

REAL ESTATE RECORD AND BUILDERS GUIDE.

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WHY CONFLICT OF AUTHORITY AND DUPLICATION OF WORK EXISTS UNDER PRESENT LAW

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IN connection with the accompanying chart it might be of interest to briefly review the events which have led up to the present distribution of authority relative to buildings, their construction and occupancy.

On March 25, 1911, one of the most disastrous fires, as far as loss of life was concerned, occurred in the Triangle shirtwaist factory, corner Greene street and Washington place, Manhattan.

Unfortunately, from the very start, instead of endeavoring to concentrate in a single department the exercise of the municipality's police powers with respect to proper supervision over the construction, alteration and occupancy of buildings and clothing such department with adequate powers, the tendency has been to create new bureaus and departments and to distribute authority over buildings, always creating an overlapping of jurisdiction.

relative to construction, alteration, exit facilities and occupancy, and created an Industrial Board. Chapter 695, Laws of 1913, attempted to amend the Fire Prevention Law so as to avoid conflict of authority, but this was not entirely accomplished.

As a concrete illustration of the distribution of jurisdiction over building construction and occupancy assume a tenement house with partial factory occupancy and fire extinguishing equip-

	RESIDENCE BUILDINGS				BUSINESS BUILDINGS				PUBLIC BUILDINGS	
	PRIVATE DWELLINGS	TENEMENTS	HOTELS LODGING HOUSES	TENEMENT WITH FACTORY OR STORE	FACTORY	DEPARTMENT STORE	OFFICE BUILDING	BUILDING WITH HAZARDOUS OCCUPANCY GARAGE	THEATRE MOTION PICTURE SHOW	CHURCHES SCHOOLS etc
BUREAU OF BUILDINGS BOROUGH	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS	CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS ELEVATORS
DEPARTMENT OF LABOR STATE			HOURS OF LABOR EMPLOYMENT OF MINORS MEDICAL INSPECTION CLEANLINESS	SAME	SAME ELEVATORS	SAME PLUMBING & VENTLN				
FIRE DEPARTMENT CITY	USE & OCCUPANCY ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL EXITS } FACTORY ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ALARM SYSTEM DRILL EXITS LIGHTS ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ALARM SYSTEM EXITS LIGHTS ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ALARM SYSTEM EXITS ORIGIN OF FIRES	CONSTRUCTION USE & OCCUPANCY FIRE EXTING/APPL EXITS ORIGIN OF FIRES	PROTECTION FROM PANIC USE & OCCUPANCY FIRE EXTING/APPL ALARM SYSTEM EXITS LIGHTS ORIGIN OF FIRES	USE & OCCUPANCY FIRE EXTING/APPL ALARM SYSTEM EXITS LIGHTS ORIGIN OF FIRES
TENEMENT HOUSE DEPARTMENT CITY		CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS CLEANLINESS		CONSTRUCTION USE & OCCUPANCY PLUMBING LIGHT & VENTILATION EXITS CLEANLINESS BAKERIES IN						
DEPARTMENT OF HEALTH CITY	CONSTRUCTION MEDICAL INSPECTION PLUMBING LIGHT & VENTILATION CLEANLINESS	SAME	SAME OVERCROWDING	SAME	SAME	SAME OVERCROWDING HEATING	SAME	SAME	SAME HEATING	SAME
DEPARTMENT OF WATER SUPPLY GAS & ELECTRICITY CITY	ELECTRICAL WATER SUPPLY AND GAS EQUIPMENT	SAME	SAME	SAME	SAME	SAME	SAME	SAME	SAME	SAME
POLICE DEPARTMENT CITY	STEAM BOILERS	SAME	SAME	SAME	SAME	SAME	SAME	SAME	SAME	SAME
DEPARTMENT OF LICENSES CITY									LICENSES	

LEGEND CONSTRUCTION - INCLUDES ERECTION & ALTERATION, STRENGTH PLUMBING - W.C. ACCOMMODATIONS, WASH. ROOMS, SEWERAGE MEDICAL INSPECTION - INFECTIOUS DISEASES, FOOD STORAGE SAME - MEANS SAME AS FIRST COLUMN. EXTING/APPL = EXTINGUISHING APPLIANCES.

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This is more generally known as the "Asch Building Fire." As far as could be ascertained 147 girls lost their lives. An investigation brought out the fact that at the time the building was erected it was constructed in accordance with then existing laws. The loss of life was due more largely to bad housekeeping conditions and locked exit doors than to the lack of exit facilities.

Furthermore, it appeared that no administrative official was directly responsible, nor was any city or State department charged with the remedying of such dangerous conditions as existed in this and hundreds of similar buildings, commonly termed "sweatshops." Such a condition naturally led to a strong demand, not only on the part of various welfare societies, but also from technical and labor organizations as well, for adequate legislation to prevent a recurrence of such a catastrophe.

A retrospect of what has occurred since 1911 prompts the writer to express regret that the course pursued was not along different lines. Unfor-

The first piece of legislation enacted as a direct result of the Asch Building fire was the Hoey Bill, more commonly known as the Fire Prevention Law (Chapter 899, Laws of 1911), effective October 19, 1911. Under the provisions of this act an entirely new bureau, known as the Bureau of Fire Prevention, was created. This bureau, under the jurisdiction of the Fire Commissioner, was given large powers, chief of which, as affecting building construction and alteration, was jurisdiction over exit facilities in all buildings. This act was subsequently amended by Chapter 458, Laws of 1912, and Chapter 695, Laws of 1913.

The second piece of legislation affecting building construction and occupancy was in the form of an amendment to Chapter 32 of the Consolidated Laws (State Labor Law), and was termed the "New Factory Law." This act, effective October 1, 1913, added certain sections to the Labor Law (2, 50, 51, 52, 69, 79, 83, 94 and 99), giving the State Department of Labor jurisdiction over all factories, factory buildings and mercantile establishments

ment, such as a standpipe or a sprinkler system in the factory portion. Plans must needs be filed in the Tenement House Department, the State Department of Labor, the Bureau of Fire Prevention and the Bureau of Buildings. A garage with a repair shop necessitated filing plans in all the above named departments except the first. It was difficult to draw plans to comply with the requirements of the various departments, and this finally accomplished, during construction, duplication of inspections was much in evidence. After completion, duplicate inspections as to housekeeping conditions and occupancy continued.

These conditions caused owners, architects, builders and real estate men generally to voice their troubles and to institute legislation to clarify the situation. After failure to obtain some measure of relief in 1915, when the first "Lockwood-Ellenbogen Bill" failed to become law, a further attempt proved more successful, and the second "Lockwood-Ellenbogen Bill" (Chapter 503, Laws of 1916) was passed May 10, 1916.

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SUPERVISION OF FEDERAL LABOR NECESSARY

Need For Coordination In Handling Industrial Problems Urged By Mayor's Committee on National Defense

ELABORATE Federal supervision to solve the problems created by the present labor situation is urgently recommended in the report just issued by the Committee on Industry and Employment of the Mayor's Committee on National Defense, of which the Rev. Percy Stickney Grant is chairman.

The report is a comprehensive view of the facts obtained in an intensive study of the industrial situation here and abroad, covering many months. It describes in detail the work now going forward in New York City, where the first Employment Clearing House designed to link the endeavors of all factors in industrial activity is in operation. Its recommendations are based on an analysis of the state of the country today in regard to labor, as shown by a searching inquiry into the effectiveness, or lack of it, of the agencies set up to relieve evils now existing.

The demand for Federal regulation is based primarily on the crying need for reform shown by the war emergency; and on the specific experience of New York City in attempting to deal with conditions.

America's methods in handling labor problems are extremely diverse. In this connection the report says:

An analysis of our present system shows the following types of public bureaus which are of sufficient extent to demand recognition: Federal Public Employment Bureaus, State Public Employment Bureaus, Municipal Public Employment Bureaus, Public Employment Bureaus operated in cooperation between the Federal and State governments, in cooperation between the Federal, State and municipal governments, and at least one instance of bureaus under the administration of the Federal, State, city and county authorities. By far the largest class is the private commercial bureau, operating for gain, with a long list of accusations and denunciations filed against it. Many trade unions either have an actual employment system or informally place their members. In the employment work of philanthropic societies, there is an infinite variation, including such as is done incidentally by relief organizations, by church and settlement houses, by trade schools, by immigrant societies, and by private organizations for the specific purpose of operating an employment bureau. Employers' associations in some trades operate employment bureaus largely for the purpose of combating the effectiveness of trade unions.

If we are to extend our system and organize it on a basis which will do the work of the present emergency, the most important nucleus is of course the different kinds of public bureaus. Of these the Monthly Review of the United States Bureau of Labor Statistics for September reports the following: Federal Employment offices in twenty-eight States and the District of Columbia; State Employment offices in seventeen States; Municipal offices in seven States; Federal State Employment offices in two States; Federal, State, County and Municipal offices in one State; State Municipal offices in three States.

In the administration and organization of each group there is equal variation. The following brief summary gives the main points in each:

The Federal Offices.

These are incorporated in a Division of Information under the Bureau of Immigration of the Department of Labor. Authority for their operation is extremely doubtful, coming under the authorization of the Bureau of Immigration, to obtain employment for immigrants "and others." They have been inadequately financed out of the money coming to the Bureau of Immigration from the Immigrant Head Tax. In all cases, they are simply local employment offices and, while often doing a certain amount of interstate business, they have no coordinating control over any of the State or municipal offices, nor does their administration provide for adequate mutual cooperation. In September, fifty-one of these bureaus were listed in the twenty-eight States, but in only twenty-eight, were there placements of over one hundred people. Five of the Federal bureaus work in cooperation with State or municipal bureaus, but in most cases as at present, organized, they simply aid to the duplication and lack of administrative uniformity already existing.

State Bureaus.

Seventeen States operate one or more public employment offices. In some cases the State operates simply an individual office or two in the largest cities, in others an attempt is made to cover the field by a chain of offices. In no case, are we able to find that it does so with central clearing

houses to link up the different branches. Administration is usually under the State Bureau of Labor Statistics, the Department of Labor, Industrial Commission, or whatever administrative machine of this kind exists. Often their supervision is an adjunct to the work of some already very busy official.

Municipal Bureaus.

These have, in many cases, as in New York, arisen out of a local program for relief in time of great unemployment. Often they are the result of political manipulation with patronage as their immediate aim. From the very nature of the cases, there is a total lack of uniformity in their administration and organization, and they may be under a Charitable Department, Department of License, Comptroller, directly administered by the Mayor, or whatever department happens to be handy at the time of their organization. Some of them are without doubt doing good work, but the majority are inadequately staffed, poorly financed, and handle largely unskilled and domestic labor.

Summary.

Such in general is our American system. Investigations have continually reported that the work of all of our public bureaus has in most cases been of a very inefficient nature. Offices are generally poorly equipped. Unskilled labor predominates in the men handled. Uniform records do not exist. Most of the bureaus are under-staffed and the workers underpaid. Seldom are they looked on with anything like universal favor by employers or by trade unions. The picture, it is true, has a bright side. Great advances have been made within the past five years and the importance and theory of the work have been gaining wider recognition.

In pointing out the necessity for Federal supervision the report states:

From the standpoint of the country as a whole, especially in the present crisis, some form of Federal Employment Service is an imperative necessity. Available labor everywhere must be registered at recognized places. Likewise, we must localize and register the demand. The entire field must be covered. It will not do to have employers in one State or city registering their demand in certain places and employees in that section applying to entirely different places. We must not have employers in a plant in one State, stealing employees from another and this made possible because there is no central office which is in touch with labor at all points. If we are to have a Public Service Reserve, we must have a uniform machinery with which to enroll that reserve. If we are to shift any large number of laborers from one section of the country to another we must have a uniform administration which will advance carefare and which can authoritatively assure workers that the job is there, and the employer that a man with the proper credentials is being sent to fill it. Whatever may be the inherent limitations of the public employment bureau, an adequate machinery of this kind is absolutely necessary as a first step toward meeting our industrial needs.

The report sketches the British plan, a highly specialized system of labor exchanges, which is working very successfully in the present crisis. It also refers to Germany's organization, in which the Teuton apparently does not live up to his reputation for doing things thoroughly.

The committee's recommendations, embodied in the Robinson-Keating Bill, now before Congress, are described in the following passages of the report:

"In considering the form of employment service which should be adopted in this country, we must consider two important factors. We must build it with a view to getting immediate results in order to meet the present demands of the Government and we must put it on a firm enough foundation to insure its becoming a permanent factor in our industrial organization. No half way measure will accomplish either purpose, and as we conceive it, one assures the others, for in each case the same factor must be dealt with and the same methods used.

"Shall we then follow the example of England and scrap municipal and State agencies, turning the whole matter over to the central Government? That hardly seems wise. A good deal of usable machinery exists in our present bureau, which if properly utilized, would be of very material value. Moreover, the extent of the territory to be covered, the difference in local condi-

tions and the value of local effort and cooperation, makes such a system more or less impractical, especially in view of the immediate war demand. Obviously, it will not be enough simply to endeavor to increase the work as it is being done at present.

"It seems to this committee that the basic elements of an employment machinery which will meet the needs of our situation are contained in the bill which it approved last summer and which has now been introduced, with some modifications, into both houses of Congress. Its main points were as follows:

"**First:** A Federal Employment Service in the Department of Labor is provided for with a director appointed by the President. His salary shall be \$5,000 per year.

"**Second:** \$1,000,000 is appropriated to meet the expenses of operation up to June 1, 1918, and \$2,500,000 for each succeeding year.

"**Third:** This point provides that one of the functions of the Federal Service shall be to aid, and in general increase the effectiveness of the State and Municipal public bureaus. Instead of abandoning existing local machinery, as was done in England, and setting up a complete chain of Federal offices, the Federal Bureaus are authorized to cooperate with them in every way possible, to secure uniformity and standardization of method and in general stimulate them to greater activity. To this end district Clearing Houses are to be established which, under the directorship of an able man, will have jurisdiction over all local offices in that district. Each local municipal bureau will be asked to adopt records approved by the Federal organization, to report daily to the district office any calls which it is unable to fill, and in other ways to cooperate in linking the work already being done into a uniform service.

"**Fourth:** In order to offer an inducement to State and local bureaus to cooperate in this way and to provide a greater assurance of Federal control, it is provided that \$1,000,000 for the remainder of this fiscal year, and \$2,500,000 for ensuing years be appropriated, for allotment to the State in proportion to the sum which each State has expended or appropriated for the maintenance of public employment offices during its fiscal year. This sum is allotted on the condition that the State makes a continuing equal appropriation for the succeeding year and that its public employment offices shall be operated in accordance with the provision of their Act and of the rules and regulations prescribed from time to time."

"Other important features in this bill provide that the Federal Service shall continuously receive information regarding the general condition of employment throughout the United States and shall publish that information from time to time. Provision is also included for cooperation with the Postal authorities with a view to utilizing rural mail carriers and small town postmasters in small communities where an employment office is impractical.

"These are the most important administration features of the Bill. Neutrality in strikes is of course provided for and plenty of discretion is allowed to the director in working out the details of the whole system. If it is adopted it will enable us to put into immediate effect a Federal Service which will utilize and coordinate all of the work at present being done. It will place final administration and supervision in the hands of the National Director, but will allow for, in fact distinctly encourage, local administration and development.

"It is distinctly a constructive measure and one which will make for permanent improvement besides meeting our very pressing war needs."

RECONSTRUCTION OF THE FIRE ALARM SYSTEM

Report of Chief Electrical Engineer Putnam A. Bates Dealing With Corporate Stock Appropriations Since 1903

IN a report just submitted to Fire Commissioner Robert Adamson, by Chief Electrical Engineer Putnam A. Bates, an accounting is given of the corporate stock appropriations that have been authorized for the reconstruction of the fire-alarm system in New York City from the time of the beginning of the interest in this undertaking in 1903 to the present date.

This accounting shows the disposition of appropriations authorized under the present administration, amounting to \$1,270,000; the uses made of the unencumbered balances, aggregating \$439,655.76, available from previous administrations, and the completion of contracts amounting to \$590,691.66, closed prior to 1914, enumerated in a previous report made by Mr. Bates under date of September 15, 1914, or shortly after he had undertaken the engineering responsibilities of this important problem.

Total Sum Authorized.

The total sum authorized for all boroughs has amounted to \$2,879,276.62, of which \$2,122,049.57 has either been expended for items suitable to regard as factors in the plan for modernizing the fire-alarm system throughout the city, or is required to meet payments on contracts in process of completion.

The unencumbered balances amount to \$294,462.42, against which contracts estimated at \$289,000 must be charged, as these have already been prepared and are awaiting authorization by the Board of Estimate and Apportionment.

The work accomplished is the practical completion of the modern fire-alarm system in Manhattan, including the central station equipment; also the underground construction of a portion of the new system in Brooklyn and the Bronx. Complete plans for these two boroughs have been prepared and will be ready for the consideration of the new administration.

Among contracts recently prepared now awaiting authorization are those for the interior station equipment of both the Bronx and Brooklyn and a few essentials for the completion of the Manhattan system. In addition an underground cable system with full complement of street box posts has been installed in the Borough of Queens, extending from Neponsit to Far Rockaway.

Concerning the new work planned for Brooklyn and The Bronx, the report recommends that these improvements be carried out under specifications similar to those adopted for the installation now nearly completed on Manhattan Island.

Complied With Conditions.

The type of fire alarm street box post which was required by the Board of Estimate and Apportionment for the modern system in Manhattan has admirably met the conditions imposed. It serves as an independent casing for the protection of the fire alarm box mechanism and cables, but placed as it is against the street lighting post it gives the appearance of one structure and takes up very little additional space on the sidewalk.

Its design was difficult to accomplish and was of such a nature that its manufacture could not be hurried. As a result the complete fire alarm system for Manhattan will not be ready for operation until all of these posts have been manufactured and put in place.

The report points out that on this account it will be necessary to provide a continuance of the corporate stock engineering staff for the first six months of 1918 in order to insure to the next administration freedom from interruption in this important work at perhaps the most critical time when the change-over from the old system to

the new is to be accomplished. No new appropriation, however, is necessary for this inasmuch as there was saved a sufficient sum in placing the last cable contract to carry the engineers and inspectors until July 1, 1918.

In discussing conditions in all boroughs besides Manhattan, the report emphasizes the fact that the chief trouble with the fire alarm system at the present time is the large number of circuit conductors consisting of open wiring strung on poles, and that practically every time a severe storm occurs these circuits will "open" at some point. This is all that is necessary to interrupt the continuity of the conductors and make the alarm service inoperative.

The new system for Manhattan will be most complete. It will double the number of boxes and will quadruple the number of circuits. Instead of 816 boxes, the old number, there will be 1651 in the new system with only ten boxes on any one circuit. The circuits will be arranged so as to avoid the possibility of any general break-down, which has been the chief peril of the old system. The new fire alarm headquarters are in Central Park and they will be opened as soon as the installation of boxes has been completed.

Fire Commissioner Adamson has required the subway company to construct new subways for the cables and this work which has been done at an estimated expenditure of \$1,600,000 has been without cost to the city under the terms of the franchise granted to that company for the use of the city's streets.

Should Concentrate Effort.

The permanent improvements in this system made during the past four years in The Bronx and Brooklyn have been in keeping with the new construction for Manhattan Island, but the work in the outlying boroughs has not been carried far as the appropriations have not yet been authorized.

"Now that the new system is nearing completion in Manhattan, effort should be concentrated on securing an adequate underground system of fire protection for the Borough of Brooklyn," said Commissioner Adamson. "The urgency of this improvement cannot be too much emphasized as the hazardous conditions arising each winter due to sleet and wind storms make plain the impracticability of attempting to depend upon any overhead system of wiring for service that must be reliable. In addition to the interruption of the service through damage from wind and sleet storms, overhead wires frequently fall on trolley wires and other conductors carrying high voltage currents, thereby introducing this high voltage into the fire alarm circuits, damaging the equipment and rendering the circuits inoperative. Where overhead wires pass a burning building, it frequently happens that the conflagration so damages the overhead circuits that they become inoperative. These hazardous conditions are present at all times where circuits are carried overhead."

"In the new plans for Brooklyn it is not contemplated that the city will build new subways in connection with the underground cable installation, but instead it is intended to utilize subways to be supplied by the New York Telephone Company.

"Plans for this improvement have been carefully worked out. The territory covered includes about sixty per cent. of the total area of the borough, but this area contains approximately ninety per cent. of the population and an equivalent percentage of value in buildings. The remaining territory has been improved within the last year by doubling the number of fire alarm cir-

cuits formerly serving it and by placing portions of these circuits underground wherever practicable. As the bulk of this territory is occupied by detached frame or small brick houses, and is almost exclusively residential, its present condition is considered sufficient. If funds are provided to carry out the plan, Brooklyn will have a new fire alarm system modern in every respect within two years.

"As in the Manhattan equipment, only ten boxes will be attached to any single box circuit. Each fire house will be connected with the central office by circuits wholly independent of the alarm box circuits, the maximum of four fire houses being connected on any one of these circuits. Alarms of fire will be sent to the new central office headquarters from the street boxes and will be then transmitted to the fire houses over the central office circuits. Provision is included, by means of independent circuits, for notifying independently the Chief of the Department, his under chiefs, fire boat stations and the insurance patrols, so that they will receive all alarms of fire at all hours. Public schools and other public buildings are also to be connected with the street box system, each such building having assigned to it one box.

Central Office Completed.

"The new central office building has already been completed and is ready to receive the equipment for receiving and transmitting alarms of fire, and in order to avoid the cost of temporary equipment connected to the existing system of circuits in Brooklyn, the most economical method would be to proceed simultaneously with the installation of the central office equipment, funds for which are now available, and the installation of the new cable plant, funds for which should be authorized.

"It is unfortunate that at the time the contract for the new central office building was awarded, the Department was not in a position to proceed also with the construction of the new fire alarm system itself. Because of this situation, the safest and most economical course to pursue at this time is to continue to operate the old system from the present fire alarm headquarters on Jay street until the new system can be constructed with cables running directly into the new fire alarm headquarters on Malbone street.

"Plans are so drawn that the installation shall operate in strict accordance with the present routine of the existing fire fighting companies, with which all of the officers of the Fire Department are familiar, and to allow for sufficient flexibility in the mode of operation as to make it readily adaptable to any change that may afterward be made in the routine of the Department."

Specifications Standardized.

"Detailed specifications for materials and construction have already been carefully worked out in connection with the completion of the new fire alarm system in Manhattan. These specifications have been standardized so that the preliminary work in connection with the new system proposed for Brooklyn may be considered done, and it remains only to recast these specifications and contract forms to make them applicable to Brooklyn. Care has been exercised to avoid especially anything approaching experimentation and the plans are based upon approved methods of fire alarm telegraph practice.

"The alarm box locations in each street of the city have been chosen as a result of the combined judgment of the Chief of the Department, his Deputy Chiefs and Battalion Chiefs,

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BUILDING MANAGEMENT

ACTIVITIES OF THE NEW YORK BUILDING MANAGERS' ASSOCIATION—MANY INTERESTING MATTERS CONSIDERED

AT the recent monthly meeting of the New York Building Managers' Association, held in the rooms of the Lumber Club, 21 William street, the following amendments to the by-laws of the association were presented by the Executive Committee, with the recommendation that they be adopted. After discussion those attending the meeting decided to adopt the amendments. The amendments to Article III will read as follows:

Section 1.—Active members of this association shall be those engaged in the management and operation of buildings in the City of New York."

Section 2.—Associate members of this association shall be owners of real estate in the City of New York, or those indirectly interested in the management of same."

Amendment to Article IV:

Section 11, Paragraph 1.—By inserting after the word "niten" the word "active."

Paragraph 2.—To read as follows: "These active members shall be elected by the active members of the association at the annual meetings, to serve for a term of three years or until their successors have been elected and qualified."

Paragraph 3.—Insert after the word "association" "by a majority vote of the active members present."

Paragraph 4.—Insert after word "appointed" "by a majority vote of the active members present."

The amendments to Article V are as follows:

Section 1, Paragraph 1.—To read as follows: "The officers of the association shall be a president, a vice-president, a secretary and a treasurer, who shall be elected by a majority vote of the active members present at the annual meeting of the association."

The amendment to Article VII:

Section 1.—By inserting after the word "each" the word "active" and insert a second paragraph, to read as follows: "The annual dues for each associate member shall be \$10, and shall be payable in advance on January 1st."

Article IX is amended by the insertion after the word "the," on the second line, the word "active."

The War Committee requests that members of the association send in any names of enemy aliens whom they may have reason to suspect of being disloyal citizens. The committee will see that these names are forwarded to the proper authority.

There was a lengthy discussion on the coal situation, and various suggestions were made for the saving of fuel. A motion was made that the Coal Committee be instructed to call upon Reeve Schley, the Coal Administrator, and lay before him the suggestions for conserving coal. This was done, and in reply to a letter from Mr. Schley the following communication was sent to him by M. D. Littlefield, chairman of the Coal Committee:

"Pursuant to the request you made on Saturday we herewith submit our recommendations, which we believe, if adopted, will result in a material saving in the conservation of coal in the present crisis.

"1. The issuance of an order requiring the curtailment of heat, light and power in the various classes of buildings as follows:

"(A) **Office Buildings.**—Fires to be banked or steam turned off, elevators shut down and lights turned out (except such as required by State or municipal law) not later than 7 p. m. every weekday; 3 p. m. on Saturdays, and all day Sundays and legal holidays.

"(B) **Loft and Manufacturing Buildings.**—Fires to be banked or

steam turned off, elevators shut down and lights turned out (except such as required by State or municipal law) not later than 6 p. m. every weekday; 4 p. m. on Saturdays, and all day Sundays and legal holidays.

"(C) **Dwellings (including all multi-family houses).**—Fires to be banked not later than 10 p. m. every day.

"Under permission only from the local United States Fuel Administrator exceptions may be made where the nature of occupancy requires service at unusual hours or where work is being done on Government contracts.

"It is our opinion, from information we have and from estimates given us, that the strict enforcement of the above recommendation would result in a saving of from 5 to 10 per cent. in the present weekly consumption of coal in properties of these classes.

"2. That proper publicity be given to the serious scarcity of the coal supply and that an educational campaign, through the newspapers, be conducted to instruct the public in the conservation of heat and light.

"3. That volunteers with the necessary knowledge be called for to give instructions to firemen and janitors, particularly in the smaller buildings, on the economical use of coal in firing.

"4. That pressure be brought to bear upon Congress by the United States Fuel Administrator to pass the 'Daylight Saving Bill,' to become effective as soon as the season permits.

"We wish to say that a number of our members have put some of the above recommendations into effect with excellent results in coal savings effected and with but little inconvenience to their tenants.

"We wish to assure you of our willingness to cooperate in every way possible."

The Department Orders Committee reported that it had submitted to the Fire Prevention Bureau a selected list of sprinklered buildings in which modification for hose requirements were asked. The committee also reported that the Superintendent of Buildings was engaged in drafting an ordinance requiring a safety device on all car gates of passenger elevators.

This committee has been endeavoring to have the violations issued against the owners, requiring them to furnish hot water in printing establishments, issued against the tenants instead. Along these lines the chairman had a conference with Mr. Lynch of the commission, and as a result of this conference the chairman was permitted to address the full commission. As a result the commission has advised the association as follows:

"I beg to advise you that your communication of the 3d inst., relative to orders issued against owners requiring them to furnish hot water in factories where there are printing establishments, was presented to the Industrial Commission at a meeting on December 12, 1917. After considering the matter the commission adopted a resolution directing the Bureau of Inspection to hold orders requiring owners to furnish hot water in factories where there are printing establishments until February 1, 1918."

Any members of the association having such violations will note that they can be disregarded for the time being, or else this decision of the Industrial Commission can be quoted to any officer or inspector wishing to enforce such violations. The Department Orders Committee is cooperating with the Legislative Committee to present this matter to the Legislature with a view of having the law changed.

On October 16 the State Industrial Commission approved the new smoking regulation, which will be known as "Rule 15 of the New York State Industrial Code." In short, smoking will be permitted only on a permit, and even then only under certain conditions, such as in rooms enclosed by partitions of fireproof or fire-resisting material, in buildings of fireproof construction, etc. (The Bulletin, New York State Industrial Commission, vol. 3, No. 2, November, 1917.)

The committee understands that ordinary lanterns with red globes will be expected at exits, though, of course, this would only be practical in the cheaper class of buildings.

The Fire Insurance Exchange's ruling of November 21, 1917, which prevents fire policies from being canceled pro rata by the assured and rewritten for longer periods, was in anticipation of the general advance in New York City rates of 10 per cent. This increase was entirely unwarranted in many classes of risks, if their loss records were to be taken as any criterion of what the risks merited.

The argument advanced by the insurance companies that their overhead charges have greatly increased, while having some foundation, does not warrant a flat increase of anything like 10 per cent. in the total premium, of which the overhead is but a part. It also becomes the companies, who had commenced to gain the confidence of the assured, after years of education and propaganda along the lines of merit rating, to attempt to jam through a flat increase, regardless of merit or experience, under cover of war and the increased cost of everything else, or because of excessive losses in certain classes of risks during the past few months. The Superintendent of Insurance, Jesse S. Phillips, is understood to have taken cognizance of the situation, and the proposed 10 per cent. advance in New York has been temporarily, at least, abandoned. The companies are sounding the sentiment among brokers and others as to increases of rates by classes of risk, to which there is, of course, no objection where the increase is merited.

Members should consider the advisability of canceling their insurance contracts at short rates and taking advantage of existing rates. Policies expiring in January may now be renewed at present rates.

The following members were elected as a Nominating Committee to nominate officers and members of the Executive Committee for the ensuing year: Messrs. Hooper, Warner, Rainey, Barton and Cushman.

Will Report on Car Heating.

The Public Service Commission has closed a series of hearings which it has recently been holding in reference to a proposal for a change in its order as to the heating of cars on the lines of the Brooklyn Rapid Transit System. The detailed report made by the Commission's inspectors, who made observations during the series of tests, are being compiled and summarized. When this is completed they will be scrutinized to determine if there is warrant for any modification of the heat standards described in the Commission's order. Engineers of the Commission have refused to draw any deductions from the result of the tests, which showed, however, that very few violations of the Commission's existing order had taken place during the trials. Under the proposed plan heat was to be turned off or greatly reduced in cars during rush-hour periods after the cars had been pre-heated to a high degree.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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NOTICE.

In accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Liberty Loan Activities.

A conference was held recently in Washington between Secretary McAdoo and other treasury officials and representatives from Liberty Loan organizations all over the country, which included officials of the Federal Reserve Banks. Plans for future Liberty Loan campaigns were perfected and an organization at once wider and closer was arranged for. Rural communities and small towns and small cities particularly will feel the effect of the new campaign plans.

Failure of rural communities to subscribe relatively as liberally as the metropolitan districts was generally ascribed not to lack of patriotism, but lack of thorough organization and intensive campaigning. In future campaigns every agency will be used in the rural districts as well as in the cities. The women's organizations will be very active and hearty cooperation between them and the other organizations is assured.

Educational work in the schools of the country is to be stressed, and through the schools generally, therefore, educational campaigns are to be carried on all over the country not only during Liberty Loan campaigns, but in the intervals between.

Night Sessions.

A movement to have sessions of commissioners in street and park opening condemnation proceedings in Queens held in the evening, so that property owners may attend without loss of time from their business, recommends itself as one which would permit a more general participation by property owners to the benefit not only of themselves, but to the city.

If the night sessions of the local improvement boards, inaugurated a year ago by Borough President Maurice E. Connolly, may be taken as a precedent they should prove popular. Hundreds of property owners attend those meetings, and the theory is that if matters are fully discussed before a decision is reached there will be less dissatisfaction afterward.

The civic organizations to make application to the new city administration, that action be taken to the end that street condemnation proceeding sessions be held at night, include associations of real estate men, and this shows how keenly they are alive to the interests of property owners and of the city.

There is some doubt as to just what action may be necessary, as it appears to be uncertain whether the city officials have authority over the commissioners, who are representatives of the Supreme Court, and it is possible that application would have to be made to the Supreme Court should the commissioners not be agreeable to the proposal.

It is argued that the proceedings are held under the direction of the Corporation Counsel, and that the Board of Estimate could direct that official. However, the plan itself is a good one, and it is well that the matter should be brought to official attention. The exact status may thus be determined.

Coal Card System.

Too much stress cannot be laid upon the necessity for the conservation of coal, and, though most people think that they are conversant with the situation, still, unless present signs fail, the situation will become more acute as the cold weather continues.

The Government took over the railroads this week and Secretary of the Treasury William G. McAdoo was appointed Director-General of Railroads. It is felt that this move will stimulate the movement of coal, for it has been contended that there is a large quantity of coal already mined, but is located in "bottle-neck" yards, which make shipments delayed. It is certainly essential that all the supply be made available to consumers, the Government requirements having priority. Nevertheless, the householder must be considered, for heat is an essential to good health.

Building managers have been cognizant of the situation for some time, for they have been face to face with the facts for several months past. The danger lies in those who have a supply on hand not conserving their fuel, for it is doubtful whether they realize the difficulty which will be encountered when they desire to replenish their empty bins.

The Government demands are going to be met. It is proper that they should be. The war now waging in Europe is dependent upon supplies of men and materials from this country, and conditions such as existed the past week, when 100 ships were prevented from leaving port through lack of coal, must not occur again.

New York City will feel the weight of the Governmental regulations. Talk will cease and action taken, so property owners and agents might well be prepared to face the inevitable. State Fuel Administrator Albert H. Wiggin recommended this week that a coal card system be put in operation. This, or another drastic measure, is proper at this time, for then it will be fully determined just who is entitled to a sup-

ply, and hoarding will be eliminated, at least to a considerable degree.

It is proposed that every prospective purchaser of coal fill out a card stating how much coal he wants and why he needs this amount, how much he consumed last year and how long he expects the supply to last. Other cities have adopted this system with success, and unless present plans miscarry, it will be put into effect immediately throughout New York State.

More coal has been mined this year than last, in fact than during any year in the history of the country, but the fact remains that the demand has been far greater in proportion than the production. There is no large reserve supply in any part of the country, and we are now living on a practically "hand-to-mouth" basis. We are now facing a crisis dependent on freshly mined coal.

The obligation will not alone rest upon the buyer of coal, for the distributor must also take his share of the responsibility. Penalties have been provided for dealers who do not cooperate and assist the Government, and the word has been passed along that they will be dealt with severely.

Mr. Wiggin is reported as having said: "We are going to proceed slowly and thoroughly. Our method will be educational, reaching every consumer of fuel, showing why he must do his part to help the city conserve its fuel supply. If this fails we are going to use the 'big stick,' and will take drastic measures. The present program is that the consumer will be warned and if he persists, his supply will be cut off"

These are not idle words. Everyone will do well to heed them and act in cooperation with the Government, for personal inconvenience will not be considered. The Government is going to win this war, and will use every proper means in its power to accomplish this result.

Skilled Mechanics in the War.

To the average lay mind it has been difficult to fully realize the complexity of modern warfare. Only after much thought and consideration of contemporaneous history is it possible to visualize the vast forces of skilled manpower required to maintain a large field force at the maximum of military efficiency. In order to attain this end great bodies of almost every type of skilled workmen are essential, not only for the necessary work at home but also for actual military duty at the foreign bases or immediately in the rear of the fighting fronts.

The conflagration that has now embroiled the greater portion of the civilized world might well be termed a war of the builders, as the building industry, in all of its respective branches has been called upon for such a substantial part of the work involved. The side that is in the position to mass the greatest force of engineer and mechanical troops and furnish to them the best materials and most modern equipment, with it will rest the balance of power that will go far in insuring ultimate victory. Efficiency in the Quartermaster's Department of a modern army is fully as essential as highly trained and equipped combat units.

At the present time the recruiting service of the United States Army is making a strong plea for the voluntary enlistment of a great force of skilled mechanics for practically every line of industrial work. In this group of men the major portion desired are workmen familiar with the building trades in almost all of its manifold branches. Now, the nation needs highly skilled mechanics as badly as it needs machine gunners, sharpshooters, aviators or other first line troops, for these mechanics are desired for work that will make possible efficient maneuvering of the actual fighting forces. Without an adequate number of skilled men behind the fighting lines, the strength and efficiency of the combat troops would be greatly impaired.

The allied building trades of this nation are now being called upon to furnish their share of the skilled enlisted men for the work required at the foreign bases. These men must be supplied in addition to the great number that already have been or soon will be called to the colors by the terms of the selective draft. The new enlistments must be voluntary, from able-bodied men between the ages of 18 and 45 years, and without dependents, who out of a spirit of patriotism and a firm desire to witness the triumph of democracy, will heed the call of the nation. The United States Army vitally needs skilled carpenters, masons, brick layers, concrete workers, plumbers, steam fitters, electricians, tinmiths, iron workers, painters and other mechanics and artisans.

What will be the answer of the building trades to this call? The question is now being answered by the number of men who are daily volunteering their services at the various recruiting offices throughout the country. Surely, an industry that has already accomplished so much at home in the preliminary preparations for the entry of the United States into the conflict, that has subjugated its personal interests in an endeavor to aid the Government in its war-building program, that has suffered hardships and financial losses through its patriotism and willingness to serve, could do no less than give the best men in its employ in order that this great country might emerge from the war victorious and assure a permanent world democracy.

Torrens Title Registered.

Editor of the RECORD AND GUIDE:

The Court of Appeals has just handed down a decision unanimously affirming a judgment of the Appellate Division of the Supreme Court, which affirmed a final judgment and decree of registration of the Special Term in the Torrens registration action of Wauhope Lynn, plaintiff, against the City of New York, impleaded with others, defendants.

This is the first decision rendered by the highest Court of the State since the Torrens Land Title Registration Law was amended by Chapter 547 of the Laws of 1916, thus establishing the constitutionality of that law and settling the practice and procedure thereunder.

The facts in this case present some novel features which will be of interest to every property owner. The voluminous record shows that in 1893 Hon. Wauhope Lynn who has been a Judge of the Municipal Court for more than twenty years, purchased from the State of New York, through the Commissioners of the Land Office, three islands in Jamaica Bay near Rockaway Beach, known respectively as "Old Squaw Marsh," "Big Fishkill Marsh" and "Sailspoint Hassock." In order to cure all possible defects in and remove all clouds from his title, Judge Lynn brought action to register his title under the Torrens Law. I represented the successful plaintiff in this case.

The City of New York, through the Corporation Counsel, intervened in the action and raised a number of objections, the chief of which were as follows:

First: That because of certain alleged technical defects, the Court never acquired jurisdiction.

Second: That these islands were lands under water and therefore the State had no right or power to transfer same.

Third: That under Chapter 568 of the Laws of 1909, the title to all lands in Jamaica Bay passed from the State of New York to the City of New York.

The decision of the Court of Appeals disposes of all these questions adversely to the contention of the Corporation Counsel and creates a new precedent which will ultimately affect the titles of other properties to the value of millions of dollars.

As the Court of Appeals did not write any opinion, it may be fairly assumed that they adopted the reasoning contained in the brief of respondent, of which the following is an extract:

"Of course no one has ever claimed that the Torrens can perform miracles, or that by the mere act of registration a bad title can be magically transformed into a good title. But after all defects have been cured and all clouds removed and a good title established in the course of the action and proceeding brought in the Supreme Court, then a final judgment and decree of registration is entered, whereby a title in fee simple absolute is vested by the State. That this is the proper construction and interpretation of the statute is shown by the language of Section 390 of the Torrens Law, which provides that in the course of the proceeding or action, 'the Court may remove clouds from the title.' In line with the doctrine enunciated by the Court of Appeals in the case of Barkenthien v. People, 212 N. Y. 36, and in order to prevent a defendant who had been beaten on the law and the facts, from subsequently raising on appeal the quibble that the Court was without jurisdiction to make the original order and moving to dismiss the complaint, the Legislature in 1916, amended the Torrens Law, by adding to Section 385 thereof, the following:

"No omission or defect in any order directing an action to register a title to be commenced, or in the papers or proceedings upon or in which such order is made, shall deprive the Court of jurisdiction to make such order, or of jurisdiction in the action, or in any way affect the Court's jurisdiction." (Chapter 547, Law of 1916.)

It is confidently asserted by friends of the Torrens that this last decision of the Court of Appeals will remove all doubt and uncertainty as to the advantages of the Torrens System of Land Title Registration and that many property owners will now seek to avail themselves of it.

GILBERT RAY HAWES.

Names of Owners.

Editor of the RECORD AND GUIDE:

The Record and Guide of December 15, 1917, had an article therein concerning the names of the owners of property as published in the annual record of assessed valuation, wherein the writer stated that it would be to great advantage to have the correct name of the owner of the parcel of real estate mentioned on the tax assessment book, and also in the annual record of assessed valuation as published by the City Record. While in some cases the name of the owner would facilitate looking up tax valuation of each parcel assessed, nevertheless this is an obsolete way of ascertaining the valuation of any parcel of real estate, and particularly is this so as regards the payment of taxes. Years ago before property was known by block and lot numbers especially in country districts the name of the owner was a factor, but nowadays it would be better if the name of the owner or supposed owner was left off the assessment records completely, as errors are constantly occurring in the payment of taxes where the names are used as an index instead of the actual description of the property.

While speaking of the annual record of assessed valuation as published in the City Record, it might be well to dwell on the advisability of abandoning this publication through a change in the law. This publication of the assessment records no doubt is the most expensive undertaking in comparison with the amount received in the way of sales. At the present time they are sold in sections or volumes at a cost of 25 cents each covering a certain portion on the tax map, and I am very positive that the record of sales in the City Record office will prove a small return for the labor and original cost. Furthermore, the entire book is a piece of nonsense for the following reason:

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. Raimey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 292.—Could you inform me in your Query and Answer Column if an owner violates any law by leasing in the "Save New York Zone" to a manufacturer of women's apparel or a manufacturer of fur garments. After reading the Building Zone resolution as adopted by the Board of Estimate on July 25, 1916, it is not clear on this subject, and would like a concise interpretation as to this law. This query is prompted by the fact that certain tenants who do not trade with the New York merchants in this zone are desirous of remaining in their present location and the owner would like to keep them if he is within his rights.
PERPLEXED.

Answer No. 292.—The Building Zone Resolution of the Board of Estimate does not require the removal of any use or occupancy existing prior to July 25, 1916, whether or not it complies with the restrictions imposed by that resolution upon new uses. Section 6 expressly states:

In any building or premises any lawful use existing therein at the time of the passage of this resolution may be continued therein, although not conforming to the regulations of the use district in which it is maintained * * *

The activities of the "Save New York Committee" should not be confused with the requirements of the resolution of the Board of Estimate, commonly known as the Zone Law.

Question No. 293.—What are the dates of payment for water taxes and the penalty for non-payment.
OWNER.

Answer No. 293.—Annual rents, frontage rates, etc., are due January 1. Penalty 5% if not paid on April 1, 10% if not paid on July 1. Meter rates are due and payable quarterly. If not paid the last business day of each quarter, the penalty is 5% and 10% if not paid on the last business day of the next quarter.

The assessments are made between the 1st of April and the 1st of October—the books are open for inspection on the 1st of October and remain open to the 15th of November each year. All revisions must be made prior to the following February, and under the present law the first half of the tax is payable on May 1—now what do we find? Notwithstanding that the last date for filing objections to any assessment is November 15 and that the original contentions and recommendations for the publication on this record was to give publicity and to enable owners to make comparisons, the assessment record is not published until about August, or three months after the tax is payable. What is the answer?

CLARENCE J. RAMSEY.

Elevated Structure.

Editor of the RECORD AND GUIDE:

Now that the work of building the viaduct connecting 40th street, at Park avenue, with the Grand Central Terminal has been started, would it not be beneficial to the community were the elevated tracks in 42d street removed? This structure has for many years been an eyesore, and now that the subways are in operation we can well dispense with this relic of "Old New York." The structure has served its purpose, but the time has now arrived when it is a deterrent to the development of the section.
A. E. T.

REAL ESTATE NEWS OF THE WEEK

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Brokerage Reports Light—Money Is Still Hard to Obtain—Important Meeting Held

BROKERAGE reports during the week were light. With one exception, there were no deals reported which had any special significance, in fact those influences which have maintained in the market during the past few weeks were still apparent.

The meeting of the Association of Building and Allied Industries of New York, held in the rooms of the Building Trades Employers Association last Thursday, was important. This movement should not be underestimated, for if carried to its logical conclusion, real estate as well as buildings should be greatly benefited.

The keynote of the meeting was struck by Hon. Ernest R. Ackerman, who dwelt upon the importance of keeping the building industry intact, for in this way can the Government best be served, and after the war is over construction work can proceed on a large scale, without confusion and disorder.

Many real estate deals, as has already been pointed out, have failed because financing was unobtainable, and

new structures could not be erected. It is not unlikely that ways and means to finance operations might be the outcome of the new association, for included in its members are representatives of the principal organizations in this section of the country.

Included in the deals reported was the purchase, by Mrs. William Ziegler, of the Schermerhorn Apartment House, occupying the block front on the west side of Madison avenue, between 82nd and 83rd streets. Some properties were given in part payment, and the entire transaction is reported to have involved about \$1,200,000.

The leasing market still remains active, and brokers look for a good season in business properties. Rentals are maintained, and in many instances important increases have been noted. The lack of building during the past year has had a stimulating effect on this class of property, for tenants are unable to move on account of the difficulty in obtaining suitable quarters.

The money market remains tight. Loans are hard to obtain, except on particularly choicely located parcels, and even in these instances institutions are exceeding conservative.

LEGAL NOTES AFFECTING REALTY

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

Assignments of Orders.

UNDER section 15 of the New York Lien Law, providing that no assignment of a contract for the improvement of real property, or of the money or any part thereof due or to become due therefor, nor an order upon the owner by a contractor for the payment of such money, shall be valid, until the contract or a statement containing the substance thereof and such assignment, or a copy of each, or a copy of such order, be filed with the county clerk, it is held, *Wright Ogden Co. v. Strayer*, 165 N. Y. Supp. 569, that where an order is given it is only necessary to file a copy of the order; the law making different requirements as to an assignment and an order. An order by the building contractor on the owner, requesting payment of \$2,500 to the payee "from final payment of my contract with you for your building at West 246th street, Livingston avenue, Borough of Bronx, City of New York" was held valid, under section 15, as it was sufficient to identify the contract, and explicit enough to give notice to those working on or furnishing material to the particular building. Such an order need not be accepted by the owner to be valid as against the maker. A building contractor may secure a materialman or other creditor for materials furnished or to be furnished by an order upon or assignment of the contract moneys. The furnishing of the materials is sufficient consideration.

Breach of Contract.

In an action for damages because of the defendant's refusal to carry out its agreement to make a collateral loan to enable the plaintiff to construct certain houses, the Pennsylvania Supreme Court holds, *Spiese v. Mutual Trust Co.*, 102 Atl. 119, that damages were properly awarded for the amount paid by the plaintiff on account of construction work, where such amount was lost by the plaintiff when forced to abandon the construction. But the plaintiff could not recover for loss of materials from the site of the construction by reason of theft after the work had stopped, as the loss was not the proximate result of the breach of the contract. Upon abandoning the construction work the

plaintiff's duty was to take reasonable steps to preserve the movable materials and reduce the loss, and, in the absence of such action, he could not claim compensation from the defendant for the result of his negligence. The same principles applied to materials already used and in place. As to these, however, the evidence in the case failed to show neglect of duty on the defendant's part.

The difference between the purchase price of the land and the plaintiff's estimate of its market value with the unfinished construction thereon when the work was stopped, though it might be assumed to represent the value of the work, was held to be too speculative to make such difference a measure of damages. But the defendant at least had the burden of showing that a realty purchaser was reasonably certain before the work had deteriorated, or that the materials in place possessed a cash value when the work was stopped.

Covenant as to Use of Property.

A covenant in a deed required the grantee within two years from its date to cause to be erected and completed on the lot a building "adapted for, and which shall be used only as a private residence for one family." The New York Appellate Division holds, *Booth v. Knipe*, 165 N. Y. Supp. 577, that this agreement may have bound any purchaser within the two years, but it did not continue binding on purchasers indefinitely until the erection of the building. There was no limitation of the time during which the building should be used as a private residence, and therefore it might have been demolished and another building erected and used for another purpose.

Boundaries—Map as Evidence.

In a controversy concerning the location of the dividing line between adjoining city lots, the West Virginia Supreme Court of Appeals holds, *Ward v. Medley*, 93 S. E. 941, that a copy of the original map of the block of lots and adjacent streets and alleys does not of itself prove the location of the line, when, tested by the scale on which it was made, it appears that such map is not strictly accurate, and by other evidence in the case that one of the streets

bounding the block in which said lots are located has been widened since the original survey was made so as to include a strip of said block.

Landlord's Option.

The Minnesota Supreme Court holds, *Lowenthal v. Newlon*, 164 N. W. 905, that a provision in a lease that upon default for 60 days by the lessee in payment of rent, the lease shall become ended and determined, gives an option of termination to the lessor, of which he may avail himself or waive, as he sees fit. It does not give the lessee the right to secure a termination of the lease by his own default. This is also the rule elsewhere. Provisions of this character are construed as valuable options or conditions and not as absolute limitations upon the term. In some earlier cases in England the lessee's contention that by his own default he could terminate his liability under the lease was adopted, but it was soon realized that such a construction permitted the lessee to take advantage of his own wrong and escape liability on a burdensome lease, and the rule was abandoned as impractical and unjust.

Fire Insurance.

A deed deposited in escrow does not become operative, and passes no title, until the condition has been performed, or the event has happened upon which it is to be delivered to the grantee. A vendor who delivered a deed in escrow had a fire policy on a house on the premises which was destroyed by fire before the conditions of the escrow were performed by the grantee. As the hazard from the fire was not increased the Texas Court of Civil Appeals holds *Pennsylvania Fire Ins. Co. v. Stockstill*, 197 S. W. 1036, that the right to recover on the fire policy was not forfeited under its clause requiring unconditional and sole ownership.

Liability of Assignee of Lease.

A lessor, in agreeing to the assignment of a lease, and making his demand for an additional party thereto besides the assignee, used the word "guarantor," but the writing signed by the assignee and the additional party read, "I hereby agree to assume the within lease as assigned to me by the lessee and all responsibility thereunder." It was held, *Williams v. Hawkins* (Cal.), 166 Pac. 869, that the additional party became responsible as a lessee and not merely as a guarantor.

Restrictive Covenants.

The Ohio Supreme Court holds, *Kilby v. Hall*, 117 N. E. 359, that a restrictive covenant in a deed that "no dwelling shall be erected on said above premises herein conveyed containing less than six rooms, said dwelling to be located not less than 24 feet from the street line, not including porches," does not prevent the erection of a business block and the provision relating to the location of a dwelling house does not apply to the location of a business block.

Foreclosure on Prior Mortgages.

The North Dakota Supreme Court holds, *Miller v. Little*, 164 N. W. 19, that when land is mortgaged for much less than its value, and a party obtains title under the foreclosure of a second or third mortgage, there is a merger of prior mortgages, and a discharge of the mortgage debts. In such a case the owner of the title may not bring a suit and recover judgment for the mortgage debt.

To Appeal Decision.

The Public Service Commission has unanimously taken action requesting District Attorney Henry E. Lewis of Kings County to appeal to the Court of Appeals the recent decision of the Appellate Division, Supreme Court, Second Department, which set aside the conviction of and dismissed the indictment against John J. Dempsey, Superintendent of Transportation on elevated and subway lines of the B. R. T. system. Superintendent Dempsey was convicted of violating an order of the Commission, which directed him, as active operating official, to stop express trains at a certain station.

BUSINESS FIRMS MAKE INROADS INTO FIFTY-SEVENTH STREET

Future of Thoroughfare Assured

THAT 57th street, from Ninth avenue to Lexington avenue, is doomed as a residential street is conceded by men who are recognized authorities on realty, and also by owners of property in that street. That the thoroughfare is destined to become, within a short period, one of the leading business streets of the city is also acknowledged. Some owners in 57th street long since acceded to the demands of trade and leased their properties for business purposes. Generally speaking, these houses were formerly occupied as dwellings. Recently several old structures were leased on satisfactory terms, some of which were remodelled, while others were left in their original state.

Being one of the few one hundred feet streets in Manhattan the geographical position of 57th street makes it especially attractive for certain lines of business. The fact that it is accessible to points on the North Shore, Long Island, by way of the Queensboro Bridge, and is within walking distance of three elevated stations, three subway stations (one soon to be opened) and is within the bus zone, makes it particularly attractive as a desirable business location. The result is that the demand for space is and has been for some time insistent.

Several property owners in 57th street, with foresight and confidence in its future, have erected substantial buildings and have encountered no difficulty in obtaining desirable tenants.

At the present time property in 57th street is held in the neighborhood of \$7,500 a square foot, the tendency being toward higher prices. Charles F. Burrill, of the real estate firm of William B. May & Co., when seen yesterday by a Record and Guide representative and asked his opinion of the future of 57th street, said: "We are particularly bullish on 57th street property. Renting is good and there is a constantly increasing demand for business space. Private houses have got to go within a short time. That is a certainty. I predict within five years there will be a dozen new enterprises that will demand the erection of new and up-to-date buildings in 57th street.

"Business places in this street will cater to a wealthy class of people who will not patronize the subways or the elevated trains, but rather who use automobiles and other conveyances. I predict that 57th street will be a second Fifth avenue, only on a smaller scale.

"If property owners in 57th street would invest from \$25,000 to \$30,000 in the improving of their old buildings, they would realize in rentals double the amount they are now receiving. In several instances we have been able to persuade our clients to make an investment of the amount to convert their old dwellings into places of business. The result has been an actual trebling in their incomes.

"As an inducement to locate in 57th street we point out to prospective tenants that this street is the last wide thoroughfare south of Central Park, running east and west; that the shopping in 57th street is done principally by people of means who prefer to do their purchasing uptown, rather than go further south where there is more congestion. The development of 57th street is being rapidly pushed and three or four more high grade enterprises will result in a decided appreciation of values.

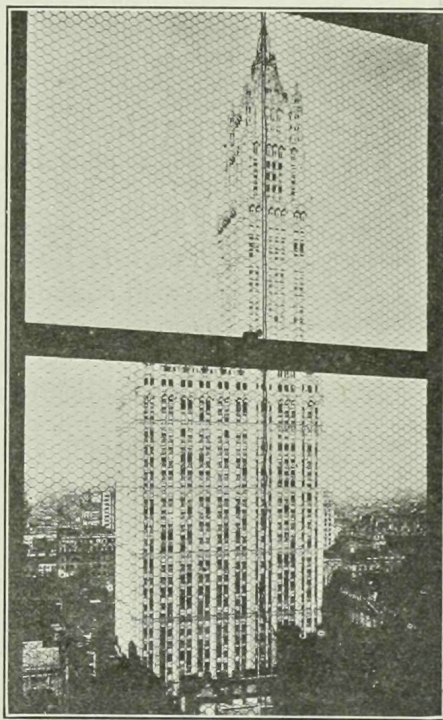
"We have made many sales of 57th street properties and have applications for property in that street. Owners, however, are reluctant to sell and in these cases we advise making alterations and then giving short term leases, say for a period of five years."

M. Francis Snowber, of the real estate firm of Snowber and Smith, said:

"I believe 57th street is destined to be one of the leading business thor-

oughfares of the city. The opening of the new subway will improve business conditions, but will have no beneficial effect from a residential standpoint. Property in 57th street is, to my mind, a good investment if the purchaser proposes holding it, but at present there is little activity in selling because present owners are asking high prices and speculators refuse to invest for that reason.

"Renting conditions are exceptionally good. The large influx of people from Long Island, the elevated railroads, and the subways, as well as surface cars from Queens Borough, make it a busy street and desirable from a business standpoint."



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THE EVENING MAIL'S

Annual Real Estate Corporation Supplement and Annual Real Estate Review

Will Be Published in January

THE Review will appear on Saturday, January 12th, and will contain signed articles by prominent real estate men covering the year just closing as well as forecasts for 1918.

The 1917 Real Estate Corporation Supplement will appear a week later, and will contain about 100 pages, printed on coated paper with a durable cover.

The publication is well-known, not only in New York City, but throughout the country. It contains a complete list of Realty Corporations doing business in Manhattan and Bronx Boroughs, with their officers, capital stock and Manhattan holdings; information that is nowhere else obtainable.

It is invaluable to real estate agents, owners, investors, trust companies, insurance companies, financial firms, banks, lawyers, mortgage loan companies, builders, building trades, general contractors, tradesmen in general and other concerns allied with the real estate business.

Advertising of high-class real estate firms will be accepted for these editions. Advertisements printed in the Review of Jan. 12th, will be reprinted in the

Corporation Supplement without additional cost,

thereby giving advertisers the greatest opportunity ever offered in keeping before the real estate public for an entire year. In our last year's edition we printed over 150 advertisements.

Size of supplement pages, 155 agate lines (11 inches) deep, 4 columns (8½ inches) wide.

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For further information, phone Worth 3200, Real Estate Adv. Dept. Our solicitor will be pleased to call if you so desire.

THE EVENING MAIL

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"At the present time, the cost of material and labor is so high that property owners will not improve. As a result many old houses that ordinarily would rent readily are vacant, due to their physical condition. Except in unusual cases landlords will not make the required improvements unless perhaps where a prospective tenant offers unusually attractive inducements. As one of the few wide arteries of the city 57th street enjoys and will continue to enjoy all the advantages accruing to such a thoroughfare."

CONFLICT OF AUTHORITY.

(Continued from page 839)

Most of the provisions became effective October 1, 1916.

The object of the bill was to simplify building inspections in the City of New York and to relieve property owners from the multiplicity of inspections and contradictory requirements of the various departments. Under its provisions a Board of Appeals was created with power to revise, affirm or modify any decision or order of a Superintendent of Buildings or the Fire Commissioner, but with no power over decisions or requirements of any other department exercising jurisdiction over building construction or occupancy.

A Board of Standards and Appeals was also created with powers to exercise exclusively with respect to buildings situated in the City of New York, the same powers as are conferred upon the Industrial Commission, and also with power to make, amend and repeal rules and regulations with relation to the construction, alteration of buildings and plumbing, elevators, fire-escapes, fire-alarm systems, etc., in all buildings, except tenement houses, within the City of New York. The powers previously held by the Department of Labor relative to exits, etc., in factories situated in the City of New York were transferred to the Fire Department. This latest attempt to remedy and clarify the situation has now been in operation more than a year, a sufficient time to judge whether it has really accomplished the purpose intended.

A careful perusal of the accompanying chart will show that much conflict and overlapping of jurisdiction still exists. For instance, the Department of Health has primary jurisdiction over plumbing, ventilation and sanitation. It also has jurisdiction over the construction of buildings in that it can declare any building unsafe, even over the head of the Superintendent of Buildings. The Bureau of Buildings, the Fire Department and the Tenement House Department conflict over the enforcement of the Building Zone Resolution and over the occupancy requirements. The Fire Department also has primary jurisdiction over all matters relating to the origin of fires, installation of fire extinguishing appliances and the matter of exits, although the bill requires plans to be filed only in the Bureau of Buildings. The Department of Water Supply, Gas and Electricity has jurisdiction over the installation of water and gas piping and electric wiring. This department does not appear to conflict with any other department. The Department of Labor, Bureau of Buildings, Fire Department and Tenement House Department conflict in their jurisdiction over a tenement house containing a factory. Both the Department of Labor and the Bureau of Buildings have jurisdiction over the installation of washrooms and toilet accommodations in factory buildings. The Bureau of Buildings and the Tenement House Department both have jurisdiction over the materials of construction used and methods of erection adopted in tenement houses. These are only some of the instances of present conflict of jurisdiction.

Much still remains to be accomplished in the way of further eliminating the present troublesome duplications of building inspections and the conflict of authority over buildings. Considering that a policy of retrenchment should be adopted by the city administration and that unusual conditions exist, due to the present war, further legislation

should be enacted to entirely eliminate duplication, both as to the examination of plans and the inspection of buildings, during construction and after completion. It is to be hoped that a further effort to obtain these desirable results will be undertaken.

UNIQUE COMPETITION.

Martin Grossman Partition Sale Affords Interesting Contest of Realty Valuations.

APPRAISERS, both amateur and professional, are already busy making valuations of the free and clear holdings of the Martin Grossman estate, which will be placed on the auction block a week from Tuesday at the Vesey Street Salesroom. The properties include holdings in the lower section of the city in Canal, Clinton, Attorney and East Fourth streets, and in the Bronx on Park and Crotona avenues. Owners of these properties are particularly interested in the contest which has been announced by the M. Morgenthau, Jr., Co. in connection with this sale. They have started something by asking for estimates of the aggregate amount which these holdings will fetch at auction on January 8.

Many valuations have already been submitted, although full details of the leases and conditions of sale have only just been announced. The lowest figure thus far submitted is \$265,575, and the highest is \$649,984. The total assessed value of the properties for the year 1917 is \$370,500, and of this total \$272,100 is land value, leaving only \$98,

400 for the total assessed value of all of the buildings. It is thus evident that the contest will be largely one of estimating land values and this is especially interesting just now under war conditions. In order to stimulate interest in the contest, the auctioneers announced that they will present to the astute appraiser who makes the best estimate, a substantial gift. The nature of the gift has not yet been disclosed.

Mr. Morgenthau was asked yesterday to state the exact conditions for participation in this contest. He said, "There are practically no restrictions. Anyone is welcome to enter the contest and we are anxious to have everyone who is interested in real estate participate. Of course only one estimate or appraisal will be accepted from each person and all estimates must state clearly the aggregate amount, which in the judgment of the party submitting the appraisal, the six parcels comprising the Martin Grossman estate will bring at the public partition sale on January 8. All estimates must be in our hands not later than Monday evening, January 7. They will then be carefully compiled and tabulated, so that it will be only necessary to add up the amounts which the six parcels actually bring at the Exchange Salesroom on the following day, to determine who has been the shrewdest appraiser.

"Immediately after the sale, the name of this party will be announced from our auction stand and his ability will be recognized by a substantial gift, which will be immediately awarded.

"The holdings of this estate are of particular interest for such a contest, as

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several of them will be affected by changing conditions. Thus the property in Clinton and Attorney streets, which was formerly occupied by Martin Grossman's furniture factory is at the entrance to the Williamsburg Bridge and is becoming a substantial amusement center. The Canal street property, which was formerly occupied as the furniture wareroom, is practically vacant (being occupied by monthly tenants) and is on a street which is sure to undergo great development as soon as the new subway system is completed. Moreover, the property in East 4th street, near the Bowery, which is now occupied for amusement purposes, is suitable for conversion into a commercial garage and will doubtless be purchased by someone for conversion to this use.

"Appraisers will, of course, take into consideration the fact that these are war times and that real estate must stand its share of the burdens. On the other hand, real estate experts believe that the more equitable distribution of tax burdens, which has been started as a result of the war, will surely be continued after the war is over, and, that to this extent, real estate will become a more desirable investment. This has, in the opinion of such experts, accounted for the recent increased activity in the real estate market, especially for improved properties such as the Grossman Estate holdings. These can be altered at small expense, and in many cases the income can be substantially increased. In times like this, when new building is practically at a standstill, properties of this kind become particularly desirable. Our orders are to sell the properties and there will doubtless be some bargains."

FIRE ALARM SYSTEM.

(Continued from page 842.)

and in consultation with the fire risk experts of the New York Board of Fire Underwriters. It cannot be too emphatically brought to the attention of all interested that this vital improvement is of the most urgent importance.

"No improvement now confronting the city is, as it has been frequently stated, so urgent from a standpoint of public need and safety. It is a well-known fact that the present fire alarm system in Brooklyn is worn out, and it is merely an act of Providence that serious consequences, due to the frequent breaking down of this old system, have not occurred. As a result of these conditions it requires a large maintenance force, whose sole duty is to keep the old fire alarm system in working order, and at this time when large fires in industrial plants are on the increase, as shown by the records in Brooklyn for the last four years, which, although less in total numbers, have increased three or four times in the large fires approaching conflagrations, it is essential that no unnecessary time should elapse before this hazardous condition is removed.

"An additional reason why the construction of this system should be begun as a whole and at once is the offer that has been made by the New York Fire Insurance Exchange to make substantial reductions in the insurance rate, which reduction it is estimated will more than equal the insurance charges on the cost of the construction of the new fire alarm system."

Shuttle Extension.

The Public Service Commission has extended to January 6, 1918, the time for the Interborough Rapid Transit Company to begin shuttle operation of its new line across the Putnam Bridge, from 155th street, Manhattan, to 162d street and Sedgwick avenue, the Bronx.

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, as against 34 last week and 21 a year ago.

The number of sales south of 59th street was 7, as compared with 14 last week and 14 a year ago.

The sales north of 59th street aggregate 13, as compared with 20 last week and 7 a year ago.

From the Bronx 6 sales at private contract were reported, as against 23 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 857 of this issue.

Trade Involves \$1,200,000.

Mrs. Gladys W. Ziegler, wife of William Ziegler, added the Schermerhorn apartments to the extensive Manhattan investment holdings of the family in the consummation of an exchange that involved \$1,200,000. The Schermerhorn is ten stories, and occupies the entire block front on the west side of Madison avenue, between 82d and 83d streets, fronting 201.4 feet and extending back 60 feet in each street. It was purchased from the Princeton Construction Company, Isaac Polstein, president, which erected it shortly after acquiring the site in January, 1911. The Schermerhorn is a high-grade investment property, yielding total yearly rental of \$91,000. In addition to a large cash consideration, Mrs. Ziegler gave the Princeton Construction Company the northeast corner of Madison avenue and 84th street, one block north of the Schermerhorn, improved with the seven-story Santa Margherita apartment, 62x75, two four-story brownstone residences and three old frame residences, together forming a site fronting 102.2 on the avenue by 125 feet in the street. The property is known as 1125 to 1131 Madison avenue and 45 to 49 East 84th street. It is one of the parcels which Mr. Ziegler acquired under the will of his foster father, which provided that his great estate, valued at from \$15,000,000 to \$30,000,000, be turned over to his son in four parts, the first of which Mr. Ziegler received on July 20, last, when he was twenty-one years old. The Princeton Company has been identified with a number of interesting apartment improvements in Manhattan, and while it has made no definite plans for the latest acquisition, it is understood that the site will be reimproved with a tall apartment building when conditions in the building market are less severe. With the purchase of the Schermerhorn, the Ziegler investment holdings include the apartment properties 1155 Park avenue, corner 72d street, twelve stories; 525 Park avenue, corner 61st street, ten stories; 470 Park avenue, corner 58th street, ten stories; 399 Park avenue, corner 54th street, twelve stories; 104 East 40th street, eight stories, and the old Renaissance Hotel at the southwest corner of Fifth avenue and 43d street, now being remodeled into stores and offices at a cost of \$250,000. J. Curry Watson and Alfred C. Marks negotiated the latest transaction.

Coal Interests Buy.

Wm. A. White & Sons has sold for the West Street Improvement Company the block known as the sugar house property, at Newtown Creek and East River, Greenpoint, directly opposite to 23d street, Manhattan. The premises formerly were occupied by the American Sugar Refining Company and contain several old brick and frame buildings on about 169 lots, having a frontage on the creek and the river of 900 feet, and average dimensions of 470 feet on its other two lines. The property was held at \$2,000,000 by the sugar company and the seller valued it at close to that amount. The purchasers are Horace Delisser and associates. Mr. Delisser is chairman of the board of directors of the Ajax Rubber Company, of \$10,000,000 capital, having Trenton, N. J., and Racine, Wis., plants. It has been said

that there is more tonnage hauled up and down Newtown Creek daily than on the Hudson River. The creek draws twenty-one feet of water and has a mud bottom. The property is adjacent to the large State Barge Canal terminal.

Mandel Assets Sold.

Ex-State Superintendent of Banks, Eugene Lamb Richards, as trustee in bankruptcy, contracted to sell two farms, near Jamaica, L. I., part of the asset of Adolf Mandel, East Side banker, who failed, to D. Rosenbluth, for \$5,100 more than mortgages aggregating \$41,000. One parcel, a thirty-acre tract, known as the Barns Farm, was sold for \$100 above incumbrances of \$31,000, making a total of \$31,100 for land which was recently appraised as having a value of \$87,000. The other property consists of ten acres, known as the Duhl Farm, sold for \$5,000 above a mortgage of \$10,000. Both properties are on the Rockaway road near Jamaica, and were disposed of following a meeting of the Mandel creditors, who agreed to a sale of the land for the best offer. Warren C. Fielding represented the trustee as attorney.

Woman Investor Sells.

Maria D. Pringle, who resides in France, has just concluded a real estate deal in this city which is said to have netted her a tidy profit. Through her agent, Samuel Kronsky, Mrs. Pringle has sold the five-story apartment house at the northeast corner of Creston avenue and 184th street, which she bought last July from the builder, Patrick J. Dwyer. The house stands on a plot 60x85, and has been held at \$70,000. It is arranged for four families on a floor, with suites of four and five rooms, and is fully rented. The new owner is S. T. Stroh, who paid all cash above the first mortgage. The house was finished early in the year, and is one of a row of four put up at this point by Mr. Dwyer.

Fish Estate Holdings.

The Hamilton Fish Corporation has disposed of its assets to the Petersfield Realty Company in all of the remaining properties of the corporation, numbering about 250. The president of the new company is Hamilton Fish, and Stuyvesant Fish is vice-president and treasurer. The new company has appointed Douglas Robinson, Charles S. Brown Company agents for the management and sale of the properties, which are roughly bounded by Fourth and Second avenues and from 9th to 20th street. The Hamilton Fish Corporation recently sold more than \$1,000,000 worth of its holdings at auction through Bryan L. Kenelly. The Petersfield company will likely make improvements to its properties whenever the occasion demands, in addition to disposing of some of its holdings.

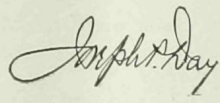
Tenant Buys in Front Street.

Charles F. Noyes Company sold for a client to F. Miranda & Company, the tenant, 166 Front street, a five-story building covering a lot about 17x75 feet, valued at \$30,000. Goldsmith, Cohen, Cole & Weiss represented the buyer. The building was modernized about a year ago. Charles Fox, of Miranda & Company, in commenting on the sale, said: "For forty-three years our business has been located at 222 Pearl street. Eighteen months ago we saw the trend of the tobacco interests toward Front street in the vicinity of Maiden lane, and our purchase is the result of this shift of trade."

St. Nicholas Avenue Corner Sold.

The Hillcrest, a six-story elevator apartment house at 929 to 935 St. Nicholas avenue, southwest corner of 157th street, was sold by L. Lawrence Weber, to Charles Kimmelman. The property was developed two years ago by Irving Judis, and covers a plot 103.7x144.9 and was valued at \$225,000. It has a rent roll of \$28,000 a year and was sold subject to a mortgage of \$160,000. Samuel Wacht represented the buyer.

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 AND MANAGEMENT OF ESTATES

American Missionaries Buy.

The American Christian Missionary Society purchased 147 Second avenue, adjoining the northwest corner of Ninth street, from the heirs of the Major Estate. This building is among the last of the private dwellings still in the original occupancy as when they were clustered about the Church of St. Marks-On-The-Bouwerie. At one time this section was a fashionable one, the Stuyvesants, Rutherfords, Whites, Fishes, Keans, Evartses, Furmans, and other people having residences located there. The Major dwelling was sold through Moore & Wyckoff, and the Leonard Morgan Company. It is a three-story and basement structure on a plot 33x125. It is one block to the south of Old St. Marks Church, and diagonally opposite the Stuyvesant Casino, which up to a few years ago was known as the Cafe Boulevard. The Major family have occupied the residence for about fifty years.

Operator Resells Apartment.

Frederick Brown resold to a client of H. F. Byrnes & Company, 64 Vermilyea avenue, a five-story apartment house on a plot 50x100, accommodating twenty families, held at \$70,000. This is the third parcel resold by Mr. Brown of the four purchased by him from the builders, the Marva Realty Company, the others being 54 Vermilyea avenue and 631 and 645 Academy street. The latter two were sold to a Mrs. Hastings and the A. R. T. Holding Company.

Estate Sells on Fifth Avenue.

Wm. A. White & Sons sold for Samuel Wolverton and George W. Butterworth, executors of the Estate of Martha H. Andrews, the five-story dwelling at 162 Fifth avenue, with a rear stable, on lot 25x100, including the right-of-way to the south side of 22d street. The property adjoins the Union Exchange Bank Building at the northwest corner of Fifth avenue and 21st street, and is assessed at \$85,000. The property has been in the same ownership since 1851.

Sale in Dyckman Section.

Nehring Brothers sold for the W. S. Hill Realty Company, to Berman Brothers, for investment, 110 and 112 Nagle avenue, located 90 feet from the corner of Ardan street, and near the Dyckman street subway station. The property consists of a five-story apartment house with store on a plot 40x130, arranged to accommodate twenty-five families. The reported annual rent roll is \$8,000. The property was held at \$65,000. This is the last of three houses built on a plot 130x130 by the seller.

Manhattan.

South—of 59th Street.

CROSBY ST.—Daniel H. Jackson bought from the Central Trust Co. of New York and George F. Johnson, Jr., as trustees, 97 Crosby st, between Prince and Spring sts, a 7-sty mercantile building, on lot 25.1x96. The building is leased to one tenant at \$4,200 per annum.

SOUTH ST.—Warren & Skillin and the Charles F. Noyes Co. sold for the Denison Realty Corporation 384 South st and 367 and 369 Front st, a plot of about 6,000 sq. ft., lying just south of Jackson st, with frontages of 25 ft. in South st and 62 ft. in Front st. It is understood that Warren & Skillin's clients will improve the plot with a fireproof garage. The total operation will involve an expenditure of approximately \$50,000.

4TH ST.—Valentine A. Schultz sold 199 East 4th st, a 5-sty tenement, on lot 25x96, near Av A. Astor leasehold.

North—of 59th Street.

122D ST.—Louis Schrag sold for S. Norma Winch 60 East 122d st, the 5-sty single apartment, on lot 21x100.

126TH ST.—Maude E. Scofield purchased for investment from John B. Haskins Estate, Inc., 75 West 126th st, a 3-sty dwelling, on a lot 17x99.11.

137TH ST.—Louis Schrag sold for Charles Schenk the northeast corner of 137th st and Edgecombe av, a 3-sty dwelling, on lot 20x68, to a client.

137TH ST.—Anna M. Smith sold to Reginald Francis 304 West 137th st, a 3-sty dwelling, 15x99.11, located 101 ft. west of 8th av.

140TH ST.—The tenement, 41.8x39.11, 57 West 140th st, between 5th and Lenox avs, has been resold for cash by Katherine Dumahaut, who purchased the property on Dec. 14 at an auction sale conducted by Arthur C. Sheridan.

174TH ST.—Nevins & Wattenberg sold the 1-sty bakery, 65x100, and 1-sty garage adjoining, 98x100, in the south side of East 174th st, between Washington and Park avs. The property was held at \$75,000.

176TH ST.—Frederick Brown resold to a client of the George E. Fowler Co. 506 West 176th st, a 5-sty 15-fam. apartment house, on plot 43.6x99.11, between Amsterdam and Audubon avs, held at \$50,000.

BROADWAY.—Alexander Vlachos bought the 2-sty brick building which he occupies at 2188 Broadway, 77.4 ft. south of 78th st, from the Peter Doelger Brewing Co. The property measures 25.9x80x irreg.

BROADWAY.—Charles H. Frank of New Rochelle purchased from the Weisbecker estate the property known as the Ravine, at the northwest corner of Broadway and Bennett av. It is a 3-sty structure, covering a plot with a frontage of 61 ft. on Broadway and 125 ft. on Bennett av. The reported price was \$17,000.

Bronx.

178TH ST.—Pershing Realty Co., Inc., purchased from John C. Wallace 1981 Southern Blvd., a 4-sty new-law tenement, on a plot 36.3x115.6x irreg., located near 178th st.

AV ST. JOHN.—The Henry Morgenthau Co. sold to Samuel Ascher for cash 986 Av St. John, a 5-sty apartment house, on plot 50x100.

TINTON AV.—Simon Nussbaum sold to Sophie Miller 726 Tinton av, a 2-sty house on lot 25x 110.6.

WEBSTER AV.—Kurz & Uren, Inc., sold for Sohmer & Sonenthal the southwest corner Webster av and 173d st, a 5-sty new-law apartment, on lot 50x90, to 173d Street Realty Co., Inc., which gave in part payment the block front of the easterly side of Oneida av, having a frontage of 200x125 ft. in 236th st and 125 ft. in 237th st, comprising a plot of ten lots.

3D AV.—Richard Dickson and J. G. Breunich sold for Margaret Edel 3367 3d av, a 3-sty flat, with store, on lot 28x107.

Brooklyn.

45TH ST.—John J. Hoeflinger sold 225 45th st, Brooklyn, a 2-sty dwelling, on lot 20x100.

81ST ST.—Realty Trust sold the 1-fam. brick dwelling on the northeast corner of 81st st and 10th av to Christian Erickson.

ATLANTIC AV.—Ernest Skloberg bought 124 and 126 Atlantic av, to Pacific st, building 60x 200, free and clear, for \$75,000.

BAY RIDGE.—Frank A. Seaver & Co. sold the 2-fam. brick house at the northwest corner of 10th av and 70th st, Bay Ridge Park, to E. Johanas.

GREENE AV.—R. A. Schlesing sold for Anna Johnson the 2-fam. house 1178 Greene av to George Solan and wife.

Queens.

ARVERNE.—Arverne Harbor Corp. sold to Gordon & Halpern, Inc., of Brooklyn, 266 lots on the property formerly held by the Somerville Realty Co.

FLUSHING.—Shore Acres Realty Co. sold to G. C. Van Alstyne the dwelling and plot 60x100 ft., in the north side of 29th st, 103 ft. west of 15th av.

JAMAICA.—Germania House and Home Building Co. sold to N. T. Hegeman Co. a plot, 40x102 ft., at the northwest corner of Lake View boulevard and Beatrice st, and another plot, 40x100 ft., adjacent to it in Beatrice st.

JAMAICA.—New Era Homes Co. sold to Jamaica-Briarwood, Inc., the property, 40x108 ft., at the northeast corner of Pierson st and Maple av, and a plot, 40x100 ft., at the northeast corner of Williams st and Maple av.

JAMAICA.—H. Bohnsen sold to H. W. Wiley, the dwelling at the southwest corner of Snediker av and Clinton pl.

JAMAICA.—Jamaica Hillcrest Co. sold to G. Nichols, the dwelling and plot 60x100 ft. on the east side of Hildale av, 40 ft. south of Doncaster rd.

LAURELTON.—L. M. Niles sold to Maud H. Holding Co. of Brooklyn a plot, 60x100 ft., in the northwest side of Delaware st, 220 ft. northeast of Laurelton boulevard.

LONG ISLAND CITY.—M. T. Johnston sold to the Marston Building Co. a plot 100x225 ft. on the west side of 9th av, 267 ft. south of Washington av.

WOODHAVEN.—J. M. Groves Realty Co. sold to C. Sohl, a plot 100x105 ft. at the northwest corner of Walnut st and Freedom av.

Out of Town.

MERIDEN, CONN.—Batson Farm Agency sold to Mr. Gardiner, of Chicago, the O'Neill estate, near Meriden, Conn., for his country home.

NEW CANAAN, CONN.—Payson McL. Merrill Co., Inc., sold for George M. Olmsted to Albert H. Mulliken, president of Pettibone, Mulliken & Co., of Chicago, Ill., an estate of 55 acres on Oenoke av.

STAMFORD, CONN.—Estate of Ludwig Rothschild has sold 139 acres of its holdings in the Newfield section, together with large Colonial house, garage, barns, superintendent's house and various farm buildings. The buyer, who is a New Yorker, will make extensive improvements.

STAMFORD, CONN.—G. Harry Abbott sold the Lederle place, consisting of three acres of shore front, on which are a house and garage, to Robert C. Ream; also the Benjamin Harris property at Shippan Point to John J. Whelan; the old Filmore Waterbury farm of 55 acres to Evan B. Owen, and the Hynes farm of 62 acres at Seafieldtown to William L. Andrus.

HOPEWELL, N. J.—Batson Farm Agency sold the Brooksides, or Dale, Farm to Anna Kroeger, who gave in part payment a house on an acre at Plainfield. The transaction represents \$42,000.

JERSEY CITY.—The Bishop property, running through from Bishop st to Johnston av, near Grand st, used as a mule yard for the past 50 years by E. Bishop, has been sold to a manufacturing concern through Julius I. Kisliak of Hoboken, N. J. The property consists of 14 lots, and will be improved with a large factory. This is the first big sale made in the direct line of the new extension of the Fairmount Terminal Railroad.

MONTCLAIR, N. J.—F. M. Crawley & Brothers rented the residence of Rudolph Riege, on Gates av, to Dr. Ralph E. Herendeen of Douglas, Ariz.; also a Colonial residence on Grove st for Milton C. Dent to Howard M. Cook of Essex Fells; also a residence on Bradford pl to John Ogg, and the Colonial residence of H. Louis Delano on Pleasant av to Arthur H. Osborn of Spring Lake.

MOUNTAIN LAKES, N. J.—George M. Street, of Hasbrouck Heights, N. J., purchased from Mountain Lakes, Inc., a 7-room dwelling located on Briarcliffe rd. The plot is 100x172 and commands a view of Wildwood Lake.

NEWARK, N. J.—Abraham Ginnett purchased through Feist & Feist from Joseph Oschwald the plots, 75x135 and 40x150, at 446 to 450 Belmont av, to erect a 20-fam. apartment house. The rear plot, 40x150, will be improved with separate garages for the tenants. The same brokers sold for William E. Lehman to Arthur Hensler, of the Hensler Brewing Co., 72 and 74 East Kinney st, a 2-sty building, 55x75.

SUMMIT, N. J.—Joseph W. Burden, of Redmond & Co., bankers, sold through F. W. Jones, Jr., his home with eight lots at Long View, near Summit, N. J. In part payment he took the 136-acre Casserley farm at Far Hills, N. J.

WEST ORANGE, N. J.—Title to the estate of Douglas Robinson, on the top of the Second Mountain will pass early next month to Alfred Julius Keppelmann of South Orange. Mr. Robinson gave up his residence on the mountain several years ago and since that time has been a resident of New York State, residing in the city and at this country place in Herkimer. His father, Douglas Robinson, Sr., had owned the estate before him.

LARCHMONT.—E. C. Griffin and P. H. Collins report the sale of the new cottage on Bonnet av, Larchmont, for the estate of Mrs. A. C. Anderson to S. F. Plyem. The buyer intends to remodel the building for his own occupancy.

LONG ISLAND CITY.—Amsterdam Building Co. purchased from the Pennsylvania Railroad and Terminal Co. 117 and 119 Borden av, Long Island City, a 3-sty building, on plot 50x100. The purchaser will use the property in connection with its general contracting business. Clark T. Chambers and George E. Clay negotiated the sale.

PEEKSKILL, N. Y.—Batson Farm Agency and the Moore-Wigman Co. sold the Herman estate, near Peekskill, and took in part payment a Brockport (N. Y.) residence. The transaction represents \$28,000.

TARRYTOWN, N. Y.—Robert E. Farley Organization sold plot on Highland av, in the Philipse Manor section, to E. Kedrich, who expects to build his home here in the near future.

RECENT LEASES.

Hospital for Old Lakewood Hotel.

Joseph P. Day, Ordnance Department agent, has leased to the War Department for use as a convalescent hotel for wounded soldiers, the Lakewood Hotel at Lakewood, N. J. The hotel is built of brick, has four hundred rooms and is fireproof. It was erected twenty years ago by a syndicate headed by Nathan Straus. Surrounding the hotel are twelve acres on which are a large power plant, a stable and other outbuildings. The Government will take over the hotel about January 10. It is to be extensively remodeled, and will provide quarters for between two and three thousand patients.

Japanese Bank Leases.

The Sumitomo Bank, Ltd., of Osayka, Japan, leased through John N. Golding for a long term of years, the second floor corner at Broadway and Liberty street, of the Singer Building, directly over the new home of the Chatham & Phoenix National Bank. Extensive alterations have been designed to accommodate the bank, which is the second Japanese banking institution to locate in this city, the other one being the Yokohama Specie Bank, which is housed in the Equitable Building.

Warehouse for Electric Company.

Archibald D. Russell leased to the Western Electric Company, the eight-story building at 152 and 156 West 36th street for a term of years, for warehouse purposes. The building was erected by Mr. Russell in 1906 for Park & Tilford, by whom it was occupied as a distributing station until they moved to a larger building in West 42d street, also erected for them by Mr. Russell. M. & L. Hess, Incorporated, negotiated the present lease.

Woolworth Company Leases.

F. W. Woolworth Company has obtained a ten-year lease of two stores and part of the basement in the eleven-story Mercantile Building at the southwest corner of Fifth avenue and 23d street, owned by the United States Realty and Improvement Company. The lease covers the two west stores at 46 and 48 West 23d street, and takes effect May 1, 1918. The annual rental will be \$14,000.

Lease in Lafayette Street.

Brett & Goode Company leased the seventh floor in the Puck Building, at 295 to 309 Lafayette street, containing about 25,000 square feet, to the Acme Steel Goods Company, for a term of years. The rental to be paid represents an increase of about 15 per cent. over the present schedule. The lease completes the renting of the entire building containing more than 200,000 square feet.

Douglas Manor Inn Leased.

Interests backed by Carl W. Reffs, formerly of the Waldorf-Astoria, and now manager of the Hotel Breslin, leased the old Douglas Manor Inn at Douglas Manor, L. I. The property was at one time the home of the Douglas family, and subsequently was converted into an inn. Less than a year ago the property was partially destroyed by fire, but it has been renovated and a story added. The property has been taken over in the name of the Douglas Manor Hotel & Club, Inc. It is the purpose of the new interests backing this proposition to open the hotel early in the spring as a hotel and restaurant. In connection with the hotel project, the management is to maintain and conduct a country club of limited membership. William H. Freedman is the attorney for the company.

Long Term Brooklyn Lease.

Pease and Elliman leased for Mary M. and Frank W. Sugden to a client, owning and operating a chain of lunch room establishments, the building 7 Hansen place, Brooklyn, for twenty-one years at an aggregate rental of \$60,000. The lessee will make extensive alteration and improvements and, upon completion of same on or about July 1, 1918, will open a branch establishment. The lease contains a clause whereby the lessee may purchase the property.

Manhattan.

AMES & CO. rented apartments at 59 East 34th st to F. E. Palmatalro, S. F. Merritt and M. Kramer, and at 309 5th av to Edgar & Simonyi and Alfred E. Budell.

AMES & CO. rented the store 497 7th av to Hyman Fisher.

CLARK T. CHAMBERS leased for Julia L. Cronin and others the 5-sty altered business building at 56 West 37th st to John W. Brett for a term of years.

JAMES M. COUPER leased for Douglas L. Elliman & Co., as agents, to Kano Oshina the ground floor studio apartment, west, at 100 West 57th st.

CROSS & BROWN CO. leased floors at 18 West 31st st to Marcus & Tansman; at 164 5th av to Doniger & Co.; also space at 98 5th av to I. & I. Sipkin; at 79 5th av to Schwartz, Schwartz & Rosen; at 25 West 36th st to Katherine Glover, and at 54 East 34th st to Podney Miller.

CROSS & BROWN CO. rented at 51 Maiden la part of the 2d floor to Holland & Stein, space on the 3d floor to Charles Cwaska and Arthur E. Smith; at 49 West 39th st space, with Speer & Co.; at 98 5th av the 8th floor to Cohen, Roth & Steffson, with White-Goodman, and space on the 14th floor to B. Drachlis, and at 12 West 37th st 5th floor to A. M. Lowenthal & Son and Beaveret Manufacturing Co.

ECONOMOUS & THEODOSES, importers of Oriental products, leased, through Jacob Finkelstein, the store, mezzanine floor and basement at 17 and 18 Chatham sq to 6 and 8 Catharine st, containing 6,000 sq. ft., for 10 years at a graduated rental from \$2,000 to \$2,400 a year.

L. W. ELBERSON leased apartments at 200 West 57th st to George C. Ames; at 12 West 46th st to Josephine Ford; at 329 West 57th st to Russell Bleeker; at 28 West 51st st to Maurice Arditti; at 36 East 57th st to Helen Smith and Louis Herzig; at 20 East 48th st to George Howe; at 22 West 30th st to Marc Hubbert; at 52 West 37th st to Laura Evans; at 200 West 54th st to Henry Underwell; at 3rd West 55th st to Miss M. Radford; at 65 West 54th st to Alfred Phelie; at 66 West 38th st to Louis Plunien; at 140 West 15th st to Estey Charak, and at 140 West 58th st to Emily K. Stern.

L. W. ELBERSON leased to Louis Newman the parlor store at 104 West 57th st.

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the fair weather and the foul"
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On the morning of March 21, 1868, in a small office on Park Row, there was
THE REAL ESTATE RECORD AND BUILDERS' GUIDE.

On Saturday morning, March 23, 1918, commemorating the FIFTIETH ANNIVERSARY
played in its chosen field will be portrayed by pen and picture in the form of a Fiftieth

The history of a paper that for half a century has represented the closely affiliated
cation date, and numbering among its present subscribers and advertisers many of the

THE FIFTIETH ANNIVERSARY NUMBER will be issued one year after the
us we hear the grumble of the pessimist. It is said that trade is slackening, that there

In the face of the grumble of the pessimist the **RECORD AND GUIDE** will be
together as one man with their representative paper.

Business **WILL** go on. There are enough strong, optimistic men in the business fabric of the
years men fought side by side to save a situation in business and in war because they believed in

A glance at the brief resume of the prospectus will outline the vast scope of
RECORD AND GUIDE for half a century—a record which has made it a record

- (1) **THE RECORD AND GUIDE**—Its inception in 1868—its growth in fifty years—illustrated.
- (2) **OLD NEW YORK**—How it looked and lived and did business a half century ago.
 - (a) Brief historical sketch outlining conditions as to boundaries, population, residential and business centers, transportation facilities, shipping, public buildings, amusements and amusement places, hotels—brief reference to conditions twenty-five years ago that led up to consolidation into Greater New York in 1898. (b) Brief historical reference to methods of doing real estate business, facilities for doing it, values in "gilt edge" sections of Manhattan.
- (3) A MESSAGE from Mayor Hylan to the Tax Payers of New York City.
- (4) **NEW YORK OF TODAY.**
 - (a) This great City of New York—area, population, greatness of its governmental problem and municipal machinery for doing its work, annual cost of running it, value of its real estate, what real estate contributes in taxes, its great manufactures and industries, its waterfront and port and shipping, its transportation facilities—surface, elevated and subway—its street traffic, the railroads entering it bringing passengers and freight, the center of a great suburban population, its buildings and its building industry, its financial importance, bank clearings, contribution to Federal tax, to first and second Liberty Loans. (b) A message from Borough President Dowling to the taxpayers of

Manhattan. (c) Manhattan—growth and present-day conditions in real estate of the following: Wall Street and the financial districts, insurance district, and the area east of William Street and South of Brooklyn Bridge—about the City Hall—Middle Broadway—Lower West Side—Union Square—Madison Square—Times Square—Fifth Avenue—Madison Avenue—Park Avenue—Middle West Side—Columbus Circle—the Upper West Side—East Side—Lexington Avenue—Harlem—Washington Heights, and the Dyckman section.

- (5) **THE WATERFRONT OF NEW YORK CITY.**

Its extent; various shipping, manufacturing and industrial uses; relation to the Port of New York; in Brooklyn and Queens, the summer resort and Jamaica Bay features; in Staten Island, its relation to New Jersey.
- (6) **THE SUBWAYS.**
 - (a) Effect of first lines. (b) Lines recently opened and territory served. (c) Lines nearing completion and territory they will serve.
- (7) **IMPORTANT MUNICIPAL AGENCIES.**

Subjects will be treated separately as they represent municipal activities with which real estate brokers and owners come frequently into contact.
- (8) **ORGANIZED FOR PROTECTION.**

Functions and work of the Real Estate Board.

Confidence in ourselves, plus "American ingenuity" have given this nation an ability possessed by no other nation. The FIFTIETH ANNIVERSARY NUMBER of the RECORD AND GUIDE will radiate this confidence to all manufacturers and others interested in real estate and building conditions in Greater New York.

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Document

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for half a century have gone
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Y of the RECORD AND GUIDE, the story of its growth, influence and part it has
esary Number, with three color cover from a sketch drawn by our own artist.

state and building interests, without a competitor, without missing a single publi-
ented in its initial issue, must necessarily be an interesting one.

ates cast her lot with the Allies in the World's War against Autocracy. All around
amine, freight congestion, labor shortage, business stagnation.

erity. These are the days for the real estate and building industries to stand

keep it going. This confidence is based upon fact, not theory. This is not our first crisis. In o'her

t will be a work fully in keeping with the high standard maintained by the
ority and the greatest reference medium of its kind in the United States.

RECENT LEGISLATION affecting real estate and build-
ing.

THE BOROUGH OF THE BRONX.

(a) Condition fifty years ago—incorporation into
City of New York—growth in population and resultant
growth in business and housing. (b) Existing condi-
tions covering East and West Bronx and their important
trade and residential centers. (c) Its railroad and
transportation facilities. (d) Industrial status of the
Borough. (e) Its parks. (f) A message from Borough
President Bruckner to the taxpayers of the Bronx.

THE BOROUGH OF BROOKLYN.

(a) Condition fifty years ago. Growth of population
and business. (b) Business sections. (c) Its residen-
tial districts. (d) Its parks. (e) Railroads and trans-
portation facilities. (f) Its industrial status. (g) Mes-
sage from Borough President Riegelmann to taxpayers
of Brooklyn.

THE BOROUGH OF QUEENS.

(a) Condition fifty years ago and its incorporation
into New York City. Growth of population, building
and housing. (b) Transit development in recent years.
(c) Its main trade centers—Long Island City and As-
toria, Jamaica. (d) Its residential districts. (e) Mes-
sage from Borough President Connelly to the taxpayers
of Queens.

(13) BOROUGH OF RICHMOND.

(a) Condition in 1868. Present status after popula-
tion, housing, etc. (b) Condition in Tompkinsville,
St. George, Richmond and important residence and
beach districts. (c) Transportation facilities. (d) Mes-
sage from Borough President Van Name to the tax-
payers of Richmond.

(14) NEW YORK CITY'S BUILDING INDUSTRY.

(a) Conditions relating to building from 1868—growth
of the industry—improved methods of modern con-
struction as illustrated in the process of producing a
modern skyscraper. (b) Development of the electric
elevator on building and land values. (c) Special
articles on the development of modern buildings cover-
ing every form of building.

(15) ARTICLES GIVING INFORMATION about the import- ance and volume of business in the following:

Fire-
proofing, sprinklers, concrete (and reinforced) water-
proofing, brick (and face brick), lime, terra cotta
(architectural), hollow tile, steel, lumber, stone, lime-
stone, cement, glass, hardware, windows, paint, varnish,
lead (red and white), plumbing supplies, asbestos,
gypsum, lathing (metal and furring), foundations
(caissons and tiling), elevators, architectural bronze,
heating (steam, vapor, air and water), electricity, roof-
ing (slate and ornamental), trim (wood, hollow metal,
steel and kalamein), sash, doors, floors (sanitary, etc.,
composition, tile and wood), ornamental and miscel-
laneous iron, fire escapes and stairways, lighting
fixtures.

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valuable to the real estate fraternity, public officials, architects, builders, property owners

specify the materials that go into the construction of, and maintenance of buildings in Greater

s upon application. Forms close March 1st.

out Saturday, March 23, 1918, should
partment, RECORD and GUIDE.

Edt; 2d vice-president, Samuel Wollheim; treasurer, G. H. Heddeshimer; financial secretary, George H. Beck, Jr.; recording secretary, Charles Sayer, and Adolph Bloch, counsel.

GEORGE ROSENFELD CO., INC., announce that they now have associated with them, in their real estate department, Edward T. Bailey, formerly associated with Emerson Building Co. and Theodore Starrett Co. Mr. Bailey's broad experience in selling, leasing and mortgage matters added to the efficient management and insurance departments of George Rosenfeld Co., Inc., makes an ideal combination.

ROBERT A. CHESEBROUGH was elected chairman of the Board of Directors at a meeting of the directors of the South Ferry Realty Co., Clarke G. Dailey was elected president to succeed the late William H. Chesebrough. Arthur J. Hopper was elected vice-president to fill the vacancy caused by Mr. Dailey's promotion to the presidency. Oakleigh Thorne, Walter T. Rosen and Arthur J. Hopper were elected members of the board.

ESTATE OF BRADISH JOHNSON appointed M. & L. Hess, Inc., agent for the new 16-story building known as the Broadway and Fifth Av. Building, containing about 200,000 sq. ft. of floor space, situated at 921 and 925 Broadway and 149 and 151 5th av, with a frontage of 64.4 on Broadway, 62.3 on 5th av and 1.5 on 21st st, covering the entire block front in 21st st from Broadway to 5th av. This building is about completed and will be ready for occupancy on or before January 1, 1918.

ST. STEPHEN'S BAPTIST CHURCH, Camelia st, near Hopkins av, Long Island City, the home of a colored congregation, is to be sold at a foreclosure sale. Charles A. Woods has been named as referee to compute the amount of interest that has accumulated on the \$900 mortgage during the last fifteen years. The property is said to be worth about \$3,500. It was built fifteen years ago, at which time William Gugel loaned the congregation \$900 on a first mortgage. No interest has ever been paid.

JUSTICE VAN SICKLEN, in the Queens County Supreme Court, on Thursday named the following commissioners for street opening proceedings: Van Cott av from Grand st to Maurice av, Elmhurst—Robert A. Inch, Anton Dietrich and James P. Hicks. Cooper av from Epsilon st to Proctor st and Central av from Edsall av to Woodhaven av, Ridgewood—Herbert E. Winnie, Emil A. Guenther and Willet C. Durland. Proctor st from Myrtle av to Edsall av, Ridgewood—Frank E. Philips, Robert Wilson and Solomon Alsberg.

PRIVATE DWELLING CORPORATION has given mortgages aggregating \$52,150 on 18 single-family houses to be erected in the Woodhaven section, in addition to those contained in the deal of a few days ago. All of the buildings will be erected on eighteen and twenty-foot lots. Six on the west side of Grosjean av, starting at the north side of Manor av and extending 120 ft.; four will be erected on the west side of Grosjean av and extend 72 ft. from the southwest corner of Manor av; four on the west side of Manor av and extend 72 ft. from the northwest corner of Atlantic av, and four on the south side of Allyn court and extend 80 ft. from the southwest corner of Allyn court and Manor av. The deal also calls for the erection of dwellings at the northwest corner of Allyn court and Manor av, and the southwest corner of Fulton st and Manor av.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan 1 to Dec. 27. Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan 1 to Dec. 27. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan 1 to Dec. 27. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 Dec. 22 to 28, 1916 Dec. 23 to 29, and Jan. 1 to Dec. 29. Rows include New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include New Buildings, Cost, and Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 Dec. 20 to 26, 1916 Dec. 21 to 27. Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 Dec. 20 to 26, 1916 Dec. 21 to 27. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include New Buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include New Buildings, Cost, and Alterations.

RICHMOND. Building Permits.

Table with 3 columns: 1917 Dec. 21 to 27, 1916 Dec. 22 to 28, and Jan. 1 to Dec. 27. Rows include New Buildings, Cost, and Alterations.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE last two weeks of any year are notably dull periods for the building trades and this year the situation has been aggravated by the general dearth of building projects, inclement weather, labor difficulties, fuel shortage and other deterrent factors. There have been some new contracts placed recently but the total volume of business has been unimportant and not nearly up to the average of other years. From time to time have come announcements of new projects to be started immediately, but the majority of these are placed in indefinite abeyance after the estimates are taken and it is learned what the new structures will cost. There is a great mass of projected work piling up; the architects of the New York and adjacent cities have numerous important operations for which they have completed plans, but according to the present outlook there is but little possibility of their being started before next spring, and not even then unless building conditions radically improve within the next few months.

The building materials markets in general have been practically inactive and none of the branches report business of unusual character. Sales have been light during the week and inquiries for future requirements have fallen off. Among both the general contractors and the material and supply interests there is a feeling that for the balance of the winter season the activity in the building line will be negligible, but there is also a growing attitude of hope in the prospects for the coming spring. Predictions are being made that next spring should witness a marked improvement in the building situation throughout the entire country, and that the contractors, material producers and dealers will have all of the business that they are capable of handling with efficiency and despatch. Much

of the anticipated improvement in the building situation is contingent upon the war. As long as the military conditions are favorable to the Allies the future of the building industry is safe, whereas if the allied forces should suffer severe reverses in any form there would be a greater tendency to discourage new structural projects. Naturally we are not looking for anything of this sort and at the present time all of the exertions of the building industry are being devoted toward the goal of a greatly increased volume of business for the coming year, predicated upon the success of our military forces and those armies allied with us in this great war for "World Democracy."

In the majority of material lines the prices are fairly stabilized. Many of these prices were fixed by the Federal authorities and others have been established to conform with the control prices. With stabilized markets for materials and supplies prospective builders are able to mature their plans with greater assurance that they will emerge from their projects with profit. This feeling will do much to advance the cause of building, and if some of the deterrent factors are eliminated so that progress is possible there is no reason why the building industry should not experience one of the best years in its history in 1918.

At the present time the country is underbuilt and it will require a considerable volume of new construction to bring the housing facilities, both for living purposes and industrial and commercial use, up to the actual necessities. For this reason alone it has been predicted that the coming year, all other things being equal, will witness a marked improvement in the building situation, with contractors fully engaged upon lucrative projects, and manufacturers and dealers in materials and supplies doing a capacity business.

mand, fair; prices unchanged. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 1. Sales, 14. Distribution: Manhattan, 5; Brooklyn, 8; New Jersey points, 1.

Structural Steel.—Although there has not been particular activity in the fabricated steel business on account of the general lack of building operations, the announcement that there will be no change in the fixed prices of steel products will undoubtedly assist in strengthening the tone of the steel situation. The recent conference between the War Industries Board and the Federal Trade Commission culminated in a decision to recommend that the President indefinitely extend after January 1, the prices that were decided upon last September, and those that have been built upon them during the last three months. During the past week there were no commitments for fabricated material worthy of mention and there is little business in prospect. Government orders are keeping the mills busy and while there is such a great volume of business from this source, private consumers are likely to hold their projects in abeyance. There is no change in the quotations for mill shipments of fabricated material.

Lumber.—The local lumber situation is practically unchanged. The demands of the Government are consuming immense quantities of lumber products and with the freight embargoes and congestion in transportation has operated to reduce supplies at the local yards to a dangerously low ebb. The demand for building purposes is quiet and there is not much activity anticipated before next spring. There is a steady volume of business from manufacturing consumers and this is maintaining the tone

of the market to a great extent. Prices are steady with the tendency toward advancing that has for some time been the outstanding feature of the lumber situation in the metropolitan district.

Window Glass.—The demand for both plate and window glass is light and according to the latest advices likely to continue so for the rest of the winter. The manufacturers are greatly discouraged on account of the difficulty in obtaining fuel and raw materials, and from dependable sources it was learned that the leading glass manufacturing centers will this year only produce about fifteen per cent. of the normal capacity. In Indiana the conditions are somewhat better and the factories are working at about twenty per cent. capacity. It has been stated that about eighty-five per cent. of the factories in Ohio and Western Pennsylvania are temporarily or permanently closed either on account of the war conditions or for the reason that the Federal Government has commandeered the total production for its needs. Manufacturers have generally withdrawn prices and are only quoting on specific orders. The jobbers' prices are nominally unchanged, but on account of the broken sizes there is difficulty in filling orders.

Linseed Oil.—The market for this commodity is fairly strong and prices are somewhat firmer than they were one week ago. The stocks in the hands of the dealers are generally low and spot sales are likely to bring a premium if the demand suddenly increases. The local demand at this writing is not particularly urgent owing to the small amount of building work in progress and the fact that for the balance of the winter construction is likely to be at a minimum. From other sections of the country, however, the demand is strengthening and prices are due to advance. The amount of linseed oil coming from the crushers is below the requirements and the producers are basing their hopes upon an enormous crop, of good quality, from Argentine. This again is dependent upon the problem of securing tonnage and overcoming import licenses.

Cast Iron Pipe.—After considerable deliberation between the Federal authorities and the manufacturers of cast iron pipe a base price of \$55.35, f. o. b. New York, for 6 in. and larger, Class B, was decided upon. This figure is considered fair in view of the recent nominal quotations for this commodity. Lower prices have recently been made in sales to the Government. Although the market for cast iron pipe has recently been comparatively inactive on account of the delay in announcing the fixed price, it is now expected that the conditions should improve. Cast iron pipe quotations are now being made according to the new scale; 6 in., 8 in., and heavier, \$55.35 and \$58.35 for 4 in.

Wire Products.—The Federal Government remains as the predominating factor in the market for wire and wire products. Recently a single order for 76,000 kegs of wire nails was distributed among the various mills, 25,000 kegs going to a single producer. The manufacturers report that there is a steadily growing demand and that they are sold ahead for three to four months. Quotations for wire and wire nails are now being made according to the schedule fixed by the Government; wire nails, \$3.50, base, per keg, for carload or larger lots, and bright basic wire, \$3.35 a hundred pounds.

White Lead.—The demand for this material has slowed down considerably owing to the scarcity of new building projects and the bad weather conditions.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, December 28, 1917: Condition of market: De-

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	@ 8.75
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.	\$1.27 @
Less than 5 bbls.....	1.28 @

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):

1½ in. (nominal).....	\$1.60 @ \$1.75
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

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....

Cypress shingles, 6x18, No. 1

Hearts

Cypress shingles, 6x18, No. 1

Prime

Quartered oak

Plain oak

Flooring:

White oak, quartered, select.....

Red oak, quartered, select....

Maple No. 1.....

Yellow pine, No. 1, common

flat

N. C. Pine, flooring, Norfolk.

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.

bags, per ton.....

Dry Mortar, in bags, return-

able at 10c. each, per ton.

Block, 2 in. (solid), per sq. ft....

Block, 2½ in. (hollow), per sq. ft....

Boards, ½ in. x 8 ft.....

Boards, ¾ in. x 8 ft.....

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.....

Zees and tees.....

Steel bars, half extras.....

TURPENTINE:

Spot, in yard, N. Y., per gal. \$0.48 @ \$0.48½

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three

brackets

B grade, single strength, first three

brackets

Grades A and B, larger than the first

three brackets, single thick....

Double strength, A quality.....

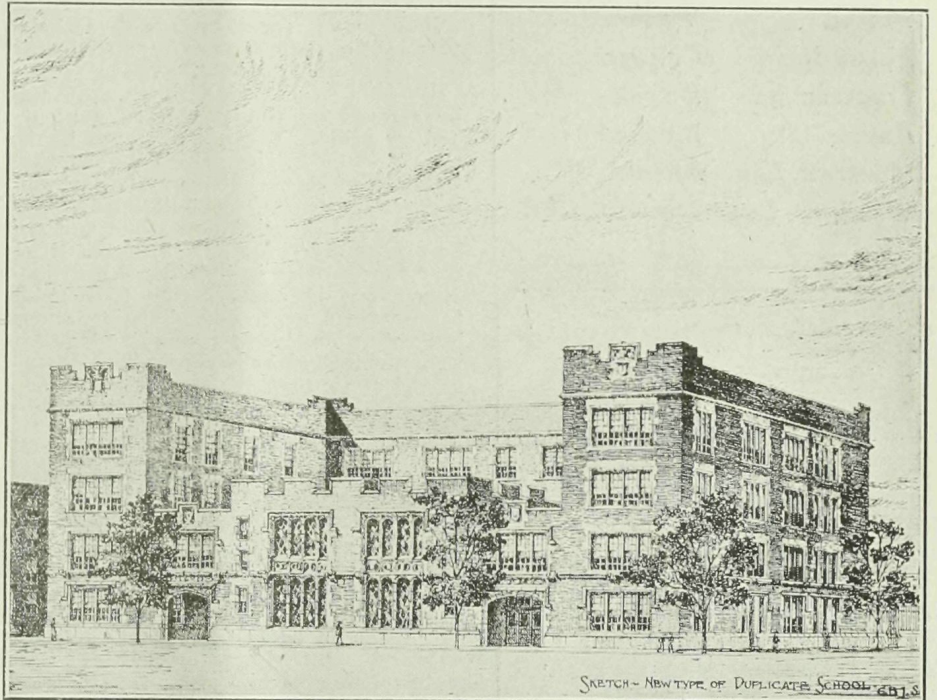
Double strength, B quality.....

PROPOSED BROOKLYN PUBLIC SCHOOL

Henry Street Project Will Involve About \$500,000—Will Be Up-to-Date Structure

MUNICIPAL building projects will constitute a large percentage of the total amount of construction work that will be undertaken during the coming year. Many of the city departments have structural operations on the schedule requiring the expenditure of millions of dollars of the city funds. This construction is all essential to the expeditious and efficient prosecution of the work of the respective departments and furthermore will come at a time when private building activity is at a low ebb

tracts of land for residential purposes and the construction of new schools for the children of these localities follows as a natural consequence. One of the most important of the projected new schools to be erected during the coming year will occupy the block front in the east side of Henry street, between Baltic and Harrison streets, Brooklyn. This structure will be four stories in height, fireproof throughout, with ground dimensions of approximately 186x203 feet. The plans were prepared under the direction of C. B. J. Snyder, architect of the Board of Education,



SKETCH—NEWTYPE OF DUPLICATED SCHOOL BUILDING

C. B. J. Snyder, Architect.

PUBLIC SCHOOL NO. 29, IN BROOKLYN.

and will thus be appreciated by the building interests that have been so adversely affected by the recent lack of building.

The Board of Education building program includes the erection of a number of new school structures and the alteration and remodeling of some of the old buildings. Many of the new structures are required by the rapid growth of the city along the extended lines of rapid transit. These have opened large

who estimates the cost to be about \$500,000. This new structure will be known as Public School No. 29, and will be one of the most completely equipped buildings of its kind in the city. Many modern improvements will be installed and throughout will be included the latest facilities for convenience in teaching and training young pupils. Included in the plans for this project are two swimming pools, a school library and other special rooms.

Wages and Hours of Labor in 1916.

The union scale of wages and hours of labor for 101 of the principal trades in 48 of the leading cities in the United States prevailing in May, 1916, are published in Bulletin No. 214, just issued by the Bureau of Labor Statistics of the United States Department of Labor. The scales shown are those of the baking, brewing, building, freight handling, stone, metal, millwork, printing, soft drink, and teaming trades.

Reports of weekly wages were received from 99 trades. In 80 of these trades the average rate of wages, taken collectively, was higher on May 15, 1916, than on May 1, 1915. In 19 trades there was no change, and in no trade was the average rate lower. Thirty of the 37 building trades listed received an increase of from 1 to 11 per cent. Chauffeurs, teamsters and drivers received an increase of 3 per cent. Freight handlers received the greatest increase in any one occupation—14 per cent. Granite cutters had an increase of 4 per cent. All of the metal trades gained an increase of from 3 to 10 per cent. Millwork painters (hardwood finishers) received an increase of 12 per cent.

Considering the rates of wages per hour as distinguished from rates per week of the 101 trades, 83 showed an increase, 18 showed no change, and for none was the rate lower. Taken col-

lectively, rates per hour in 1916 were 4 per cent higher than in 1915, 5 per cent higher than in 1914, 14 per cent higher than in 1910, and 19 per cent higher than in 1907.

The highest scales per hour paid in May, 1916, in a few of the principal trades, were as follows: Bricklayers, 87.5 cents in Dallas, Houston, Denver and San Francisco; carpenters, 70 cents in Chicago; portable and hoisting engineers, 75 cents in Chicago, Detroit, Newark, New York, St. Louis, and San Francisco; hod carriers, 50 cents in Portland, Ore., St. Louis, Salt Lake City, San Francisco and Spokane; inside wiremen, 75 cents in Chicago and St. Louis; painters, 70 cents in Chicago; plasterers, 87.7 cents in Dallas, Houston, and San Francisco; plumbers and gas fitters, 75 cents in Birmingham, Chicago, Dallas, Houston, Kansas City, Portland, Ore., St. Louis, Salt Lake City, San Francisco, and Seattle; structural iron workers, 75 cents in San Francisco; granite cutters, 75 cents in Boston; stone cutters, 70 cents in Portland, San Francisco, Seattle and Spokane.

As to changes in hours of labor, 31 trades showed a reduction of hours between 1915 and 1916, and 69 trades had no change.

The hours of labor in the metal trades range from 44 to 63 a week, 54 being the predominant hours.

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New Hotel for Elmira, N. Y.

The Parsons Construction Co., architect and engineer, Security Mutual Building, Binghamton, N. Y., has prepared plans and specifications for a four-story, brick and reinforced concrete hotel to be erected in Elmira, N. Y., on a site to be announced later. This project is to be owned and operated by a company now being formed. Charles Stewart, attorney, Security Mutual Building, Binghamton, is acting for the interested parties. This hotel will contain approximately two hundred rooms in addition to a large dining room, grill, ballroom, cafe, and other modern hotel features. The estimated cost is in the neighborhood of half a million dollars. According to the present plans active construction will not be started before next spring.

Planning Jersey City Clubhouse.

Plans and specifications are being prepared in the offices of Wm. Neumann, architect, 314 Palisade avenue, Jersey City, N. J., for a modern clubhouse to be erected on the Boulevard near the Tube station. The building will be for the B. P. O. E. No. 211, of Jersey City, Patrick Powers, chairman of the building committee. The building will be constructed of brick and stone and will be fireproof. The plans call for a structure four stories in height, with ground dimensions of approximately 60x100 feet, to contain a grill room, bowling alleys, billiard room, lodge rooms, and a limited number of bedrooms. The cost is placed at \$100,000. Estimates will shortly be called for construction under a general contract.

Million Dollar Apartment.

The preliminary plans and specifications are being prepared for the erection of a million dollar apartment project in Buffalo, N. Y. James Walker, 77 Builders' Exchange, Buffalo, is the architect for this operation, which will be six stories in height, fireproof throughout and with dimensions of approximately 250x150 feet. The exact location of this structure and the name of the owners will be announced in a later issue along with additional details of construction. Construction will probably not be started for some time.

New Y. M. C. A. for Bayonne, N. J.

Shattuck & Hussey, architects, 19 La Salle street, Chicago, Ill., are preparing the preliminary plans for a new Young Men's Christian Association building to be erected in Bayonne, N. J., on a site to be selected. This structure will be constructed of brick and stone, semi-fireproof and will be three stories in height. The ground dimensions will be approximately 200x94 feet. The cost is estimated to be in the neighborhood of \$250,000.

Rebuild Lakewood Club.

Tentative plans have been started for rebuilding the Lakewood Club, on Main street, Lakewood, N. J., that was recently destroyed by fire. Up to the present time no definite arrangements for this project have been consummated and no architect has been decided upon. The work of reconstruction will be under the direction of a building committee to be formed. Col. Charles N. Lindley, 115 Broadway, Manhattan, is the secretary of the organization.

Proposed Harlem Y. W. C. A.

Revised plans have been completed by Louis E. Jallade, architect, 37 Liberty street, and estimates on general contract will soon be requested for the construction of a projected new building for the Young Women's Christian Association. This structure will occupy the southeast corner of Lenox avenue and 124th street. The plans call for a building eight stories in height, with ground dimensions of approximately 150x85 feet to cost about \$300,000. The facades will be of brick, limestone and stucco. The old buildings on the site have already been demolished and it is expected that construction will be started as soon as a contract can be awarded.

Eleventh Avenue Factory.

Maynicke & Franke, architects, 25 East 26th street, have completed preliminary plans and are taking approximate estimates for an eight-story and basement factory to occupy an entire block front on Eleventh avenue. This structure will be constructed of reinforced concrete with front of brick veneer. The cost will be in the neighborhood of \$2,500,000. The exact location, name of owner and further details of construction will be announced in a subsequent issue.

PERSONAL AND TRADE NOTES.

John J. Lawlor, architect, has recently moved his offices from 360 West 23d street to 207 West 34th street. Telephone, 1899 Greeley.

C. G. Young is now connected with Ford, Bacon & Davis, engineers, 115 Broadway, New York City, and has discontinued his offices at 14 Wall street.

N. B. Payne has opened an office in the Havemeyer Building, 25 Church street, New York, as an electric crane specialist. He was formerly associated with Manning, Maxwell & Moore, Inc.

Davis H. Tuck, until recently assistant physician for the United States Public Health Service, has resigned to accept the position of commercial engineer for industrial and street lighting with the Holophane Glass Company, New York City.

Royal A. Meeker, of Plainfield, N. J., has resigned as highway engineer of the State of New Jersey. William G. Thompson, who was associated with Major-General George W. Goethals in the building of the Panama Canal, has been named by the latter to succeed Mr. Meeker.

A. E. Hansen and W. S. Coulter have terminated their partnership, except for the conclusion of certain engineering works. Mr. Hansen will continue in the practice of hydraulic and sanitary engineering at the office heretofore occupied by Hansen & Coulter, at 2 Rec- tor street.

Spencer Turbine Cleaner Co., Hartford, Conn., has received the order for the vacuum cleaner installation in the Hotel Commonwealth, New York, which is to be one of the largest hotels in the world. The system will consist of a central plant in the basement, with piping extensions to several hundred stations.

B. F. Affleck, Chicago, was re-elected president of the Portland Cement Association at its recent annual meeting in New York. Mr. Affleck is president of the Universal Portland Cement Co. F. W. Kelley, president of the Helderberg Cement Co., Albany, N. Y., was elected first vice-president, and Richard Hardy, president of the Dixie Portland Cement Co., Chattanooga, second vice-president. G. S. Brown, president of the Alpha Portland Cement Co., Easton, Penn., was elected treasurer.

S. Frank Butler, district engineer of the Portland Cement Association at New York, recently resigned to become district contract manager of the Turner Construction Co., of New York. He will be in charge of the New England district, with headquarters in Boston. Mr. Butler was graduated from Swarthmore College in 1908 and was in general construction work before going to the Portland Cement Association four years ago. He was district engineer in New York for a year and a half.

Parker Supply Co., manufacturer of the Parker line of steel sheet-metal screws, expansion bolts, sash chains and damper quadrants, has been completely reorganized and is now backed by a \$3,000,000 international concern. Much new machinery has been installed in its plant at 785 East 135th street, doubling the company's output. H. Rosenberg, well-known as an inventor, remains as president of the company.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids to close January 7, on the superstructure of the 3 to 6-sty reinforced concrete power plant, 58x107, at the Naval Hospital, from plans by the American Institute of Architects, C. Grant LaFarge, 101 Park av, Manhattan. Cost, \$100,000.

VARIOUS LOCATIONS—Hon. Newton Baker, Secy., War Dept., State, War & Navy Bldg, Col. Hoffer, Ordnance Dept., 800 Virginia av, N.W., Washington, D. C., and Gen. I. W. Littell, Quartermaster's Dept, 15th and M sts, NW, Washington, D. C., owner, contemplates erecting steel, concrete and brick manufacturing plants, from privately prepared plans. Cost, \$9,000,000.

OWEGO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close January 14, for a 1-sty brick and stone trim post office bldg, in Lake st, near Front st, for the U. S. Government, Hon. W. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Cost, \$75,000.

NO ARCHITECTS SELECTED.

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

LONG BEACH, L. I.—J. C. Hammond, Hotel Nassau, Long Beach, L. I., owner, contemplates rebuilding the 4 or 5-sty hollow tile and stucco apartment house, about 40x135, for which no architect has been selected.

BUFFALO, N. Y.—City of Buffalo, Park Dept., John F. Malone, Comr. of Buildings, Municipal Bldg, Buffalo, owner, contemplates erecting a 2 or 3-sty brick steel and stone school (No. 8), for which no architect or site has been selected. Details will be available later.

GLOVERSVILLE, N. Y.—Finocan Brothers, 43 West Fulton st, Gloversville, owner, contemplates rebuilding the storehouse in West Fulton st, for which no architect has been retained.

BROOKLYN, N. Y.—Thomas J. Carrier, 1190 Fulton st, Bklyn, owner, is receiving competitive sketches for a 3-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st, for which no architect has been retained. Cost, \$10,000.

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

CITY ISLAND, N. Y.—Kyle & Purdy Shipbuilding Co., Fordham st, City Island, owner, is taking bids on the general contract for a 3-sty concrete and steel or steel and hollow tile plant, 60x180, and a 1-sty boiler house, 30x50, in Fordham st, from plans by Robert Kaplan, architect and engineer.

LONG ISLAND CITY.—Astoria Consumer Ice Co., Henry Burkhardt, pres, care Glendale Consumer Ice Co., Proctor st and the Long Island Railroad, Glendale, L. I., owner, is taking bids on the general contract to close December 31, for a 1 and 2-sty brick ice plant, 200x85, Bay 16th and 17th avs, 314 ft west of Flushing av, from plans by Albert P. Thielemann, 1384 Hancock st, Bklyn, architect. Cost, \$50,000.

DWELLINGS.

NORTH ARLINGTON, N. J.—Daniel Rentschler, Union pl, North Arlington, N. J., owner, is taking bids on the general contract for twenty 1½-sty brick dwellings, 24x26 and 24x36 ft each, from plans by J. B. Warren, 31 Clinton st, Newark, architect. Cost, from \$3,000 to \$3,500.

WOODCLIFFE, N. J.—Samuel Rubine, 67 Claremont av, and Boulevard, Jersey City, N. J., owner, is taking bids on separate contracts for two 2-sty brick dwellings and stores, 35x45 ft each, at the northeast cor of Broadway and 28th st, from plans by Nathan Welitoff, 76 Montgomery st, Jersey City, architect. Total cost, \$12,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—Cross & Cross, 19 East 47th st, Manhattan, architects, are taking bids on the general contract, to close January 4, for a club house and links, to accommodate 400 members, with dining room, grill, locker and meeting rooms, for the Lido Corporation, c/o Rudolph Hecht, 34 Pine st, Manhattan, owner.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—City of New York, Kings County Hospital, Dept. of Public Charities, John A. Kingsbury, comr, Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 10:30 a. m. December 31, for a 4-sty addition to the 4-sty brick and stone nurses' home at Clarkson st and Albany av, from plans by Frank J. Helmle, 190 Montague st, Bklyn, architect. Cost, \$75,000.

HOTELS.

MANHATTAN—Buchman & Kahn, 30 East 42d st, architects, are taking bids on the general contract, to close January 5, for alterations to the brick Hotel Patterson, at 58 West 47th st, for the 47th St. Realty Co., A. J. Patterson, in charge, 58 West 47th st, owner.

STABLES AND GARAGES.

MANHATTAN.—Abe Morris, on premises, owner, is taking bids on the general contract for alterations to the 3-sty brick garage, 60x94, at 154-8 West 127th st, from plans by Louis Sheinart, 194 Bowery, Manhattan, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Edward A. Klein, 32 Nassau st, architect, is taking bids on the general contract for alterations to the store bldg at 326-330 Broadway, for the Tower Mfg. & Novelty Co., 326 Broadway, owner.

THEATRES.

JERSEY CITY, N. J.—Casino Realty Co., 117 Oak st, Jersey City, owner, is taking bids on separate contracts for a 2-sty brick moving picture theatre and offices, 57x159, in the north side of Montgomery st, near Bergen av, from plans by Christopher H. Ziegler, 75 Montgomery st, Jersey City, architect.

MISCELLANEOUS.

SKILLMAN, N. J.—Philadelphia & Reading Railroad Co., A. T. Dize, pres., Reading Terminal, Philadelphia, Pa., owner, is

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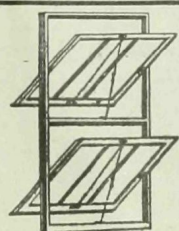
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taking bids on the general contract for a brick power house and signal tower, from plans by Samuel T. Wagner, engineer. Cost, \$30,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
LEXINGTON AV.—Homer A. Reid, 345 5th av, completed plans for alterations of the two 4-sty brick dwellings, 32x50, into apartments and stores, at 1225-7 Lexington av, for Mrs. Annie T. L. Atterbury. Barand av, New Rochelle, N. Y., owner. Cost, \$8,000.

50TH ST.—Benjamin H. & Charles N. Whinston, 509 Willis av, completed plans for alterations to the 5-sty brick bachelor apartments and studios, 21x55, at 17 West 50th st, for the Columbia University, Nicholas Murray Butler, pres., 116th st. and Broadway, owner of land, and Mendel Gresberger, owner of bldg. Cost, \$9,500.

DWELLINGS.

72D ST.—Harry Allen Jacobs, 320 5th av, has plans in progress for alterations to the 4-sty brick dwelling, 25x60, at 16 East 72d st, for Edmund L. Baylies, 54 Wall st, owner. Cost, \$10,000.

72D ST.—C. B. Brun, 405 Lexington av, completed plans for alterations to the 4-sty brick dwelling, 25x60, at 265 West 72d st, for Mrs. Marion K. Clark, 230 5th av, owner. Cost, \$15,000.

MUNICIPAL.

26TH ST.—N. Lewis, Municipal Bldg. engineer, will draw plans for a sewer in East 26th st, from Madison av to East River; from East 25th st to East 31st st, and East 23d st intersection of Madison av, for the City of New York, Marcus M. Marks, Pres., Borough of Manhattan, Municipal Bldg, owner. Project has been approved by the Board of Estimate and bids will be advertised about January 11. Cost, \$400,000.

STABLES AND GARAGES.

VAN DAM ST.—Peter J. McKeon, 217 Broadway, completed plans for the alteration of the 4-sty brick stable, 23x70, at 22 Van Dam st, into a garage, for Algostus D. Juilliard, 70 Worth st, owner. Cost, \$25,000.

BROADWAY.—Harde & Hasselman, 56 West 45th st, completed plans for a 1-sty brick garage, 100x100, on the west side of Broadway, 81 ft south of 186th st, for Herbert S. Harde, 56 West 45th st, owner. Cost, \$20,000.

BLACKWELLS ISLAND.—City of New York, Dept. of Corrections, Burdette G. Lewis, Comr., Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 11 a. m., January 4, for alterations to the 3-sty brick industrial bldg, 292x135, on Blackwells Island, opp east side 67th st, from plans by Charles B. Meyers, 1 Union sq, Manhattan, architect. Cost, \$50,000.

AMSTERDAM AV.—Louis A. Sheinart, 192 Bowery, has plans in progress for alterations to the brick garage, at 1351 Amsterdam av. Joseph Breen, 3251 Broadway, is the lessee. Owner's name will be announced later. Cost, \$6,000.

MANHATTAN—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 2-sty brick and stone public garage, 50x100. Exact location will be announced later, and owner's name is withheld. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

57TH ST.—Mrs. Bertha F. Achelis, 9 East 57th st, owner, contemplates the addition and remodeling of the 4-sty brick and stone business bldg, 28x100, at 9 East 57th st, into a business bldg. Harry Collins, Inc., 29 West 38th st, is the lessee, and Cross & Cross, 681 5th av, will probably be selected architects for this project. Cost, \$10,000.

57TH ST.—Gross & Kleinberger, 75 Bible House, completed plans for alterations to the 4-sty brick store and office bldg, 21x60, at 153 West 57th st, for John Aspengren, Bible House, owner. Cost, \$12,000.

102D ST.—Manie Marks, care Nathan Marks, 202 East 103d st, owner, contemplates making fire repairs to the 4-sty brick and stone loft bldg, 35x100, at 202-4 East 102d st, from privately prepared plans. Cost, \$10,000.

BROOME ST.—George J. Casazza, 1133 Broadway, will draw plans for the alteration of the 3-sty brick dwelling, 32x85, at 537 Broome st, into a loft bldg, for Thomas Blake, 72 10th av, owner. Cost, \$12,000.

BROADWAY.—Peter J. McKeon, 217 Broadway, has plans in progress for al-

terations to the 16-sty brick store and office bldg, 50x110, at 302-4 Broadway, for Vincent Astor, 23 West 26th st, owner. Cost, \$5,000.

THEATRES.

42D ST.—P. R. Pereira and Eugene De Rosa, 150 Nassau st, are preparing plans for a 2 and 4-sty brick and terra cotta theatre, store and office bldg, 66x100 and 105x100, at 215-223 West 42d st, and 228-234 West 43d st, for Sol. Bloom, 1476 Broadway, owner of bldg and lessee of ground, and the Selwyn Co., 1451 Broadway, lessee of theatres. Cost, \$225,000.

1ST AV.—Samuel Levingson, 101 West 42d st, has plans in progress for alterations to the brick moving picture theatre at 1556 1st av, for the Wygoda Realty Co., owner. Cost, \$2,500.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
NELSON AV.—J. M. Felson, 1133 Broadway, completed plans for a 5-sty brick tenement and stores, 97x100, at the southwest cor of Nelson and Bosobel avs, for the S. J. Duffy Realty Co., 180 West End av, Manhattan, owner and builder. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

CITY ISLAND—Robert Kaplan, architect and engineer, c/o owner, has plans in progress for a 3-sty concrete and steel or steel and hollow tile plant, 60x180, and a 1-sty boiler house, 30x50, on King av, for the Kyle & Purdy Ship Bldg Co., 282 King av, City Island, owner.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, completed plans for a 2-sty brick, stone and reinforced concrete storage bldg, 179x100, on the east side of Harlem River ter, 586 ft south of Fordham road, for John H. Beekman, 2295 University av, owner. Cost, \$30,000.

EAGLE AV.—Friedmann, Robertson & Keeler, 90 West st, completed plans for alterations to the 4-sty brick storage and pump house, on the west side of Eagle av, 75 ft north of 156th st, for the Ebling Brewing Co., 768 St. Ann's av, owner. Cost, \$12,000.

STABLES AND GARAGES.

FOREST AV.—John De Hart, 1039 Fox st, completed plans for a 1-sty brick garage, 30x270, on the east side of Forest av, 237 ft south of 165th st, for S. B. Steinmetz, 937 Fox st, owner. Project is now before Court of Appeals. Cost, \$12,000.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, completed plans for three 1-sty brick and stone garages, 125x100, on the east side of Harlem River ter, 193 ft south of Fordham road, for John H. Beekman, 2295 University av, owner. Cost, \$36,000.

STORES, OFFICES AND LOFTS.

144TH ST.—Plans have been completed privately for an addition to the 2-sty brick loft bldg, 25x95, at 213 East 144th st, Cauldwell-Wingate Co., 381 4th av, has the general contract. Cost, \$7,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
CONEY ISLAND AV.—W. J. Conway, 400 Union st, completed plans for a 3-sty brick tenement, 30x64, on the east side of Coney Island av, 585 ft south of Slocum pl, for R. P. Sherlock, 378 3d st, owner, in charge. Cost, \$8,000.

CHURCHES.

HOWARD AV.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick synagogue, 25x54, on the west side of Howard av, 112 ft north of Dumont av, for Rev. Samuel Rabinowitz, 776 Howard av, Brooklyn, owner and builder. Cost, \$10,000.

DWELLINGS.

EAST 88TH ST.—Max Hirsch, 215 Montague st, completed plans for a 2-sty brick dwelling, 20x52, at the northeast cor of East 88th st and Glenwood road, for A. Paradise, 8806 Glenwood rd, owner, in charge. Cost, \$3,500.

CONEY ISLAND.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2½-sty frame and stucco dwelling, 28x40, for Charles M. Martino, 2911 West 30th st, owner and builder. Exact location will be announced later. Cost, \$12,000.

CONEY ISLAND.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2½-sty frame and stucco dwelling, 28x40, for William Fox, 2915 West 35th st, owner and builder. Exact location will be announced later. Cost, \$12,000.

31ST ST.—H. J. Nurick, 892 Broadway, Bklyn, completed plans for alterations and addition to the two 3-sty frame dwell-

ings, 20x55, at the southwest cor of 31st st and Railroad av, for A. Feinberg, on premises, owner and builder. Consists of a 1-sty addition and general interior alterations. Cost, \$3,000.

WEST END AV.—Kallich & Lubroth, 1819 85th st, have plans in progress for ten 2½-sty brick dwellings, 16x40, on the west side of West End av, 420 ft north of Hampton av, for Jacob Sommers, 63 West End av, owner and builder. Cost, \$45,000.

47TH ST.—S. Millman, 1780 Pitkin av, completed plans for three 2-sty frame dwellings, 18x50, in the south side of 47th st, 330 ft east of 16th av, for the Robrag Bldg Corp., 1323 46th st, owner and builder. Cost, \$19,500.

FLUSHING AV.—C. P. Cannella, 1163 Herkimer st, completed plans for a 3-sty brick dwelling and store, 25x40, at the southwest cor of Flushing av and North Oxford st, for Maris Giancontieri, 30 Flushing av, owner. Cost, \$5,000.

12TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2-sty brick dwelling, 20x55, in the west side of 12th st, 294 ft south of Av R, for Mrs. Sadie Mayerson, 1945 17th st, owner and builder. Cost, \$11,000.

MERMAID AV.—George H. Sues, 2960 West 29th st, has plans in progress for eighteen 2-sty brick dwellings, 13x33, at the northeast cor of Mermaid av and West 37th st, Coney Island, Bklyn, for Lewetta and A. Garnise, Mermaid av and West 37th st, owners and builders. Total cost, \$36,000.

FACTORIES AND WAREHOUSES.

NORTH 12TH ST.—Genevie A. Moran, 189 Patchen av, owner, has had plans completed privately for a 2-sty brick factory, 100x100, in the south side of North 12th st, 150 ft east of Berry st. W. & J. Moran, Inc., 189 Patchen av, have the general contract. Cost, \$20,000.

STABLES AND GARAGES.

ROGERS AV.—William Parker, 25 McDonough st, completed plans for a 1-sty hollow tile public garage, 55x100, on the east side of Rogers av, 125 ft south of Sterling pl, for Cornelius A. Haggerty, 683 Park pl, owner and builder. Cost, \$12,000.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and store, 77x130, on the north side of De Kalb av, 53 ft west of Bushwick av, for Thomas A. Clark Co., 122 Livingston st, owner and builder. Cost, \$35,000.

PACIFIC ST.—Laspia & Salvati, 525 Grand st, have plans in progress for a 1-sty brick garage, 25x107, in the south side of Pacific st, 140 ft east of Troy av, for Antonetta Simonelli, 28 Conselyea st, Bklyn, owner and builder. Cost, \$6,000.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 1-sty brick and stone public garage, 210 x100, in North 1st st, 55 ft east of Driggs av, for the Lurwall Realty Co., 46 Graham av, owner. Cost, \$50,000.

MAUJER ST.—Shampan & Shampan, 772 Broadway, have revised plans in progress for the alteration of the 2-sty brick stable, 25x100, at 41 Maujer st, into a garage, for Benjamin Danksy, 43 Maujer st, owner and builder. Cost, \$20,000.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 2-sty brick and stone public garage, 13,000 sq. ft., for which owner's name is withheld. Exact location will be announced later. Cost, \$50,000.

VERNON AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for the alteration of the 2-sty brick garage, 30x100, at 80 Vernon av. Owner's name withheld. Cost, \$13,000.

MARION ST.—M. Zipkes, 405 Lexington av, Manhattan, has about completed plans for an extension to the 2-sty brick garage, 75x100, in the north side of Marion st, 150 ft west of Howard av, for Hyman Davidson, 28 Devine st, owner. Cost, \$35,000.

TAYLOR ST.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for a 1-sty brick public garage, 100x106, in the south side of Taylor st, 104 ft east of Kent av, for the S. H. C. Construction Co., 191 South 9th st, owner and builder. Cost, \$2,500.

BEDFORD AV.—Henry Holder, Jr., 212 Franklin av, completed plans for a 1-sty brick garage, 21x68, on the west side of Bedford av, 127 ft north of Willoughby av,

for Henry W. Kimble, on premises, owner. Cost, \$4,000.

EVERGREEN AV.—L. Allmendinger, 20 Palmetto st, completed plans for alterations to the 2-sty garage, at the northeast cor of Evergreen av and Grove st, for Tillie Kuritsky, 403 Evergreen av, owner and builder. Cost, \$2,000.

McKIBBEN ST.—Henry J. Nurick, 892 Broadway, Bklyn, completed plans for a 2-sty brick garage, 44x100, in the south side of McKibben st, 55 ft west of Leonard st, for Jacob Kapetowsky, 58 Moore st, owner. Cost, \$12,000.

THEATRES.

ST. JOHNS PL.—Shampan & Shampan, 772 Broadway, Brooklyn, have revised plans in progress for a 1-sty brick open air moving picture theatre and stores in the south side of St. Johns pl, 139 ft east of Schenectady av, for Adolph J. Stockhammer, 853 Eastern Parkway, owner and builder. Cost, \$15,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY—Edward Hahn, Bridge Plaza, L. I. City, completed plans for two 5-sty brick tenements, 37x91 and 37x88, at the southeast cor of Paynter av and Academy st, and in the east side of Academy st, 37 ft south of Paynter av, for John M. Phillips, 4th st, L. I. City, owner and builder. Total cost, \$90,000.

DWELLINGS.

EDGEMERE, L. I.—Charles Meyers, Edgemere, owner, has had plans completed privately for eight 1-sty frame dwellings, 16x30, in the east side of Beach 55th st, 275 ft south of the Boulevard. Cost, \$6,500.

FLUSHING, L. I.—Charles W. Ross, 347 Benedict av, Woodhaven, L. I., completed plans for a 2½-sty frame dwelling, 20x38, on the east side of Hillcrest av, 28 ft north of Jessup st, for Gustave Hill, on premises, owner, in charge. Cost, \$4,500.

FAR ROCKAWAY, L. I.—Albert H. Bogart, Far Rockaway, L. I., completed plans for the alteration of the stable on the south side of Clark av, 200 ft east of Atlantic av, into a boarding house, for the William J. Morris Estate, Bayview av, Far Rockaway, owner, in charge. Cost, \$6,000.

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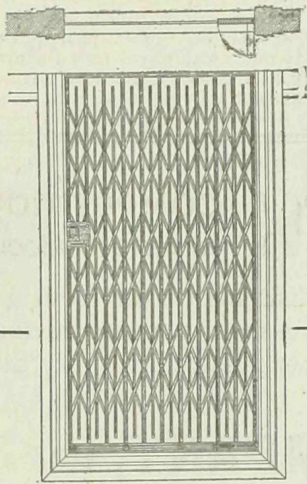
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FACTORIES AND WAREHOUSES.

BLISSVILLE, L. I.—American Agricultural Chemical Co., on premises, and 2 Rector st, Manhattan, owner, has had plans completed privately for interior alterations to the fertilizing storage bldg, at the Long Island Railroad and Newtown Creek. Cost, \$3,000.

LONG ISLAND CITY.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick and terra cotta factory, 50x95, at Honeywell st and Skillman av, for the Akron Tire Co., Honeywell st and Skillman av, L. I. City, owner. Cost, \$12,000.

STABLES AND GARAGES.

KEW, L. I.—Walter McQuade, 101 Park av, Manhattan, completed plans for a 1½-sty frame garage, 31x23, on the south side of Onslow pl, 184 ft east of Beverly road, for Charles H. Nolte, on premises, owner, in charge. Cost, \$3,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle av, Ridgewood, completed plans for interior alterations and extension to the garage, in the north side of Cornelia st, 90 ft west of Anthon av, for Robert C. Weissmantel, 2311 Cornelia st, Ridgewood, owner. Consists of a 2-sty brick extension. Cost, \$25,000.

MISCELLANEOUS.

UNION COURSE, L. I.—Edgar P. Reynolds, 411 East 91st st, Manhattan, completed plans for a 2-sty brick extension, 50 x25, to the water tower, at the northeast cor of Snediker av and Rockaway Pkway, for Max B. Kaesche, 240 Water st, Manhattan, owner. Fountain & Choate, 110 East 23d st, Manhattan, have the general contract. Cost, \$6,500.

Westchester.

DWELLINGS.

MT. KISCO, N. Y.—Harding & Seaver, 7 North st, Pittsfield, Mass., are preparing sketches for alterations and addition to the dwelling for Dr. Rufus Cole, 960 Park av, Manhattan, owner. Charles Downing Lay, 15 East 40th st, Manhattan, is the landscape architect. Consists of two wings, one, 125x36, and service wing; also includes a frame garage for six cars and two frame cottages for employees. Cost, \$40,000 to \$50,000.

MT. VERNON, N. Y.—Moore & Landsiedel, 3d av and 148th st, Manhattan, completed plans for four 2½-sty frame and stucco dwellings in the east side of South 6th st, 50 ft north of 8th st, and at the northeast cor of West 8th st and South 6th av, for the South Side Construction Co., on premises, owner and builder. Total cost, \$70,000.

MAMARONECK, N. Y.—Alexander Morrison, Lorraine st, Mamaroneck, owner, is having plans prepared privately for a 2-sty frame and shingle dwelling, 32x38, and contemplates erection of another residence, at Hillside and Briarcliff roads.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—George Starin Cowles, c/o Harrigan Coal Co., 4 Main st, Yonkers, has plans in progress for a 2-sty reinforced concrete plant, 200x375, at 789 Warburton av, for the Associated Pharmacists, Inc., 93 Nassau st, Manhattan, owner. Cost, \$400,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PATERSON, N. J.—Elliott Coe, Romaine Bldg, Paterson, has revised plans in progress for two 1 and 3-sty brick and hollow tile and stucco apartments, 75x75 and 58x87, at 32-36 Front st, for William J. Wallace, owner.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 4-sty brick and stone apartment, 29x87, at the northwest cor of Alpine st and Hillside av, for Prager & Miller, 464 Hawthorne av, Newark, owners and builders. Cost, \$35,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 4-sty brick and stone flat and store, 25x82, at 115 Prince st, for Henry Nerenberg, 139 Prince st, Newark, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment, 75x118, at 643-647 Bergen av, for the Filmore Construction Co., 500 Hudson av, West New York, N. J., owner and builder. Cost, \$85,000.

DWELLINGS.

CRANFORD, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and stucco dwelling, 28x34, for S. R. Droscher, 362 Lincoln av, Cranford, N. J., owner and builder. Cost, \$4,000.

CHURCHES.

ASBURY PARK, N. J.—Lucian E. Smith and Harry E. Warren, 2 West 47th st, Manhattan, have plans nearing completion for rebuilding the brick and stone church, 70x190, at the northeast cor of Grand and 1st avs, for the First Methodist Episcopal Church of Asbury Park, Rev Dr. L. K. Willman, pastor, southeast cor Grand and 2d avs, Asbury Park, N. J., owner. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—F. H. Ogden Co., Union Bldg, Newark, architect and engineer, completed plans for the erection of one additional story to the 2-sty brick storage bldg, 25x105, in Backus st, through to Ferdon st, for the Northern Feather Works & Produce Co., 377 Broadway, Manhattan, owner. H. W. Franklin, 110 Fort Green pl, Bklyn, has the general contract. Cost, \$6,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Louis Sonntag, school architect, and George W. Knight, school engineer, both of City Hall, Newark, N. J., completed plans for fireproofing the boiler rooms in the South 10th st and Central av Public Schols, for the Board of Education of the City of Newark, City Hall, Newark, owner.

STABLES AND GARAGES.

BAYONNE, N. J.—H. D. Best Co., 52 Vanderbilt av, Manhattan (also the general contractors for this project), have plans in progress for a 1-sty reinforced concrete skeleton with brick veneer walls garage, 48x60, at Constable Hook, for the Standard Oil Co of New Jersey, Henry C. Fogler, pres., 26 Broadway, Manhattan, and Constable Hook, Bayonne, owner.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, completed plans for the alteration of the 1-sty brick shop, 53x88, at the southeast cor of Norfolk st and Sussex av, into a garage, for Edward Freeland, 193 Garside st, Newark, and W. Abrams, 161 Park av, Newark, owners. Consists of removing present 2d sty and making alterations to 1st sty. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Pasch & Prochazka, 1 Madison av, Manhattan, will draw plans for alterations to the 4-sty brick loft bldg, 100x50, at the southwest cor of Passaic av and Mott st, for clients of Feist & Feist, Inc., 738 Broad st, Newark, and the Universal Compound Co. of New York, 428 West 25th st, Manhattan, lessee.

MISCELLANEOUS.

JAMESBURY, N. J.—F. H. Bent, State House, Trenton, N. J., will draw plans for a heating plant for the New Jersey State Home for Boys, c/o C. H. Edmonds, on premises, owner. Cost, \$5,000.

PLAINFIELD, N. J.—Harris & Richards, Drexel Bldg, Philadelphia, Pa., completed plans for a 1-sty brick forge shop, 60x197, in 2d st, for the Niles Bement Pond Co., 111 Broadway, Manhattan, owner. H. E. Baton, 1713 Sansom st, Philadelphia, Pa., has the steel contract.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, Poughkeepsie, N. Y., has plans in progress for alterations and addition to the 4-sty brick apartment, 25x25, at 1 Eastman Terrace, for J. Costaldo, on premises, owner. Cost, \$4,000.

IRVINGTON, N. J.—Charles L. Steinbrenner, 31 Clinton st, Newark, has plans in progress for a 4-sty brick apartment and two stores, 43x75, at 1078-1080 Springfield av, for Frank Wiegand, 1082 Springfield av, Irvington, N. J., owner. Cost, \$30,000.

DWELLINGS.

BUFFALO, N. Y.—A. O. White Realty Corp., Lewis Diebold, in charge, 1184 Hertel av, Buffalo, N. Y., owner, contemplates erecting 75 2½-sty frame dwellings, 22x30, on Homer av, from privately prepared plans. Cost, \$4,000.

STAMFORD, CONN.—Henry Marvin, Main st, Stamford, has plans in progress for a 2-sty brick and wood dwelling, at Shipman Point, for Antonio Bocuzzi, 898 Alden st, Stamford, owner and builder.

DARIEN, CONN.—A. Nettleton Paddock, 59 Seaview av, South Norwalk, Conn., has plans in progress for alterations to the wood and stucco dwelling, to cost from \$8,000 to \$10,000.

BINGHAMTON, N. Y.—Tiffany & Conrad, Phelps Bldg, Binghamton, have plans in progress for a 2-sty brick dwelling, 32 x40, on Riverside dr. The Parsons Construction Co., Security Bldg., Binghamton, N. Y., has the general contract. Cost, \$18,000.

NEWBURGH, N. Y.—Frank Estabrook, 75 2d st, Newburgh, is preparing sketches for two 2½-sty frame and shingle dwellings, 30x25. Details are undecided and owner's name will be announced later. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

PAWLING, N. Y.—L. H. Austin, 40 Wall st, Manhattan, completed plans for an addition to the brick factory for the Troco Nut Butter Co., 30 East 42d st, Manhattan, and Milwaukee, Wis., owner. John M. Voss, 15 Warburton av, Yonkers, N. Y., has the general contract. Cost, \$3,500.

SKANEATELES FALLS, N. Y.—W. W. Taber, Gurney Bldg, Syracuse, N. Y., has plans in progress for an addition to the mill for the Waterbury Felt Co., Mr. De Witt in charge, Skaneateles Falls, owner. Consists of a 2-sty frame and siding addition, 40x30, to be used as factory and carpenter shop. Cost from \$15,000 to \$20,000.

HOSPITALS AND ASYLUMS.

AUBURN, N. Y.—S. S. Hillger, 9 Seward Block, Auburn, has plans in progress for a 4-sty brick and steel hospital, 190x70, including two wings, 4 stys, 48x36 ft each, and a chapel, 25x60, in West End st, near Cornell st, for the Sisters of St. Francis, Mother Margaret, Provincial, care St. Anthony's Academy, Court st, Syracuse, and Rev. Father William Payne, interested, 15 Clark st, Auburn, owners.

SCHOOLS AND COLLEGES.

BUFFALO, N. Y.—Howard L. Beck, Municipal Bldg, Buffalo, has plans in progress for a brick, steel and concrete school (District No. 1), in Front st, for the City of Buffalo, Dept. of Bldgs, John F. Malone, Comr., Municipal Bldg, Buffalo, owner. Will contain probably 16 or 20 rooms. Cost, \$250,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—George Hall, 79 Pooley pl, Buffalo, completed plans for a 2-sty brick store and office bldg, 211x60, at 1487-1509 Hertel av, for Henry M. Nagler, 10 Palos pl, Buffalo, owner. Cost, \$30,000.

THEATRES.

KINGSTON, N. Y.—William E. Lehman, 78 Broad st, Newark, and Girard W. Betz, 61 John st, Kingston, N. Y., associate architects, have plans nearing completion for a 1-sty moving picture theatre, 80x120, and 40 ft high, in Wall st, east of North Front st, for a syndicate, Samuel Bernstein, 173 Pearl st, and Aaron Cohen, 225 Hurley av, both of Kingston, interested. Cost, \$60,000.

MISCELLANEOUS.

OLEAN, N. Y.—The City of Olean, Foster Studholme, Mayor, Francis J. Considine, City Clerk, Olean, contemplate erecting a sewerage disposal plant. Details will be available later.

CONTRACTS AWARDED.

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

FACTORIES AND WAREHOUSES.

MANHATTAN.—Blome Sinek Co., 120 Broadway, has the general contract for a 7-sty brick and steel cold storage warehouse, 98x120, at 602-606 West 40th st, for the New York Butchers' Dressed Meat Co., foot of West 41st st, owner, from plans by Mortensen & Co., 405 Lexington av, architects, and Adolph C. Koenig, 405 Lexington av, mechanical engineer.

ROCHESTER, N. Y.—Austin Co., 14230 Euclid av, Cleveland, O., has the general contract for an addition to the 2-sty factory, 200x160, in Probert st, near East av.

for the Selden Motor Vehicle Co., Probert st near East av, Rochester, owner, from privately prepared plans. Cost, \$100,000.

JERSEY CITY, N. J.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 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, from plans by Charles H. Higgins, 165 Broadway, Manhattan, architect. Cost, \$10,000.

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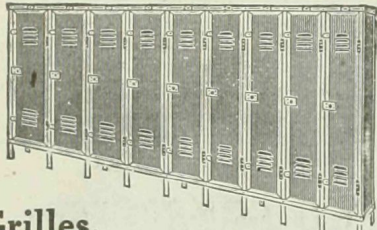
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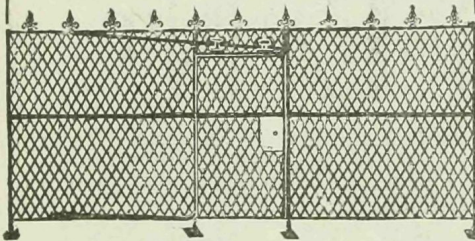
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HALLS AND CLUBS.

SPRINGDALE, CONN.—A. A. Scofield, Stamford, Conn., has the general contract for alterations to the 2-story frame and stone club house, for the Woodway Golf & Country Club, Springdale, owner, from plans by Paul R. Allen, 35 West 57th st, Manhattan, architect. Cost, \$15,000.

MUNICIPAL.

MANHATTAN.—A. Winternitz, 103 Park av, has the general contract for a 1-story brick reception bldg, waiting room, office bldg and kitchen, 25x50, at the North Side Wharf, on Randall's Island, opposite 125th st, for the City of New York, Dept. of Public Charities, John A. Kingsbury, Comr., Municipal Bldg, owner, from plans by Donn Barber, 101 Park av, architect.

MANHATTAN.—L. Langer, 700 Trinity pl, has the general contract for an addition to the 3-story brick Court House (Jefferson Market Court) in West 10th st, bet. 6th and Greenwich avs, for the City of New York, Dept. of Corrections, Budgete G. Lewis, comr., Municipal Bldg, owner, from plans by Charles B. Meyers, 1 Union sq, architect. The heating contract has been awarded to William J. O'vany, 117 Christopher st. Cost, \$30,000.

SCHOOLS AND COLLEGES.

DUMONT, N. J.—Ferber Construction Co., Johnson av, Hackensack, N. J., has the general contract for alterations and addition to the 2-story brick school, 35x100, for the Board of Education of Dumont, W. Casey, District Clerk, Dumont, N. J., owner, from plans by Ernest Staley, Ransade Park, N. J., architect. Addition will contain five classrooms. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN.—James C. Mack & Co., 30 East 42d st, has the general contract for alterations to the 3-story brick public garage, 55x102, at 350-360 West Broadway, and 57-55 Thompson st, for Leo and Fred Dour, 365 Canal st, owners, from plans by J. Owen Whitehack, 201 West 16th st, architect. Cost, \$25,000.

BROOKLYN, N. Y.—Metropolitan Masonry Co., 501 West 145th st, Manhattan, has the general contract for a 1-story brick garage, 12x150, in the north side of Rutledge st, 109 ft west of Broadway, for Barney Weller and Barney Potter, 320 Rutledge st, owners, from plans by Louis A. Sneath, 132 Bowery, Manhattan, architect. Cost, \$20,000.

MANHATTAN.—Nathan Cohn, 1626 Madison av, has the general contract for the alteration of the 2-story brick stable, 98x130, 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, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$15,000.

MANHATTAN.—Thomas J. Fanning, 1312 Boulevard, West Hoboken, N. J., has the general contract for a 1-story brick public garage, 92x170, at the southeast cor of Av B and East 20th st, for the Estate of Andrew Brookman, owner, from plans by Axel S. Hedman, 371 Fulton st, Bklyn, architect. Cost, \$23,000.

PELHAM MANOR, N. Y.—Tucker & Hasbrook, 29 Broadway, Manhattan, have the general contract for a 2-story brick garage, 38x24, for W. B. Trowbridge, Pelham Manor, owner, from plans by John H. Pettit, 103 Park av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Frank Hansel, White Bldg, Buffalo, has the general contract for four 2-story brick and tile stores and offices, 70x107, for the Laughlin Building Co., owner, from plans by Lewis & Hill, 335 Brisbane Bldg, Buffalo, architects. Cost, \$35,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—Wright & Kowalski, 667 Grove st, Jersey City, have the general contract for an addition to the factory bldg, for the Baker Castor Oil Co., 100 William st, Manhattan, owner, from plans by C. F. Long, 1 Montgomery st, Jersey City, architect.

MEADOWS, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for an addition of 19 stalls to the 1-story brick engine house, for the Pennsylvania Railroad Co., 7th av and 32d st, Manhattan, owner, from plans by the Maintenance of Way Dept., Broad St Station, Philadelphia, Pa., architect.

JERSEY CITY, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for an addition of 19 stalls to the engine house on Waide av, for the Pennsylvania Railroad Co., Samuel Rea, pres., 7th av and 32d st, Manhattan, owner, from plans by the Maintenance of Way Dept., Broad St Station, Philadelphia, Pa.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold its annual meeting in New York January 14, 1918. Secretary, F. A. Molitor, 35 Nassau st.

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

AMERICAN SOCIETY OF HEATING & VENTILATING ENGINEERS will hold its annual meeting at the Engineering Societies Building, 29 West 39th street, January 22 to 24, 1918.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 203 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 157th st and 3d av, the Bronx. Charles E. Reid, secretary.

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

MASTER HOUSE PAINTERS AND DECORATORS' ASSOCIATION of the State of New York will hold its annual convention at Syracuse, N. Y., January 22 to 24, 1918. Headquarters will be at the Onondaga Hotel.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its nineteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

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

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its 65th annual meeting in the new headquarters of the organization, 33 West 39th st, New York, Wednesday and Thursday, January 16-17, 1918. The business session will take place Wednesday evening.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION AND THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

AMERICAN ASSOCIATION OF ENGINEERS has organized a local chapter in New York City; headquarters have been established at 220 West 42d street. Temporarily, meetings are being held at the Hotel McAlpin, Broadway and 33d street. Up to date these meetings have been mainly devoted to the work of the organization. This is now nearing completion and the society will shortly be in a position to engage in constructive work. The last meeting was held on December 17.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics.

of interest along with a social program which will be appropriate to the occasion and the times.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition of architecture, sculpture, decorative and landscape design in the Fine Arts Building, 215 West 57th st, from February 3 to February 23, inclusive. This is practically the most important showing of architectural and allied arts made in this country, and it invariably attracts wide attention and calls out a large attendance of architects, draughtsmen, builders and persons having building projects in mind. The league always has various competitions in hand which serve to stimulate interest. Owing to the fact that the past year has been a dull one in the building line an effort will be made to give to the coming exhibition an unusual merit with the idea of creating a renewed interest in building work.

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; ReSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSy—Approved Filtering and Distilling Systems; OS—Oil Separator; RO—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

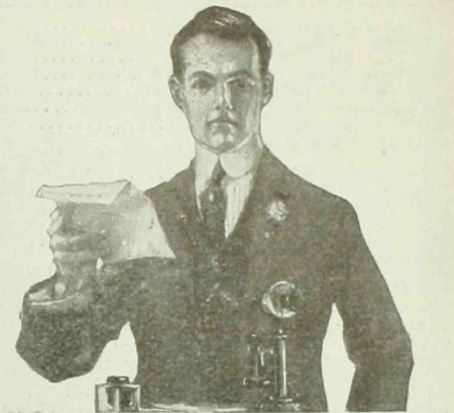
*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as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

Week Ending Dec. 22.

MANHATTAN ORDERS SERVED.

- Av A, 1408-10—Turpod Realty Co, 503 5 av, ExS-WSS(R)-Rec-DC-FP(R)-FE(R)-FP Barclay st, 63—Frances R Livingston, St(R)-Ex(R)-ExS Broadway, 368—William Bruce Brown, 13 E 70 Broadway, 392—Chas A Baudouine Est, c John F, 1181 Bway..WSS(R)-FP-St(R)-ExS-Ex(R) Catharine st, 34—William E Hart...Ex(R) Cliff st, 44—Chas Kneeland...Spr(R) Clinton st, 179—Carrie Greenberg, ExS-St-FE(R) Crosby st, 129—Leo Schlessinger...FE(R) Division st, 23—Benjamin Schuman...Rec East Broadway, 49—Joseph Solomon, FP-Ex-Ex(R)-ExS-WSS(R) 9 st, 20 E—Jacob Abrahams...El-Rec 10 st, 56 E—Frank Kranzbaum...St(R)-FE(R) 17 st, 107-9 E—Marlowe Mig Co...Ex(R) 21 st, 30-2 E—Benedict Fischer...FE(R)-FP 27 st, 334-8 E—Bowery Savings Bank, 128 Bowery...WSS(R)-FE(R)-St(R)-FP 23 st, 10-2 E—Laura F Dudley, 56 W 57, ExS-FP-FE 32 st, 157-9 E—C M Maccaffie, c Wm H Kirkham, 9 Stone av, Ossining, N.Y., FP(R)-WSS(R)-ExS-FP-St(R)-FE(R) 32 st, 157-9 E—Morselli Bros...Rec 32 st, 157-9 E—H Plattner & Co...Rec 32 st, 228-30 E—Rev Bishop Hayes...FA 33 st, 17 E—William W Astor, 21 W 20...DC 40 st, 232-6 E—Rees & Rees Corp, El-FP(R)-DC-St(R)-FE-ExS 43 st, 12 E—Duncan Phye...ExS-FE-St(R) 49 st, 9 E—Henry Anserman...FE(R)-St(R) 51 st, 11 E—George Bullock...A-ExS 8 av, 461-79—461 Eighth Av Co, FP-DL-ExS-Ex(R) 8 av, 461-79—Abbott Press...Rec-FA 8 av, 461-79—George Ball...Rec-FA Eldridge st, 50-2—Witty Bros...Rec 5 av, 312—Henry E Merriam...St(R)-ExS Grand st, 210—Edward Anderton...FA-Rec Greene st, 159-61—Morris Strauss, FP-Ex(R)-St(R)-ExS-FP(R) Greene st, 213—Greenwich Savings Bank, 246 G av...ExS-St(R)-FP-FE(R)-A-FD-GE Lenox av, 124-8—Woolworth's 5 & 10c Store, Rec Madison av, 193—Martha V Baker...GE Mercer st, 246—Windham Realization Co, FP-FE(R)-ExS 7 av, 331—Robert Petty...ExS-Ex(R) 7 av, 327—Est Gilbert Ackerman, c Chas A, 114 W 70...ExS-FE(R)-Ex(R) 10 av, 61-9—Brew Coat & Apron Co...RQ 10 av, 61-9—John L Eckerson...Rec 10 av, 61-9—Elite Coat, Apron & Towel Co, Rec 8 av, 215-7—Morrison Mallinson...TD University pl, 21-7—Harry Lievow...El University pl, 21-7—Abraham Fuchman...Rec University pl, 21-7—Jacob Goldman...Rec University pl, 21-7—Morris Katzman...Rec University pl, 21-7—Isaac Dranoudstone...Rec

- University pl, 21-7—Abraham Shapiro...Rec University pl, 21-7—Rosenzweig Bros...El University pl, 21-7—Sailors Snug Harbor, 61 Bway...ExS-O-FP-FE(R) 28 st, 114 W—Julia Glover...ExS-Ex(R)-FE(R) 31 st, 116 W—Est Joseph I West, c Stephen I, 6 E 30...FE-St(R) 32 st, 32 W—Metcalf Realty Corn, 292-8 Main, Buffalo, N.Y...ExS-Ex(R)-FE(R)-St(R)-FP 33 st, 41 W—Geo C Boldt...FE(R)-ExS 36 st, 512 W—Est James Curran, 111 Bway, ExS-FE(R)-FP-WSS-GE Wooster st, 129-33—N Y Public Library...ExS 125 st, 165 W—Feliciano Acierno, StP(R)-Rub-O-FA Madison av, 26-27 sts—Owner...Ex(R) Broadway, 2834—Broadway Vanities Co...Rub 5 av, 500—Louisa M Gerry...Rec 4 av, 234—Ellnor Pittis...ExS-FE-St(R) 5 av, 127—Ed De P Livingston, 156 Bway, FE(R)-St(R)-ExS Grand st, 210—Louis Tracanna...GE-FA-Rec 31 st, 116 W—Joseph I West...ExS-FP 45 st, 2-6 W—Sperry Realty Co...ExS-FP-StP 47 st, 125 W—Max Eisenberg...Ex(R)-FA-Rec 7 av, 327—Gilbert F Ackerman...St(R) Av A, 1408-10—Meyer Herb...GE Beaver st, 82-92—Est Chas F Hoffman, c Wm M V, 258 Bway...StP(R) Bleecker st, 112-6—Baptist Ch of the Covenant...WSS(R) Bowery, 181—Nathan Shapiro...Rec Bowery, 186—Beck Shoe Co...FA-Rec Broome st, 407—Est August Trenkmann, 181 Lafayette...ExS Broome st, 407—Con Embossing Co...FA-Rec-O Broadway, 530-8—Michael Heelinc...Ex(R) Broadway, 932-8—Julian Fane...Ex(k) Broadway, 1181-3—Est Chas A Baudouine, c John F, 1181 Bway...FP(R)-FP-St(R) Burling slip, 11—Fredk H Cone, ExS-St(R)-Ex(R)-FE(R) Canal st, 202-4—Ella V Cann...WSS(R)-ExS Canal st, 234—Joseph Supply Co...FA Liberty st, 106-8—Frank W Tuttle...Rec-O Chambers st, 83—Agnes Dickinson, WSS(R)-ExS Church st, 274-6—Jacob Cohn, Rub-RQ-FA(R)-Ex(R) Chrystie st, 195-7—Abraham Rem's...FA-Rec Carmine st, 78—Lillian Kellar, 111 W 11, FP-St(R)-WSS(R)-ExS Carmine st, 76—Henrietta Berger, 489 2 av, Ex(R) Cliff st, 82-8—Harper & Bros, St-FP(R)-ExS-St(R) 10 st, 38 E—Wechsler & Schneider...GE-Rec 10 st, 38 E—Adelman & Sacks...GE-Rec 10 st, 38 E—Phoenix Metal Furn Co...GE 14 st, 21 E—Douglas H Clamp...FA 14 st, 21 E—Phillip Bellin...FA 14 st, 21 E—Freeman & Masters...FA 36 st, 147 W—Finney Building Co, 149 W 26, FP(R) Broadway, 801-8—McCreery Realty Co, 112 W 42...WSS(R)-FP(R)-ExS-FP 14 st, 21 E—Joseph Silverstein...FA 23 st, 152 E—Goldberg & Rubin...Rec-O 20 st, 27 E—James Muir...FE(R)-Ex(R) 5 av, 94—Demorest Est, 15 E 14, FE(R)-St(R)-ExS 5 av, 140—Est Helen Juillard, 11 W 57, StP(R)-ExS-FP(R)-St(R) Park Row, 176—Superior Press...El 7 av, 229—Edson & Shub...DC 7 av, 399—Einstein Bros...GE-Rec 7 av, 328—W L M Embroidery Co...GE 7 av, 328—Harriet S James...ExS-FE(R) 3 av, 952-6—Est Robert Goelet, 9 W 17, St(R)-FP-ExS 3 st, 11 W—Est James S Reams, 116 Montague, B'klyn...ExS-FE(R)-St(R)-WSS(R) 15 st, 38-40 W—Est Henry Spingler, 65 5 av, ExS-FP 15 st, 36 W—Kate G Caldwell, Walnut av, Larchmont, N.Y. Ex(R)-ExS-WSS(R)-StP(R) 19 st, 9 W—Louis Stern...ExS-Ex(R)-FP-FE(R) 18 st, 6-8 W—Emma Badgley c Elkus, Gleason & Proskauer, 111 P'way, FP(R)-St-StP(R)-Rub-A(R) 20 st, 26 W—Est Franklin Bartlett, c Pertha K, 61 E 91...ExS 24 st, 514-8 W—Joseph Courtade, WSS(R)-FP 25 st, 169 W—Elena E Goodale, 511 W 112, FE(R)-Ex(R)-ExS 28 st, 53 W—John Young & Co...Rec 28 st, 53 W—William Stuart Allen Co...Rec 28 st, 101 W—Thomas L Antoniadis...DC 31 st, 106 W—Oscar Lindstrom...O-GE 31 st, 106 W—James Wall Est...Geo L Donnellan, 38 Park Row...GE-FE(R)-FP-St(R) 31 st, 119-23 W—Cuyler Realty Co, 171 Madison av...Ex(R)-ExS-FP(R) 32 st, 22 W—Max Silberman...Rec 34 st, 256 W—Jacob Conrad...FA 31 st, 256 W—Edward Sanbestie...GE-Rec-FA 36 st, 18 W—Est Ichabod Williams, c Thomas, 222 11 av...ExS-Ex(R)-O-St(R)-FE(R) 44 st, 161 W—Abraham Levy, Ex(R)-ExS-FE-St(R) 45 st, 152-4 W—May I Eisfeldt, c Harry C Irwin, 638 Lexington av, ExS-Ex(R)-O-FE-St(R) 48 st, 61 W—Columbia College Trustees, 62-5 Wall...Ex(R)-FE-St(R)-GE 48 st, 61 W—Consol Gas Co, 130 E 15...GE 51 st, 202-7 W—Venet's & Zazzali...TD-A 170 st, 565 W—Mrs Mary Calhoun...DC 125 st, 165 E—Feliciano Acierno, FA(R)-StP(R) White st, 122—Carl A Kulenkampff...Ex 14 st, 28 E—H R M Realty Corp...St(R) Broadway, 870—Est Daniel Edger, 81 William, FP(R)-St(R)-ExS-Ex(R) Bowery, 229—Solomon Rittle...G7-Rec Bowery, 229—Israel Knicht...GE-DC Bowery, 229—Isaac Singer...GE-Rec Bowery, 332—Samuel Kravitz...GE-Rec Vernon av, 475-7—P McGovern & Co, SmkS-FA-Rec-FP Washington av, 1—Jacob Hirsch...G7-Rec Woodbine st, 1815—Wm Haug...N&R Lewis st, 102—Harry Chodt...Rec-GE-FP(R) Lewis st, 102—Israel Snerbor...Rec-GE-FA-El Lewis st, 102—Est Marie Marshall...WSS(R) Lewis st, 102—Morris Schlorzer, GE-Rec-FP(R) Lewis st, 102—Rechter & Meadow...Rec Madison st, 139—Gutman Cohen...Rec-GE Nassau st, 59—Sarah Frank...WSS(R) Mercer st, 246—H Nelson & Son...GE-Rec-El



A Human Document

—has it ever occurred to you that every advertisement IS a human document?

—full of the blood and sweat and tears and sunshine and laughter—the fair weather and the foul—that have gone to the building of the business it represents.

You are one of several thousand who read the RECORD AND GUIDE weekly. Do you realize the money-expenditure, the earnest thought, the brains, the concentrated EFFORT to reach you that our advertisers are making?

Further—do you grasp the NEWS value of advertising?

Or are you like the Real Estate Agent who, hearing of the Bliss Exterminator Company, promptly decided that they gave just the service he had been looking for—but admitted that he could not remember their advertisement in the RECORD AND GUIDE?

Yet this same man and the Bliss Exterminator Co. had for months run their several advertisements on the same page of the RECORD AND GUIDE!

The Advertising Man

(No. 8 of a continued ser)

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).

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.
MC CARTHY, 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.

Fire Alarm Equipment.

Automatic Fire Alarm Co., 416 Broadway. Tel. Franklin 4188.

Flooring.

Cheney & Co., Inc., 521 W. 21st St. Tel. Faragut 4527.
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.
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.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

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

Marble and Tile.

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

Masons and Plasterers.

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

Classified Buyers' Guide — Continued

Metal Ceilings.

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

Metal and Metal Covered Work.

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

Mortgages.

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

Parquet Floors

ERBE WILLIAM J., 23^a Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 12 E. 44th 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.
CARSTEN & 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.
HIES, M. & L., 907 Broadway. Tel. Gramercy 6952.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLE, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEACRAFT & CO., I. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6634.

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.

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

PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.

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

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

RULAND & WHITING CO., 5 Beckman 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.
CUTNER, HARRY B., 1181 Broadway. Tel. Farragut 4585.
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.
GOODWIN & GOODWIN, 260 Lenox Ave. Tel. Harlem 6500.
HOE, 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.
NAIL & PARKER, 145 W. 135th St. Tel. Morning-side 7682.
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.
REALTY SUPERVISION CO., 45 W. 34th St. Tel. Greeley 3800.
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.
WELSCHE, S., 207 Montague St. Tel. Main 2338.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.
RYAN, GEO. J., 46 Jackson Ave., L. I. City. Tel. Hunters Point 3451.

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.