and Jacob Fox.OGDEN & CLARKSON CORP. leased the 3d
floor apartment at 63 East 74th st, at the
corner of Park av, to Dr. Harold C. Stuart.
This completes the renting of the building.THOMAS J. O'REILLY rented for the es-
tate of Robert E. Westcott a loft at the south-
west corner of Broadway and 110th st to Mr.
Omovitz; for the Emigrant Industrial Sav-
ings Bank a loft at 126 6th av to Vincent
Renezzetti, for the manufacture of kid gloves.PEASE & ELLIMAN leased for J. Grafton
Minot of Boston the 5-sty building, on a lot
28x150, at 307 5th av, between 31st and 32d
sts, to the Hamilton Garment Co., who have
offices in the building at present.PEASE & ELLIMAN leased the following
apartments: 13 Gramercy Park to H. R. Suy-
dam; 1000 Park av to Joseph P. Chamber-
lain; 305 Lexington av to Rose Cecilian Shaw;
116 East 63d st to Oscar Bergstrom; 139 East
66th st to Frank Whitney; 829 Park av to Mrs.
M. H. Nave.PEASE & ELLIMAN have leased offices in 123
Liberty st to the Industrial Filtration Corp.; to
the Dentola Co.; to Ludwig B. Schenck; to
Hooker L. Coggeshall and to Daher El-Koury;
also an apartment at 317 West 89th st to Ralph
E. Edwards; one at 370 Central Park West, for
the E. F. French Manufacturing to Guido Cec-
colini; one at 340 West 86th st for M. H. Gail-
laro & Co., as agents, to Franklin Ford; one
at 213 West 85th st to Miss Marie Bey; one at
214 West 92d st to W. E. Fitzgerald; one at 315
West 115th st to Harry Boas; one at 550 West
153d st to Dale Hanshaw, and one at 132 West
74th st for Walter W. Skinner to Henry Kolker;
also for Mrs. Mary J. Piper a floor at 22 West
47th st to Miss Elizabeth Scott Child.F. & G. PFLOMM leased a loft at 279 5th av
to Spiro & Kutner as a salesroom; also a loft
at 1 East 28th st to the Lillian Manufacturing
Co.; also a store at 34 West 22d st for J. E.
Faitoute to N. Becker & Sons; also a store
and basement at 7 Washington pl to A. Bent-
kamp, and a floor at 24 and 26 West 30th st
to Nathan Scheer.PEPE & BRO. leased the 3-sty and base-
ment building at 126 Washington pl to Max
Eastman and Eugene Boissevain for Alfred B.
Maclay. The building has been renovated into
studio apartments. It is one block from the
New Greenwich Village Theatre and the new
7th av subway.PEPE & BRO. leased for a term of years
the 3-sty stable at 27 Downing st for the es-
tate of Helen Juilliard to A. Costa.PORTER & CO. leased for Emma A. Searle
to the Great Atlantic & Pacific Tea Co. the
store at 1072 3d av.GEO. R. READ & CO. rented for the Mutual
Life Insurance Co. the 2d floor at 43 Cedar
st to Poulsen & Dubreuil, marine insurance
brokers.GEO. R. READ & CO. leased space in the
Constable Building, 111 5th av, to J. & C.
Benkert Co., of Philadelphia, Aurele Borris
Glove Co., Metropolitan General Products Co.,
Inc.; space at 3 East 17th st to John C. E.
Chambers, Herman L. Kuhl and Abraham
Reich; and at 17 Madison av to Cox & Gaynor.GEO. R. READ & CO. leased the 6-sty build-
ing at 94 Beekman st, between Pearl and Cliff
sts, to Wilson & Co.GEO. R. READ & CO. leased for Hall &
Ruckel the store and basement at 218 Green-
wich st to Isidore Weil; also for William
Cruikshank's Sons the 7th floor at 231 Fulton
st to the D. M. Bliss Co.RICE & HILL leased for the Forty-nine
Broad St Realty Corp., Mr. L. Napoleon Levey,
to Lessing's Inc., for a long term, the 1st
floor at 49 Broad st. After alterations the
tenant will use the premises as a main office
for its chain of restaurants. The store and
basement of this building were recently leased
by Lessing's Inc. through the same brokers,
that space to be used as a restaurant.M. ROSENTHAL CO. leased to J. M. Harris
the corner store and basement in the Townsend
Building, at 1123 Broadway, for Cruikshank Co.GEORGE W. SASSE leased for the Kips Bay
Realty Co. the 3-sty dwelling at 212 West 112th
st.SCHULTE CIGAR CO. leased, through Cam-
mann, Voorhees & Floyd, from the Norlip
Realty Corp., Richard S. Elliott, president, the
large corner store in the building being erected
at the northeast corner of 6th av and 9th st.
The space directly adjoins the entrance and
exit to the Hudson Terminal station, and upon
completion of the building D. A. Schulte, Inc.,
will open its 117th branch establishment.EVERETT M. SEIXAS CO. leased the follow-
ing furnished apartments: in the Belnord for
the estate of Aline Bernheim to J. L. Rubinstein;
at 65 Central Pk. West to Dr. W. Morgan; at
133 West 12th st to W. Schermerhorn.EVERETT M. SEIXAS CO. leased apart-
ments in the Wyoming to L. Meyer and at
205 West 57th st to J. Kruse and C. Lanson.EVERETT M. SEIXAS CO. leased the fol-
lowing furnished apartments: 6 West 50th st
to C. W. Coward; 149 East 40th st to E. San-
born, and in conjunction with Miss Bruno the
apartment of Mrs. Scott at 230 West 79th st.EVERETT M. SEIXAS CO. leased for Mrs.
Wilson S. Bissell her furnished apartment in
the Wyoming Apartments, at 55th st and 7th
av, to L. Meyer; and apartments in the Os-
borne, at 205 West 57th st, to J. Kruse and to
Mr. C. Lanson.SLAWSON & HOBBS rented the store at
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WILLIAM J. SMITH and Arthur A. Colt leased space at 424 West 33d st to Imperial Engraving Co.

WILMER N. TUTTLE leased apartments at 59 Gramercy Park to Frank W. Chambers and E. A. Clark; and at 41 Gramercy Park to Clarence Rowe, Miss Sybil Wilber, John M. Grant, Mrs. J. MacBurney, O. N. Chaffey and Miss E. L. Lloyd.

STEPHEN H. TYING, JR., & CO., INC., leased the following: at 31 Union sq offices to Vogue Merchandise Co., Albert S. Goldstein and The Committee of Twelve; in the Hartford Building, 41 Union sq, offices to Arthur T. Merrick, L. B. Hunt, United Dollar Shirt Co., Inc.; at 381 4th av space to the Measuregraph Co., also space on the 6th floor to Petz, Oppenheimer & Co., ribbons; at 100 and 102 Worth st the 3d floor to Mathers, Butler, Pfaffmann & Co., cotton goods, in conjunction with Daniel Birdsall & Co., Inc.; the building at 17 East 41st st to the War Service Committee, National Civic Federation, Women's Department, N. Y. & N. J. Section; at 1133 Broadway space on the 3d floor to Meyer Bros. & Danda, art linens; at 95 Madison av the 10th floor to Geo. E. Cook Co., publishers, for a long term; at 334 4th av, in conjunction with Homer Foot, Jr., space on the 7th floor to J. K. & L. S. Weiner, woollens; at 37 and 39 West 36th st the 4th floor to Manhattan eBad Chain Co.; at 230 5th av for the Johnson-Kahn Co. space on the 15th floor to W. T. Smith & Son, Inc., carpets; at 1140 Broadway, in conjunction with Cross & Brown, space on the 16th floor for a long term to Art in Buttons, Inc., for the past 20 years located at 17 Astor pl; and at 50 Union sq additional space to Warren Leather Goods Co.

E. K. VAN WINKLE leased the following furnished apartments: at 133 West 11th st for James K. Paulding to Mrs. Anne J. Barbour; at 622 West 113th st, in conjunction with Benjamin R. Lummis, for Jacob C. Varian to Rafael S. Giquel; at 300 West 109th st for Mrs. Mary Ellen Whittier to Mrs. Leo Sohn; also the following unfurnished apartments: at 612 West 112th st for Mrs. H. B. Fischer to Mrs. J. S. Bennett, and at 59 West 76th st to John and Alice Nathan.

WILLIAM R. WARE leased the dwellings at 167 West 79th st to Emil Schwinn and 871 West End av to Maria F. Liminana.

WM. A. WHITE & SONS leased the 3d loft at 325 Lafayette st to Philip Mangone Co., manufacturers of cloaks and suits; the 1st loft at 97 Wooster st to Brecher & Nirenberg, manufacturers of waists and dresses; the 4th loft at 130 Bleecker st to the Made-Well Waist & Dress Co.; and the 5th loft at 136 Prince st to J. Cricchio & Son, manufacturers of art lamps.

WHITE-GOODMAN leased the 5-sty building at 158 Wooster st to Joseph Friedman; also leased the 1st loft at 140 to 144 West 22d st to Max Fisher; store and basement at 228 West Broadway to F. P. Slingo; also, with Daniel Birdsall & Co. the 1st loft at 80 and 82 Greene st to J. Josephson & Son.

WHITE-GOODMAN leased to the Rhode Island Cotton Yarn Co. the 2d loft at 70 and 72 Worth st as their New York office.

WHITE-GOODMAN leased the store at 36 West 22d st to Henry J. Abrahams; the 1st loft at 11 West 17th st to Cohen & Weinrib.

REAL ESTATE NOTES.

LOUIS JACOBS has been appointed agent of 502 East 84th st.

CAMMANN, VOORHEES & FLOYD have been appointed agents of 26 John st, 239 Water st and 294 Pearl st.

SHAW & EBBITT have been appointed agents for the Edgewood, at the northwest corner of Broadway and 127th st.

JAMES CRUIKSHANK bought the 4-sty apartment house at 133 East 119th st recently sold by Mary N. Crosby.

ANNA SHERMAN was the buyer of the flat house at 136 West 112th st, sold recently by the Lawyers' Mortgage Co.

J. EDGAR LEAYCRAFT & CO. have been appointed agents of 354 West 122d st, 635 East 137th st and 9 and 11 East 97th st.

WM. A. WHITE & SONS were the brokers representing the New York City Baptist Mission Society in the purchase of 81 West 3d st.

GOODWIN & GOODWIN have been appointed managerial agents of the newly reconstructed 7-sty elevator apartments at 28 and 30 West 125th st.

JULIAN BENEDICT has been appointed exclusive renting and managing agent for the stores and lofts at the northwest corner of Broadway and 29th st, formerly the Weber & Fields Theatre.

WM. A. WHITE & SONS have been appointed agents of the property at 71 Washington pl, owned by Rudolph Evans, sculptor. The owner acquired this property last spring and altered it into a 5-sty studio and duplex apartment building.

GREATER NEW YORK TAXPAYERS' ASSOCIATION elected the following officers for 1918: Meyer Goldberg, president; S. S. Isaacs, first vice-president; L. Rosen, second vice-president; Julius Feinberg, treasurer; Simon Greenfield, recorder; Harold M. Philipps, counsel; M. Kahn, secretary.

REAL ESTATE ASSOCIATION OF SYRACUSE has changed its name to the Syracuse Realty Board. Elwood W. Purdy, who has been called to serve in the national army, resigned as financial secretary. Col. Thomas R. Scott was elected to fill the vacancy. Secretary C. S. Congdon was authorized to proceed with the publication of a new booklet giving the schedules of commissions and information about the Board.

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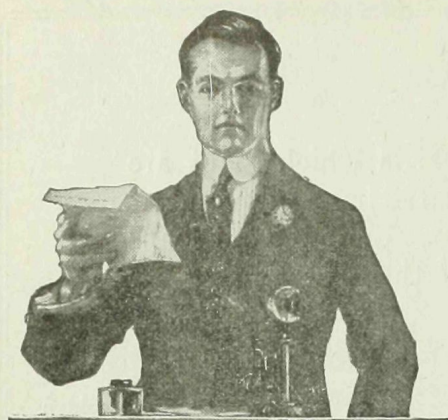
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The Advertising Man

(No. 3 of a continued series)

28TH WARD TAXPAYERS' ASSOCIATION, Brooklyn, at a recent meeting, elected the following officers: Jared Chambers, president; Edward J. Lowry, first vice president; George Clossett, second vice president; Theodore Ehrhardt, third vice president; Paul Franke, secretary; John Ubelman, financial secretary; H. W. Edelman, treasurer; Herman Zenker, sergeant-at-arms, and Charles H. Haubert, attorney.

FRANK H. TYLER, Brooklyn, has been appointed manager for the following properties: 718 Fulton st, 720 Fulton st, 832 Fulton st, 846 Fulton st, 848 Fulton st, 132 Jefferson av, 335 Jefferson av, 431 16th av, 7 Spencer pl, 152 Putnam av, 125 North Oxford st, 122 Kingston av, 1143 Bedford av, 1145 Bedford av, 1191 St. Johns pl, 207 Troy av, 780 East 4th st, 784 East 4th st, 788 East 4th st, 796 East 4th st, 800 East 4th st, 4317 18th av and 4321 18th av.

NEW BRUNSWICK REAL ESTATE BOARD, New Brunswick, N. J., was addressed at its last meeting by Mr. Bannerman, of the Welfare Department of the Wright-Martin Aircraft Corporation, who spoke of the urgent need for more houses in New Brunswick, especially for additional two, three and four-room apartments, with all conveniences, renting at \$35 a month. A committee was appointed to confer with the company with a view to solving the congested housing conditions.

DOUGLAS L. ELLIMAN & CO. announce that they have been appointed sole renting and managing agents of The Mansions, at 270 Park av, by the Vanderbilt Av. Realty Corp., Dr. Charles V. Paterno, president. This apartment building, occupying two city blocks, bounded by 47th and 48th sts, Park and Madison avs, is practically now completed and ready for occupancy. There will be high-class stores on the street level fronting on Madison av, also in 47th and 48th sts, running back almost to Vanderbilt av. The Park av entrance floor will be principally occupied by dining-rooms, under the direction of the Ritz-Carlton Restaurant and Hotel Co.

FIFTH AVENUE ASSOCIATION held a meatless, wheatless and fatless dinner at the Hotel Waldorf last Wednesday evening. The menu followed the recommendations of the Food Administration. For the first time in the history of the association women sat at the tables. The speakers were Dr. Nehemiah Boynton, Gaston Liebert, French Consul General, and Dr. T. Iyemaga of the East and West Bureau of Japan. Medals and diplomas were awarded to the owners of the best building erected during the year, for the second best new building and similar prizes for altered buildings. The gold medal went to the Five-Eleven-Fifth-Avenue-Corp. for the Postal Life Savings Building, 5th av and 43d st. The silver medal was presented to the Guaranty Trust Co. for its new building, Madison av and 50th st. For altered buildings Messrs. Cartier received the gold medal. The silver medal went to the Union Trust Co. To the architects were awarded diplomas.

REAL ESTATE STATISTICS

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

MANHATTAN.

Conveyances.

| | 1917 | | 1916 | |
|-------------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 157 | 125 | | |
| Assessed Value | \$10,884,600 | \$7,450,400 | | |
| No. with consideration. | 24 | 27 | | |
| Consideration | \$440,745 | \$1,475,300 | | |
| Assessed Value. | \$440,500 | \$1,844,900 | | |
| Jan. 1 to Nov. 22 | | | | |
| Total No. | 6,643 | 6,442 | | |
| Assessed Value | \$447,260,199 | \$360,229,282 | | |
| No. with Consideration | 919 | 913 | | |
| Consideration | \$36,911,212 | \$37,823,687 | | |
| Assessed Value. | \$42,844,750 | \$41,521,306 | | |

Mortgages.

| | 1917 | | 1916 | |
|----------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 22 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 39 | 67 | | |
| Amount | \$804,545 | \$1,503,360 | | |
| To Banks & Ins. Cos. | 13 | 18 | | |
| Amount | \$365,000 | \$1,055,000 | | |
| No. at 6% | 15 | 23 | | |
| Amount | \$125,449 | \$110,910 | | |
| No. at 5½% | 2 | 3 | | |
| Amount | \$15,500 | \$700,000 | | |
| No. at 5% | 15 | 14 | | |
| Amount | \$345,000 | \$217,700 | | |
| No. at 4½% | ..... | 2 | | |
| Amount | ..... | \$30,000 | | |
| No. at 4% | 1 | ..... |  |  |
| Amount | \$157,596 | ..... |  |  |
| Unusual Rates | 1 | ..... |  |  |
| Amount | \$115,000 | ..... |  |  |
| Interest not given | 5 | 25 | | |
| Amount | \$46,000 | \$444,750 | | |
| Jan. 1 to Nov. 22 | | | | |
| Total No. | 2,920 | 3,164 | | |
| Amount | \$110,006,438 | \$95,740,699 | | |
| To Banks & Ins. Cos. | 581 | 718 | | |
| Amount | \$62,337,340 | \$42,663,409 | | |

Mortgage Extensions.

| | 1917 | | 1916 | |
|----------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 23 | 28 | | |
| Amount | \$3,559,500 | \$1,319,000 | | |
| To Banks & Ins. Cos. | 14 | 14 | | |
| Amount | \$3,337,000 | \$1,020,500 | | |
| Jan. 1 to Nov. 22 | | | | |
| Total No. | 1,613 | 1,581 | | |
| Amount | \$108,445,175 | \$90,765,024 | | |
| To Banks & Ins. Cos. | 797 | 923 | | |
| Amount | \$83,070,750 | \$68,030,400 | | |

Building Permits.

| | 1917 | | 1916 | |
|-------------------|---------------|---------------|---------------|---------------|
| | Nov. 17 to 23 | Nov. 18 to 24 | Nov. 17 to 23 | Nov. 18 to 24 |
| New Buildings | 2 | 5 | | |
| Cost | \$1,050,000 | \$1,020,000 | | |
| Alterations | \$129,610 | \$154,850 | | |
| Jan. 1 to Nov. 23 | | | | |
| New Buildings | 354 | 538 | | |
| Cost | \$28,434,200 | \$105,018,295 | | |
| Alterations | \$11,747,941 | \$17,771,276 | | |

BRONX. Conveyances.

| | 1917 | | 1916 | |
|-------------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 110 | 101 | | |
| No. with consideration. | 25 | 11 | | |
| Consideration | \$105,100 | \$48,966 | | |
| Jan. 1 to Nov. 23 | | | | |
| Total No. | 5,243 | 5,087 | | |
| No. with consideration. | 925 | 725 | | |
| Consideration | \$7,089,302 | \$5,936,484 | | |

Mortgages.

| | 1917 | | 1916 | |
|----------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 35 | 45 | | |
| Amount | \$425,139 | \$502,578 | | |
| To Banks & Ins Cos. | 3 | 8 | | |
| Amount | \$228,500 | \$137,500 | | |
| No. at 6% | 10 | 17 | | |
| Amount | \$261,350 | \$156,050 | | |
| No. at 5½% | 2 | 5 | | |
| Amount | \$4,800 | \$80,128 | | |
| No. at 5% | 8 | 11 | | |
| Amount | \$43,268 | \$163,750 | | |
| No. at 4½% | 1 | ..... |  |  |
| Amount | \$4,000 | ..... |  |  |
| Unusual rates | 6 | ..... |  |  |
| Amount | \$76,621 | ..... |  |  |
| Interest not given | 8 | 12 | | |
| Amount | \$35,100 | \$102,650 | | |
| Jan. 1 to Nov. 23 | | | | |
| Total No. | 2,501 | 2,887 | | |
| Amount | \$15,336,365 | \$26,751,697 | | |
| To Banks & Ins. Cos. | 164 | 255 | | |
| Amount | \$2,523,615 | \$5,155,677 | | |

Mortgage Extensions.

| | 1917 | | 1916 | |
|----------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| Total No. | 5 | 24 | | |
| Amount | \$69,500 | \$502,715 | | |
| To Banks & Ins. Cos. | ..... | 6 | | |
| Amount | ..... | \$150,500 | | |
| Jan. 1 to Nov. 23 | | | | |
| Total No. | 544 | 664 | | |
| Amount | \$10,901,533 | \$13,503,619 | | |
| To Banks & Ins. Cos. | 189 | 201 | | |
| Amount | \$3,887,800 | \$6,120,114 | | |

Building Permits.

| | 1917 | | 1916 | |
|-------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| New Buildings | 6 | 11 | | |
| Cost | \$18,600 | \$362,000 | | |
| Alterations | \$22,950 | \$9,275 | | |
| Jan. 1 to Nov. 23 | | | | |
| New Buildings | 584 | 601 | | |
| Cost | \$8,184,375 | \$15,852,780 | | |
| Alterations | \$1,083,575 | \$1,283,857 | | |

BROOKLYN. Conveyances.

| | 1917 | | 1916 | |
|-------------------------|---------------|---------------|---------------|---------------|
| | Nov. 15 to 21 | Nov. 16 to 22 | Nov. 15 to 21 | Nov. 16 to 22 |
| Total No. | 500 | 548 | | |
| No. with consideration. | 28 | 32 | | |
| Consideration | \$228,375 | \$199,134 | | |
| Jan. 1 to Nov. 21 | | | | |
| Total No. | 20,102 | 20,553 | | |
| No. with consideration. | 1,676 | 1,841 | | |
| Consideration | \$16,658,909 | \$13,566,835 | | |

Mortgages.

| | 1917 | | 1916 | |
|----------------------|---------------|---------------|---------------|---------------|
| | Nov. 15 to 21 | Nov. 16 to 22 | Nov. 15 to 21 | Nov. 16 to 22 |
| Total No. | 265 | 436 | | |
| Amount | \$1,855,085 | \$1,541,211 | | |
| To Banks & Ins. Cos. | 44 | 67 | | |
| Amount | \$215,050 | \$493,550 | | |
| No. at 6% | 157 | 218 | | |
| Amount | \$419,174 | \$463,041 | | |
| No. at 5½% | 43 | 66 | | |
| Amount | \$206,950 | \$454,950 | | |
| No. at 5% | 31 | 114 | | |
| Amount | \$110,561 | \$428,477 | | |
| Unusual rates | 1 | 1 | | |
| Amount | \$1,000 | \$3,000 | | |
| Interest not given | 33 | 37 | | |
| Amount | \$117,400 | \$191,743 | | |
| Jan. 1 to Nov. 21 | | | | |
| Total No. | 12,655 | 15,580 | | |
| Amount | \$50,741,581 | \$66,225,935 | | |
| To Banks & Ins. Cos. | 2,180 | 3,609 | | |
| Amount | \$16,668,460 | \$26,377,429 | | |

Building Permits.

| | 1917 | | 1916 | |
|-------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 22 | Nov. 16 to 22 | Nov. 17 to 23 |
| New Buildings | 79 | 138 | | |
| Cost | \$470,000 | \$973,900 | | |
| Alterations | \$78,200 | \$62,650 | | |
| Jan. 1 to Nov. 22 | | | | |
| New Buildings | 2,640 | 3,714 | | |
| Cost | \$23,016,015 | \$39,194,664 | | |
| Alterations | \$4,402,527 | \$4,993,160 | | |

QUEENS. Building Permits.

| | 1917 | | 1916 | |
|-------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| New Buildings | 65 | 118 | | |
| Cost | \$254,735 | \$316,910 | | |
| Alterations | \$33,087 | \$6,002 | | |
| Jan. 1 to Nov. 22 | | | | |
| New Buildings | 3,228 | 4,805 | | |
| Cost | \$10,668,374 | \$17,856,398 | | |
| Alterations | \$1,491,780 | \$1,838,378 | | |

RICHMOND. Building Permits.

| | 1917 | | 1916 | |
|-------------------|---------------|---------------|---------------|---------------|
| | Nov. 16 to 22 | Nov. 17 to 23 | Nov. 16 to 22 | Nov. 17 to 23 |
| New Buildings | 18 | 10 | | |
| Cost | \$344,400 | \$16,960 | | |
| Alterations | \$3,035 | \$4,325 | | |
| Jan. 1 to Nov. 22 | | | | |
| New Buildings | 547 | 760 | | |
| Cost | \$1,768,860 | \$1,584,955 | | |
| Alterations | \$289,419 | \$232,890 | | |

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

EVIDENCE continues to multiply that a marked revival of building construction is close at hand after a long period of doubt and anxiety for the industry. During the past two or three weeks the signs of a greatly increased activity have been significant of a substantial movement and the reports of the current week confirm the recent predictions, since they have crystallized into a number of tangible structural operations. Practically all lines of building endeavor have experienced the force of the resumption of activity as evidenced by the diversified types of projects that have been introduced since the movement commenced. Furthermore, the condition is not localized, but extends its scope of influence over a wide territory. New York City undoubtedly can claim the lead, but other communities are following close in a proportionate volume of new construction placed under contract and the greater number of contemplated operations for which plans are being prepared.

It is most natural that a renewal of construction should begin at this time for the reason that, while the structures are not essentially military projects, they are required to further the vast military program undertaken by the Federal authorities. No matter what their classification, the major portion of the work is necessary to the industrial interests of the nation. Some of these operations were conceived a long time ago, but were postponed from time to time for various reasons. It has recently become quite obvious that nothing was to be gained by holding these projects in abeyance any longer, and by virtue of the industrial exigencies and the demands of the military interests work has been started, many times in spite of the difficulties of obtaining deliveries of materials and the generally high cost of construction.

Although the reports of the current week have indicated a slight falling off in the volume of new Government work

placed under contract, the deficiency in a great measure has been made up by the amount of private and semi-private building that has been put forth. The Government has its program of essential military construction well advanced, and while there will be a considerable volume of additional work brought out from time to time as the necessity arises, the bulk of the projected work is already under contract. The temporary construction, such as training camps, cantonments and similar projects, are practically completed and the work now in hand involves structures that will become permanent bases to provide for the greatly enlarged military establishment that this Government will in future support.

One of the significant features of the existing business and industrial condition in practically all sections of the country is the absolute need for additional housing facilities, particularly in the great manufacturing centers. Industrial expansion, brought about by the war, has drawn thousands of families to the producing centers. These must be adequately housed in substantial structures or the efficiency of the workers, both physical and moral, will be impaired. The provision for housing these families has become a problem of paramount importance to the communities as well as to the employers and steps are being taken to cooperate in an effort to relieve the situation of many of its unpleasant phases. The solution will mean the erection of a great number of dwellings in many cities and the work will involve the expenditure of millions of dollars for labor and material, all of which will assist in making certain the predicted building movement.

The material markets have been quiet during the week, but as a rule the situation is more hopeful than it has been. Certain lines have already commenced to feel the effect of greater structural activity through increased orders. Prices are generally firm and likely to hold for the balance of the winter at least.

Structural Steel—Were it not for the requirements for fabricated material for the prosecution of the shipbuilding program the market for this commodity would have been practically inactive. Ship steel has been the predominating feature of the recent buying with a relatively small amount of export commitments. The Government is still in the market for a considerable tonnage for military construction, but the end of this business is almost within sight. While the present requirements for fabricated material for private construction are extremely light there is every likelihood that business from this source will shortly be resumed and possibly on a large scale. At the present time the general building situation is greatly improved over the condition that maintained only a few weeks ago, when things looked almost hopeless. Recently there has seemed to be new life injected into the industry that will in a short time be felt throughout all branches of the trade. During the past two weeks there have been some important and costly structures placed under contract and others are in the contemplative stage. These operations will call for a considerable steel tonnage and it is confidently expected that bids will be asked in the near future. If the steel interests could assure the architects and builders that steel would be forthcoming in a reasonable time there would certainly be a much better attitude on the part of the building fraternity than that now existing. The question of price is generally not so important as is the matter of prompt deliver-

ies. There has been no change in the quotations for fabricated material.

Common Brick—The generally improved building situation in the Metropolitan district is strongly reflected in the current market for Hudson River common brick. The arrivals of the week have been fairly heavy, but the sales have kept abreast in excellent manner. The inquiries for future requirements are also denoting greater strength for the building situation and altogether there is a marked element of promise and hope to the present market. Although the prices for Hudson River commons is nominally unchanged since the last report, the top price for the week was \$8.25, which was better than that obtained during the week previous. The present range for standard loads is from \$7.75 to \$8.25, to dealers in cargo lots, alongside dock. The situation up-river is quiet, with manufacturing stopped for the season and burning almost completed. From all accounts the latter phase of brickmaking will be over within the next two or three weeks at the latest. Present indications point to the fact that there will in all probability be but a small number of barges under cover this winter as compared with the large number that were covered last year.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, November 23, 1917: Condition of market: Demand improving; prices firm. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 29; sales, 31. Distribution: Manhattan, 9; Brooklyn, 10; New Jersey points, 10; Westchester, 1; Astoria, 1.

Lumber—Conditions in the lumber market have undergone but slight change during the past week. In the Metropolitan district, particularly, the situation has been quiet, with a normal volume of business. There is, however, a strong undercurrent of feeling that a substantial structural movement is imminent and that before long all of the building material interests will begin to experience its force through increased orders and additional inquiries for future requirements. Lumber prices generally are firm and in particular grades, indicating a tendency toward advances. Stocks on hand in the local yards are not complete and difficulty is being experienced in obtaining deliveries from mill points on account of priority business. Recently the Government sent out a notice to about five hundred mills engaged in the production of long leaf yellow pine that an embargo was in force on all timbers more than 2 in. thick and 10 in. wide, any length. All timbers over these dimensions must be reserved for shipbuilding requirements unless it is conclusively shown that they are absolutely necessary for other purposes of paramount importance, when upon application the embargo will be lifted.

Window Glass—Both the manufacturers and jobbers are uncertain as to exactly what will be the final outcome of the present glass situation. Factory managers seem to be doubtful as to the possibility of starting the blast for some time on account of the difficulty involved by the fuel status. Manufacturing difficulties are growing with the passing of each day. Fuel is scarce and delays in delivery are frequent; the Federal Government has commandeered sand loaded upon cars en route to the factories, and this sand is an essential to glass manufacture; lumber for boxing is exceptionally hard to obtain and there are shortages in various other important raw materials. There has been a fair prospect of a large volume of new business, but the jobbers are unable to complete even their old orders owing to the broken stocks on hand and the uncertainty of a new supply. Up to the present writing there has been no change in the schedule of prices, but there is no possible prediction as to the length of time that these prices will hold under the existing circumstances.

Cast Iron Pipe—There is but little demand for this commodity at the present time owing to the fact that both public and private needs are negligible. There is a possibility that the demand will pick up to a marked extent, however, as numerous municipalities are contemplating extensive public improvements starting early next spring. This work should produce a substantial volume of business for the manufacturers of pipe. Although concessions are being made to the Government in all of its requirements for cast iron pipe, the present New York quotations are unchanged.

Wire Products—Manufacturers of wire products have agreed on uniform prices which are now being quoted on such inquiries as are being received. This applies to wire nails and wire. The new demand for wire nails is fairly active both for domestic and export consumption. Export orders are bringing excellent prices and recently as much as \$5 or more was obtained for business of this character. Domestic consumers are now taking wire and wire nails more freely than they had been and are refilling stocks that had become depleted during the uncertain period lately experienced. Quotations of wire nails are now \$3.50 base, per keg, and bright basic wire at \$3.35 per hundred pounds.

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.....\$7.75 @ \$8.25
 Raritan common.....8.25 @ 8.75
 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, oiled, 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 car-
 goes, narrow (delivered)6.\$35.00 @ \$38.00
 Wide cargoes..... 37.00 @ 45.00
 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..... 40.00 @ —
 N. C. Pine, flooring, Norfolk. 40.00 @ —

PLASTER—(Basic prices to dealers at yard, Manhattan):
 Masons' finishing in 100 lbs.
 bags, per ton..... @ \$15.00
 Dry Mortar, in bags, return-
 able at 10c. each, per ton... 6.75 @ 7.25
 Block, 2 in. (solid), per sq. ft....\$0.08
 Block, 2-in. (hollow), per sq. ft.... .09
 Boards, 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....\$0.50 @ \$0.51

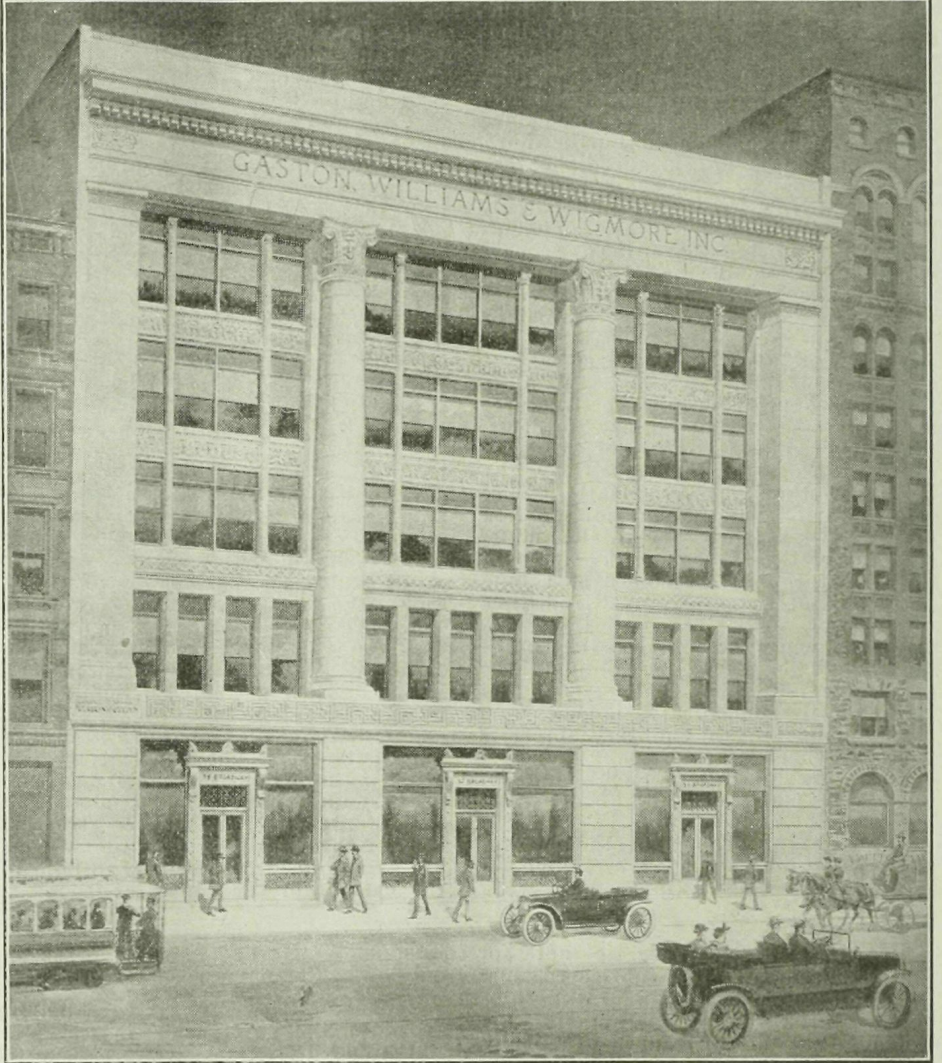
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 brackets..... 85%
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 three brackets, single thick... 80%+10%
 Double strength, A quality..... 80%+10%
 Double strength, B quality..... 80%+20%

GASTON, WILLIAMS & WIGMORE BUILDING

Merchants Erecting \$150,000 Structure, For Their Own Occupancy, on Lower Broadway

LOCATED in the heart of the financial district there is at present a structural operation nearing completion involving a number of interesting features. The building will become the commercial home of Gaston, Williams & Wigmore, Inc., export and import merchants. Through the rapidly growing requirements of this concern is reflected the rapid expansion of American international trade. The structure is located at 35 to 39 Broadway, north of Morris street, and extends through to Trinity place. The

feet. The facade, designed in the classical style, was constructed of concrete stone and architectural terra cotta, which bears a close resemblance to unpolished granite. The principal features of the design embody a massive base course upon which is superimposed two ornamental columns and two pilasters, 47 feet in the clear from base to cap, surmounted by a substantial and well balanced cornice. The design, and the materials employed in construction, will place this structure in the front rank of that large group of imposing and distinctive structures in the downtown dis-



A. C. Bossom, Architect. DOWNTOWN OFFICE BUILDING NEARING COMPLETION.

construction is by separate contracts for labor and materials awarded by the owners, under the direction of Henry W. Rose, and the work is proceeding according to plans and specifications prepared by Alfred C. Bossom, architect, 366 Fifth avenue. The operation represents an expenditure of approximately \$150,000.

The project is five stories in height, and covers a plot approximately 90x200

tract. One of the special features of the construction of this building is the considerable amount of space that has been devoted to window openings, thus providing all parts of the various floors with the maximum amount of natural light. With the exception of one store on the ground floor, which will be occupied by the Globe Steamship Company, the owners of the building will utilize all space for their own purposes.

Plans for New Warehouse.

Renwick, Aspinwall & Tucker, architects, 8 West 40th street, have been retained to prepare plans for a nine-story, fireproof warehouse, to occupy a plot 100 x 100 feet at the southeast corner of Greenwich and Leroy streets. Baker & Williams, 519 West 20th street, are the owners of this project, which will cost approximately \$300,000. The general contract for the construction has been awarded to the Cauldwell-Wingate Company, 381 Fourth avenue, and the structural steel will be supplied and erected by the Levering & Garrigues Company, 552 West 23d street. Work will not be started before next spring.

Hotel in 73d Street.

Plans and specifications have been completed by Schwartz & Gross, architects, 347 Fifth avenue, for a fifteen-story brick, limestone and terra cotta hotel, 133 x 100 feet, at 141 to 153 West 73d street. The owner is the Hamilton Hotel Corporation, c/o Edgar Ellinger, 30 Church street, Manhattan. The project will cost in the neighborhood of \$400,000.

New Store and Restaurant Building.

Charles E. Birge, architect, 29 West 34th street, has been retained to prepare plans for a five or six-story store and restaurant building, on lot 25x98 feet, at 20 West 38th street. This op-

eration will be owned by Julia A. Ferguson, care of architect, and will be occupied by Schrafft's, Inc., 62 West 23d street. This building is being planned to include a glass inclosed roof garden, to be treated in an unusual manner. The cost of the project is placed approximately at \$100,000.

Fine Residence at Great Neck.

Plans and specifications are being prepared in the office of James W. O'Connor, architect, 3 West 29th street, for a hollow tile, brick and stone residence, two and one-half stories in height, 32 x 110 feet, with wing, 24 x 60 feet, at Great Neck, L. I. The owner is L. H. Shearman, care of architect. Cost approximately \$60,000.

Theater, Store and Apartment Project.

Plans are being prepared by De Rosa & Pereira, architects, 150 Nassau street, for a five-story brick, limestone and terra cotta structure, containing theater, stores, offices and apartments, on a plot 150x200 feet, at the northwest corner of Broadway and 181st street. The owner is the 181st Street Construction Company, S. Morse, president, 729 Seventh avenue, and the cost of construction is approximately placed at \$500,000.

New Hotel Planned.

Francis H. Kimball, 71 Broadway, has been announced as the architect for the twenty-four-story brick and stone hotel, 200x180 feet, to be erected in the vicinity of Times Square by a syndicate now forming. Fisher, Henderson & Gillen, 10 East 43d street, will be the general contractors for this work. At the present writing further details are not available, but will be announced in a later issue.

Addition to Downtown Office Building.

James W. O'Connor, architect, 3 West 29th street, is preparing plans for a seven-story brick and stone addition to the office building at 58 to 60 Water street for William R. Grace & Company, 7 Hanover square, owners. The building will have ground dimensions of 46 x 70 feet, and will cost approximately \$200,000. It is expected that estimates on general contract will be called for about December 1.

Contract for Hospital.

William Crawford, 7 East 42d street, has obtained the general contract for the hospital unit, portable type, to be erected at Gun Hill road and Bainbridge avenue, the Bronx, for the United States Government, General I. W. Littell, Washington, D. C., owner. Colonel John M. Carson, Jr., Depot Quartermaster, at New York City, local Government representative. The operation consists of a 500-bed unit and the construction is of wood, one-story in height. Cost approximately \$300,000.

New Synagogue and School.

M. Joseph Harrison and Benjamin Sackheim, associate architects, 63 Park Row, are preparing working plans and specifications for a synagogue and school, to be located on the east side of Howard avenue, 75 feet south of St. Mark's avenue, for owner, to be announced later. The structure will be two stories in height, and will occupy an irregular plot, 58 x 100 x 39, and will contain auditorium with balcony, and twelve classrooms. The cost is approximately placed at \$50,000.

PERSONAL AND TRADE NOTES.

John Hauser, architect, has recently moved his offices to 118 Manhattan street.

Captain Aymar Embury, 2d, has been assigned to the department of camouflage of the Engineer Corps.

Robert Curry, formerly located at 45 Broadway, has discontinued his office and the practice of architecture.

Embury Morris Company, general contracting, has moved its offices from 51 East 42d street to 103 Park avenue, Room 506.

Flandreau & MacRoberts, Inc., builders, have moved their offices from 1199 Flatbush avenue to 934 Flatbush avenue, Brooklyn.

H. F. Bardwell has been appointed New York district manager for the Vanadium-Alloys Steel Company of Pittsburgh and Latrobe, Pa., with offices at 30 Church street, New York City.

Walter E. Spear, department engineer in the Board of Water Supply, was recently commissioned a major in the Engineer Officers' Reserve Corps, and has been stationed at Camp Upton, Yaphank, L. I.

Greene-Wolf Co., Inc., Hudson Terminal Building, New York City, announces that it is organized to conduct a general business in iron and steel

products, including wrought iron and steel pipe, tubular goods and structural shapes.

Major Evarts Tracy, of the architectural firm of Tracy & Swartwout, was recently appointed by the War Department to take charge of the department of camouflage, and has reported to Washington for further orders.

Dr. David B. Steinman, formerly assistant engineer in the construction of the Hell Gate Bridge, and subway construction in New York City, has been appointed associate professor of civil and mechanical engineering in the day session of the College of the City of New York.

Werner-Huberty Company.—Through misinformation we recently announced that this company had moved its offices from 50 Court street, Brooklyn, to 50 Crescent street, Long Island City. The Werner-Huberty Company is still lo-

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cated at its old address, and has no intention at this time of making a change.

Arthur E. Allen, manager of the supply department in the New York district office of the Westinghouse Electric & Manufacturing Company, who is a Canadian, has resigned to join the Royal Engineers. He has been succeeded by Charles E. Stephens, formerly in charge of the illuminating and rectifier section at East Pittsburgh, Pa.

O. Singstad has resigned as designer with the Public Service Commission, First District, New York, to accept a position in the designing division of the Chile Exploration Co. He has been connected with the Commission for the past seven and a half years, and has had charge of the design of the East River tunnels of the William St.-East River-Clark St. line, as well as other subway sections.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has the general contract for five 3-sty concrete and stucco temporary hospital bldgs, 150 x150, to contain six wards, at the Navy Yard, for the U. S. Government, Navy Yard, Brooklyn, and Admiral F. R. Harris, Bureau of Yards and Docks, Washington, D. C., owner, from plans by the American Institute of Architecture, C. Grant LaFarge, chairman, 101 Park av, Manhattan. Cost, \$360,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for a 6-sty brick, concrete and steel storehouse. Cost, \$400,000.

GULFPORT, MISS.—Paschen Bros., 111 West Washington st, Chicago, Ill., have the general contract for an emergency camp at the Mississippi Exposition Grounds 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. Cost, \$400,000.

GULFPORT, MISS.—W. T. Hadlow, Jacksonville, Fla., has the general contract for 1-sty frame emergency hospital bldgs at the Mississippi Exposition Grounds 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. Consists of about 17 bldgs. Cost, \$84,000.

LONOKE, ARK.—Albert Kahn, Detroit, Mich., completed plans for a 1 and 2-sty frame aviation station for the U. S. Government, Hon. Newton Baker, Secretary of War, General E. O. Squier, Chief Signal Corp., U. S. A., State War and Navy Bldg, Washington, D. C., owner. Cost, \$150,000.

AUSTIN, TEX.—Albert Kahn, 58-60 Lafayette av, Detroit, Mich., completed plans for a 1 and 2-sty frame aviation school, to consist of about 40 bldgs and 12 wooden hangars, for the U. S. Government, Hon. Newton Baker, Secretary of War, General E. O. Squier, Chief Signal Corp., U. S. A., State War and Navy Bldg, Washington, D. C., owner. Cost, \$2,000,000.

SAN DIEGO, CAL.—Albert Kahn, 58-60 Lafayette av, Detroit, Mich., completed plans for a 1 and 2-sty brick, concrete, steel and frame aviation school and station on North Island, for the U. S. Government, Hon. Newton Baker, Secretary of War, and General E. O. Squier, Chief Signal Corp., U. S. A., State War and Navy Bldg, Washington, D. C., owner. Cost, \$3,000,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Talmud Torah Tiphereth Jerusalem, 147 East Broadway, owner, contemplates the alteration of the 4-sty brick tenement, 25x75, at 145 East Broadway, into a school. Consists of interior alterations to connect bldg with present school. No architect has been retained.

MANHATTAN.—Thomas G. Corvan, 124 West 54th st, owner, contemplates building a 5-sty garage, 50x100, at 127-9 West 53d st, for which no architect has been selected.

BATAVIA, N. Y.—Batavia City Mission, C. L. Carr, Batavia, contemplate the erec-

tion of a church or mission bldg, for which no architect has been selected. Details will be available later.

ROCHESTER, N. Y.—Salem Evangelical Church, George F. Roth, chairman of Campaign Committee, 435 Mt. Hope av, Rochester, owner, contemplates erecting an addition to the church for a Bible school annex, to cost \$148,000. Owners have started a campaign to raise funds for this purpose.

BUFFALO, N. Y.—A. Nowak & Son, M. M. Nowak in charge, Broadway and N. Y. C. & H. R. R. R. Belt Line, Buffalo, owner, contemplates erecting a 5-sty reinforced concrete mill, 100x50, at Broadway and N. Y. C. & H. R. R. R. Belt Line, for which no architect has been retained.

YONKERS, N. Y.—Albin Davidson, 47 Douglas av, Yonkers, owner, contemplates building an apartment house in Radford st. No architect has been selected and details are undecided.

OGDENSBURG, N. Y.—The City of Ogdensburg, Julius Frank, Mayor, City Hall, Ogdensburg, owner, contemplates erecting a fire headquarters bldg. No architect or site has been selected.

MORRIS PARK SOUTH, L. I.—Pine-oleum Mfg. Co., 408 West 13th st, Manhattan, Thomas Byrne, pres., has recently purchased property at Morris Park South, and contemplates improving same, probably with a manufacturing plant. No architect has been retained and it is undecided when project will go ahead.

CONTEMPLATED CONSTRUCTION.

Manhattan.

STABLES AND GARAGES.

47TH ST.—James P. Whiskerman, 30 East 42d st, completed plans for alterations to the 4-sty brick garage, 75x100, at 306-310 East 47th st, for John J. Ascher, 1440 Broadway, owner. Cost, \$15,000.

2D AV.—Otto L. Spannake, 13 Park Row, completed plans for a 2-sty brick public garage, 150x100, at 1190-6 2d av, for Josephine L. Schnurmacher, 402 East 108th st, owner. Project is now before the Board of Appeals. Cost, \$50,000.

24TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for the alteration of the 2-sty brick stable at 156-164 East 24th st, into five garages, for the Leicestershire Realty Co., 2 Wall st, owner, and the Reich Garage, Inc., 142 East 41st st, lessee and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

LENOX AV.—Benjamin W. Levitan, 10 East 38th st, completed plans for 2-sty brick, terra cotta and concrete taxpayers and garage, 171x100, on the west side of Lenox av, bet. 110th and 111th sts, for the Stolwart Realty Co., owner. Project will contain 20 stores.

34TH ST.—Sommerfeld & Steckler, 31 Union sq, will draw plans for alterations to the 5-sty brick and stone store and loft bldg, 50x100, at 21-23 West 34th st, for the Crystal Estate, c/o Samuel J. Dickheiser, 271 Broadway, owner, and S. W. Steel & Co., 2 West 14th st, lessee. Details are undecided.

THEATRES.

63D ST.—Morris Gleichman, 52 Broadway, will draw plans for remodeling the brick and stone theatre, 75x100, at 22-8 West 63d st, for the Elkner Realty Co., 1482 Broadway, owner. Cost, \$50,000.

CLINTON ST.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for a 1½-sty brick theatre, 50x141, at 80-2 Clinton st and 97-103 Attorney st, for the Blinderman & Cohen Amusement Co., 132 Delancey st, owner. Cost, \$50,000.

Bronx.

DWELLINGS.

BURKE ST.—M. W. Del Gaudio, 401 Tremont av, has plans in progress for a 2½-sty clapboards dwelling, 21x54, in the north side of Burke st, 75 ft east of Bronxwood av, for Elizabeth Williams, 763 North Oak Drive, owner. Cost, \$3,500.

STABLES AND GARAGES.

JEROME AV.—DeRose & Cavalieri, 148th st and 3d av, are revising plans for a 1-sty stone garage, 75x100, at the northwest cor of Jerome av and 169th st, for the Nesti Construction Co., 658 East 189th st, owner. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

SARATOGA AV.—Cohn Bros., 361 Stone av, have plans in progress for a 4-sty brick and stone apartment, 75x90, on the east side of Saratoga av, 102 ft south of

Pitkin av, for Morris Eisenberg, 620 Saratoga av, owner and builder. Cost, \$50,000.

CHURCHES.

HOWARD AV.—M. Joseph Harrison and Benjamin Sackheim, associate architects, World Bldg, Manhattan, have plans in progress for a 2-sty brick and stone synagogue and school on the east side of Howard av, 75 ft south of St. Marks av, for a congregation, the name of which will be announced later, A. Braverman, chairman Bldg Commission, owner. Will contain balcony, 12 classrooms, 12x18 ft each, and auditorium. Cost, \$50,000.

DWELLINGS.

BAY 37TH ST.—Jens H. Riis, Stewart Manor, L. I., completed plans for six 2½-sty frame and concrete block dwellings, 17x42, in the west side of Bay 37th st, 90 ft from Benson av, for the Vaughn Property Corp., 441 Washington av, Brooklyn, owner and builder. Cost, \$27,000.

51ST ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x49, at the northwest cor of 51st st and 17th av, for Morris Wolsk, 1560 53d st, owner, in charge. Cost, \$5,000.

83D ST.—F. W. Eisenla, 571 77th st, has plans in progress for five 2-sty brick dwellings, 20x58, in the south side of 83d st, 328 ft west of 4th av, for Herman Lucke, 412 58th st, owner and builder. Cost, \$6,000.

39TH ST.—W. J. Conway, 400 Union st, completed plans for a 2-sty brick dwelling and store, 25x94, in the south side of 39th st, 150 ft west of 3d av, for John B. Santulli, 271 39th st, owner, in charge. Cost, \$6,000.

RIDGE BLVD.—Slee & Bryson, 154 Montague st, completed plans for three 2-sty frame dwellings and garage, 23x56, at the northeast cor of Ridge blvd and 82d st, for R. W. Creuzheur, 233 Broadway, Manhattan, owner and builder. Cost, \$6,000 each.

WEST 17TH ST.—C. P. Cannello, 1163 Herkimer st, completed plans for a 2-sty frame dwelling and store, 25x47, at the southeast cor of West 17th and Bay 50th sts for Salvatore Guarino, 133 Bay 50th st, owner and builder. Cost, \$3,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2-sty frame dwellings, 16x38, in the west

side of East 37th st, 177 ft west of Av E, for Gus Swenson, 1862 East 39th st, Bklyn, owner and builder.

82D ST.—W. T. McCarthy, 16 Court st, completed plans for thirteen 2-sty brick dwellings, 19x62, in the south side of 82d st, 100 ft east of 3d av, for the Polatschek & Spencer Realty Co., 2114 Av C, Brooklyn, owner and builder. Total cost, \$104,000.

WEST 15TH ST.—J. C. Wandell, 8525 4th av, Brooklyn, completed plans for two 2½-sty frame and stucco dwellings, 20x45, at 1766 West 15th st, for John Dahl, 819 Montgomery st, owner and builder. Cost, \$5,000.

78TH ST.—Charles A. Olsen, 1649 69th st, completed plans for two 2½-sty frame and stucco dwellings, 18x38, in the south side of 78th st, 100 ft west of 15th av, for Mrs. Helen Olsen, 6911 19th av, owner and builder. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

JAMAICA AV.—William C. Winters, 106 Van Sicken av, has plans in progress for an extension to the 2½-sty factory on the south side of Jamaica av, 54 ft west of Richmond st, for the Roberts Numbering Machine Co., 706 Jamaica av, owner. Cost, \$30,000.

SMITH ST.—Benjamin Driesler, 153 Remsen st, completed plans for a 2-sty brick storage bldg, 87x50, in the east side of Smith st, 214 ft north of Hamilton av, for the Water Front Realty Co., Henry McIlracey, pres., 253 Broadway, Manhattan, owner. Cost, \$15,000.

STABLES AND GARAGES.

CLYMER ST.—M. J. Harrison, World Bldg, Manhattan, completed plans for a 1-sty brick garage, 24x120, in the south side of Clymer st, 50 ft west of Wythe av, for Morris Rabinowitz, 233 South 4th st, owner. Cost, \$10,000.

CENTRAL AV.—James A. Boyle & P. E. Kelly, 367 Fulton st, Brooklyn, completed plans for a 2-sty brick garage, 75x100, on the north side of Central av, 22 ft west of Chauncey st, for Nicholas Rother, Central av and Chauncey st, Brooklyn, owner. Cost, \$14,000.

WILLOUGHBY AV.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for a 1-sty brick garage, 100x200, at the northwest cor of Willoughby and Nostrand avs, for the Willoughby Garage Co., 260

Broadway, Brooklyn, owner and builder. Cost, \$45,000.

OCEAN PARKWAY.—William Debus, 86 Cedar st, Brooklyn, completed plans for a 1-sty brick garage, 110x219, at the southeast cor of Ocean Parkway, 50 ft east of 8th st, for the Estate of Louis Beer, 149 Remsen st, owner. Cost, \$30,000.

BROOKLYN, N. Y.—Louis Allmendinger, 20 Palmetto st, has plans in progress for the alteration of the 1-sty brick stable into a garage. Owner's name and exact location will be announced later. Cost, \$5,000.

GEORGIA AV.—A. Farber, 1746 Pitkin av, completed plans for a 1-sty brick garage and storage bldg, 20x100, on the west side of Georgia av, 875 ft north of Liberty av, for Lapidus Bros., 80 Georgia av, owners and builders. Cost, \$3,500.

ATLANTIC AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 2-sty brick and steel garage, 80x100, on the south side of Atlantic av, 95 ft east of Albany av, for the Midwood Building Co., 44 Court st, owner and builder. Cost, \$50,000.

BERGEN ST.—M. Whinston, 459 Stone av, has plans in progress for a 1-sty brick public garage, 165x110, in the north side of Bergen st, 100 ft east of Stone av, for Harris Reiser, 293 Stone av, owner and builder. Cost, \$18,000.

NEWTON AV.—Christopher Bauer, 801 Manhattan av, has plans in progress for a 1-sty brick public garage, 30x76, in the south side of Newton st, 39 ft east of Manhattan av, for P. Schwartz, owner. Cost, \$8,000.

RUTLEDGE ST.—Louis A. Sheinart, 194 Bowery, Manhattan, is revising plans for a 1-sty brick garage, 66x100, in the north side of Rutledge st, 80 ft east of Harrison av, for Henry Newman, 309 Rutledge st, owner. Cost, \$12,000.

QUINCY ST.—Montrose Morris Sons, 533 Nostrand av, completed plans for a 1-sty brick public garage, 49x112, in the south side of Quincy st, 125 ft west of Classon av, for Ralph M. Hart, 652 Jefferson av, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty brick auto showroom and stores, 50x90, irreg., at the northeast cor of Eastern

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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.
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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.

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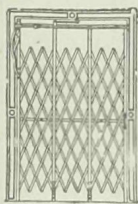
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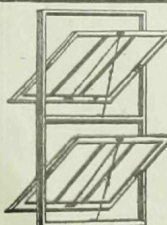
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Parkway and Prospect pl, for the Belmont Powell Holding Co., 361 Stone av, owner and builder. Cost, \$15,000.

EAST 16TH ST.—Cantor & Dorfman, 373 Fulton st, completed plans for a 1-sty brick store and garage, 20x59, in the north side of East 16th st, 52 ft east of Kings Highway, for the Kraslow Construction Co., 188 Montague st, owner and builder. Cost, \$2,500.

MISCELLANEOUS.

EASTERN PARKWAY.—Plans have been approved by the Municipal Art Commission for interior finish of two wings of the 4-sty brick, limestone and granite Brooklyn Institute of Art and Sciences (bldgs F and G), 125x125, at Eastern Parkway and Washington av, for the Brooklyn Institute of Arts and Sciences, Academy of Music Bldg, Lafayette av, bet Felix st and Ashland pl, Brooklyn, owner, from plans by McKim, Mead & White, 101 Park av, Manhattan, architects. Cost, \$120,900.

27TH ST.—James Shewan & Sons, Inc., on premises, owners, have had plans completed privately for a top addition to the brick machine shop at the foot of 27th st.

CLINTON ST.—W. S. Knowles & T. Bassee, architects in charge, 280 Madison av, Manhattan, completed plans for a 1-sty brick shop, 35x70, in the east side of Clinton st, 270 ft south of Bryant st, for Ira S. Bushey, foot of 20th st, Brooklyn, owner. Cost, \$5,000.

Queens.

DWELLINGS.

COLLEGE POINT, L. I.—V. Rossano, 314 Hamilton st, L. I. City, owner, has had plans completed privately for six 2-sty brick dwellings and store, 20x54 and 20x46, at the southwest cor of Av D and North 16th st, and in the west side of North 16th st, 20 ft south of Av D. Cost, \$22,000.

SOUTH OZONE PARK, L. I.—F. Brenig, Richmond Hill, L. I., completed plans for a 2-sty frame dwelling, 18x44, on the west side of Front av, 375 ft north of Yukon av, for Frank Merola, Lincoln av, South Ozone Park, L. I., owner and builder. Cost, \$3,000.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for four 2-sty frame dwellings, 16x38, at the southeast cor of Brower pl and Seabury st, for the Elmhurst Land & Building Co., 153 Remsen st, Brooklyn, owner and builder. Cost, \$11,200.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for three 2-sty frame dwellings, 16x38, on the south side of Lewis av, 25 ft west of Van Horn st, for William J. Schwarz, 407 Herald av, Richmond Hill, owner and builder. Cost, \$8,500.

RICHMOND HILL, L. I.—Richmond Hill Homes Co., 73 Dennington av, Woodhaven, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 17x36, on the west side of Waterbury av, 55 ft north of Emerson st. Cost, \$4,000.

CORONA, L. I.—A. Schoeller, Wayl av, Corona, has plans in progress for two 2-sty brick dwellings, 20x60, for August Krupp, Corona, owner and builder. Exact location will be announced later. Cost, \$6,000 each.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for five 2-sty frame dwellings, 16x38, in the south side of Brower pl, 94 ft west of Seabury st, for the Elmhurst Land & Building Co., Remsen st, owner and builder. Total cost, \$14,000.

ELMHURST, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x38, at the southeast cor of Lewis av and Wool st for William J. Schwarz, 407 Herald av, Richmond Hill, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

FOREST HILLS, L. I.—F. B. Colton, Burns st, Forest Hills, completed plans for a 1-sty brick garage, 50x185, on the south side of Queens Blvd, 130 ft west of Continental av, for the Continental Av Garage Co., on premises, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.
EDGEWATER, L. I.—William Sandifer, Boulevard, Rockaway Beach, L. I., completed plans for a 1-sty frame store, 90x48, at the southeast cor of Beach 50th st and Boulevard, for W. Boggiano, Ward av and Boulevard, Rockaway Beach, L. I., owner, in charge. Cost, \$4,000.

Suffolk.

DWELLINGS.

SHINNECOCK HILLS, L. I.—Grosvenor Atterbury, 20 West 43d st, Manhattan, will draw sketches for a dwelling, probably hollow tile, for Mrs. Albert H. Ely, 47 West 56th st, Manhattan, owner.

EASTHAMPTON, L. I.—Josephine W. Chapman, 46 Washington sq, Manhattan, has plans in progress for a 2-sty stucco and tile dwelling and garage. Owner's name will be announced later. Cost, \$25,000.

GREENLAWN, L. I.—Norman B. Baker, Huntington, L. I., has purchased property at Cedarcroft, Greenlawn, L. I., and contemplates erecting a residence. Details will be available later.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing preliminary plans for a 4-sty brick and stone apartment house, 50x72, on Bronx River rd. Cost, \$25,000.

DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, completed plans for a 2½-sty frame and stucco dwelling, 32x59, on Garden av, for Ouzzi Bros., 209 South 5th av, Mt. Vernon, owners and builders. Cost, \$12,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, completed plans for a 2½-sty frame and stucco dwelling, 36x55, on North Fulton av. Owner's name will be announced later. Cost, \$12,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 2-sty frame dwelling, 21x38, at 387 Colin st, for John Gavchik, 22 Colin st, Yonkers, owner. Owner is taking bids on separate contracts. Cost, \$4,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for four 2½-sty frame and stucco dwellings, 25x30, for the South Yonkers Development Co., owner. Architect is taking bids on separate contracts from a selected list of bidders. Cost, \$6,000 each.

MT. VERNON, N. Y.—August Sundberg, North av, New Rochelle, N. Y., completed plans and is taking bids on separate contracts for alterations to the 2-sty frame and stucco dwelling, 34x36, on Cemetery av, for A. Burns, Mt. Vernon, owner. Cost, \$4,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Board of Education of Yonkers, Charles P. Easton, pres., High School Bldg, Yonkers, contemplates the erection of a high school at Yonkers, from plans by George Howard Chamberlin, 1880 Broadway, Yonkers, architect. Details will be available later. Cost, \$500,000.

STABLES AND GARAGES.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing sketches for a 1 or 2-sty brick garage, 50x100, on South Broadway.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for three 2-sty frame flats, 32x62 ft each, in the south side of Springdale st, 213 ft east of North Park st, for the Kelly-Ackerman Co., 220 Main st, East Orange, N. J., owner and builder. Cost, \$7,000 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for a 4-sty brick and stone apartment, 52x90, at the northwest cor of Munn av and William st, for the Linwood Co., 93 North Munn av, East Orange, owner and builder. Cost, \$50,000.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, has new plans in progress for a 5-sty brick and terra cotta apartment house, 100x116, at the cor of Harrison and Berwyn sts, for Max Grey, 810 Broad st, Newark, owner. Cost, \$100,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for a 4-sty brick and stone apartment, 96x85, on Park av. Owner's name will be announced later. Cost, \$70,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for a 3-sty brick and stone apartment house, 38x60, on the north side of Park av, 300 ft east of Prospect st, for the North Jersey Building Co., 207 Market st, Newark, owner. The mason, carpentry and plastering work is to be done by owner. Cost, \$20,000.

DWELLINGS.

MIDDLETOWN TOWNSHIP, N. J.—Fredrick M. Truex, 1170 Broadway, Manhattan, completed plans for a 2½-sty frame and shingle dwelling, 28x34, on Pringle av, for John Morrow, Jr., 313 West 20th st, Manhattan, and Middletown Township, R. F. D., Red Bank Post Office, N. J., owner. Cost, \$8,000.

ELIZABETH, N. J.—Robert C. Edwards, 81 Fulton st, Manhattan, completed plans

for a 2½-sty frame and shingle dwelling, 23x28, at 718 Westfield av, for Benjamin Steinberg, 42 De Hart pl, Elizabeth, owner and builder. Cost, \$3,500.

NEWARK, N. J.—Strombach & Mertens, Glorieux Bldg, Irvington, N. J., completed plans for a 2½-sty frame and shingle dwelling, 32x26, and extension 8x15, at 28 Goldsmith av, for Frank Zwigard, 825 South 13th st, Newark, owner and builder. Cost, \$6,000.

SOUTH ORANGE, N. J.—William Garabrants, 564 Main st, East Orange, N. J., completed plans for two 2½-sty frame and shingle dwellings, 25x53 and 30x32, at the northeast cor of Hillside pl and Turrel av, for C. C. Baldwin, 786 Broad st, Newark, owner and builder. One dwelling will cost \$7,000, the other \$9,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x28, on Baster pl, for Harry Hendricks, Florence av, Bloomfield, owner. Cost, \$4,000.

NEWARK, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for two 2½-sty frame dwellings, 24x32, at 748-750 Clifton av, for Clifford S. Shipman, Essex Bldg, Newark, owner. Total cost, \$8,000.

LEONIA HEIGHTS, N. J.—F. G. Lippert, 62 West 45th st, Manhattan, has plans in progress for a 2½-sty stucco dwelling, 26x58, for the Leonia Heights Land Co., 1328 Broadway, Manhattan, Mr. Paulin, in charge, owner and builder. Cost, \$16,000.

NEWARK, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x52, at 760 Delevan av, for Frank J. Carolin, 57 Delevan av, Newark, owner. Cost, \$8,000.

LEONIA HEIGHTS, N. J.—F. G. Lippert, 62 West 45th st, Manhattan, completed plans for a 2½-sty stucco on bishoprick lath dwelling, 26x50, for Dr. J. Cueba, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Charles Higgins, 165 Broadway, Manhattan, has plans in progress for a 3-sty extension to the 1-sty hollow tile and steel storage bldg, 50x125, at Woodward st and Communipaw av, for William Ames & Co., 41 Communipaw av, Jersey City, owner. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—York & Sawyer, 50 East 41st st, Manhattan, have preliminary plans in progress for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, with a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital and Dispensary of N. J., 148 Scotland av, Orange, owner.

SCHOOLS AND COLLEGES.

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

MIDDLESEX BOROUGH, N. J.—J. N. Pierson, Raritan Bldg, Perth Amboy, N. J., has plans in progress for a 2-sty brick and terra cotta public school, 33x62, to contain four rooms, for the Board of Education of Middlesex Borough, R. F. D., Boundbrook, N. J., owner. Cost, \$25,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has plans in progress for addition to the Hale School, for the City of New Brunswick, Board of Education, Henry G.

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Parker, pres., 261 Redmond st, New Brunswick, owner. Consists of a 2-sty addition, 34x57, with a 1-sty drill hall 40x100, and will contain four rooms.

STABLES AND GARAGES.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 1-sty addition to rear of brick garage, 35x110, irreg., at 252 Central av, for Waldo C. Genung, 16 Jersey st, Newark, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Paul L. Dodge, Asbury Park Trust Bldg, Asbury Park, has plans in progress for alteration and addition of the 2-sty brick apartments on Bangs av into a store, for Arthur Purchase, Asbury Park, N. J., owner. Cost, \$3,500.

ASBURY PARK, N. J.—E. A. Arend, Kinmouth Bldg, Asbury Park, has plans in progress for the alteration of the 2-sty brick Wesley fire house at the southeast cor of Mattison av and Bodd st, into city offices, for the Board of Commissioners of the City of Asbury Park, Clarence Hetrick, Mayor, Main st and Bangs av, Asbury Park, owner. Cost, from \$12,000 to \$15,000.

STORES, OFFICES AND LOFTS.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, completed plans for a 1-sty brick auto salesroom and garage, 48x84, for Frederick Sadler, 613 Bloomfield av, Bloomfield, N. J., owner. Exact location will be announced later.

MISCELLANEOUS.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, have plans in progress for a dye house and finishing room at 180-198 19th av, for Claudius Ugnon, cor East 7th and Rye sts, Paterson, owner. Consists of two bldgs; a 2-sty bldg, 24x100, and a 1-sty bldg, 100x100.

JERSEY CITY, N. J.—Maintenance of Way Dept., Broad st station, Philadelphia, Pa., completed plans for an addition to the brick engine house for the Penn. R. R. Co., Samuel Rea, pres., 7th av and 32d st, Manhattan, owner. Addition will contain 19 stalls.

MEADOWS, N. J.—Maintenance of Way Dept., Broad st station, Philadelphia, Pa., completed plans for an addition of 19 stalls for the Penn. R. R. Co., Samuel Rea, pres., 7th av and 32d st, Manhattan, owner.

HIGHLANDS, N. J.—George D. Cooper, 60 Broad st, Red Bank, N. J., has plans in progress for rebuilding the 1-sty wood trestle bridge across the Shrewsbury River, for the Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner. Cost, \$20,000.

Other Cities.

CHURCHES.

SACKETTS HARBOR, N. Y.—D. D. Kieff, Flower Block, Watertown, N. Y., is preparing sketches for an addition to the brick and stone church. Cost, \$50,000.

FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—Starrett & Van Vleck, 8 West 40th st, Manhattan, have plans nearing completion for a 3-sty reinforced concrete warehouse, 240x93, on Willis av, for the Church & Dwight Co., 27 Cedar st, Manhattan, and E. A. Schroeder, local manager, 1416 Willis av, Syracuse, owner. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

GREENWICH, CONN.—Joseph Christiano, 21 Le Grand av, Greenwich, Conn., owner, has had plans completed privately for a 2-sty brick store and office bldg on Greenwich av.

MISCELLANEOUS.

WATERTOWN, N. Y.—S. M. Greene Co., 293 Bridge st, Springfield, Mass., architect and engineer, and R. E. Horton, North Pine av, Albany, N. Y., consulting engineer, have preliminary plans in progress for a power plant to be erected 1½ miles from the city line for the City of Watertown, Water Board, J. W. Knowlton, pres., Watertown, N. Y., owner and builder. Includes construction of a fireproof power house. Cost, \$300,000.

COXSACKIE, N. Y.—Morrell Vrooman, West Main st, Gloversville, N. Y., engineer, has preliminary plans in progress for a filtration plant and dam for the Village of Cocksackie, owner. Cost, \$37,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Vincenzo Altieri, 25 Park av, Newark, has the general contract for addition and remodeling of the apartment house and restaurant at 85 Bank st

for Alfredo Mezzaluna, 83 Bank st, Newark, owner, from plans by A. Del Guercio, 800 Broad st, Newark, architect. Consists of an addition to rear 20x40, and remodeling of interior. Cost, \$11,500.

CHURCHES.

YAPHANK, L. I.—Mark C. Treddenick Co., 331 Madison av, Manhattan, has the general contract for a 1 and 2-sty frame chapel and parish house, 41x70, at Camp Upton, for "Church Headquarters," Com. on Union Churches, owner, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects.

DWELLINGS.

BROOKLYN, N. Y.—Herman Veit, 258 Devoe st, has the general contract for alterations to the 4-sty brick dwelling at the northeast cor of Greene and Clarmont avs for Rev. Charles E. McDonald, on premises, owner, from plans by F. J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, \$3,000.

NEW ROCHELLE, N. Y.—Dassler Construction Co., Huguenot st, New Rochelle, N. Y., has the general contract for rebuilding the 2½-sty frame and shingle dwelling, 25x34, on Clinton pl, for W. A. Lockwood, c/o Knickerbocker Press, Webster av, New Rochelle, N. Y., owner, from privately prepared plans. Cost, \$6,000.

HILLSIDE, N. J.—George H. Walkon, on premises, has the general contract for a 2½-sty frame dwelling at 33 Fairbanks st for Harry B. Williams, 213 Johnston av, Plainfield, N. J., owner, from privately prepared plans. Cost, \$3,500.

NEW ROCHELLE, N. Y.—John Coe, Hastings-on-the-Hudson, N. Y., has plans in progress for an addition to the 2-sty frame and stucco cottage, from plans by Josephine W. Chapman, 46 Washington sq, Manhattan, architect. Owner's name will be announced later. Cost, \$8,000.

ELIZABETH, N. J.—Michael Sako, 226 Chestnut st, Roselle, N. J., has the general contract for a 2½-sty frame and shingle dwelling, 22x28, at 132-4 Parker rd, for Augustus J. Seeholzer, 1010 Lafayette st, Elizabeth, owner, from privately prepared plans. Cost, \$4,000.

YONKERS, N. Y.—Philip Schuyler, Browning av, Yonkers, has the general contract for a 1½-sty frame and shingle dwelling, 20x28, at 2 Lawton st, for Mrs. Gertrude E. Lewis, 3 Lawton st, Yonkers, owner, from privately prepared plans. Cost, \$4,000.

BAYSIDE, L. I.—John Coe, Hastings-on-the-Hudson, has the general contract for a 2½-sty stucco on wire lathe dwelling and garage, 100x25, from plans by Josephine Wright Chapman, 46 Washington sq South, Manhattan, architect. Owner's name will be announced later. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—A. M. Hecht, 21 East 4th st, Mt. Vernon, has the general contract for a 1-sty brick factory, 92x98, at South and Beach sts, for the Mt. Vernon Costume & Dress Co., 6 Mt. Vernon av, Mt. Vernon, owner, from plans by James H. Percy, 1330 3d av, Mt. Vernon, architect. Cost, \$15,000.

JERSEY CITY, N. J.—William L. Goeltz, Inc., 50 Broad st, Manhattan, has the general contract for an addition to the 4-sty steel and metal storage bldg, 200x172, on Communipaw av, near Woodward st, for the American Can Co., 120 Broadway, Manhattan, owner, from privately prepared plans.

NEWARK, N. J.—Henry M. Doremus, 36 Orange st, Newark, N. J., has the general contract for addition to the 3-sty factory, 130x120x90, at the southwest cor of Mulberry and Centre sts, for the Art Metal Works, 7 Mulberry st, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$25,000.

HALLS AND CLUBS.

MANHATTAN.—Jacob & Youngs, 116 West 32d st, have the general contract for alterations to the 4-sty brick club house, 75x100, at 120 Madison av, for Genevieve G. Brady, 989 5th av, owner, represented by A. H. Laidlow, 124 East 15th st, from plans by John T. Windrim, Commonwealth Bldg, Philadelphia, Pa., architect.

BRONX.—John Lowry, Jr., 8 West 40th st, has the general contract for the alteration of the 3-sty brick fraternity house at 181st st and University av, into a club house (Heights Faculty Club), for the New York University, Martin E. Loomis, Registrar, 32 Waverly pl, Manhattan, owner, and the Heights Faculty Club (not yet organized), lessee, from plans by Clinton MacKenzie, 15 Broad st, architect. Cost, \$8,000.

AQUEDUCT, L. I.—H. J. Brown & Sons, 1534 Fulton st, Brooklyn, have the

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general contract for a 3-sty frame club house, 35x88, 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, from plans by Thomas Bennett, 7826 5th av, Brooklyn, owner. Cost \$60,000.

HOTELS.

MANHATTAN. — Fogliasso - Clement Building Co., 197 Bleecker st, has the general contract for alterations to the 4-sty brick hotel and studio bldg, 25x100, at 144 Bleecker st, for Placido More, on premises, owner, from plans by Raymond M. Hood, 7 West 42d st, architect. Consists of a 2-sty rear extension, staircase and partitions. Cost, \$5,000.

SCHOOLS AND COLLEGES.

RED BANK, N. J.—Altieri Construction Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and stone public school, 60x90, to contain 8 rooms, on Shrewsbury av, Bridge av and River st, for the Borough of Red Bank, Board of Education, Richard A. Strong, pres., Red Bank, owner, from plans by Frederick M. Truex, 1170 Broadway, Manhattan, architect. Cost, \$45,000.

RED BANK, N. J.—H. H. Moore, 3d av, Spring Lake, N. J., has the general contract for a 2-sty brick and terra cotta public school, 123x75, to contain 12 classrooms and gymnasium, and an extension, 50x75, adjoining the High School Bldg, in Park pl, for the Board of Education, Borough of Red Bank, Charles A. Minton, secy, Mechanics St School, Red Bank, owner, from plans by E. A. Arend, 105 West 40th st, Manhattan, and Kinmouth Bldg, Asbury Park, N. J., architect. Cost, \$100,000.

STABLES AND GARAGES.

MANHATTAN.—T. J. Murphy Co., 405 Lexington av, has the general contract for alterations to the 4-sty brick garage, 50x101, at 116-118 East 75th st, for Mrs. C. King Palmer, 38 West 59th st, owner, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$30,000.

MANHATTAN.—G. & M. Improvement Co., 26 Court st, Brooklyn, has the general contract for a 2-sty reinforced concrete public garage, 154x92, at 238-266 West 19th st, for the Willoughby Garage Corp., 26 Court st, Brooklyn, owner, from plans by Cantor & Dorfman, 371 Fulton st, Brooklyn, architects. The Seventh Avenue Contracting Co., 505-9 West 37th st, Manhattan, has been awarded the contract for the excavation, and Margolin, Cohen & Kaplan, 2168 Dean st, Brooklyn, have the mason contract. Cost, \$100,000.

TUXEDO, N. Y.—W. S. Fitz Randolph, Inc., 1328 Broadway, Manhattan, has the general contract for a 2-sty hollow tile and stucco stable and living quarters, 32x60, with a wing 30x32, for A. M. Beard, Club House rd, Tuxedo, owner, from privately prepared plans.

GREAT NECK, L. I.—Pittsburgh Building Co., 787 5th av, Manhattan, has the general contract for a 2-sty brick and stone private garage, at Lakeville, for Mrs. Henry Phipps, 787 5th av, Manhattan, owner, from plans by Horace Trumbauer, 110 South Broad st, Philadelphia, Pa., architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—F. & B. Construction Co., 171 Madison av, has the general contract for alterations to the 4-sty brick loft bldg at 48 West 27th st, for the New York Savings Bank, 81 8th av, owner, from plans by Axel S. Hedman, 371 Fulton st, Brooklyn, architect. Cost, \$13,000.

MANHATTAN.—Champion & Levine, 48 West 10th st, have the general contract for alterations to the brick store at 1672 Broadway, for the S. B. Bowman Automobile Co., on premises, owner, from plans by Dodge & Morrison, 135 Front st, architects. Cost, \$3,000.

MANHATTAN.—Cauldwell-Wingate Co., 381 4th av, has the general contract for alterations to the 7-sty brick storage, lofts and offices, 100x92, at 515-521 East 17th st, for the N. Y. Contg & Trucking Co., 52 Vanderbilt av, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. The American Express Co., 165 Broadway, is the lessee. Cost \$5,000.

MISCELLANEOUS.

MANHATTAN.—Herbert E. Mitler, 505 5th av, has the general contract for a 5-sty showroom and factory bldg, 102x122, at the southeast cor of 22d st and Broadway, for the Sans Estate, Levi P. Morton, trustee, 400 Park av, owner, and Campbell, Metzger & Jacobson, lessee, from privately prepared plans. Cost, \$10,000.

BROOKLYN, N. Y.—General Contracting & Engineering Co., 29 Broadway, Manhattan, has the general contract for two intake tunnels at 66th st and 1st av for

the Edison Electric Illuminating Co. of Brooklyn, 13 Willoughby av, Brooklyn, owner, from plans by G. L. Knight, 13 Willoughby av, architect.

BROOKLYN, N. Y.—The Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 6-sty hollow tile steel and concrete metal sash medical supply depot, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost \$200,000.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, New Brunswick, N. J., has the general contract for an addition to the 1-sty brick calf barn, 38x103, for the New Jersey State Agricultural College, c/o Dr. J. G. Lipman, Nichols av, New Brunswick, owner, from plans by F. H. Bent, State House, Trenton, N. J., architect. Cost \$4,000.

JERSEY CITY, N. J.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, has the general contract for a 1-sty power plant, probably brick, at the Central Railroad of New Jersey terminal, for the Central Railroad of New Jersey, 143 pres., owner, from privately prepared plans. Cost, \$150,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

SOCIETY OF MUNICIPAL ENGINEERS OF NEW YORK CITY will hold its annual dinner Saturday evening, December 1.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting at the Engineering Societies Building, December 4-7, 1917.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

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

INDUSTRIAL COMMISSION of the State of New York will hold its second Industrial Safety Congress and Safety Exposition in Syracuse, N. Y., on December 3 to 6 inclusive. Headquarters and the Safety Exhibit will be at the Onondaga Hotel, and sessions of the Congress will be held in the First Baptist Church.

NATIONAL RIVERS AND HARBORS CONGRESS will hold its fourteenth annual convention in Washington, D. C., in the National Museum, on December 5, 6 and 7. The fundamental purpose, it is explained, is not to urge appropriations for new projects, but to plan how the Government, the cities and the people of the United States may most effectively cooperate to "Use the Waterways and Win the War." S. A. Thompson, 824 Colorado Building, Washington, is secretary.

THE EASTERN ASSOCIATION OF GLASS DISTRIBUTORS held a meeting at the Hotel Astor last Wednesday, which was largely attended by plate, window and wire glass dealers. Manufacturers and jobbers expressed the greatest concern regarding the possible Government decision in classifying flat glass of all kinds among non-essentials, thereby curtailing to an unknown degree the usual production. Window glass factories had arranged to start annual operations on December 8, but in view of the uncertain conditions such start may be indefinitely postponed. A joint meeting of the Eastern and Western divisions of the Association of Glass Distributors with the manufacturers will be held in Pittsburgh on December 11 and 12, at which time it is expected important measures will be taken for consideration. In view of the serious situation an advance in price is expected.

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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSy, OS, STS, 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 Nov. 17.

MANHATTAN ORDERS SERVED.

- Broadway, 589—Louis Ettlinger c Amer Lithograph Co, 19 st & 4 av. Ex(R)
Broadway, 901—Edwin H Mount, 159 Remsen, B'klyn. Ex(R)-A-ExS-FE(R)
9 st, 59 E—Leader Coat & Suit Co. Rec
9 st, 59 E—Efficiency Press Inc. Rec
9 st, 59 E—Philip Munter Co. Rec
10 st, 31-3 E—Albert Greenberg. FA-O
10 st, 58 E—Zinn Frame & Pub Co. GE-Rec
10 st, 58 E—Schreiber & Lifschitz. Rec
10 st, 58 E—Reiter & Narofsky. GE-Rec
11 st, 53 E—Abraham Zellar. D&R
11 st, 53 E—Moralisse & Fondrise. D&R
13 st, 39-41 E—John A Hadden, 45 E 76, FE(R)-ExS
14 st, 10 E—Henry Spingler Est, 65 5 av, WSS(R)
14 st, 18 E—Novelty Braid & Trimming Co. Rec
14 st, 18 E—L Blankfein & Co. FP(R)
14 st, 18 E—Julius Merksamer & Bros. GE
15 st, 113-5 E—John E Roosevelt, 44 Wall, ExS-FE-WSS(R)
23 st, 36 E—Abraham Friedman. Rec
23 st, 36 E—Samuel Moss. Rec
68 st, 410-6 E—Frederick S Myers, 648 B'way, O-WSS(R)
116 st, 147 E—Edgar N Sidman, 640 West End av. DC
126 st, 165 E—Otto Stahl, 2332 3 av, FE(R)-St(R)-ExS-GE
5 av, 574—Rudolph M Haan, 2 E 55. FP
5 av, 448—Hannah Birnbaum. Rec
5 av, 256—Samuel Tillis. FP(R)
5 av, 550—Max Kaskel, 316 5 av. StP(R)-ExS
5 av, 92—Spingler Van Buren Est, 65 5 av, ExS-St(R)-FE
4 av, 123—Witner & Spiegel. Rec

- Grand st, 66—Mabel S Soich, 203 Edgecombe av, WSS(R)
Greenwich st, 98-100—George & John Smith, FD-ExS
Nassau st, 42-6—Garden City Co. Ex(R)
Park Row, 229-31—Nickitas P Economu, 66 New Bowery. WSS(R)
7 av, 360—Est John Walton. ExS-FE(R)-FP
7 av, 327—Davis Falk. FP(R)
7 av, 327—Tepperberg & Glasser. DC-Rec
7 av, 343—Emilie E Hoertel, 51 W 105, Ex(R)-FE(R)-ExS
6 av, 352—Est Benj Spink c Herbert W, 469 4, B'klyn. St(R)-ExS-D&R-FP-Ex(R)
Walker st, 15—Pulick & Co. Rec
Walker st, 15—Isaac Prager. Rec
Walker st, 51—William H White, 85 Neperan rd, Tarrytown, N Y. FE(R)-ExS-St(R)-WSS
Washington st, 349-55—Nathan Kronman, EL-D&R
Washington st, 261—Rizzo & Iorio. FA-FP(R)
Water st, 127-9—Field Est, 90 Wall. FP(R)
14 st, 110 W—Emma Rosenberg, 140 W Van Buren, Chicago, Ill. ExS-WSS(R)-Ex
18 st, 15-7 W—Harris Cohen. RQ-Rec
18 st, 15-7 W—Joseph Jacobs. Rec
18 st, 15-7 W—Joval Adler. Rec
19 st, 21 W—Kate & Kimmel. EL-Rec
23 st, 240-2 W—Nun-Niecer Co. Rec
25 st, 151-5 W—Bromberg & Albert. EL-Rec
25 st, 101 W—Samuel Stern. Rec
25 st, 101 W—Federal Coat Co. Rec
25 st, 101 W—S Siegler & Co. Rec-FP(R)
25 st, 137-9 W—Halpert Bros. EL-Rec
25 st, 137-9 W—Seidel Bros. FP(R)-Rec
26 st, 147-9 W—G Luter & Co. EL
26 st, 147-9 W—Joseph Sterman. FA(R)-Rec
26 st, 162 W—Reich & Weinstein. FP(R)
26 st, 162 W—Oxford Embroidery Wks. FP(R)
26 st, 162 W—Herman Stein. FP(R)-GE
26 st, 162 W—Roth & Fukelman. FP(R)
26 st, 130 W—Metropolitan Elec Prot Co. Rec
26 st, 130 W—Bossak & Co. Rec
29 st, 6 W—S & M Mauasse. Rec
29 st, 6 W—Alexander Co. FA
29 st, 30 W—Zachary Corfain. Rec
29 st, 30 W—Weitzner & Wagner. Rec
31 st, 106 W—Stanley & Schwartz. FP(R)-Rec-O
32 st, 6-8 W—Philip Stromberg. Rec
38 st, 38 W—Herman D Bellin. Rec
43 st, 113 W—Charles H Jones, 55 Liberty, GE-DC
52 st, 136-46 W—Friedman, Marks & Weinstein. EL-FP(R)-Rec
55 st, 47 W—Cecelia Slater c Title Guar & Tr Co, 176 B'way. GE-DC
56 st, 46 W—Rebecca Crear. ExS-St(R)-FE(R)
58 st, 230 W—Willard Storage Battery Co, D&R-FP(R)-O
William st, 157-9—Est Solon Palmer c Eddy, 374 Pearl. FE(R)-FP
Barclay st, 71—Est Geo Bassett. St(R)-FE(R)
Bleecker st, 58—Est John C Robert c Mary E, Geneva, Switzerland. ExS-FE(R)-St(R)
Broadway, 809-11—Est Robert Goelet, 9 W 17, ExS-FE(R)-FP
Houston st, 108 E—N Y Public Library, 476 5 av. O-FA(R)
Houston st, 172-8 E—Carl Franck, Scarsdale, N Y. FP(R)
9 st, 20 E—Sailors Snug Harbor, 61 B'way, ExS-Ex(R)-O-FE(R)-FP-St(R)
12 st, 9 E—Charles H Randall, 669 3 av, Ex(R)-FE(R)-St(R)
13 st, 5 E—Adolph Katschke. Rec-O
19 st, 29-33 E—N Y Trust Co, 26 Broad. FP
44 st, 227-9 E—Emile Baumgarten c William, 323 5 av. FE(R)-StP(R)-ExS
125 st, 230 E—Sayer Steam Laundry Co. FP(R)
127 st, 158 E—Abe Morris. DC
5 av, 73—Schwartz & Levy. EL
5 av, 119-21—William T Moynan, 40 E 41, ExS-FP(R)-St(R)-FP-Ex-WSS(R)
5 av, 127—William R Price. FA
5 av, 127—Henry Sheinbaum. Rec
5 av, 127—Perlmutter & Gross. Rec
Hudson st, 165-7—Sara Pyle McAlpin, 68 William. Ex(R)-FE(R)-FP-WSS(R)
John st, 43—Taners C Colgate c J B, 36 Wall, ExS-Ex(R)-FE(R)-St(R)-WSS(R)
Madison av, 720-6—Est Seth Low c Mrs, 320 Park av. D&R
Mercer st, 221-3—Est Robert Goelet, 9 W 17, DC-ExS-Ex(R)-FE(R)
Murray st, 47—Est Jane Slevin c W T, 390 Union, B'klyn. ExS-Ex(R)-FE(R)
7 av, 730—Max Marks. O
7 av, 730—George Rector. O
6 av, 608—Ping Pong Low. FA
6 av, 629—J M Picone. FA
6 av, 629—Miller Bros. Rec-FA
Washington st, 437—Est Alfred Bullowa c Arthur, 280 Madison av, St(R)-Ex(R)-ExS-FE(R)
3 av, 4409—John McSweeney. FP(R)
West Broadway, 88—Elbridge Gerry, 258 B'way, ExS-Ex(R)
West Broadway, 537-9—William Bruce-Brown, 13 E 70. ExS-FE(R)-FP
3 st, 33 W—Harry H Herche, 45 B'way, ExS-FE(R)-St(R)
4 st, 35 W—Feldman Machine Co. DC
14 st, 51 W—R H Macy & Co, B'way & 34, FE(R)-FP
15 st, 63 W—Frank Lamort. FA-GE-O
15 st, 63 W—Inheritance Realty Co, 233 B'way, ExS-Ex(R)-FE(R)-GE
18 st, 101-5 W—Est John Tonnele, c J L, 48 E 68. WSS(R)
18 st, 42 W—Henry Phipps Est, 787 5 av, St(R)-FP(R)-ExS
25 st, 137-9 W—H Drusir & Co. Rec
25 st, 137-9 W—J Hyman Co. D&R
25 st, 137-9 W—L Diegelberg Co. Rub-FP(R)-Rec
25 st, 137-9 W—M Neeggass Co. Rec-El
25 st, 137-9 W—Isaac Wiesenthal. EL
25 st, 137-9 W—Goldberg & Rosenblatt. Rec-El
25 st, 137-9 W—Goodman Bros. Rec
25 st, 137-9 W—Goldberg & Goodman. Rub-Rec-RQ
25 st, 151-5 W—Wiegold Realty Co, 15 E 26, St(R)-ExS-O-FP(R)
26 st, 31 W—Steuer Fur Co. Rec
26 st, 31 W—Eckstein & Kass. Rec
26 st, 31 W—Anton Seigel & Co. Rec
26 st, 110-2 W—Albert Skirt Co. EL
26 st, 110-2 W—Wagner Bros. EL
26 st, 110-2 W—Kaufman & Birenbaum. Rec
29 st, 15 W—Louis Blankstein. Rec-FA
29 st, 15 W—Defender Photo Supply Co. Rec
19 st, 51 W—Adolph Hyman. Rec-GE

- 31 st, 252 W—Max Olephant. Rec-FA
Broadway, 361-3—Caroline White, 609 5 av, ExS-Ex(R)-FP(R)-FP-St(R)-GE
Broadway, 708—Alfred V Barnes, 100 Washington sq E. WSS(R)-StP(R)-ExS
Broadway, 833—Est Ogden Goelet, 9 W 17, DC-ExS-WSS(R)-FP-St(R)-FP(R)
Broadway, 870—Cohen & Co. O-Rec
Canal st, 533-41—Kobre Assets Corp, 61 B'way, St(R)
Chambers st, 83—Columbia Graphophone, Rec-D&R
East Broadway, 185-7—Leon Kamalky, GE-ExS-O-Ex(R)-ExS-WSS(R)-St(R)
9 st, 51 E—Abraham Goldstein. Rec
9 st, 51 E—Anthony Caifano. Rec
9 st, 59 E—Henry Rubin. Rec-FA-El
11 st, 70 E—Catherine Whittemore, c Chas L Taylor, pres Martinique Hotel Co, 32 & B'way, Ex(R)-O-ExS-FP(R)-St(R)
14 st, 7 E—William C Demorest, FP(R)-St(R)-ExS-O
16 st, 9-11 E—Glymann Realty Co, c Samuel Ullman, pres, 20 W 20. FP-FE(R)-ExS
21 st, 43 E—Elizabeth Stanton, 178 E 70, ExS-Ex(R)-FE(R)-FP-St(R)
23 st, 14 E—John H Mahony Est, 872 Madison av. Ex-FE(R)-ExS-Ex(R)
23 st, 16 E—Hamilton W Herrick, c E H, 7 Wall. ExS-Ex(R)-FP-FE(R)
107 st, 409 E—Edward Blum. FE(R)
115 st, 159 E—Est John H Smith, c Margaret D, 157 E 115. GE
116 st, 187 E—S Charles Welsh, 213 B'way, Ex(R)-ExS-FE(R)-FP(R)

BROOKLYN ORDERS SERVED.

- Beadel st, 1—J Dieso. FA-SmkS
Bergen st, 631—M J Ehrlich. D&R
Bedford av, 1749—Theodore C Farrell. D&R
Bergen st, 2119—Alesio Pietrio. D&R
Bushwick av, 1507—William A Brown. D&R
Carroll st, 1066—Leonard S Briggs. D&R
Central av, 325—Barnet Baranoff. Rec
Court st, 403—N Rolink. Rec
Dean st, 1549—A W Reed. Rec
Douglass st, 300—Dennis Norton. FA-SmkS-GE
East 3 st, 308—J Hoagan. FA-Rec-SmkS
East 3 st, 312—W H Baff. SmkS-FA-Rec
East 17 st, 1573—William E Weatherly, FA-Rec-Rub
55 st, 1321—Alfred Lack. SmkS-Rec-FA
Greenpoint av, 184—William Weingarden. FA
Greenpoint av, 239—Emil F Kupfer. FA
Hamilton av, 149—Jacob Weinstein. Rec
Hicks st, 282—Edward R Litchfield. St(R)
Hopkins st, 260—J Kurtz Sons, D&R-SmkS-FA-Rec
Jefferson av, 102-4—Paul M Marko & Co. CF-El
Lexington av, 643-5—Williamsburg Wood Heel Co. Rec
New York av, 13-9—Kaufmann Bros & Bendy, FA-Rec-Ex
9 st, 174—Joseph H DeBaun. FP-FA
Ocean av and Av O—Alvin C Simmons, FA-Rec-SmkS
Ocean Parkway and Foster av—Ocean Parkway & Foster av Gasolene Station. FA-Rec
Ovington av, 443—Arthur D Constant, CF-SmkS-FA-Rec
Pacific st, 1771—William Shields. SmkS-FA
Prospect pl, 906—H J Moore. Rec-FP
Putnam av, 310—Stark Auto Repair Co. D&R
Richards st (foot)—Trustees Est William Beard. FA
South Portland av, 90—David McKay. D&R
Sumpter st, 245-8—John Muller. D&R
35 st, 87—Drapery Hardware Mfg Co. Rec
Tilden av, 2148-54—Charles J Gillen, FA-Rec-SmkS-CF
Union st, 668—Paul Ayres Plumbing Co, Rec-FA-SmkS
Van Brunt st (foot)—Trustees Est William Beard. FA
Withers st, 44-52—Andrew Watson & Sons. CF
State st, 269—Howard S Lithenstein. WSS(R)
Cook st, 172-80—Starr Knitting Mills. FP(R)
Floyd st, 133—Sklar Mfg Co. FP(R)
Floyd st, 133-43—Flora Mfg Co. FP(R)
Floyd st, 133-43—Alexander Barnstein. Rec-Rub
Flushing av, 685—F B Q Uniform Co. FP(R)-GE
47 st, 330—Lillian E Jurgens. DC
Kent av, 272-4—Robert W Reed, Jr. St(R)
Kent av, 711-3—Thomas Gill Soap Co, St(R)-O-ExS-Ex
Liberty av, 232—Brownsville Assets Corp. A
St Marks av, 673—Dr I MacMunn Holly. FA
Berry st, 411—Zobel Color Wks. SmkS-FA-CF
St Johns pl, 1780—John Linder. Rec-El-Rub-FP
Alabama av, 299-309—Schneider & Berman, Rec-FP(R)
Chester st, 1-11—Alexander Beringsen, Rec-GE-Rub
Front st, 258—Cornelius Weiss. Rec
Sutter av, 568-78—David Aronson. Rec
Sutter av, 568-78—Harold Zeller. FP(R)-GE-Rec
Sutter av, 568-78—Max Kaufman. FP(R)
Sutter av, 568-78—Samuel Selsky. FP(R)
Sutter av, 568-78—Samuel Rosenberg, FP(R)-GE
32 st, 128-58—J C Wemple Co. WSS(R)
Florence st, 9—Fred Roeder, FP(R)-ExS-WSS(R)
Florence st, 9—Morgan Knitting Wks, Rec-FP(R)
Florence st, 9—Milton Simpson Co, 235 Powell, O-GE-DC-Rec
Lawrence st, 140—Jacob Alter. FA-DC-Rec
Lawrence st, 140—Abraham Bros. FA-Rec
Liberty av, 550—Milton Simpson Co, 235 Powell, DC-FA-FP(R)
Lorimer st, 685—Salerno & Adams. FP-FA-Rec
Washington av, 75—Charles Jensen. Rub
Manhattan av, 910—William Goodman. FA-O
Berry st, 192 (rear)—J H White Est, ExS-Ex(R)-FP(R)-St

QUEENS ORDERS SERVED.

- Broadway, 175 (Astoria)—Dominick Cardinals, ExS-FA-Ex(R)
Vernon av, 142—Michael Labrocca. D&R
8 av near 18 st—Whitestone Motion Picture Corp. Ex(R)
Clark st, 51 (L I C)—Oderwald Iron Wks. CF
Broadway (Elmhurst)—Frank Demarzo. SmkS-FA-Rec
8 st, 82-8 (L I C)—Joseph Huber. FA-FF

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CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

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

Awnings and Canopies.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Builders.

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

Building Directories.

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

Building Material (Masons).

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

Building Reports.

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

Cement.

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

Cement Work.

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

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

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., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

Elevator Fire Doors—Safety Appliances.

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

Elevator Gates—Folding.

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

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.
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

Garbage and Refuse Incinerator.

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

Gas.

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

Gates—Folding.

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

Heating and Roofing.

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

House Mover and Shorer.

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

House Wreckers.

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

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile.

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

Masons and Plasterers.

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

Classified Buyers' Guide—Continued

Metal Ceilings.

BROOKLYN METAL CEILING CO., 283 Greene Ave., Brooklyn. Tel. Prospect 1402.
WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5925-5937.

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.

Painters.

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

Parquet Floors

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

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norkolk, 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.
BULKLEY & 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, GEORGE 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.
HESS, M. & L., 907 Broadway. Tel. Gramercy 6052.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.

MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

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.

PFLOOM, F. & G., 1333 Broadway. Tel. Greeley 2127.

PORTER & CO., 159 W. 125th St. Tel. Morningside 958.

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

READ & CO., GEO. R., 30 Nassau St. Tel. John 3670.

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

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.
HOF, HENRY, 567 Third Ave. Tel. Murray Hill 5994.
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, 31 W. 58th St. Tel. Plaza 837.
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

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

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.

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.

Telephone Accessories.

COIN DEVICE & SIGNAL CO., INC., 1269 Broadway. Tel. Mad. Sq. 2594.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3903.

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.