

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK JANUARY 5, 1918

## THE CONDITIONS OF THE COURT HOUSE PROBLEM

### Situation Review and Suggestions Made Which Might Prove of Value to the New Administration

By ALANSON T. BRIGGS, Former Executive Secretary Court House Board

SINCE my retirement from the Court House Board, I have refrained from interfering in any way with the efforts of the Board to solve the Court House problem, which, however, have not been productive of any other result than continued wastefulness in carrying charges and useless expenses.

The new administration faces a solution of this difficult problem, convinced at the outset that the law should be repealed and the Board abolished; and it is inclined to drop the project altogether. I have taken the liberty to point out to them that the effect of repealing the Court House Acts will be to take away the broad powers conferred by the law, which are required by the city to solve the problem.

I have suggested that, in place of a paid Board, certain city and county officials concerned should be appointed Commissioners, by reason of their office, thus effecting a considerable saving, and assuring the carrying out of a policy which undoubtedly the administration will be led to adopt.

The problem is far too important to be solved by the easy method of abandonment. Real property interests in the section of the city affected, and consequently the city's financial interests, which have been very seriously damaged, must be protected, its values restored and enhanced.

A court house must ultimately be erected at one or another location, and it behooves real estate interests that this undertaking once initiated, be carried on properly and economically.

There has been a general misunderstanding and misconception of the conditions of the problem, which should not be permitted to mislead the incoming administration.

I have, therefore, outlined for its guidance the conditions of the Court House problem, which should be of the very greatest concern to all interested in real estate.

In 1910, the then Court House Board accepted my advice against selecting any of the new sites suggested, on the ground that the city could not afford to acquire any of them, the cost being estimated

at between \$15,000,000 and \$25,000,000.

The Board, acting upon my recommendation, selected the present site of the old court house at City Hall park. Against the protest of Mayor Gaynor, the Board of Estimate refused to approve that selection. It caused a law to be enacted giving to it alone, for a six months' period, the power to select a site. When that period had about elapsed, and almost over night, the Collect Pond site was selected.

sirable to permit the Court House to be surrounded by Chinatown, second-hand metal and machine shops, an old clothes market and rag warehouses. These conditions of the neighborhood constituted an important element in the error of original selection of the Collect Pond site, which remains to be corrected.

A comprehensive plan was prepared by me, after consultation with the most experienced professional authorities,

which made adequate provision for the ultimate improvement of the area bounded by the Municipal Building on the south, Canal street on the north, lying between Broadway and the East River.

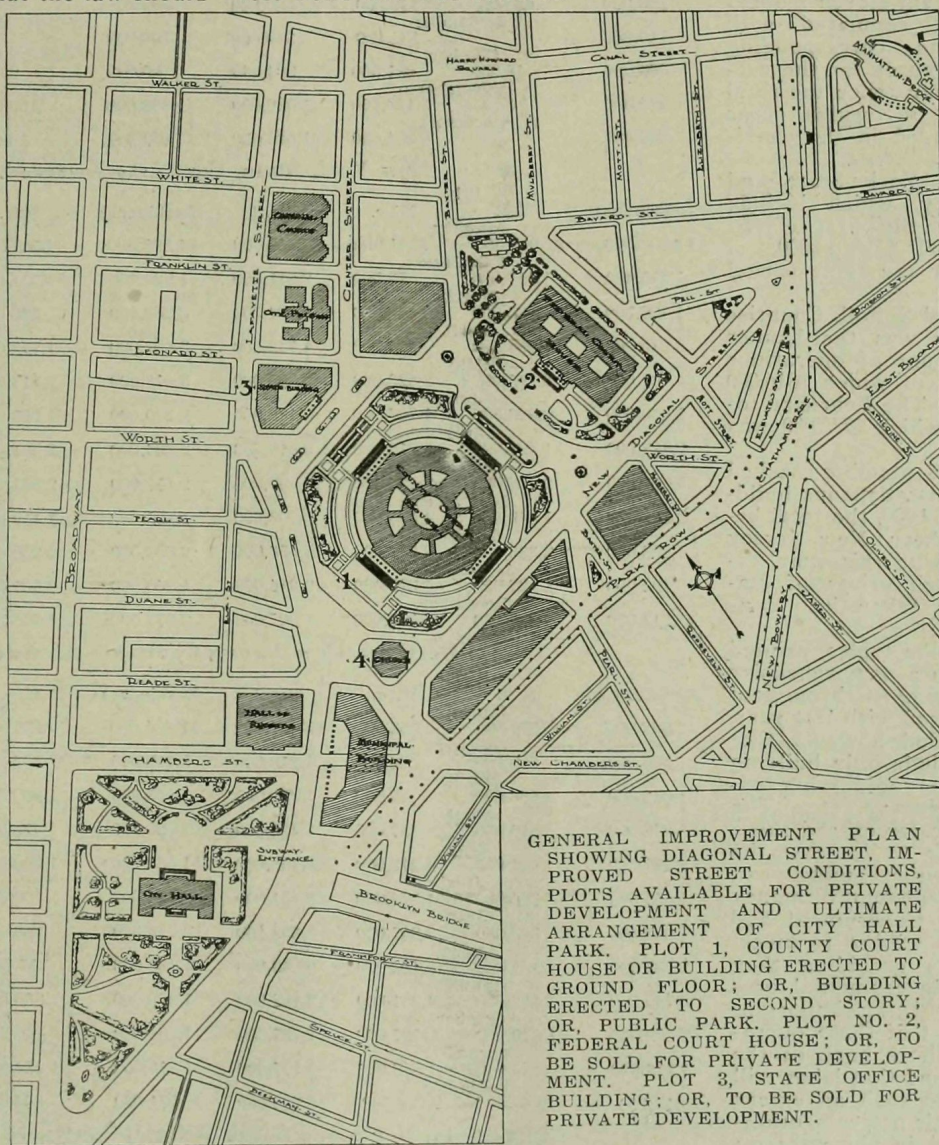
This plan was necessary to encourage the erection of large office buildings and commercial structures in proximity to the public buildings proposed ultimately to be erected, and to thereby change the character of the entire section.

It was intended to create such public improvements as would materially increase the value of land in this section, and stimulate private capital to erect large buildings thereon, thus establishing a great new business centre in the city. A vast return would thereby accrue to the city, by increased assessments and taxes thereon, produced by the enhanced value of the land, and the added increment of value of costly new buildings thereon. It was conceived that only in this way could the error of original selection of the Collect Pond site be remedied, and the city saved from great financial loss.

The public improvements, proposed to be ultimately carried out by this plan, were as follows:

- (1) The County Court House.
- (2) A Federal Court House, for which land on Columbus Park and east thereof may be acquired by the Federal Government, the necessity of which has been urged in Congress for years.
- (3) A State Office Building, for which a remaining parcel of the Court House site is available and appropriate, which may be acquired from the city by the State government.

(Continued on page 6)



GENERAL IMPROVEMENT PLAN SHOWING DIAGONAL STREET, IMPROVED STREET CONDITIONS, PLOTS AVAILABLE FOR PRIVATE DEVELOPMENT AND ULTIMATE ARRANGEMENT OF CITY HALL PARK. PLOT 1, COUNTY COURT HOUSE OR BUILDING ERECTED TO GROUND FLOOR; OR, BUILDING ERECTED TO SECOND STORY; OR, PUBLIC PARK. PLOT NO. 2, FEDERAL COURT HOUSE; OR, TO BE SOLD FOR PRIVATE DEVELOPMENT. PLOT 3, STATE OFFICE BUILDING; OR, TO BE SOLD FOR PRIVATE DEVELOPMENT.

After a careful study of the topographical conditions of the site, and after consultation with the most competent engineering advisers, I showed that the location was not practicable as a building site for the proposed Court House. Consequently, additional land to the east was acquired at considerable cost. As it was necessary to make compensation for street and park area taken for the improvement, it was found that the greater part of the entire site would be required for approaches, parking and streets. Certain minor parcels of land would remain to be utilized for other public buildings, or could be sold, with restrictions, for private development. It was considered to be highly unde-



**New England, Contracts Awarded.**

Residences	1916			Residences	1917		
	Manufacturing	Miscellaneous	Total		Manufacturing	Miscellaneous	Mobilization
\$5,566,000	\$2,685,000	\$2,684,000	\$10,936,000	\$6,307,000	\$6,103,000		\$14,801,000
6,117,000	2,340,000	2,736,000	11,193,000	4,432,000	2,031,000		9,492,000
7,569,000	3,553,000	6,521,000	17,643,000	4,545,000	3,517,000		14,909,000
9,422,000	3,273,000	5,680,000	18,273,000	10,534,000	4,182,000		19,270,000
10,869,000	3,610,000	9,518,000	23,997,000	6,833,000	5,185,000		20,548,000
9,697,000	4,801,000	7,431,000	21,929,000	6,433,000	4,856,000		20,186,000
6,871,000	2,824,000	7,038,000	16,733,000	3,258,000	2,791,000	2,953,000	19,376,000
8,184,000	2,859,000	7,216,000	18,259,000	3,837,000	6,855,000	350,000	20,412,000
6,936,000	4,148,000	5,028,000	16,112,000	4,854,000	3,033,000	753,000	16,998,000
9,856,000	4,557,000	6,961,000	21,374,000	3,357,000	12,602,000	650,000	27,760,000
7,623,000	5,216,000	4,389,000	17,228,000	2,765,000	4,202,000	177,000	9,591,000
7,619,000	3,780,000		15,321,000	1,888,000	1,928,000		5,531,000

**Pittsburgh, Western Pennsylvania, West Virginia, and Ohio, Contracts Awarded.**

Residences	1916			Residences	1917		
	Manufacturing	Miscellaneous	Total		Manufacturing	Miscellaneous	Mobilization
\$910,000	\$1,500,000	\$4,933,000	\$7,343,000	\$3,339,000	\$1,078,000		\$13,853,000
908,000	1,536,000	4,606,000	7,050,000	2,742,000	1,677,000		15,279,000
1,444,000	1,068,000	7,797,000	10,309,000	2,723,000	2,078,000		15,096,000
2,641,000	3,358,000	10,195,000	16,194,000	3,272,000	1,733,000		17,234,000
3,341,000	2,057,000	12,227,000	17,627,000	3,041,000	3,141,000		18,694,000
2,277,000	2,456,000	12,105,000	16,838,000	3,160,000	2,251,000	9,620,000	24,326,000
3,164,000	1,652,000	11,561,000	16,377,000	7,063,700	2,291,000		19,452,035
2,786,000	2,568,000	16,640,000	21,994,000	3,957,700	4,472,500	1,100,000	19,469,155
2,772,000	2,434,000	10,291,000	15,497,000	6,284,131	6,582,952	1,381,000	21,218,000
3,624,000	1,485,000	6,842,000	11,951,000	4,765,333	1,006,793	700,000	14,999,000
2,844,000	2,095,000	10,447,000	15,386,000	3,461,519	1,898,800	5,200,000	13,363,000
1,593,000	1,238,000	17,652,000	20,483,000	1,892,000	4,541,000		36,227,000

**Philadelphia, Baltimore, Washington, Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, District of Columbia, and Virginia, Contracts Awarded.**

Residences	1916			Residences	1917		
	Manufacturing	Miscellaneous	Total		Manufacturing	Miscellaneous	Mobilization
\$4,286,000	\$1,790,000	\$3,088,000	\$9,164,000	\$3,684,000	\$1,302,000		\$9,684,000
4,387,000	1,207,000	6,275,000	11,869,000	2,741,000	7,960,000		15,474,000
5,260,000	2,027,000	5,743,000	13,630,000	3,821,000	2,856,000		11,795,000
4,460,000	2,590,000	8,868,000	16,918,000	3,288,000	11,755,000		25,463,000
4,457,000	4,854,000	7,651,000	16,962,000	3,887,000	3,796,000		13,599,000
6,377,000	4,289,000	6,756,000	17,422,000	2,626,000	2,131,000	15,138,000	29,098,000
3,661,000	1,669,000	4,033,000	9,363,000	2,168,000	4,132,000	5,129,000	28,289,000
3,517,000	1,815,000	2,106,000	8,465,000	2,310,000	3,729,000	2,693,000	13,142,000
5,140,000	1,297,000	8,543,000	14,980,000	1,670,000	2,568,000	7,435,000	15,958,000
6,470,000	3,530,000	7,007,000	17,007,000	3,108,500	11,092,500	6,090,500	28,039,000
4,320,000	4,434,000	4,502,000	13,266,000	1,371,000	2,913,000	2,245,000	14,113,000
3,115,000	4,960,000	7,059,000	15,134,000				7,566,000

**Central West, Including Illinois, Indiana, Iowa, Wisconsin, Michigan and Portions of Missouri and Eastern Kansas, Contracts Awarded.**

Residences	1916			Residences	1917		
	Manufacturing	Miscellaneous	Total		Manufacturing	Miscellaneous	Mobilization
\$8,457,000	\$2,241,000	\$11,582,000	\$22,280,000	\$5,815,000	\$5,211,000		\$28,619,000
7,922,000	2,262,000	16,134,000	26,388,000	8,424,000	1,719,000		31,569,000
10,506,000	2,057,000	20,149,000	32,712,000	12,527,000	2,323,000		60,120,000
11,988,000	1,539,000	18,459,000	31,986,000	19,434,000	4,040,000		57,032,000
16,407,000	2,050,000	24,133,000	42,590,000	16,380,000	7,405,000		67,116,000
22,451,845	2,112,000	38,717,241	63,281,086	15,884,000	4,478,000	9,089,000	90,963,000
10,806,000	2,448,314	23,261,346	36,515,660	9,590,000	7,657,000	5,300,000	53,647,000
10,914,000	2,090,301	18,130,375	31,134,676	5,515,000	2,685,000	34,200,000	81,746,000
11,632,000	2,618,474	30,534,001	44,784,475	4,922,000	1,761,000	2,940,000	29,654,000
16,628,000	3,237,000	29,485,000	49,350,000	5,265,000	4,299,000	6,615,000	39,321,000
13,609,000	5,583,000	24,018,000	43,210,000	4,590,000	3,891,000	165,000	24,975,000
9,765,000	1,516,000	20,184,000	31,465,000	3,288,000	3,837,000	2,152,000	22,717,000

**Subway Openings.**

Announcement has been made by the Public Service Commission that it is hoped to have the Lexington avenue subway and the Seventh avenue subway in full operation, in connection with the First Subway, as soon after April 1, as is possible. In the meantime, according to Frank Hedley, Vice-President and General Manager of the Interborough Rapid Transit Company, which will operate these lines, the earliest date at which partial operation

may be expected, is on or about March 1, with the hope, however, that partial operation on Lexington avenue may be had a week or so before that date. Delays in material, Mr. Hedley stated, were responsible for the inability of the operating officials to have the lines ready with operating equipment before that time. General construction work under the auspices of the Public Service Commission is practically completed and only the equipment details are lacking. Some of these materials come

from points far distant from New York and in the present congestion of railroad traffic, shipments have been difficult to obtain. In some cases it has been necessary to ship carloads of materials by express in passenger trains, while other materials have been loaded in motor trucks and brought to New York all the way from Pittsburgh. Mr. Hedley stated that the program of temporary operation as outlined could be carried out in the event that other and more serious delays did not occur.

COURT HOUSE PROBLEM.

(Continued from page 3)

ment, the demand for which has been under consideration by the Legislature for several years.

(4) A diagonal street, cutting through and opening up the old Chinatown section, which is badly needed to connect Brooklyn by the way of the Manhattan Bridge with lower Manhattan; a requirement for traffic made urgent by the crowding and darkening of Park Row and the Bowery with the double-decked elevated structure.

(5) Several minor street widenings, changes in line and grade, designs to facilitate traffic to the East River, by making more accessible communicating streets, which is required to develop shipping and dock facilities on the East river.

None of these improvements are essential, as far as the Court House is concerned, which is an isolated improvement by itself.

But all of these public improvements are essential to bring back to the city the fullest return upon the large investment in land already made. Without them, this important but isolated section of the city is doomed to remain "dead" to development, as it has been in the past.

The resources of the city, from which it obtains both capital and income, consists of the value of privately owned land, and the value added to that land by buildings or other improvements which private capital may be induced to erect upon the land.

Assessed valuation on the land, as thus improved, is the basis of the city's borrowing capacity, at 10 per cent. thereof, which constitutes the credit of the city. The annual taxes, computed at a percentage thereon, provides the city with the greater part of its revenue, with which it is enabled to amortize its loans, and obtain funds to meet the ordinary expenses of government.

The maximum value of real property will be obtained when all of the land in the city is built up with modern improvements, at which point the maximum credit of the city will have been attained, the annual tax revenues will become the largest and inversely the annual tax rate will become the lowest. To obtain the maximum value of privately owned property, both on land and improvements, is, therefore, the great business undertaking of the city. The value of real property is primarily created by public improvements. When these public improvements are competent and sufficiently comprehensive, private capital is invariably induced to erect substantial buildings and improvements on the land. Both these public and private improvements produce a value which the city is enabled to assess, and which provides the city with the borrowing capacity to pay for the public improvements, and the annual tax revenue to amortize its loans.

It is, therefore, of the most vital importance to the city to utilize its credit to the uttermost to project competent and comprehensive public improvements; because thereby alone can its credit be extended and its revenues be increased.

It is bad business policy, obviously therefore, for the city to permit sections of the city to remain "dead" by the lack of public improvements; because private capital, which works by an infallible law, naturally shuns such "dead" sections and refuses to develop them with building improvements. As a consequence, the basis of the city's credit and of its tax revenues is reduced to a constantly diminishing value of land.

In the Court House site section, as in other "dead" sections of Manhattan, the increasingly dilapidated condition of the old buildings, most of which were erected when New York was a small town, and the natural character of their occupancy, has resulted in a very small tax return and assessed valuation.

But the central location of the section, its accessibility to every part of the city, and the proximity of it to the

seat of government should give the land an extraordinary value, and induce a tremendously valuable development, once it is opened up.

If the city, by contriving well considered public improvements in this section, can induce private capital to erect large and important buildings on the land, now encumbered with buildings inadequate for the value of the land—it will obtain, by increase in assessed valuation, a sufficient borrowing capacity to pay for the improvements. The increased revenue from annual taxes will be sufficient to amortize the loan within its normal period of life.

After the loan has been amortized, the continuing increase in taxes, thus secured, will constitute a clear profit upon the undertaking, available as surplus revenue to be applied to other municipal purposes.

The more the city improves such "dead" sections, and thereby encourages building improvements by private capital, the greater will be its revenue and the less its financial embarrassment.

**Complaint Widespread.**

A fair example of a profitable public improvement by the city is the Library Building at Bryant Park, of which operation I was in charge for the trustees. In that case also, complaint was widespread as to the extravagance of the plan of improvement. The influence caused by the removal of the old reservoir, which had blocked the development of that section for many years, and the erection of the monumental library building in its stead, has been such as to produce an increase in the assessed valuation of land and buildings on blocks immediately contiguous to the library in the enormous aggregate of \$39,300,500, or nearly five times the cost of the building, in a period of only twenty years.

In the area affected by the Court House site, out of a total of 535 buildings, only six are modern structures constituting an adequate improvement on the land. These six buildings produce nearly as much return in taxes as all of the other 529 buildings put together.

6 modern buildings are assessed at an aggregate of .....	\$7,185,000
529 old buildings are assessed at an aggregate of.....	9,294,100

As many as 27 per cent. of them are assessed at under \$5,000, and 54 per cent. of them are assessed at between \$100 and \$10,000.

The tax income to the city from these six modern buildings is calculated as follows:

From the land.....	30 per cent.
From the buildings.....	70 per cent.

The tax income to the city from the other 529 buildings is calculated as follows:

From the land.....	72 per cent.
From the buildings.....	28 per cent.

**Normal Development Induced.**

A normal development of new building operations in this section will be naturally induced as soon as comprehensive public improvements are started in connection with the Court House operation. The increase, thereby, to the assessed valuations in this section cannot fail to exceed \$50,000,000. Before the Court House and other public improvements proposed can be completed, the city will derive, an additional assessed valuation of the new improvements on privately owned land, an amount which will enable the city to borrow the cost of the public improvements, without encumbering the normal debt margin. Before the bonds have matured, as in the case of the library operation, the increased tax return will provide funds to amortize the loan, and accumulate a surplus to be applied to other public purposes.

The error made in the original selection of the Collect Pond site may thus be converted into a very profitable undertaking; but only if it goes forward as planned as a comprehensive improvement looking to the improvement of the entire section.

The problem before the Administra-

tion, therefore, is plain. The improvement of the district north of the Municipal building to Canal street, and east of Broadway, so as to induce the erection by private capital of suitable improvements on the land.

To accomplish this, the section must be made alive with traffic, by opening up the section with suitable streets. Public buildings must be erected in such a manner as to advertise the advantages of the area for improvement. Attractive plazas and parking must be laid out to guarantee convenience of light, air and access.

The section must be made the most important and attractive section of the city for high class business and office buildings, for which, even during the war there is already a demand, and certainly after the war there will develop a great necessity.

The need for a new Court House has been a public scandal since before 1908. The old buildings now occupied by the Supreme Court and the City Court are unhealthy, unsanitary, unsafe from fire and in a dangerous condition. The congestion of business is very great. The litigants, witnesses, lawyers and jurors have no conveniences whatever, and are herded like sheep in a stockade. The judges have had to seek chambers elsewhere to their great inconvenience. The court records are scattered in several buildings. It is not possible to preserve any centralized system of administration, and the business as a result is carried on with vexatious inconvenience and delays. It is not possible to remodel the building, because it was planned for an entirely different era. Patching has been tried and the money wasted.

It has been the unanimous opinion of all who have studied this problem intelligently in the past, that a new building must, sooner or later, be erected for the courts and the administrative branches thereof.

The plans prepared by the architect were made, after a thorough and comprehensive study of court conditions and court house accommodations had been completed by me in this country and in Europe.

The plans were not conceived to meet any architectural phantasy, as has been intimated.

The exterior expresses fully the purpose of the interior—the grouping of court rooms in units of two each with appurtenant rooms, about a central corridor. Such an arrangement naturally produced a building polygonal in shape. The architect cut off the angles of the polygon, in order to save space, and the structure was evolved in circular form. Because of the size of the circle, the wedge like spaces between the rectangular court rooms were large enough to use as closets, duct spaces and the like. The percentage of usable area in the building, therefore, compares very favorably with large office buildings in this city.

As a noted architect expressed it: "The arrangements of the various departments and the rooms, and above all the separation of the court room units, so that each group was isolated from the general crowd, is a feature which was considered to be extremely advantageous in itself—probably the greatest advance which has ever been made in court house design."

The design of the exterior is dignified and monumental, but in no sense ornate. Every effort has been made by the architect to reduce the cost to a minimum, consistent with the character of the building, and with proper avoidance of inferior materials.

The accommodations provided are ample for the needs of the Supreme Court, the City Court, and if need be, the Surrogate's Court; the County Clerk and the Commissioner of Records, and if desired the Register, the Commissioner of Jurors and the Sheriff. Facilities are provided for the lawyers, jurymen, litigants and witnesses, so that the functions of the court may be conducted with convenience, dispatch and decorum.

(Continued on page 11.)

# BUILDING MANAGEMENT

## NEW YORK MANAGERS TO HOLD ELECTION NEXT TUESDAY--SUGGESTIONS MADE TO SAVE COAL

THE Fire Department has been active lately in sending out orders for new fire escapes, etc., according to the report of the New York Building Managers' Association, which seems that many of these orders should be modified where no great menace to life is at stake. At present all appliances requiring metal is high in price, for metal is much needed by the Government.

The next meeting of the association will be held on January 8. This will be the annual meeting, with election of officers for the ensuing year.

The association draws attention to the fact that it is desirable to have the engineer in large office, store and loft buildings examine the radiators to see whether they are large enough to heat the space required. It is pointed out that sometimes a small radiator acts as a condenser. In other instances it is found that a smaller radiator than is already installed would be of sufficient size to properly heat the space. Air valves should also be examined.

The coal situation is giving building managers much anxiety, though members of the association are hoping that the Government control of the railroads will result in increased tonnage at tide water. Notices are being posted in many buildings notifying tenants to close the radiators in their offices when heat is not needed.

Governor Whitman has issued the following suggestions for conserving the coal supply which are well worth a second reading:

1. Don't burn coal in an open grate, for in such a practice 75 per cent. or more of the heat goes up the chimney.

2. It is not necessary to have every room heated. Most people would be healthier if they slept in cold bedrooms. Close off spare rooms.

3. Examine furnace and see that there are no cracks at the floor line to permit air leakage into the ashpit, and clean-out doors are airtight when closed.

4. Endeavor to keep the entire fuel space of your range or furnace filled, heaping the coal slightly in the centre. Steam or hot-water boilers should be filled so that the coal is level with the bottom of the feed-door opening. Do not let the fuel burn down too low. Thin fires mean waste. Break lumps about egg size.

5. Feed the fire and shake the grate at regular intervals. Two or three times daily is generally sufficient, unless the plant is inadequate for the service required. Frequent feeding and shaking are uneconomical. Shake down the ashes before adding fresh fuel and stop shaking the moment the first bright spot appears under the grate. In mild weather let some ashes accumulate on top of the grate; in severe weather have only a very thin layer of ashes on it.

6. If, however, the fire has burned very low and more heat is desired, open the damper in the ashpit and add a small quantity of coal. In this particular case, do not shake the grate until this fresh coal is well ignited, then shake down the ashes and again add fuel.

7. Do not leave the feed-door draughts open and admit cold air over a glowing fuel bed at any time. The feed-door damper should be opened only to admit air over a fresh fire. Air for combustion should be drawn through the burning bed of coal and, as a general rule, all checking of draught should be accomplished by closing the ashpit

damper and opening the check damper in the smoke pipe. The check damper should never be opened until the ashpit damper is closed. The shut-off damper in the smoke pipe may be partially closed in the case of an unusually strong draught or to check the fire in mild weather; but, as a rule, this damper should be touched very seldom. Never check by leaving the firing door open.

8. Before feeding a furnace see that the shut-off damper in the pipe is open, and close the check damper. This prevents the escape of dust through the feed-door into the cellar.

9. Keep the ashpit empty. Ashes banked up under the grate prevent necessary air circulation, hinder combustion and tend to warp the grate bars. Remove ashes at least once daily, and be sure to sift all

ashes to recover the good coal that had dropped through the grate.

10. Serious coal wastes result from allowing soot and ashes to be deposited on the interior heating surfaces. This prevents utilization of the heat in the smoke and gases. Clean flues frequently with soft coal, every other day is none too often to give the furnace a brushing down. One-eighth inch of ashes and soot on boiler surfaces retards heat transfer 25 per cent.

Suggestions have been made that oil-burning furnaces be given a trial, but Mr. Cushman, of Cushman & Wakefield, stated that he had made a personal investigation, and finds that fuel oil is as hard to obtain as coal. It is predicted that the various grades of oil will become as expensive as gasoline.

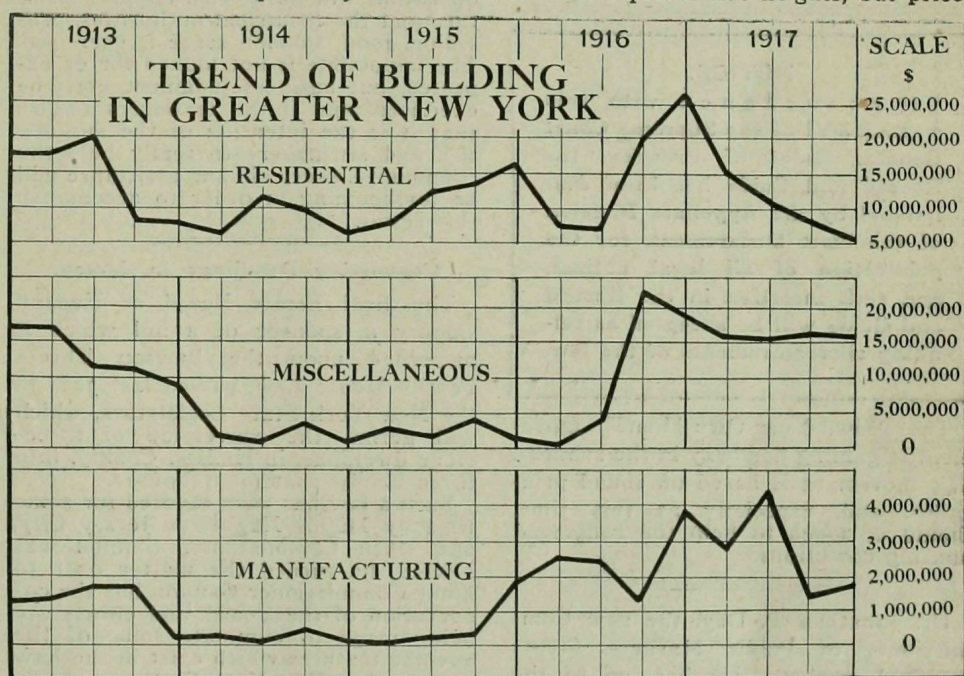
The New York Edison Company will continue for the time being the present seven-cent rate.

## REVIEW OF BUILDING TREND FOR MONTH OF DECEMBER

A LONG range view of the building situation in the city proper and the surrounding districts leads inevitably to the belief that the stagnation is at low ebb. A study of the chart published herewith reveals many interesting facts, and points to certain fundamentals in the situation that are likely to be overlooked ordinarily. This chart is made up on the basis of quarterly totals of

chart below. Demand for all classes of building materials rose immediately to tremendous volume.

With the entry of the United States into the war conditions were radically changed. Improvement in domestic conditions which had begun in 1916 was temporarily checked by various hindering factors incident to war-time readjustment. Costs of certain materials rose to almost prohibitive heights, but price-



all buildings started in Greater New York.

In the first place, it will be observed that for a period of three years before the short boom of latter 1916, construction of all types has been in more or less depressed condition. Considering the enormous increase of the city's population during this period and the rapid expansion of its manufacturing and commercial activities, it is not surprising that serious overcrowding has resulted from the relatively small amount of new building. The rise of the building line during 1916, while due in part to inflated costs, probably represents a movement to make up for vast arrears in new construction resulting from the depressed condition of the previous slack years.

The revival of general industrial prosperity in 1916 led to renewed activity in building. Stimulation of industry resulting from war business exercised a beneficial influence upon factory and mill construction, which was the first type to feel the better times as revealed in the

fixing has again steadied the material market to a large extent. No sooner was the beneficial effect of price-fixing beginning to be reflected in better building conditions, than other factors, such as the adverse priority rulings and the more serious transportation congestion intervened to check the movement for renewed building activity. All these conditions were bound to occur in the course of an industrial readjustment as radical as that which the nation is now passing through. Until the Government has its "war plant" well established, other activities must, very properly, wait.

As the New Year opens, however, there are indications that the building industry will come into its own in the not far distant future, and the needs of more building is so pressing throughout the Metropolitan and outlying districts that much of the work can no longer be postponed. Particularly is this true of the urgent call for additional dwellings for the working people. High-class resi-

(Continued on page 20)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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## TABLE OF CONTENTS

(Section One)

	Page
Conditions of the Court House Problem; Alanson T. Briggs.....	3
Building Statistics for 1917 Compared with 1916.....	4
Building Managers to Hold Election.....	7
Review of Building Trend for December....	7
Editorials.....	8
New Appointments.....	9
Query Department.....	9
Real Estate Review.....	10
Legal Notes Affecting Realty.....	10
Modern Club House for Nurses.....	19
Building Material Market.....	18
Classified Buyers' Guide.....	29
Current Building Operations.....	18
Departmental Rulings.....	28
Leases.....	15
Personal and Trade Notes.....	21
Private Sales of the Week.....	12
Real Estate Notes.....	17
Statistical Table of the Week.....	17
Trade and Technical Society Events.....	27
Wholesale Material Market.....	19

### NOTICE.

**I**N 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.

The "Own-Your-Own-Home" movement is gaining headway in the suburbs. The movement is based on sound principles, and, especially at this time, should do much to help the congested housing conditions.

Dr. Jonathan P. Day, the new Commissioner of Public Markets, favors terminal markets. He has, up to the present time, followed instructions laid down by Mayor Hylan, and remained silent as to what his department is going to do and will not make any statement until he is prepared to produce results. This policy has advantages, but is apt to shut off sources of advice, which might prove beneficial in the conduct of the department.

In the Bronx an active campaign is to be inaugurated to have amendments passed which will, it is claimed, simplify the Torrens Law and make it more workable. New York City wants a real Torrens Law. The trouble in the past has been that the various interests could not agree, and therefore have been working at cross purposes. It is time that those who are interested in the common cause get together and agree on a measure meeting all requirements. Discord must be eliminated if results are to be accomplished.

### The Legislative Session of 1918.

At Albany this week the 142d Annual Session of the State Legislature was opened. War-time spirit prevailed, and the keynote was struck in the message of the Governor. It reviewed the activities and accomplishments since the commencement of the war and warned the lawmakers to make every effort and leave nothing undone which would help bring the war to a successful conclusion.

New York City was brought into the limelight before the adjournment to January 9, when the real serious work will be started. An act was introduced, by Senator Wagner, empowering New York City to own and operate public utilities. This bill is far-reaching in effect. The question of municipal ownership comes up for consideration of the Legislature almost every session, but the present trend, due to the action of the Federal authorities at Washington, seems to be along these lines. There is now a better chance of its passing than ever before, though this will be accomplished only after a bitter fight.

Another important measure, affecting New York City, provides for the repeal of the "pay-as-you-go law. Senator Wagner also introduced this measure. Limitations are suggested, which are designed to curb the expenditures of the city authorities. There is but little doubt that the city must use every effort to conserve its resources and not spend moneys, except where they will do the most good to the greatest number, but, nevertheless, care must be taken that the wonderfully valuable plant owned by the city be maintained, so that in future years the cost of replacement will not be so excessive that economy at the present time would prove disastrous.

Real estate organizations and civic bodies are going to watch the happenings at Albany with great interest. Cooperation will be given to the Legislature and the municipal authorities, providing good common sense is exercised. The impossible is not looked for or expected, but business judgment must be exercised, and if the taxpayers realize that it is the intention of the authorities and lawmakers to really help the community, every aid and assistance will be forthcoming in order to accomplish this result.

### Converting Dwellings in Jersey.

The Real Estate Board of Hudson County is sponsor of a bill which is patterned upon the Lawson Three-Family House Law, passed last year in the New York State Legislature, which will permit the conversion of three-story dwellings, in Hudson County, into three-family apartment houses.

Such a law has been favored for some time by Mayor Hague, or Jersey City, and when Commissioner Gannon was elected, he turned the matter over to him. Commissioner Gannon has the cooperation of the Board, and efforts are being made to eliminate some of the adverse features which exist in the Law as passed in New York State.

The Lawson Bill has not worked out satisfactorily in New York City, for several reasons, two of which are that certain limitations were imposed prohibiting the conversion of many dwellings, and the other is the expense of making the alteration, due to present high prices.

It has been estimated that to convert a dwelling, in Brooklyn, would cost upwards of \$2,400, and it is doubtful whether the increased rentals obtained would offset this extra expense. In normal times, when labor is easily obtainable, the changing over of these buildings would be practical, but at the present time it would certainly be a venturesome investor who would consider the project.

New Jersey interests would do well to consult those who have made a study of the practical workings of the Three-Family Law, as in force in New York State. It is more than likely that they could profit by mistakes made, and when they do pass their law "over the

river" it could be so shaped as to make it of practical benefit to realty owners.

At the present time it costs about twenty-five per cent. more to build an ordinary "walk-up" tenement, as against last August. Figures obtained in Manhattan and Queens bear out this statement; therefore, any means devised so as to procure additional housing for the workingman, at reasonable cost, is welcome.

Real estate men and builders will watch with interest the efforts of their New Jersey neighbors, and they sincerely hope that a solution may be found which will be applicable to Greater New York.

### Starting the New Year.

Another year has started and to the allied building interests of this city and the adjacent territory the coming months are fraught with possibilities, great or small, largely according to the mental attitude of the individuals that make up the industry. Naturally there are numerous other factors, beside a mental viewpoint to be considered, but a proper approach to the problems that have maintained, and that in a large measure continue to confront the building fraternity, will do much to relieve the depression that has so adversely affected structural conditions.

The start of a new year is no time to bewail the disappointments of the past. Rather it is a time to coordinate individual efforts to make the coming twelve months a better period from every viewpoint insofar as it is humanly possible to do. During the past year the conditions were admittedly bad and there was a just cause for much of the depression, yet the building industry as a unit also made its mistakes and it is from this angle that considerable improvement can be looked for. Mistakes are oftentimes of immeasurable benefit, particularly when they bring home in a definite manner exactly what might have been possible had the other course been chosen. The mistakes of the building interests during the last twelve months were obvious ones, and unquestionably during the current year the experience so dearly bought will be profitable to the builders and their allied interests.

It is sincerely to be hoped that with the unfolding of the new year the general conditions affecting the building situation will be materially improved and that the relief afforded will change the building situation into something nearer to the normal of other years, but no matter what the conditions, let the building industry maintain its interest and hope, and continue in a firm endeavor to speedily solve the problems.

### The Coal Famine.

The decision of the Government to utilize the Pennsylvania tubes for the transportation of coal is wise. While Manhattan will not be affected as much as Long Island and New England, still it will be benefited, because more barges will be released to supply the wants of the central borough.

It has been estimated that coal will be accelerated from a week to ten days on account of hold-ups being eliminated on the New Jersey shore. Every effort is being made to supply the immediate demands of the city. Conditions are acute, and owners must save coal as much as possible, without endangering the health of the occupants of the buildings.

There is practically no reserve supply in the city. Shipments are arriving daily, but hardly sufficient to meet the immediate demands. There is little likelihood that the situation will be relieved until a warm spell arrives, and according to the Weather Bureau, this will be several days. One of the welcome events of the present year will be the "January thaw." There does not seem to be any difference of opinion on the question.

Throughout the city several business buildings were closed from lack of coal,

**NEW APPOINTMENTS.**

The following appointments have been announced by Mayor Hylan:

Office.	Appointee.	Salary.
Secretary to the Mayor.....	Grover A. Whalen.....	\$6,500
Executive Secretary to the Mayor.....	John F. Sinnott.....	4,800
Commissioner of Police.....	Frederick H. Bugher.....	7,500
Chamberlain .....	Alfred J. Johnson.....	12,000
Corporation Counsel.....	William P. Burr.....	15,000
Commissioner Docks and Ferries.....	Murray Hulbert.....	7,500
Commissioner Public Markets.....	Jonathan P. Day.....	7,500
Commissioner Public Charities.....	Bird S. Coler.....	7,500
Commissioner of Licenses.....	John Gilchrist.....	7,500
Commissioner Tenement House Dept.....	Frank Mann.....	7,500
Fire Commissioner.....	Thomas Drennan.....	7,500
Commissioner Water Supply, Gas and Electricity .....	Nicholas J. Hayes.....	7,500
Commissioner Weights and Measures.....	Joseph Holwell.....	5,000
Commissioner Plant and Structures.....	John H. Delaney.....	7,500
Commissioner of Parks, Manhattan and Richmond .....	William F. Grell.....	5,000
Commissioner of Parks, Brooklyn.....	John N. Harman.....	5,000
Supervisor City Record.....	Peter J. Brady.....	5,000
President Municipal Civil Service Commission .....	James E. MacBride.....	6,000
Civil Service Commissioner.....	William Drennan.....	5,000
Civil Service Commissioner.....	Morris Cukor.....	5,000
Commissioner Correction.....	James A. Hamilton.....	7,500
President Board Taxes and Assessments .....	Jacob A. Cantor.....	8,000
Commissioner Taxes and Assessments.....	Lewis M. Swasey.....	7,000
Commissioner Taxes and Assessments.....	James P. Sinnott.....	7,000
Commissioner Taxes and Assessments.....	George H. Payne.....	7,000
Commissioner Taxes and Assessments.....	Arthur Murphy.....	7,000
Commissioner Taxes and Assessments.....	Joseph O'Grady.....	7,000
Commissioner Taxes and Assessments.....	Richard Williams.....	7,000
Member Board of Assessors.....	Maurice Simmons.....	5,000
Member Board of Education.....	Joseph Yeska.....	Unpaid
Member Board of Education.....	Mrs. Emma L. Murray.....	"
Member Board of Education.....	Arthur Somers.....	"
Member Board of Education.....	Mrs. Isaac Franklin Russell.....	"
Member Board of Education.....	Frank D. Wilsey.....	"
Member Board of Education.....	Anning S. Prall.....	"
Member Board of Education.....	George J. Ryan.....	"
Chief Medical Examiner.....	Patrick J. Riordan.....	\$7,500
Health Commissioner.....	No appointment.....	7,500
Street Cleaning Commissioner.....	No appointment.....	7,500
Commissioner Parks, Bronx.....	No appointment.....	5,000
Commissioner Parks, Queens.....	No appointment.....	5,000
Two Members Board of Assessors.....	No appointment.....	5,000

The following rules for city employes have been laid down by Mayor Hylan:

Office hours: 9 A. M. to 5 P. M. Officials and subordinates: 1. Must not loiter in city automobiles with big cigars in their mouths. 2. Must not be conspicuous at baseball games when they should be in their offices. 3. Must not spend two hours at luncheon. 4. Must use city automobiles for city business only. 5. Must reduce excessive salaries. 6. Must not increase salaries that exceed \$1,800. 7. Must abolish useless positions. 8. Must not have too spacious offices or other than simple furniture and accommodations. 9. Must show no discourtesy or arrogance to callers. 10. Must dispense with so-called efficiency experts. 11. Must send to the Mayor the names and addresses of all employees living outside the city. It must be the aim of the new appointees to "make the world yearn for Democracy."

**Flat Dwellers.**

Editor of the RECORD AND GUIDE:

In a recent issue of the Record and Guide a correspondent, E. P. S., stated that flat dwellers moving into smaller apartments or taking roomers or boarders are not caused by war-time economies. I agree with your correspondent. For my own part I cannot understand how a large class of New York's flat dwellers could move into smaller apartments than already occupied, not because of the size of the apartments, but rather because of the size of the families. Therefore, it is doubtful if they could take any more boarders than heretofore.

The point touches, however, on one of the problems confronting landlords in various sections of the city where tenants rent an apartment entirely too small for the family to be accommodated, and then live, largely, on the front stoop and on the sidewalk. This is to the detriment of the house in particular and the neighborhood in general.

The situation resolves itself into what can be done before and after the tenant takes possession. The landlord can ask prospective tenants as to the size of the family and can refuse to accept a family larger than he thinks suitable for the flat, but what he cannot do is to make prospective tenants make a truthful statement as to the size of the family. So much for before.

Now, as to after: The landlord who finds he has been deceived can require the tenant to move, but landlords naturally hesitate at such drastic measures, entailing re-renting and usually more or less renovation and decoration, the cost of same and the loss of revenue while all this is being done. The tenant, therefore, who has rented under false pretenses is usually suffered to remain, except in apartment houses of pronounced high class.

What is there left to do? The landlord or agent or the janitor can call the offending tenant's attention to rules and regulations against go-carts, lunch baskets, chairs, etc., in vestibules, sitting on the stoop, so as to make entrance and egress difficult if not impossible, and in general try to keep the front of the house neat and tidy. It seldom does much good and, moreover, the janitor who in the majority of cases is the one in constant touch with the situation, does not take the bother

**QUERY DEPARTMENT**

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

- E. A. Tredwell, real estate broker.
- Frederick D. Kalley, real estate broker.
- Robert R. Rainey, real estate broker.
- B. E. Martin.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

*Question No. 294.—A & B as general partners, sharing generally (but without written partnership agreement), conduct a general real estate business that has averaged \$20,000 per year net profit for the past three years. A dies, and by will leaves his interest in the business to C, an employee. A had drawn his share of profits to date of death. B declines to receive C as partner. To what is C entitled? Is there good will, and, if so, to what would it amount to in the case cited.*

OLD SUBSCRIBER.

Answer No. 294.—C cannot compel B to enter into partnership relations with him. He is entitled, however, to all of A's interest in the assets of the partnership which has been dissolved by A's death and must be liquidated by B promptly. There would probably be value in the good will of the partnership, but the amount of such value depends on the nature of the business, details of which are not given in the question.

*Question No. 295.—I would like to know what the law requires a property owner to do relative to the building of a retaining wall at the rear of his premises where the property abutting is about 30 feet lower. The owner of the land is about to build. Who should stand the expense of the retaining wall, which would be for the protection of both interests?*

A. L. B.

Answer No. 295.—You are referred to the Code of Ordinances, Chapter 5, Article 11, Sections 210 to 215 inclusive. As applied to your case you are called upon to stand half the original cost and half the cost of maintenance if the wall is placed half on your land and half on the adjoining property or, if the wall is placed entirely on your property which is at the higher elevation, the adjoining owner has to pay for constructing the wall and the maintenance is divided equally between you and him. If you cannot agree on the procedure the Superintendent of Buildings determines where the wall shall be placed and the apportioning of the cost of erection and upkeep.

*Question No. 296.—Is there any law or regulation, State or municipal, requiring elevators in business buildings or apartment houses over any certain height, and if so, is it based on area or on the number of people, tenants or employes in a structure?*

C. O.

Answer No. 296.—There is no law, State or municipal, requiring the installation of an elevator in any building.

to do so—unless there be a personal antagonism to the tenant in question.

So it seems that very little that is effective can be done before the tenant moves in and that but little can or is done afterwards. The result is that many neighborhoods that could otherwise be classed and maintained as fair are rendered unsightly and undesirable. Women with chairs, camp-stools, go-carts and babies clutter up the stoop and sidewalk. It seems as though some people hire a letter box, a telephone and a dumbwaiter and then live out of doors. The condition I speak of is, of course, not so bad at this time of year as in the summer time, but the condition is there, ready to burst forth at any moment the weather permits.

Perhaps some landlords and agents who have successfully combatted this condition can tell how to do so. They would have attentive and interested listeners.

J. A. B.

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## REAL ESTATE NEWS OF THE WEEK

Inclement Weather, Holiday and  
Other Factors Create Inactive Market

EVERYTHING seemed to conspire against real estate this week. But all things considered the market made a fair showing. The holiday, the protracted cold spell, the advent of the new administration, the convening of the Legislature—all were factors which tended to hold investors back.

It was a most unpropitious time for any one to look at property with the idea of purchasing, for no sooner would an agent or broker show himself before complaints about the lack of coal, the freezing of gas, etc., would be hurled on his head. There was one specific instance on the East Side, where a broker took a prospective client to look at a property, and when he stepped inside the door he found several of the tenants lodging complaints with the superintendent. The prospective investor ceased to be interested and the deal fell through.

The coal situation is bothering managing agents a great deal. In fact, the shortage is acute, and there does not seem to be any prospect of anything but a day-to-day existence for some time to come. Coal is moving somewhat freer, but the reserve has disappeared, and a storm would bring about suffer-

ing such as has not been witnessed in the city for many years.

As a rule tenants appreciate the situation and realize that the owners and agents are doing their utmost, but still the discomfort is present.

The future of the real estate market depends largely upon the action to be taken by the new administration and also the attitude of Albany towards realty. Confidence is being expressed that Mayor Hyland will do his utmost and surround himself with capable lieutenants. He has gone on record as being a friend of real estate, and some of the changes in department heads seem to bear out this position.

It is to be hoped that the Legislature will appreciate New York City's position and will do what is in their power to help owners to pass through the present crisis. Owners have a heavy burden to carry and are trying to "do their bit" as well as possible, but the time has come when it is necessary for them to obtain help. If they had assurance that no legislation would be enacted which would work harm much of the tension would be relieved. The tax burden must be made as light as possible so that they can do more to help bring the war to a successful and speedy termination.

## LEGAL NOTES AFFECTING REALTY

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

### Construction of Building Contract.

A CLAUSE in a contract provided that a corporation was "to receive for its entire compensation for services in so doing [i.e. building] a sum equal to 10 per cent. of the entire cost of the building." The New Jersey Court of Errors and Appeals holds, *Shaw v. G. B. Beaumont Co.*, 102 Atl., 151, that under this clause the corporation was not entitled to receive for its services, in addition to the 10 per cent. called for by the contract, the proportion of the salaries of its officers and office employees while supervising the construction of the building, nor 10 per cent. of the cost of financing the building when the disbursements in connection therewith had been allowed, nor for telephone calls, carfare, postage, stationery, as these were office charges of the corporation, nor tools used in the construction of the building, as these were part of the equipment of a contractor.

It was also held that after the building was completed, the corporation, having become a mortgagee in possession, was not entitled to compensation for services rendered for renting the premises, an apartment house.

### Fire Measures in Tenements.

The Massachusetts Supreme Judicial Court holds, *Stevens v. Casey*, 117 N.E. 588, that the initial decision of an inspector made under St. 1913, c. 655, §20, relating to tenement houses as regards fire exits, as to whether a building is a tenement house, is not binding on the owner under all circumstances. The act requires that tenement houses shall be provided with proper egresses or other means of escape from fire. It is held that a requirement of a building inspector that a tenement house should have electric lights and no other kind of a light on its landings is not an arbitrary enforcement of the statute, in the absence of circumstances showing it to be such.

### Subrogation.

Subrogation is the substitution of one person in the place of another as to his rights, remedies, or securities. The law recognizes two kinds of subrogation, legal and conventional. By the former is meant the right of substitution which springs as a matter of

course from the mere fact of the payment of a debt without an agreement so to do between the parties. Conventional subrogation arises by virtue of an agreement, express or implied, that a third person or one having no previous interest in the matter involved shall upon discharging an obligation or paying a debt be substituted in the place of the creditor in respect to such rights, remedies, or securities as he may have against the debtor. Subrogation is born of equity and results from the natural justice of placing the burden where it ought to rest.—*Kent v. Bailey*, Iowa Supreme Court, 164 N. W. 852.

### Board Issues Manual.

Containing more information than ever before, the Diary and Manual of the Real Estate Board for 1918 is now ready for circulation. A special feature of the book this year is the law relating to the Building Zone, together with a map of Manhattan, showing the Height, Area and Use districts. The diary also contains reports from city departments, information for taxpayers, Tenement House Law, with the new three-family converted dwelling law; Workmen's Compensation Law, Labor Law, rules for valuing real estate, rates of commission and list of leading real estate firms.

### Bronx County Records.

Register Edward Polak of Bronx County issued the following report as to the business of the Register's office for his four-year term, beginning January 1, 1914:

Mortgages recorded, 33,213; conveyances and miscellaneous papers recorded, 31,204; satisfaction of mortgages recorded, 8,833; chattel mortgages filed, 95,671; notary and Commissioner of Deeds certificates filed, 8,824; certified copies issued, 1,570; miscellaneous, which includes issuance of certificates, etc., 10,324. Total number of folios recorded was more than 1,010,000.

The total fees received in the Mortgage Tax Department was \$645,749.93, and in the General Administration Department, \$185,834.69, a total of \$831,584.62. The expenses totaled \$423,271.50, leaving a surplus of \$408,313.12.



**COURT HOUSE PROBLEM.**

(Continued from page 6)

Provision is made for every requirement of the Justices. Future need for expansion and for variations in conditions have been taken into account in the plans.

In 1915 charges of extravagance in the plans and in the specifications were contained in a report, made public, which originated in the Bureau of Contract Supervision of the Board of Estimate and which was submitted to the Mayor by the director. Such wide publicity was given to these charges that an impression was created in the public mind that there might be some truth in them. In September, 1915, a detailed reply was made to the Board by the architectural and engineering advisers and myself, which effectually disposed of the many mis-statements and false conclusions of the directors. There were not, as a matter of fact, any extravagant features in the plans and specifications, and consequently, but after a long and expensive delay, they were finally approved by the Justices and the Board of Estimate.

Since 1903, it has invariably been estimated that, no matter where built, the Court House will cost \$10,000,000. This is at the rate of 41 cents per cubic foot, which compares very favorably with the cost of other large court houses in this country. This estimate was made after a calculation of the cost of detailed items, at the hands of skilled estimators of buildings. Notwithstanding all the mis-statements to the contrary, the plans never did, nor do they now require an expenditure of over \$10,000,000, under a proper contract, honestly and economically administered. On the other hand, it will not be possible to build it for much less. It may also be stated that no plan has been presented which would not have cost more.

If the building is erected in a market such as at present, of course an economical and business-like administrator would study the peculiar conditions which prevail and adapt the specifications accordingly, substituting alternate materials for those now impossible to procure or unduly expensive. There is no reason, in fact, against building the basement and ground floor at the present time, although the conditions indicate the necessity of redesigning the structural part of these stories in concrete instead of steel. That portion of the building can be put to use for the occupancy of the County Clerk, Commissioner of Records, the Register, the Commissioner of Jurors and the Sheriff. It will also provide eight court rooms.

Minor rearrangements of the Municipal building will enable the Hall of Records building, which was never suitable for its purpose, to house the Board of Education, for which it is best suited.

The sale of the Board of Education building, which is easily marketable, will provide more than sufficient funds for the construction of the Court House to the second story. It will, consequently, be unnecessary to encroach upon the debt margin.

The old court house will thereupon be in part also available for other municipal purposes, and the city will be relieved of large rent charges.

It is to be said, in favor of this suggestion, that thus without increasing the debt of the city a dollar, a very large increment of value will accrue to the real estate in the vicinity of the Court House site by determining the improvement, which, before the building can be completed, will provide fully for the cost.

The Court House site, ill-advised as was its selection, has, in fact, been acquired, and most of the buildings removed. The present condition of the site has depressed real estate values in that vicinity. The general conditions of the neighborhood, of long standing, urgently required public improvements. It is the plain business of the city, irrespective of the question of building the new Court House, to lay out this section so as to induce improvements on the privately owned property.

The plan of general improvement, as proposed, is not dependent upon the

building of the Court House or of the other public buildings suggested. No matter what use it may be found advisable to be made of the Court House site, the lay-out proposed cannot be improved. The new street arrangements are well planned for the convenience of traffic. The plot designed for the Court House is equally well designed, for a public park, or for any other temporary or permanent public purpose. If the site, or any part of it, is ever to be sold, it will sell for much higher prices as so laid out, than as at present.

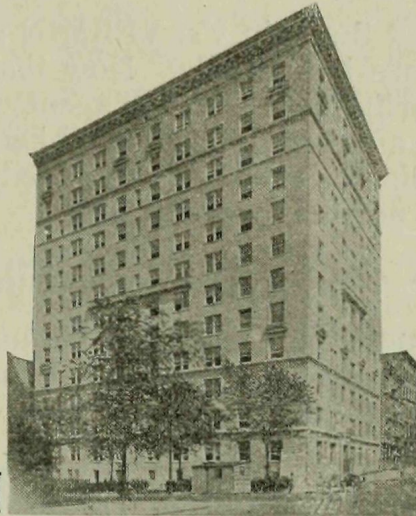
The problem is one of no small difficulty; but a solution will best be found in going ahead as fast as possible to effect an improvement on comprehensive lines, which should pay for itself as the work progresses, and probably produce an increase in assessed valuation and in annual taxes which will enable the city ultimately to build the Court House, either here or elsewhere, without charging unduly the normal debt margin.

On the other hand, to continue to de-

lay this improvement of the section incurs the inevitable penalty of continuously mounting carrying charges, and a disastrous depression of real estate values in that vicinity. A sale of the site in its present condition, even if it could be effected, will entail a tremendous loss, and will tend to decrease real estate values. Sooner or later, a new Court House must be built, and the opportunity must not be lost to build the most complete and imposing Court House in the world. To fail in this will be a greater crime than was committed by the father of the old Court House. To remodel the old building, or to add to it, has proven most wasteful in the past, and can only prove an expensive make-shift.

The city is, however, not able to build a Court House, at this time, either upon the new site, or upon the old premises. The city must wait for increased assessed valuations to accrue in the neighborhood of the new site before funds are available to build a Court House on any site. When, by reason of the gen-

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eral improvements of that district, private improvements are projected which actually warrant the carrying out of the original plan, the increased assessed valuations, caused thereby, will enable the city to finance a notable undertaking.

If, on the other hand, private capital does not avail of the opportunity afforded to develop a new business section for large office and mercantile buildings in this vicinity, and the increase in assessed valuations is not in fact realized, then the original plan should be abandoned, and the Court House built on the present premises, as I originally advised.

The building plot of the Court House can then be retained as a public park, and the remaining property on the site sold for private improvement.

To work out a comprehensive plan of

public improvement of the Court House site and its surroundings, so as to induce large private improvements, and consequent increase in the assessed value of property in that section is the immediate problem before the administration.

The problem of the Court House building will take care of itself when the city has accumulated increased and ample resources to pay for it.

#### Safety Signs.

The use of safety signs is proving its worth in the prevention of industrial accidents. These reminders placed in convenient locations throughout a plant unquestionably are helping in calling attention to hazards and reminding industrial workers of the importance of caution and carefulness.

#### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23, as against 20 last week and 37 a year ago.

The number of sales south of 59th street was 7, as compared with 7 last week and 16 a year ago.

The sales north of 59th street aggregate 16, as compared with 13 last week and 21 a year ago.

From the Bronx 7 sales at private contract were reported, as against 6 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 17 of this issue.

#### Eighteen Parcels in Deal.

On December 31, there was recorded a number of properties in the name of the newly-formed West Mercer Corporation, headed by John R. MacMurray. The Bond and Mortgage Guarantee Company, subsidiary of the Title Guarantee & Trust Company, was the seller. The parcels transferred included 209 Bowery, a five-story building, on lot 26.11x100x irregular, located 45.8 feet south of Rivington street; also 132 West 78th street, a four-story and basement dwelling, 16x95.6, between Columbus and Amsterdam avenues; also 146 and 148 West 22d street, two three-story and basement houses, 41.8x98.9, flanked by twelve-story loft buildings; also 259 West 25th street, a four-story house, 13.6x98.9, 193 feet east of Eighth avenue. Other properties in the deal are 3 Rivington street, a four-story building; also 61 West 82d street; also 318 to 320 Houston street, 113 and 115 Mercer street, 265 Stanton street, 25 West Houston street, 1687 Third avenue, 4009 to 4019 Third avenue, 1128 Southern boulevard, 2627 Third avenue, 2497 Third avenue, 2503 Third avenue, a vacant lot, and 910 and 912 Whitlock avenue. The properties are valued at about \$450,000. Mr. MacMurray will have an office at 30 East 42d street. The West Mercer Corporation was formed at Albany on December 21, with a capital of \$158,000. Its incorporators are Mr. MacMurray, S. C. T. Dodd and J. McDonald. Efforts to reach Mr. MacMurray during the past few days concerning reports of the purchase have been unavailing, as he was reported to be out of town.

#### Barnard to Obtain Property.

General Horace W. Carpentier, who donated a chair of Chinese language and literature at Columbia University about sixteen years ago, plans to give his fine dwelling at 108 East 37th street to Barnard College when he dies. In a document drawn last April and recorded this week, Barnard gets the title to the property, but the General will have possession of it during the remainder of his life. It is also stipulated that for six years after his death, it will continue in possession of one he will name at some future time. The house is a four-story brownstone dwelling, four doors east of Park avenue. It has been General Carpentier's home since he came from California about twenty years ago. It has been estimated that his fortune is more than \$20,000,000. He was once Mayor of Oakland, and has been identified with the building up of California since the "gold days" when he laid the foundation for his fortune. Shortly after his coming to New York City, he gave \$100,000 to Columbia University trustees for the endowment of a Chinese chair. It was called the "Dean Lung Department," in honor of his Chinese valet, who had served him for many years. The establishment of the Chinese chair was due to his close commercial relationship with China. Shortly after the endowment the Chinese Government presented to Columbia a compilation of Chinese literature, history, language, maps and illustrations, which has been added to since by contributions from General Carpentier and others.

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**INVESTMENT DEPT.**

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to submit high-grade improved property which may be leased or purchased at attractive prices.

**Twenty-Acre Tract Sold.**

Colgate & Company, of Jersey City, manufacturers of soaps and perfumes, bought from the Land Filling & Improvement Company, a tract of about twenty acres at Newark, N. J., fronting on Newark Bay, through Joseph P. Day and Frank J. Bock, of Newark. The property just acquired is in the meadow section of Newark, not far from the Port Newark Terminal, and accessible to the industrial section of the city. The buyers will improve the property with an immense plant. The Land Filling & Improvement Company, a corporation owned by Dailey & Ivans, New York contractors, acquired the property many years ago and filled the land with materials obtained from New York City. The land is well above the general elevation of filled ground. The property is along the same shore line as the new plant of the American Synthetic Dye Works and Butterworth, Judson Chemical Company plant, and many other large industries. It is not far distant from the new locations on the Passaic and Hackensack Rivers, recently acquired by the Ford Motor Company, the United States Steel Corporation, and the Niles-Bement-Pond Company. There has been a great deal of activity in water front sites on the Passaic and Hackensack Rivers and Newark Bay. The fact that Colgate & Company have located on this particular property will no doubt be the means of attracting other industries to that locality. The railroad facilities are unusually good, as the tracks of the Central Railroad of New Jersey run through the property. The possibility of shipping by steamboat is excellent, as the Federal Government's twenty-one-foot channel through Newark Bay and the Passaic River is almost at the exterior line of the property recently acquired by Colgate & Company. This channel will soon be dredged to much greater depth; in fact, in the very near future there will be sufficient water to allow the safe navigation of very large vessels.

**Marhattan-Bronx Exchange.**

The Hudson Realty Company, Maximilian Morgenthau, president, purchased from the Benenson Realty Company, Benjamin Benenson, president, the block front on the south side of Westchester avenue, between Tiffany and Fox streets, improved with taxpayers. The property fronts 246 feet on Westchester avenue, 145 feet in Tiffany street, 95 feet in Fox street, and was held at \$250,000. In part payment the Hudson Realty Company gave to Mr. Benenson the following properties: The six-story apartment house at 512 West 135th street, between Amsterdam avenue and Broadway, held at \$75,000, measuring 45x100 feet; also 61½ and 63 East 125th street, a five-story tenement with stores, on plot 33x100, located near the Harlem station of the New York Central railroad and valued at \$60,000; also 846 and 848 East 167th street, a five-story apartment on a plot 50x117x150, held at \$75,000; also 1169 and 1171 Fox street, two two-story dwellings on plot 50x100, held at \$15,000; also twelve lots, measuring 300x100, on the south side of Sedgwick avenue, located 275 feet north of 167th street, free and clear, held at \$60,000; and ten lots, 250x100, on the south side of Muliner avenue, in the old Morris Park tract, held free and clear, at \$20,000. The transactions involved about \$550,000. Simon J. Bloom was the broker.

**Building Site Enlarged.**

The Bible Teachers' Training School at the northeast corner of Lexington avenue and 49th street, has bought the two three-story dwellings at 137 to 141 East 49th street, from Donald MacColl, and Robert M. Kurtz, respectively. It is reported that negotiations are pending for the intervening house at 139, owned by the Estate of James Nugent. The acquisition of the latter parcel would square out the school's holdings in 49th street, through to 50th street, where a large addition will eventually be erected.

**Judge Gary Buys.**

The residence of the late Mrs. Simon Borg at 855 Fifth avenue, adjoining the south corner of 67th street, has been sold through Pease & Elliman, to Judge Elbert H. Gary. The property is improved with a four-story structure, having a frontage of 40 feet on the avenue, and a depth of 120 feet. It is valued by the city for taxation purposes at \$375,000, and was held at \$600,000. Nicholas Partos, president of the Partola Manufacturing Company, leased the building last September, furnished, for a reported rental of something less than \$25,000, the asking price. Previous tenants of the Borg house were Mrs. John Dryden, widow of the late president of the Prudential Life Insurance Company, and Mrs. John E. Baldwin. Adjoining on the north is the home of Judge Gary,

at the 67th street corner, and to the south is the residence of George E. Mason. The Havemeyer residence, which has a frontage of 75.5 feet on the avenue, occupies the lower end of the block.

**Yorkville Landmark Sold.**

Louis Gold, Brooklyn builder, bought from the Eighty-fifth Street Garage, Inc., the former Metropolitan M. E. Church property at 228 and 230 East 85th street, 50x100 feet. The buyer will improve the site with a two-story brick and stone garage at an estimated cost of \$35,000, plans for which are being prepared by Shampan & Shampan, architects. The projected building has been leased from the plans to Joseph Levy, for twenty-one years, at an aggregate rental of about \$170,000. Ames & Co. negotiated both the sale and lease.

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Touraine Hotel, Brooklyn, Sold.

The Touraine Hotel, at 23 Clinton street, extending to Fulton street, Brooklyn, was sold to Frank A. K. Boland, of Campbell & Boland, who represented New York interests, for a reported price of about \$300,000. The Brooklyn Touraine Hotel Company, E. H. Crandall, president, is the seller. Included in the sale was 271 West 121st street, between St. Nicholas and Seventh avenues, valued at \$11,500, which will pass to Arthur H. Myers, who has been lessee of the Touraine for the past two years; also Bronx lots valued at \$35,000. The lease of the hotel expires on April 1, 1920, but has a five-year renewal privilege.

Chemical Concern Buys Plant.

Joseph P. Day sold the large plant of the Canadian Car & Foundry Company at Kingsland, N. J., to a chemical concern which expects to establish a new factory for the manufacture of commercial chemicals. The plant was partially destroyed by a spectacular fire last February, at a time when the Canadian Company was completing a large contract for shells for the Russian Government. More than 2,000,000 loaded shells were stored in the building at the time, a large part of which were exploded during the fire. The property consists of eighty-five acres of land along the Hackensack meadows, on the main line of the Delaware & Lackawanna Western Railroad.

Manhattan.

South—of 59th Street.

GREENE ST.—John R. and Oscar L. Foley sold for Central Trust Co., trustee, to Charles Laue, 204 and 206 Greene st, a 6-sty loft building, 50x100, between Bleecker and West 3d st.

3D ST.—Louis S. Visitainer sold to 47 West Third Street Co. 47 West 3d st, a 4-sty loft building, 32.6x104.6.

7TH ST.—Julius Ratner and Louis Cherney sold for Harris Joseph 215 and 215 1/2 7th st, two flats, containing stores, 33.4x97.6, between Avs B and C, to Meyer Edstein, who gave in exchange an 86-acre farm, fully stocked, at Fallsburg, Sullivan County, N. Y., valued at \$15,000, and containing a residence and other buildings.

50TH ST.—Beekman Estate holdings on the east side of Beekman pl, between 49th and 50th sts, bought from the City of New York for \$9,012.50, the plot 50.11x60, in the south side of 50th st, adjoining the southeast corner of Beekman pl.

North—of 59th Street.

70TH ST.—Henry W. McMann sold to James W. Fleming 241 West 70th st, a 3-sty dwelling, on lot 19.5x100.5.

71ST ST.—Annie McGimpsey sold to the Evermore Realty Co. 114 West 71st st, a 4-sty dwelling, 19x100.5, 136.1 ft. west of Columbus av.

74TH ST.—Bond and Mortgage Guarantee Co. sold 57 West 74th st, a 4-sty dwelling, on lot 20x102.2, separated by a similar house, from the Greylock apartment, at the northeast corner of Columbus av. The selling company acquired the property last September from Abram M. Hyatt.

93D ST.—Land Estates, associated with the New York Title and Mortgage Co., sold the 5-2y apartment house, on plot 37.6x88.10, at 62 West 93d st, between Columbus av and Central Park West.

101ST ST.—Lawyers' Mortgage Co. sold to a buyer, for occupancy, 136 East 101st st, a 3-sty dwelling, 17x100.11, near Lexington av.

117TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Silas B. Frownell to Samuel Williams a plot, 100x100.11, in the south side of 117th st, located 194.9 ft. west of St. Nicholas av and adjoining public school 10. This is the first transfer of the property in twenty years.

120TH ST.—R. Rothchild sold the dwelling 117 West 120th st, 20x100.11, between Lenox and 7th avs, to Hensle Construction Co.

137TH ST.—James C. Brown purchased for investment from Belwood Realty Co. the property, 100x100, in the north side of 137th st, 100 ft. west of Alexander av.

179TH ST.—M. I. Strunsky and H. F. Byrnes & Co. sold for the Cowanasque Realty Corp. 714 West 179th st, a 5-sty apartment house, on plot 50x92.6, between Broadway and Fort Washington av. It is fully tenanted, the annual rental being \$8,500. The buyer is Mrs. Sarah Hafner, who gave in exchange 2377 8th av, near 128th st, a 5-sty flat, on lot 25x84. The transaction involved about \$100,000.

AMSTERDAM AV.—Sharp & Co. sold for Loretta Higgins to David Pasvisky the 6-sty flat with stores on plot 40x100 at the southeast corner of Amsterdam av and 185th st.

CONVENT AV.—Ennis & Sinnott resold, through William D. Morgan, 411 Convent av, between 147th and 148th sts, a 3-sty dwelling, on lot 20x75, to Angela C. Garcia, for occupancy.

HAVEN AV.—Frederick Brown bought from William Daly, 98 and 100 Haven av, opposite 171st st, a 5-sty apartment, 50x103, held at \$85,000.

2D AV.—J. Edgar Leaycraft & Co. sold for the New York Life Insurance and Trust Co. 2 tenements containing stores, 2231 and 2233 2d av, 25x80 each, between 114th and 115th sts.

Bronx.

143D ST.—Harry Sugarman and Edward A. Polak & Co. resold for Arthur J. Seidman 494 East 143d st, at the southwest corner of Brook av, apartments, 25x100.

163D ST.—Richard Dickson and J. G. Brunich sold for Mary R. McPhillips the northeast corner of 163d st and Trinity av, 50x100, for improvement.

233D ST.—Builders of Modern Homes, Inc., sold to Thomas A. Grimes the property in the south side of 233d st, 392.6 ft. west of Laconia av, on a plot 37.6x89.3, for \$7,400.

SOUTHERN BOULEVARD.—Frederick Brown resold to Mrs. Mary Blum 966 Southern blvd, near 163d st, a 5-sty apartment house arranged for 18 families and two stores, on plot 42x150, held at \$60,000. In part payment Mr. Brown took the 3-sty dwelling at 310 Greene av, Brooklyn, containing 12 rooms, on lot 20x100, near Franklin av. J. Shapiro was the broker.

TREMONT AV.—Byrne & Baumann sold for Frederick Brown to Thomas J. Bannan the 5-sty apartment house, 40x115, at the northeast corner of Tremont and Marion avs. The buyer gave in part payment the plot, 80x103x irreg., east side of Davidson av, 115 ft. north of North st.

TRINITY AV.—Mary R. McPhillips sold the plot, 50x100, at the northeast corner of Trinity av and 163d st. Richard Dickson and J. G. Brunich negotiated the sale.

Brooklyn.

CARROLL ST.—Charles Buermann & Co. sold 180x127 ft. in the south side of Carroll st, between Kingston and Albany avs, to the Charles Goell Construction Co. for the sites of 9 dwellings with rear garages.

PARKSIDE COURT.—Harry Sugarman and Edward A. Polak & Co. sold for James C. McEachen 5 Parkside court, 20x100, a 2-fam. house.

UNION ST.—Simon Wolf sold to a client of the John Pullman Real Estate Co., for occupancy, the 2-sty dwelling at 716-A Union st, on a lot 20x100.

79TH ST.—Frank A. Seaver & Co. sold the 1-fam frame house, 213 79th st, for C. Pellegrino to a buyer for occupancy.

BAY RIDGE AV.—E. J. Hollahan sold the 2-fam. brick house 219 Bay Ridge av for Realty Associates.

DE KALB AV.—R. A. Schlesing sold for Frank L. Lappin the 4-fam house, 1735 DeKalb av, Ridgewood, to Oswald and Louisa Hodapp for investment.

DE KALB AV.—H. S. Crosby sold the dwelling 360 DeKalb av to Harris Kahn.

FRANKLIN AV.—H. S. Crosby sold the dwelling 311 Franklin av to F. Ranildi.

GRAND AV.—H. S. Crosby sold the dwelling 366A Grand av to Walter K. Taylor.

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

7TH AV.—H. S. Crosby sold the dwelling 65 7th av to Stanley McMurray.

17TH AV.—I. Salzberg sold for W. Wanner to J. H. Connolly, plot 40x100 ft., on the west side of 17th av, 40 ft. north of 52d st.

Queens.

BELLE HARBOR.—Richter & Co. sold for John Holler to L. Kirchner a plot of 6 lots, 120x100, in Block A-2, Belle Harbor.

MELVINA.—Minor L. Platt sold the dwelling 25 Broad st, Melvina, 50x105, which the buyer will occupy.

MASPETH.—Minor L. Platt sold the dwelling 200 Grand st, Maspeth, 50x100, to 3d st, which the buyer will occupy.

FAR ROCKAWAY.—S. Bernard sold to P. E. Rapelje the property, 80x100, on the east side of West End av, 100 ft. north of Washington av.

FOREST HILLS.—H. N. Kirby sold to J. E. Woodruff a plot, 102x203 ft., at the northwest corner of Kent st and Aberden rd.

KEW.—Kew Gardens Corp. purchased from F. E. Phillips a plot, 145x246 ft., at the southwest corner of Union turnpike and Grenfell av, and a plot, 125x318 ft., at the southeast corner of the two streets, at Kew Gardens. The plots will be divided and used for high-class detached cottages.

LONG ISLAND CITY.—Groton Realty Corp. purchased from E. A. Wood a plot, 105x181 ft., at the southeast corner of Harris and Ely avs. The sale also includes 10 lots in the immediate vicinity of the above plot.

LONG ISLAND CITY.—John C. Raven sold the apartments 480 14th av to Joseph Knott, 74 13th av to George Bennett, 76 13th av to Mrs. Piina Stake, 83 and 85 14th av to Nassau Bookbinding Co., 69 and 71 14th av to Laura de Stefano, 627 Graham av to Thomas Nolan and the dwellings 923 Crescent av to John L. Longran, 5 and 7 Summit pl to Thomas Lynch and Michael Kenny, respectively, 26 and 28 Franklin st to Albert Perowski and 32 and 34 Fulton st to Christian Nielson and Joseph Gretschel, respectively.

ROCKAWAY PARK.—Richter & Co. sold a cottage on South Columbus av for F. E. Miller to a client.

WOODHAVEN.—Rosebern Building Corp. has taken title to a plot, 100x100 ft., at the northeast corner of Jerome av and Welling st, and plans to start work at once on the construction of five dwellings to be completed in time for spring sales. The buildings will each have a frontage of 20 ft. on Jerome av. Building mortgages have been obtained aggregating \$22,000.

**Out of Town.**

HARRISON, N. J.—The Carr & Ball stone and brick yard, at 118 to 132 Passaic av, has been sold through Feist & Feist to La Brecque Co., of this city, one of the largest forwarding concerns in the East. The property measures 162x155, with a frontage on the Passaic River of 150 ft. There are a 1-sty building, used for 45 years as a stoneyard; a 1-sty manufacturing building and a 2-sty frame office.

NEWARK, N. J.—Feist & Feist sold the northeast corner of New Jersey av and Miller st for Arthur C. Hensler, head of the Hensler Brewing Co., to William E. Yehman, architect. The new owner purchased this plot for a client on which he will erect a modern 3-sty mill constructed building, to be used for light machine work.

NEWARK, N. J.—Newark Factory Sites conveyed to Edward C. Porter 423x300 ft. on the north side of the Lincoln highway, between Passaic and Adams st, Kearny Meadows.

NEWARK, N. J.—Feist & Feist, Inc., sold for Bernard Benson to Milton C. Dent, of Upper Montclair, the dwelling 85 and 87 Osborne ter, Clinton Hill, 50x150.

NEWARK, N. J.—Robert B. Stoutenburgh re-sold the Irving apartment, at Broad and Gouverneur st, which he sold last April for \$80,000, for \$90,000; the apartment 24 and 26 South 10th st, valued at \$25,000; property at Hillside av and Runyon st, valued at \$20,000; 9 lots in Belgrove dr, Arlington, valued at \$12,000; four lots in Belleville, valued at \$3,000, and the dwelling 42 Walnut st, valued at \$10,000.

NEWARK, N. J.—Union Pacific Tea Co. of Manhattan purchased the 4-sty building, 200x100, at 290 Jelliff st. The company last week sold the 7-sty warehouse at the southeast corner of Washington and Laight sts, occupied by a subsidiary, the Ragus Tea Co., through the Douglas Robinson, Charles S. Brown Co.

PLEASANTVILLE, N. Y.—Griffen, Prince & Ripley sold for Lilla Radclyffe Dugmore her estate in Church st. It is approximately 12 acres, with main dwelling, garage and cottage. The purchaser is Charles W. Walker, who will occupy.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a plot on Greenacres av, in the Greenacres section of Scarsdale Village, to Julian A. Rice.

**RECENT LEASES.**

**Y. M. C. A. Makes Large Lease.**

The increased activities of the Y. M. C. A. has necessitated the obtaining of larger and more central executive quarters in this city for its organization. It has rented from Todd & Robertson, Inc., builders, seven floors in the new Equitable Trust Company Building, now nearing completion at the southeast corner of Madison avenue and 45th street. The space comprises from the fourth to the tenth floors, inclusive, and will house the International Committee of the Y. M. C. A. for the work of both its home and foreign departments, as well as the War Work Council of the association. At present these branches are located in East 28th street and other parts of the city, and it is proposed to centralize them under one roof. Francis Guerrlich, of Horace S. Ely & Company, was the broker. Other tenants in the Equitable Building include the Equitable Trust Company, Warner Brothers Company, and the Drassell Chemical Company. The building has direct entrance to the subway, and an arcade extending from Madison to Vanderbilt avenues.

**Manhattan.**

AMES & CO. rented apartments in 430 West 34th st to J. Goldfer, R. Alma Bishop and Theodore Dietrich; apartments in 132 West 34th st to Miss L. Hartley, Mrs. Wm. Harris; and an apartment at 309 5th av to Mrs. M. J. McDowell.

BASTINE & CO. leased the 2d floor 238 4th av to Cloak & Suit Operators' Union; 8th floor 78 5th av to Finkelstein & Reizes; 5th floor 97 5th av to Leo Newhouse; 6th floor to Ramer & Lisshauer; 3d floor to S. Horowitz & Son; 10th floor 19 to 21 West 24th st to Edwin Wilensky & Co.; 4th floor front and rear room 23 West 24th st to Empress Embroidery Works; 6th floor front 15 and 17 West 26th st to Drapkin & Hecht; 10th floor 34 East 12th st to Colonial Cloak & Suit Co.; 2d floor 28 Waverly pl to Peter Coughlin, Charles E. Brown Co.; 3d floor to Annex Manufacturing Co., and 8th floor to John Bisotti.

HENRY BRADY leased the store at 131 Bowery to the Kupferberg Electrical Supply Co. for four years, and the store 432 Canal st to J. Maxfield.

BRETT & GOODE CO. leased at 202 and 204 Centre st the 4th floor to James Tyroler, and for the Silver Lunch Co. the store at 30 West 32d st for 10 years to Isaac Dincin and Isaac Kluberg.

H. F. BYRNES & CO., INC., leased to Reardon & Kreuter the store, 559 West 207th st, and to Koffman & Co. the store, 561 West 207th st.

CARSTEIN & LINNEKIN, INC., leased space at 456 to 460 4th av to Morris Zieff and A. C. Gaebelein; also at 244 5th av 4th floor to Sannehill & Co.; also at 126 5th av 4th floor to Moritz Wohl; also at 215 to 219 4th av to

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Childs, Thorman & Childs, M. B. Lippman, P. & A. Bleiberg; also in Park Row Building to Harry J. Fackner, M. DeLisner, Donato & Rosenfeld, A. B. Gile, Inspection Signal Corps., U. S. Army; also at 195 Wooster st to Abramowitz & Schwartz; also at 24 and 26 East 21st st to Ernest Adelberg, Robert August A. Mills, Frechtman & Cohen, Inc., and 221 to 227 4th av to R. Deutsch and Gus L. Rosenberg, Plymouth Rubber Co., and with S. H. Tyng space to Krebs, Stengel & Levy.

CROSS & BROWN CO. leased at 243 West 64th st the store to the Goodyear Tire and Rubber Co.; also at 35 Jones st the 2d loft to M. & E. Newman, and at 1140 Broadway space on the 15th floor to the Majestic Garment Co.

CROSS & BROWN CO. leased to Mason Shirt Co. the store in 34 West 36th st for a term of years.

CROSS & BROWN CO. leased at 483 Broadway space on the 2d floor to Frank Levy; at 78 Reade st the 2d loft to Adolph Felsonfeld; at 102 5th av space to J. L. Lewis; at 98 5th av the 17th floor to Robert H. Ingersoll & Brother, and the store 34 West 36th st to Mason Shirt Co.

DUROSS CO. leased, in conjunction with William H. Whiting & Co., 2 vacant lots at 425 and 427 East 22d st to the Faultless Box & Lumber Co. for a term of years; and in conjunction with Charles F. Noyes & Co. the 4th and 12th lofts of the Heptagon Building, 147 to 153 Waverly pl, to the Amalgamated Oil & Gas Co. for a term of years.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 850 Park av for Mrs. Frederic S. Coolidge, furnished, for the season to Brown Caldwell; also at 85 East 56th st an apartment for Karl H. Behr, furnished, to Winthrop D. Smith; and at 106 East 85th st for Mrs. Francis Wyatt to Mrs. L. Baring Kissel.

DOUGLAS L. ELLIMAN & CO., in conjunction with Wright Barclay, leased for the Vanderbilt Avenue Realty Corp. to August Miller one of the stores on the Madison av front of the building, known as 270 Park av, for a term of years.

J. ARTHUR FISCHER leased at 42 West 29th st the following lofts: to Jacob Hacker the 1st loft; to Miller & Levande the 2d loft; and to William Leschinsky the 3d loft.

OGDEN H. HAMMOND rented, furnished, the 5-sty dwelling at 19 West 48th st, between 5th and 6th avs, Columbia College leasehold. Mr. Hammond takes the property under a sub-lease. The asking rental was \$7,000.

HENRY HOF leased for Sumner Gerard the building at 213 Lexington av to Art Upholstery & Decorating Co., Inc.

LAKIN & DINKELSPIEL leased for a term the store and part of 2d floor at 124 West 44th st to Mrs. E. Kosiner; also the store at 778 8th av to Samuel Minkowsky; office for Walter J. Salmon in the Unity Building, 101 West 42d st, to Henry Green, and an office in the Broadway Theatre Building for Felix Isman to Edward Estep.

JOHN H. LAWRENCE leased for L. Lafin Kellogg 338 West 70th st, a 2-sty stable, 25x100, for 10 years at a total rental of \$24,000. The building will be altered into a garage.

WILLIAM H. McDONALD leased the store 1739 Broadway and space at 235 West 54th st to the Van Dyk Automobile Co. for 10 years for \$12,000 a year.

PAYSON McL. MERRILL CO., INC., leased a loft at 39 East 20th st to B. Forscher & Son, manufacturer of furs.

PAYSON McL. MERRILL CO., INC., leased an apartment at 200 West 57th st to Luis Graner.

PEASE & ELLIMAN leased for the West Fourth Street Realty Corp. to the Schulte Cigar Co. for a term of years the corner store in the property 699 Broadway, northwest corner 4th st, and upon completion of extensive alterations the Schulte Co. will open a branch establishment.

PEASE & ELLIMAN rented apartments at 330 West 102d st to Alfonso C. Pratt.

PEASE & ELLIMAN leased a loft at 30 West 39th st to Nathan Lewis and the store 139 West 56th st to Frederick G. Hurst.

PEASE & ELLIMAN rented, furnished, for T. L. Van Norden, as executor to George E. Kent, the 5-sty, 25-ft. dwelling at 8 East 62d st; and for Montgomery, Ward & Co. an apartment in the "Paul Revere," at 450 West 147th st to Nelson C. Dennis.

PEASE & ELLIMAN leased to Alfred C. Bunn for a term of years at an aggregate rental of about \$150,000 the restaurant in the Lords Court Building, at the southwest corner of William st and Exchange pl; also for Miss Maxine Elliott her residence, a 6-sty dwelling, at 3 East 81st st, adjoining the 5th av corner, to Mrs. W. Roscoe Bonsal.

PEPE & BRO. leased for 5 years the 3-sty building 18 Barrow st for Martha E. McKeown to Leighton Haring Smith.

GEO. R. READ & CO. leased for Josiah H. De Witt the 6-sty building at 448 Greenwich st, between Vestry and Desbrosses sts, to Butler Bros.

M. ROSENTHAL CO. leased for I. Kempner a floor in 36 and 38 West 25th st to Sport Suit & Coat House.

M. ROSENTHAL CO. leased to Frankel & Littoff a loft at 143 West 20th st.

M. ROSENTHAL CO. leased for Albert B. Ashforth & Co., agents, a loft in 142 West 29th st to William Wiener.

M. ROSENTHAL CO. leased to L. Schlinger a floor at 65 West 36th st for a term of years.

M. ROSENTHAL CO. leased for A. L. Mordecai & Son to L. Schlinger a floor in 63 and 65 West 36th st.

ROWANTREE-SCHLEY CO. leased a loft in 122 West 26th st to Louis Hochstein, cloaks and suits; for Daniel Birdsall & Co., agents, a loft at 103 5th av to the Union Yarn Co.; for

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day, March 23rd, 1918.

H. C. Demorest the parlor store at 10 East 15th st to A. J. Mayer, and for Tucker, Speyers & Co. the easterly 7th loft at 30 West 38th st to Joseph Anderson.

ROWANTREE-SCHLEY CO. leased for E. S. Willard & Co., agents, a loft in 596 Broadway, 10,000 sq. ft., to Siegel, Youngwitz & Co., ladies' hats; also subleased for the Faultless Waist Co. a loft in 561 and 563 Broadway through to Prince st to Bregstein, Simon & Co.

ROWANTREE-SCHLEY CO. leased for People's Co-Operative Property Co. the 11th loft in 144 to 152 West 27th st to Goldstein & Falk for a term of years.

ROWANTREE-SCHLEY CO. leased for E. S. Willard & Co. as agents for the Adams Land & Holding Co. the 8th loft at 596 Broadway, containing 10,000 sq. ft., to Siegel, Youngwitz & Co., manufacturers of ladies' hats; also subleased for the Faultless Waist Co. and secured a renewal from Daniel Birdsall & Co. as agents for the Singer Sewing Machine Co. the 7th loft at 561 to 563 Broadway to 88 Prince st to Bregstein, Simon & Co.

LOTON H. SLAWSON CO. leased approximately 3,000 sq. ft. of space in Cuyler Building, 116 to 120 West 32d st to Doubleday, Page & Co., publishers, for their New York offices. This completes the renting of Cuyler Building.

MALCOLM E. SMITH and Rudolph C. Culver leased an apartment at 137 East 66th st to Mrs. Elise M. Selden, of Memphis, Tenn.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased an apartment at 137 East 66th st to Thomas J. Walsh.

WALTON AUTO BODY CO. leased for 5 years the 4-sty building at the southwest corner of Av D and 11th st, 100x100, equipped with machinery, in which it will manufacture aeroplane frames.

CHARLES E. WILLIAMS and James M. Couper leased for the 9 and 11 East 41st Street Co. the building 11 East 41st st to John Reilly, who will make extensive alterations.

CHARLES E. WILLIAMS leased the 3-sty building 104 East 17th st, between 4th av and Irving pl, to John Giannelli for a term of years.

WOLLNER & WRONKER, manufacturers of silk waists, leased from 74 Madison Holding Co. the 10th floor at 72 and 74 Madison av for a term of years through the M. Rosenthal Co.

Queens.

CROSS & BROWN CO. leased in the Degnon Contractor Co.'s subway building, Hunterspoint av, Long Island City, the store floor to Stentor Leather Manufacturing Co.

REAL ESTATE NOTES.

PEASE & ELLIMAN negotiated the lease of 19 West 48th st.

LOUIS SCHLESINGER, INC., and E. E. Bond & Co. negotiated the sale of 276 and 290 Jeliff st, Newark.

ELIZABETH S. HARVIE is the buyer of 16 East 105th st, sold recently by William H. Morgan.

BUTLER & BALDWIN have been appointed agents for the 6-sty and store loft building 11 East 30th st; also the 6-sty and store loft building 147 West 24th st.

WILLIAM A. FERGUSON, former secretary to Marcus M. Marks, President of the Borough of Manhattan, has entered the office of the law firm of White & Case, 14 Wall st.

ARTHUR TRUSLOW, formerly with Ruland & Whiting Co., is now associated with Cross & Brown Co. at their downtown office, 438 Broadway, and will give special attention to leasing business properties.

LEOPOLD ROTHSTEIN is the buyer of the dwelling 519 Manhattan av, and Max Langfain of the dwelling at the southeast corner of Manhattan av and 106th st. Both houses were recently sold by the Lawyers' Mortgage Co.

ANNING S. PRALL, one of the new members of the Board of Education appointed on Tuesday by Mayor Hylan, has long been identified with real estate interests in Richmond County, and is the real estate expert of the Staten Island Savings Bank.

HUGHES & HAMMOND placed for 2 John Alden Construction Co. a loan of \$190,000 for three years, at 5 1/2 per cent., on the recently completed 9-sty apartment house 42 to 46 West 10th st, covering a plot 63x100. The house is completely rented and returns a gross income of \$51,000 per annum. The same brokers placed for the owner a second mortgage of \$20,000 for two years, on the property.

WM. A. WHITE & SONS announce that the year 1917 was one of the best periods their mortgage department ever had, during which time \$10,635,250 was placed. This is especially gratifying in view of the fact that mortgage conditions for the last twelve months have never been as bad since the panic of 1873, when no mortgage money could be had under any conditions. Prominent among the properties mortgaged by them was the southwest corner of Park av and 66th st, on which they placed a loan of \$585,000 at 4 1/2 per cent. for 10 years. This was the last loan placed by them at 4 1/2 per cent. They recently placed a loan of \$600,000 at 5 1/2 per cent. on the property surrounding the Farmers' Loan and Trust Co.'s building, at the southeast corner of 5th av and 41st st. Also a mortgage of \$50,000 at 5 1/2 per cent. on the northwest corner of 3d av and 148th st; also a loan of \$90,000 at 5 1/2 per cent. on the northeast corner of Park av and 59th st, and a loan of \$225,000 at 5 per cent. for 3 years on the 9-sty apartment house, just completed and fully tenanted, at 112 East 74th st. In Brooklyn two loans were placed recently, one for \$100,000 for Boorum & Pease Co. on their new 7-sty fireproof loft building in Front st, and \$150,000 on the Adriance Machine Works new building, 100x200, directly in back of the Atlantic Basin. Of the amount placed during the year \$2,015,000 was placed in the month of December.

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 columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Assessed Value, No. with consideration, Consideration, Assessed Value, Total No. for year of, and Total Amt. for year of.

Mortgages.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual Rates, Amount, Interest not given, Total No., Amount, To Banks & Ins. Cos., Amount, Total No. for year of, and Total Amt. for year of.

Mortgage Extensions.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, Total No. for year of, and Total Amt. for year of.

Building Permits.

Table with columns for 1917-1918 (Dec. 29 to Jan. 28) and 1916-1917 (Dec. 30 to Jan. 5). Rows include New Buildings, Cost, Alterations, Total No. for year of, and Total Amt. for year of.

BRONX. Conveyances.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., No. with consideration, Consideration, Total No. for year of, and Total Amt. for year of.

Mortgages.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual rates, Amount, Interest not given, Total No., and Amount.

Summary table for Manhattan with columns for Jan. 1 to 3 and Jan. 1 to 4. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Summary table for Manhattan Mortgage Extensions with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Summary table for Manhattan Building Permits with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include Total No., Cost, Alterations, Total No. for year of, and Total Amt. for year of.

BROOKLYN. Conveyances.

Table with columns for 1917-1918 (Dec. 27 to Jan. 2) and 1916-1917 (Dec. 28 to Jan. 3). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, Consideration, Total No. for year of, and Total Amt. for year of.

Mortgages.

Table with columns for 1917-1918 (Dec. 27 to Jan. 2) and 1916-1917 (Dec. 28 to Jan. 3). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, Interest not given, Total No., Amount, To Banks & Ins. Cos., Amount, Total No. for year of, and Total Amt. for year of.

Building Permits.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 28 to Jan. 3). Rows include New Buildings, Cost, Alterations, Total No. for year of, and Total Amt. for year of.

QUEENS. Building Permits.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 29 to Jan. 4). Rows include New Buildings, Cost, Alterations, Total No. for year of, and Total Amt. for year of.

RICHMOND. Building Permits.

Table with columns for 1917-1918 (Dec. 28 to Jan. 3) and 1916-1917 (Dec. 22 to Jan. 4). Rows include New Buildings, Cost, Alterations, Total No. for year of, and Total Amt. for year of.

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**T**HE present state of the building industry in the Metropolitan district is best evidenced by the fact that not a single barge load of brick was sold during the week in the local market. Furthermore, no brick has arrived from up-river points. The sustained spell of zero weather has effectually crippled the building industry in all of its branches, and it is feared that it will be some time before the situation can again return even to the status of a month ago.

There are a number of large and important projects on the boards in the offices of prominent architects, and recently there have been a goodly number of new operations out for estimates, but it cannot be expected that these structures will be commenced while this weather lasts. The manufacturers of building materials and supplies have suffered severe setbacks also, as the scarcity of fuel has hampered production greatly, and some of the producers have found it necessary to shut down their plants and factories while waiting for fuel and raw materials. The railroad situation is slowly being untangled, and it is confidently expected that before long the traffic conditions will be materially improved through Federal operation of the lines. While it is true that all Governmental business will receive preference over the lines, the general operation of the railroads will be coordinated and systematized and that the transportation of freight will be an easier matter than it has been for some time past.

Although building construction in Greater New York and the adjacent territory is at present practically at a standstill there is considerable promise for the future. From all parts of the local territory reports are current that lead to the opinion that with the advent of spring a strong building movement will be started. The suburban districts will unquestionably lead in this movement, as there has been an intense

**Common Brick.**—The market for Hudson River common brick is absolutely dead and will undoubtedly continue in this state until the weather moderates to a considerable degree. During the past week there have been no sales, and the prices are purely nominal at \$7.75 to \$8.25 a thousand. Owing to the sustained zero weather the Hudson River is frozen solid as far south as Yonkers, and it has been impossible for any tows to come through. According to the present outlook it will be some weeks before the brick market will be able to regain its stride, even should a decided thaw set in. By virtue of the fact that there have been no arrivals of brick from up-river points for more than a week and that it seems indefinite when boats will be able to navigate again, there is some talk in the brick market of an important advance in the prices of brick. The figure of \$9 a thousand has been mentioned, and it is not at all unlikely that the reserve stocks in the local market will bring this figure before long. The Raritan situation is nominally unchanged. The frozen condition of the river makes transportation impossible, and there is no present prospect of relief.

**SUMMARY**—Transactions in the North River Brick market for the week ending Friday, January 4, 1918. Condition of market: Demand none; prices nominal. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 0.

**Structural Steel.**—The market for this commodity is in relatively the same position as those for other structural materials and supplies. The excessively cold weather that has now maintained

demand during the past year for small houses. Plans are under way for the construction of dwellings of moderate cost on a large scale, and some of the towns within easy commuting distance of New York are actively preparing for a busy building season. In Greater New York there is every likelihood that the major portion of the building work during the coming year will take the form of apartment and tenement house construction and the erection of factory and industrial buildings. Quite a number of structures of the latter type have already been planned, and if no unforeseen circumstances arise to act as deterrents to progress, construction will probably be started early next spring.

The City of New York, through its various administrative departments, also is preparing a schedule of new construction work that includes a number of large and costly buildings. The Board of Education, the Department of Public Charities and the Department of Correction have had plans prepared for buildings that will increase the efficiency and scope of work in their respective departments, and other branches of the city administration will be responsible for additional improvements.

For all branches of the building industry the new year seems to give much promise. While it cannot be expected that material improvement in the situation will be possible for the next two months or as long as the inclement weather lasts, reports from practically all parts of the country are unanimous in admitting the demand for hundreds of additional buildings to house the industrial and commercial activities of the nation, and thousands of small houses, apartments, stores, schools and other community projects to provide accommodations for the rapidly growing population of the country. The expected building movement must shortly be started, and when it comes it will bring with it capacity business for all of the various branches of the building industry.

for more than a week has effectually stopped what little construction work was under way, and the demand for fabricated material has decreased in proportion. The steel mills have been hampered severely during the cold snap by the shortage of coal and coke, and a number of the prominent fabricators have had to temporarily suspend manufacturing operations. The Government is by long odds the dominant factor in the steel situation, and the demands from this source, besides being exceptionally heavy, are taking preference over all other business, so there is not much prospect that private consumers will be accommodated for some time, even if they should suddenly increase their orders. Private construction is practically at a standstill, and while the general conditions remain as at present there is no great prospect of improvement along this line. The current quotations for mill shipments of fabricated materials are unchanged from those of one week ago, the Federal control figure being accepted generally.

**Copper.**—The situation as applied to this metal is fairly satisfactory, and there is no anticipation that consumers will be greatly restricted in obtaining a sufficient amount of the metal to meet all requirements. The market is comparatively easy and deliveries reasonable. The prevailing price is 23.5c. a pound, and there is a feeling of confidence that this figure will rule for the next three months. This fixed price has operated largely in permitting the consumers to fix definite prices for their products, thus somewhat stabilizing the market conditions for finished products.

**Lumber.**—The market for lumber products has remained firm, although there has been practically no demand from building sources. The manufacturing consumers are responsible for a large volume of business, and the Government is a strong factor in the lumber situation. The Federal requirements are immense, and for the current year a large percentage of the available supply will be used for military purposes or for some usage allied to war activities. According to a report by the Southern Pine Association, portable knock-down wood houses, to be erected of standard panels fabricated in the United States and shipped abroad to be used for hospitals and barracks by the American forces in France, will require approximately 300,000,000 feet of pine lumber. This type of house was decided upon for use in Europe owing to the scarcity of labor. Panels of a standardized size, made in this country, can be put together quickly with bolts by the troops on the other side. The lumber mills will furnish the material only, and the panels will be built under separate contracts. Other phases of Governmental requirements are looming up large, and the lumber industry will feel itself severely taxed in keeping abreast of the military demands. Lumber prices are generally firm, with the tendency toward advances that has now been noticeable for a period of months. The outlook for the coming spring is good, and if the transportation problems are settled and the expected building movement arrives the lumber producers and dealers should have no cause for complaint.

**Wire Products.**—The demand for both wire and wire nails continues strong, and the producers report that their plants are working day and night to reduce the congestion in orders. Some of the leading manufacturers are sold for some months ahead. The Federal Government is still the most prominent factor in the market for wire nails and wire, and there is a considerable volume of export business available. Governmental orders are taking precedence in the mills, and it is said that the producers are shipping promptly on all Government business. Prices are firm and likely to continue for the next three months without change. Quotations are according to the Federal control figure of \$3.50, base, per keg for wire nails and \$3.35 per hundred pounds for bright basic wire.

**Window Glass.**—The market for both plate and window glass is generally dull, with but a small percentage of the producers manufacturing glass and those curtailing their output on account of the obvious shortage in fuel, raw materials and the difficulties entailed in obtaining transportation for their finished product. Window glass prices are firm, and there is a strong feeling prevalent in the trade that increases are imminent. The stocks in the hands of the dealers are low and badly broken as to sizes and great difficulty is being experienced in filling orders of any magnitude. During the past week there was no change in the schedule of discounts, but a revision might be made at any time without further notice.

**Rosendale Cement.**—The market for this commodity is to all intents and purposes inactive, the total volume of business being registered with the prominent dealers being exceptionally light. Inquiries for future requirements are scarce, and there is no evidence of an immediate improvement. Better conditions in this line are not anticipated until the building situation generally demonstrates considerably more life than it has for some time past. The price for natural cement is unchanged.



CURRENT WHOLESALE PRICES.

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

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

**BRICK** (Cargo lots, at the wharf, to dealers only), per M.:  
 North River common.....\$7.75@ \$8.25  
 Manhattan 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..... 36.08@ —

**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):  
 Rap rock, 1½ in. (nominal)...\$1.00@ —  
 Rap rock, ¾ in. (nominal)... 1.20@ —  
 Limestone flagging, per sq. ft. .17@ 0.18  
 Limestone 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. alongside dock N. Y., wholesale):  
 ½ in. (nominal)...\$1.60@ \$1.75  
 ¾ in. ....No quotation  
 Saving gravel (nominal)...\$1.25@ —  
 S. C. gravel.....@ \$1.25  
 Saving 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  
 in. over 20 ft. in length. Add \$1.00 per M.  
 for dressing.

**Lath** (Eastern spruce f. o. b. N. Y.):  
 Standard slab.....\$4.50@ \$4.75  
**ypress lumber** (by car, f. o. b. N. Y.):  
 Firsts and seconds, 1-in....\$61.00@ —  
**ypress shingles, 6x18, No. 1**  
 Hearts..... 10.00@ —  
**ypress shingles, 6x18, No. 1**  
 Prime..... 8.50@ —  
 Quartered oak.....90.00@ 95.00  
 Lamin oak..... 68.00@ 73.00

**Flooring:**  
 White oak, quartered, select...\$55.00@ \$59.00  
 Red oak, quartered, select... 55.00@ 59.00  
 Maple No. 1..... 49.00@ —  
 Yellow pine, No. 1, common  
 flat..... 38.00@ —  
 C. Pine, flooring, Norfolk. 40.00@ —

**PLASTER**—(Basic prices to dealers at yard, Manhattan):

Parisians' finishing in 100 lbs.  
 bags, per ton.....@ \$15.00  
 Dry Mortar, in bags, return-  
 able at 10c. each, per ton. 6.75@ 7.25  
 Block, 2 in. (solid), per sq. ft....\$0.08  
 Block, 2-in. (hollow), per sq. ft.... .09  
 Boards, ¼ in. x 8 ft..... .12½  
 Boards, ¾ in. x 8 ft..... .15½

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

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

**TURPENTINE:**  
 Pot, in yard, N. Y., per gal. \$0.48@ 0.48½

**WINDOW GLASS.** Official discounts from jobbers' lists:

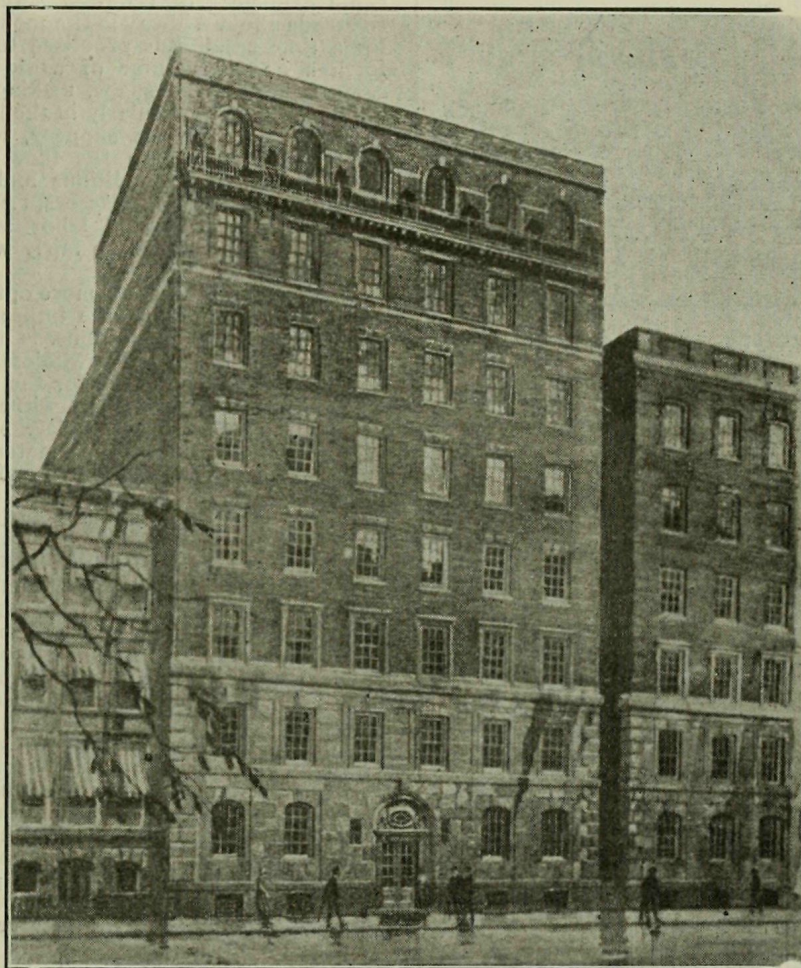
Single strength, A quality, first three brackets..... 80%+20%  
 Single strength, B quality, first three brackets..... 85%  
 Grades A and B, larger than the first three brackets, single thick...80%+10%  
 Double strength, A quality.....80%+10%  
 Double strength, B quality.....80%+20%

MODERN CLUB HOUSE FOR NURSES  
 IN WEST FORTY-FIFTH STREET

Cost of Building Placed at \$160,000

OCCUPYING a prominent position among the building operations that are now under construction in this city is the handsome new clubhouse for nurses that is at present rapidly nearing completion. This structure is located at 317 to 321 West 45th street, on a plot 54 x 100 feet. The building is being erected by Vincent Astor, owner, 23 West

two rooms with private baths. Each of the upper floors contains a room that may be used as a tearoom or a community room for those occupying that floor. The roof will be utilized as a roof garden. According to the present estimates this building will provide accommodations for between one hundred and fifty and one hundred and sixty nurses, and although the prime



Jas. McWalters & Son, Builders.

Tracy & Swartwout, Architects.

CLUBHOUSE FOR NURSES IN WEST 45TH STREET.

26th street, and will be occupied by the Alumnae Association of the New York Hospital Training School. This organization has acquired a twenty-year lease on the property, having outgrown its present quarters further uptown, and the project will be conducted strictly along modern club lines.

This clubhouse is being constructed according to plans and specifications prepared by Tracy & Swartwout, architects, 18 West 34th street. James McWalters & Son, 1492 Broadway, have charge of the construction under a general contract. The cost of the building is approximately placed at \$160,000, and a considerable sum in addition will be expended by the lessees for furnishings, decoration and equipment. The new structure is eight stories in height and is fireproof throughout. Every possible comfort and convenience will be installed in this building in an effort to make the club a real home for the nurses.

This handsome structure will add materially to the appearance of the neighborhood in which it is being erected. The facade has been designed in the style of the Italian Renaissance and has been constructed of face brick, with base and trimmings of Indiana limestone. The basement provides space for the boiler plant and other mechanical apparatus, storage rooms and a portion of the service equipment. On the first floor is located the main entrance corridor, registrar's office, general office, reception rooms, clubrooms, library, dining room and pantry. The seven upper floors are devoted to sleeping rooms, arranged singly and in suites of

purpose of the project is to provide for the members of the New York Hospital Training School Alumnae, nurses from other schools will be accommodated.

Architects for New Clubhouse.

McKim, Mead & White, architects, 101 Park avenue, have been retained to prepare the plans and specifications for the five-story brick and stone clubhouse to be erected at 113 to 123 West 43d street. This structure will become the home of the League for Political Education, Civic Forum and Economic Club. The ground dimensions of the proposed building will be 100 x 120 feet. Further details will be announced later.

Large Factory in the Bronx.

The Port Morris Industrial Terminal Co., H. D. Jackson, president, 140th street and Locust avenue, contemplates the erection of an eight and ten story factory building, 260 x 100 feet, at the East River, 139th to 140th streets. The name of the architect for this project and details of construction will be available later. According to the present plans active construction will not be started until late next spring.

Figuring Large Jersey Residence.

F. H. Bhar and B. Smith, associated architects, 27 Madison avenue, Manhattan, are taking estimates on general contract for the construction of a two-and-one-half-story brick residence at Normandie Park, Morristown, N. J., for Leland H. Ross, owner. The bids will close January 9th. This operation will cost in the neighborhood of \$125,000.

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## BUILDING REVIEW.

(Continued from page 7)

dential building is likely to continue somewhat dull as a result of war conditions. Indeed, as will be observed from the chart below such construction is already very much curtailed. On the other hand, work upon additional storage facilities, plant extension and other construction serving to promote greater war-time efficiency, will doubtless in the nature of things, proceed with energy.

December was not as good a building month as it probably would have been if the cold were less severe and storms not so frequent. Starting off with a rather dull spirit in building circles, there came evidences of renewed activity in the trade about midway in the month and for a time conditions promised to bring forth a goodly volume of work. Then came repeated cold snaps, making operations difficult, particularly in the hauling of materials over the slippery, ice-covered streets. Even in the face of unfavorable weather conditions and other generally distressing factors, such as railroad congestion and labor scarcity, the month has totalled up fairly well, all things considered.

Furthermore, there is a more optimistic spirit abroad regarding the future of the trade under war conditions. One evidence of this is the active wholesale buying of brick to be stacked for the winter. The past few weeks have witnessed a greater tendency to accumulate supplies of brick and various other materials in anticipation of renewed activity of building in the near future.

During December the steadily increasing Government business has reached a point where it completely overshadows other operations, and with the enlarging scope of the nation's war plans, has arisen a call for miscellaneous Federal building and construction work that promises to outstrip anything the trade has hitherto imagined. Recently announcement was made by the Secretary of the Treasury that upwards of one billion dollars will be spent in building operations of every conceivable description contributing to first-class military efficiency. Included in these construction plans are the erection of storehouses, gunshops, hospitals, training camps, improvement of present military and naval bases, and land fortifications. Undoubtedly the new year will witness the most gigantic efforts toward thorough military and industrial preparedness ever conceived.

As a corollary to the Government's industrial war program arises the imminent necessity of added housing facilities for the tremendously increased number of workers in munition and supply factories. Realization of the urgent need for such building is spreading over the country and rapidly this work assumes the nature of a vital and patriotic duty. Plans are under way for wholesale construction of workmen's houses in several large shipbuilding centers, besides other cities and towns manufacturing war supplies. As the new year progresses this movement promises a remarkable volume of work.

The material markets have been generally quiet for the past few weeks and prices have held steady at the levels established. Producers have been vexed with many troubles, such as labor shortage, strikes and shutdowns because of coal scarcity. Manufacturing costs continue to rise to higher points than in many years. Supplies of the basic materials in dealers hands have been none too large, with stocks badly broken in many cases. Only an absence of active building demand has prevented a serious scarcity of supplies in and about the city. Transportation continues in a chaotic state, and many dealers have rushed to replenish their supplies of brick and lumber before the situation as regards shipping became further complicated by frozen water routes. Noticeable activity has recently occurred in wholesale buying and stacking of brick for the winter. Anticipations are that building is likely to revive considerably during the coming months, and that the spring will usher in a considerable volume of work which has been delayed by various adverse circumstances.

## Architects for New Hospital.

The Board of Supervisors of Nassau County, N. Y., have retained Tooker & Marsh, architects, 101 Park avenue Manhattan, to prepare the plans and specifications for the tuberculosis hospital to be erected at Massapequa, L. I. The proposed building will be one story in height, but the dimensions are as yet undecided. The cost will be approximately \$60,000. Further details of the operation will be available at a later date.

## State Office Building Proposed.

Preliminary plans have been prepared in the office of State Architect Lewis I. Pilcher, Capitol, Albany, N. Y., for a State Office Building to be erected on Washington avenue. This structure will occupy the entire block front from Swan to State street, and will be eight stories in height. Definite details of this operation are not available at this time, and it is not expected that active construction will be started for some months.

## Projected Long Island City Factory

The American Packing House Engineering Co., 126 Liberty street, Manhattan, has recently taken bids upon a general contract for the construction of a six-story reinforced concrete factory, 90 x 120 feet, to be occupied by the Van Iderstein Company, shoe manufacturer. This structure will be located on Newtown Creek, Long Island City, and will cost in the neighborhood of \$75,000. A general contract will soon be let.

## Bronx Warehouse Planned.

Beverly S. King and Shiras Campbe associated architects, 103 Park avenue are preparing the preliminary plans for a one-story brick warehouse, 50 x 100 feet, in the north side of 238th street between Mathilda and Richardson streets. This building is to be erected for Edward Caterson, owner, 17 Battery place, and will cost approximately \$50,000. It is expected that the plans will be completed and the project ready for estimates on a general contract by January 25.

## Million Dollar Yonkers Orphanage.

The Surdna Co., Inc., care of John Emory Andrus, president, 4 Hudson street, Yonkers, N. Y., contemplates the erection of an orphanage, probably to be constructed of reinforced concrete on Broadway, near the Hastings line. While no architect has been definitely decided upon, the tentative plans call for a large group of separate buildings. The cost of the project is expected to exceed one million dollars. Further details of construction will be available for a later issue.

## Plan Addition to Newark School.

Louis Sonntag, School Architect, City Hall, Newark, N. J., is preparing plans for an extensive addition to the public school in Hawkins street, for the Board of Education, Frank H. Sommer, president. The projected addition will be three stories in height, built of brick with trimmings of stone and having ground dimensions of approximately 200 x 50 feet. The structure will provide sixteen additional class rooms, assembly room, kindergarten and two gymnasiums. The cost is estimated to be in the neighborhood of \$225,000. Bids will probably be advertised about March 1, 1918.

## Pittsburgh Plate Glass Co. to Build

Plans are being prepared privately for a large factory building to be erected in Long Island City for the Pittsburgh Plate Glass Co., Richard T. Conley, New York manager, 322 Hudson street, Manhattan, owner. The structure will be located on Hunters Point avenue and will be built of brick, mill construction, one and two stories in height. According to the tentative plans the total building will have ground dimensions of 280 x 264 feet, and the factory portion 200 x 200 feet. The cost

the project is estimated to be approximately \$400,000. Bids upon general contract will soon be called for.

**New Hospital at Orange, N. J.**

Plans are nearing completion in the offices of York & Sawyer, architects, 100 East 41st street, for the hospital to be erected at Lincoln avenue and Frankfort street, Orange, N. J. This structure will be for the use of the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland road, Orange, N. J., owner. The proposed building will be constructed of hollow tile, stone and stucco, fireproof, and will be three stories in height, with basement. The structure will have ground dimensions of 66 x 132 feet, with extension 44 x 72 feet. Included in the project will be a gymnasium and other special rooms, in addition to the regular hospital features. Bids will soon be called for upon a general contract.

**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, for 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, 101 Park av, Manhattan.

**GOVERNOR'S ISLAND, N. Y.**—U. S. Government, Construction Quartermaster, on premises, owner, contemplates erecting twenty-four 1-sty frame and corrugated iron warehouses, 60x390 ft each, from privately prepared plans. Local authorities are awaiting the granting of appropriations before any action can be taken.

**MANHATTAN.**—York & Sawyer, 50 East 41st st, architects, and James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., completed plans

and specifications for a 4-sty Assay Bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burlison, Postmaster General, Treasury Dept., Washington, D. C., owner. J. Hollis Wells, 32 Nassau st, is consulting engineer. Cost, \$807,000.

**VARIOUS LOCATIONS.**—Mr. Leeland, architect, c/o owners, will draw plans for 2-sty frame and brick housing projects for the U. S. Emergency Fleet Corp., E. N. Hurley, chairman, 1321 F st, N. W., Washington, D. C., owner. Cost, \$30,000,000.

**MORGAN, N. J.**—The U. S. Government, Commanding General, Eastern Dept., Governors Island, New York City, and Gen. I. W. Littell, Adams Bldg, Washington, D. C., owner, contemplates erecting a 1-sty steel and corrugated iron plant from privately prepared plans. The general contract has been awarded to T. A. Gillespie Co., 50 Church st, Manhattan, and on premises, Mr. Eldredge, in charge.

**OWEGO, N. Y.**—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, is taking bids on the general contract, to close January 14,

**PERSONAL AND TRADE NOTES.**

**French Purchasing Commission** has moved its offices from 10 Bridge street to the American Express Building, 65 Broadway.

**Pulsometer Steam Pump Company** has recently established new executive offices in the Candler Building, 220 West 42d street.

**P. H. Chase**, who was assistant engineer with the Public Service Electric Company, of Newark, N. J., has become the electrical engineer for the American Railways Company, with headquarters at Philadelphia, Pa.

**William A. Del Mar**, recently assistant electrical engineer for the Interborough Rapid Transit Company of New York, has become chief engineer for the Electric Cable Company and the Babirshaw Electric Cable Company, Inc.

**Waldo S. Coulter**, until recently of the firm of Hansen & Coulter, consulting engineers, which has now dissolved, has opened offices in the Engineering Building, 29 West 39th street, as a consulting, designing and supervising engineer.

**The Contractors' and Builders' Show**, successor of the annual cement show, planned to be held in Chicago, February 6 to 13, has been postponed on account of the generally unsettled building situation throughout the entire country.

**Cantor & Dorfman**, architects, 373 Fulton street, Brooklyn, announce that they have dissolved partnership. Mr. Cantor will continue the practice of his profession at the present address and Mr. Dorfman will establish his offices at 65 Court street.

**C. H. Vom Baur**, after seven years' experience in the electric steel industry in various capacities, has opened an office at 30 Church street, New York, where he will practice his profession as consulting engineer and also handle the sale of an electric furnace of his own design.

**The American Institute of Architects** has decided not to hold its usual convention this year on account of the war. Many members have joined the colors, while others report business so uncertain that they do not feel in a position to attend the convention with its accompanying expenses.

**Frank W. Hall** has been appointed commercial manager of the Sprague Electric Works of the General Electric Co., New York. With the exception of a short period, Mr. Hall has been connected with the Sprague works continuously for twenty-two years in various engineering and sales capacities, and for the three years prior to his present appointment occupied the position of sales manager. D. C. Durland, former executive head of the Sprague Electric Works, has resigned to accept the presidency of the Mitchell Motors, Inc.

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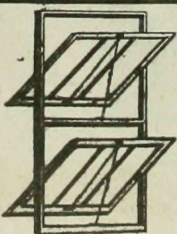
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{ 3293 }

for a 1-sty brick and stone post office bldg in Lake st, near Front st, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. A. E. Badgeley, Stone Opera House, Binghamton, N. Y., is figuring the general contract. Cost, \$75,000.

**HONOLULU, HAWAII.**—York & Sawyer, 50 East 41st st, Manhattan, architects, are preparing sketches for a post office and custom house for the U. S. Government, Treasury Dept., Hon. W. G. McAdoo, Secy. Washington, D. C., owner. James A. Wetmore, Treasury Dept., Washington, D. C., is the Acting Supervising Architect. Details will be available later. Cost, \$1,125,000.

**GALVESTON, TEX.**—Horton & Horton, Houston, Tex., have the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

**PENSACOLA, FLA.**—Hugger Brothers, Montgomery, Ala., have the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

**MOBILE, ALA.**—Jett-Nuths Construction Co., Mobile, Ala., has the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

### NO ARCHITECTS SELECTED.

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

**MANHATTAN.**—Charles H. Fielder, 124 West 130th st, owner, contemplates remodeling the 4-sty brick and stone bachelor apartments, 50x100, at 160 to 164 West 129th st, for which no architect has been retained.

**MANHATTAN.**—Joseph J. O'Donohue, 334 5th av, owner, contemplates making alterations to the 2-sty brick and stone garage, 125x98, at 206-14 East 24th st. Samuel Cox, Brook st, Bayshore, L. I., is the lessee. No architect has been selected.

### PLANS FIGURING.

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

#### APARTMENTS, FLATS & TENEMENTS.

**MANHATTAN.**—Loeis Sommer, on premises, owner, is taking bids on the general contract for fire repairs to the 5-sty brick apartment and store at the northeast cor of 101st st and Columbus av, from plans by Charles B. Meyers, 1 Union sq, architect. The Miller Reed Co., 103 Park av, is figuring the general contract and desires estimates. Cost, \$7,000.

#### DWELLINGS.

**NORTH STAMFORD, CONN.**—S. Edson Gage, 28 East 49th st, Manhattan, architect, is taking bids on the general contract for alterations and addition to the 2½-sty frame and siding dwelling, for Archibald D. Tappan, North Stamford Conn., owner.

**FAR ROCKAWAY, L. I.**—Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect, is taking bids on the general contract for a 2½-sty frame and stucco dwelling, 25x41, for Sigmund Hochstadter, 227 Front st, Manhattan, owner. Cost, \$9,000.

#### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—Albert Ullrich, 373 Fulton st, architect, is taking bids on the general contract for alterations to the 4-sty brick factory and store, 25x100, at the northeast cor of Atlantic av and Herman st, for the Johanns Steamship Provisions Co., Produce Exchange, Manhattan, owner. Cost, \$6,000.

**BROOKLYN, N. Y.**—Charles Schaefer & Sons, 304 Meserole st, owner, is taking bids on the general contract for a 1-sty brick hay storage house, 60x200, in the north side of Meserole st, 341 ft east of Waterbury st, from plans by E. S. Messinger, 394 Graham av, architect. Cost, \$15,000.

**EAST VIEW, N. Y.**—Westchester County Building Commission, Robert Brewster, chairman, Court House, White Plains, N.

Y., owner, is taking bids on the general contract, to close January 8, for a 1-sty brick cold storage plant, 48x82, in the town of Mt. Pleasant, from plans by the Madison Cooper Co., Calcium, N. Y., engineer.

#### HOSPITALS AND ASYLUMS.

**BROOME COUNTY, N. Y.**—Board of Supervisors of Broome County, H. L. Williams, clerk, Court House, Binghamton, N. Y., owner, is taking bids on the general contract, to close 12 m., January 7, for 2-sty hollow tile and stucco tuberculosis hospital, from plans by Walter H. Whitlock, Security Bldg, Binghamton, N. Y. architect. Above will accommodate 60 patients and consists of two pavilions, 1-sty each, and a 2-sty administration bldg. Cost, \$60,000.

#### MUNICIPAL.

**MANHATTAN.**—City of New York, Magistrates' Court and Detention Prison, Hon. William McAdoo, Chief Magistrate, 30 Mulberry st, owner, is taking bids on the general contract, to close 2 p. m., Thursday, January 10, for the erection and construction of a 2-sty brick and marble magistrates' court bldg, 44x100, at the southeast cor of 2d st and 2d av, from plans by Alfred Hopkins, 101 Park av, architect. Cost, \$150,000.

#### STABLES AND GARAGES.

**MANHATTAN.**—New York Railways Co., Theodore P. Shonts, pres., 165 Bway, owner, is taking bids on the general contract for the alteration of the 3-sty brick barn, 103x50, in the north side of 11th st, 183 ft east of Av C, into a garage, from plans by Otto Reissmann, 147 4th av, architect. The lessee is the Sanitary Wet Wash Laundry Co., 811 East 9th st. Consists of removing 1 sty from present bldg. Cost, \$14,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Dodge & Morrison, 13 Front st, architects, are taking estimate on the general contract, to close about January 9, for alterations to the brick loft and office bldg at 152 Water st, for H. C. Hollenbeck, owner. Consists of changing 1st and 2d stys to offices. Cost, \$4,000.

#### MISCELLANEOUS.

**MANHATTAN.**—Herbert M. Baer, 69 5th av, architect, is taking bids on the general contract for the alteration and addition of the 5-sty brick store, studio and dwelling at 656 Madison av, for David T. Davis, 55 Liberty st, owner. Consists of tearing out 1st and 2d stys and installing store; also minor alterations.

## CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**72D ST.**—Charles T. E. Dieterlen, 1 West 38th st, completed plans for alterations to the 5-sty brick apartment, 25x66, at 14 West 72d st, for Allen Rogers, 8 Walker st, owner. Cost, \$10,000.

#### STABLES AND GARAGES.

**37TH ST.**—Ludin Realty Co., 261 West 34th st, owner, has had plans complete privately for a 1-sty brick and stone public garage, 100x100, in the north side of 37th st, 63 ft east of 12th av. Elwyn I. Seelye, 101 Park av, is the consulting engineer, and Tully & McInnis Co., Grand Central Terminal, has the general contract. Cost \$35,000.

**15TH ST.**—John A. Mulligan, 147 Shakespeare av, completed plans for an extension to the 3-sty brick garage, 75 96, at 307-311 East 15th st, for Sara Kantér, 1811 Lexington av, owner. The general contract has been awarded to the Thomas Mulligan Construction Co., 147 Shakespeare av. Cost, \$6,000.

**52D ST.**—M. Joseph Harrison, World Bldg, completed plans for the alteration of the brick stable at 160 East 52d st and 167-169 East 51st st, into a garage, for Michael A. Hoffman, 321 Convent av, owner, and Hyman Rosenfeld, 16 West 19th st, lessee. Cost, \$10,000.

**25TH ST.**—J. A. Hamilton, 32 Broadway, completed plans for alterations to the 3-sty brick garage, 22x98, at 138-142 East 25th st, for the Ess Eff Realty Co., 179 Broadway, owner and builder. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

**23D ST.**—United States Realty & Improvement Co., 115 Broadway, owner, contemplates making alterations to the brick and stone store and basement, at 46 West 23d st, from privately prepared plans. F. W. Woolworth Co., Woolworth Bldg, is the lessee. Cost, \$5,000.

**BROADWAY.**—Matthew Clarkson Estate, c/o Bauzer B., executor, 25 West 50th



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## The FULL PAGE Unit As An Advertising Factor

**E**VERY advertiser has to face and answer this complex problem: "Shall I use FULL PAGES in my campaign, or shall I spread out over more insertions and more mediums?"

The latter policy has back of it many sound arguments, and has caused many definite advertising successes. "Keeping constantly at it brings success," is sound doctrine. As John Wanamaker puts it: "Advertising is no game for a quitter."

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But the decision AGAINST full pages should never be made until two points are considered.

First, the POWERFUL INFLUENCE of the Full Page—and second, the possibility of finding the way to use Full Pages by arranging the regular schedule to permit it.

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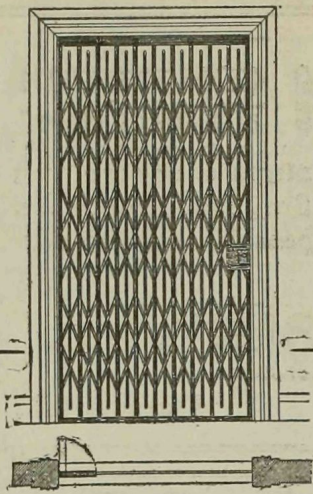
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*The Advertising Man*



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**Dragon**  
**PORTLAND CEMENT**  
**THE LAWRENCE CEMENT CO.**  
1 BROADWAY, NEW YORK  
"CONCRETE FOR PERMANENCE"

st, owner, contemplates making alterations to the 6-sty brick and stone store and loft bldg, 25x100, at 678 Broadway, from privately prepared plans. The Broadway Bargain House, 676 Broadway, is the lessee.

17TH ST.—Charles B. Meyers, 1 Union sq, completed plans for alterations to the 7-sty brick loft bldg, 88x100, at 513-7 East 17th st, for the New York Contracting & Trucking Co., 1117 Broadway, owner, and the American Express Co., 165 Broadway, lessee. Cost, \$7,000.

21ST ST.—Thornton Chard, 101 Park av, has plans in progress for a 9-sty brick loft bldg at 35 West 21st st, for Edward H. Litchfield, Esq., owner.

MERCER ST.—Henry Regelman, 133 East 7th st, completed plans for alterations to the 6-sty brick store and loft bldg, 24x93, at 79 Mercer st, for the Etagloc Holding Co., 5 Beekman st, owner. Consists of fireproof partitions. Cost, \$5,000.

MANHATTAN.—Mann & MacNeille, 70 East 45th st, completed plans for alterations to the 10-sty fireproof office bldg, 42x66, at 182-4 Front st, for William J. Matheson, 184 Front st, owner. Cost, \$5,000.

#### MISCELLANEOUS.

PINE ST.—John A. Hamilton, 32 Broadway, has revised plans in progress for a terra cotta blocks and stucco pent house at the southwest cor of Pine and Nassau sts for the Hanover National Bank, on premises, owner. Plans are being revised for a larger structure. Cost, \$10,000.

#### Bronx.

##### DWELLINGS.

RANDALL AV.—Anton Pirner, 2069 Westchester av, completed plans for two 2½-sty frame dwellings, 20x34, at the southeast cor of Randall and St. Lawrence avs, for Philip Dietrich, 151 Clason Point rd, owner and builder. Cost, \$8,000.

##### STABLES AND GARAGES.

WHITLOCK AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for fifty-eight 1-sty brick individual garages, 100x142, at the northeast cor of Whitlock av and Tiffany st, for the Rosencrouse Realty Co., 574 Tinton av, owner. Cost, \$15,000.

WASHINGTON AV.—James J. F. Gavigan, Grand Central Terminal, completed plans for a 1-sty brick garage, 50x130, on the west side of Washington av, 101 ft north of 182d st, for Benedicta Vetter, 2259 Washington av, owner. Cost, \$15,000.

238TH ST.—King & Campbell, 103 Park av, Manhattan, completed plans for a 1-sty brick garage, 55x75, at the northwest cor of 238th st and Nereid av, for Edwin Catterson, 17 Battery pl, owner. Cost, \$9,000.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

SOUTH 3D ST.—Gross & Kleinberger, Bible House, Manhattan, completed plans for alterations to the 4-sty brick apartment and store at the southwest cor of South 3d st and Driggs av for Mrs. Rosa Boeker, 168 3d st, owner and builder. Cost, \$3,000.

##### DWELLINGS.

HERKIMER ST.—R. T. Short, 370 Maccon st, has plans in progress for a 4-sty brick and stone dwelling, store and office, 30x58, at the southeast cor of Herkimer st and Bedford av (1265 Bedford av), for Thomas J. Carrier, 1190 Fulton st, owner. Cost, \$10,000.

BROOKLYN, N. Y.—Tobias Goldstone, 50 Graham av, has plans in progress for a 2-sty brick dwelling and bakery, 25x100. Owner's name and exact location will be announced later. Cost, \$10,000.

47TH ST.—S. Millman, 1780 Pitkin av, completed plans for three 2-sty frame dwellings, 18x50, in the south side of 47th st, 38 ft east of 16th av, for the Robrag Building Corp., 1323 46th st, owner and builder. Cost, \$19,500.

WEST 28TH ST.—Harry J. Sprung, 44 Court st, completed plans for a 2-sty brick dwelling, 20x60, in the east side of West 28th st, 320 ft south of Mermaid av, for Benjamin Cohen, owner and builder. Cost, \$9,000.

MERMAID AV.—George H. Suess, 2966 West 29th st, completed plans for eighteen 2-sty brick dwellings, 14x13x33, at the northeast cor of Mermaid av and West 37th st, for Bariech Leiorrtas and Abraham Gaimese, 1920 Mermaid av, owners and builders. Total cost, \$45,000.

AV Z.—Charles H. Boss, 673 Enfield st, Bklyn, completed plans for a 2-sty brick dwelling and store, 20x50, at the northwest cor of Av Z and West 16th st, for Bartollemo Praffitta, 274 Walabout st, Bklyn, owner. Cost, \$4,500.

EAST 8TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for three 2½-sty frame dwellings, 16x40, in the west side of East 8th st, 400 ft north of Av I, for George V. & D. M. McPherson, 4703 Eastern Parkway, owners and builders. Cost, \$12,000.

52D ST.—Charles Infanger, 2634 Atlantic av, Brooklyn, completed plans for five 2-sty brick dwellings, 20x53, at the southeast cor of 52d st and 9th av, for Solomon Agres, 487 Hendricks st, owner. Total cost, \$23,000.

#### FACTORIES AND WAREHOUSES.

NEWTOWN CREEK.—Ajax-Grieb Rubber Co., 1182 Bedford av, Bklyn; Breunig av, Trenton, N. J., and Racine, Wis., has purchased property at Newtown Creek and the East River (former sugar house property) and contemplates erecting a factory and warehouses. Details will be available later.

2D AV.—Thomas Paulson & Son, 97 2d av, Bklyn, owners, have had plans completed privately for an addition to the 2-sty brick foundry, 35x59, at 97 2d av. George F. Driscoll, 548 Union st, has the general contract. Cost, \$6,000.

CARROLL ST.—C. H. Richter, 29 Cortlandt st, completed plans for extension to the 5-sty factory in the north side of Carroll st, 200 ft east of Van Brunt st, for Francis Romeo, 621 McDonough st, owner. Cost, \$5,000.

53D ST.—Walter Pfaendler, foot of 53d st, Brooklyn, completed plans for a 6-sty brick and steel manufacturing plant, 200x380, including a 575 ft pier, 60 ft wide, at 53d st and the water front, for E. W. Bliss & Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner. W. H. & F. W. Cane, 74 54th st, Brooklyn, are the contractors for foundations, and the Hedden Construction Co., 53 Vanderbilt av, Manhattan, are the contractors for grillage.

12TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for extension to the 1-sty brick factory, 50x28, in the north side of 12th st, 70 ft west of 5th av, for Charles J. Obermeyer, 489 5th av, Brooklyn, owner. Cost, \$8,000.

SEDGWICK ST.—Buchman & Kahn, 30 East 42d st, Manhattan, completed plans for an extension to the 6-sty brick factory at 39 Sedgwick st for Lehn & Fink, 120 William st, Manhattan, owner. Cost, \$60,000.

##### STABLES AND GARAGES.

7TH AV.—F. W. Eisenla, 571 77th st, completed plans for a 1-sty brick public garage, 50x100, on the west side of 7th av, 50 ft south of 50th st, for Asher Dann, 1251 12th av, owner. Cost, \$10,000.

MOFFATT ST.—Walter B. Wills, 1181 Myrtle av, completed plans for eight 1-sty brick individual garages, 40x40, in the north side of Moffatt st, 100 ft east of Hamburg av, for Henry E. Kordes, 243 Moffatt st, owner and builder. Total cost, \$2,500.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for extension to the 1-sty garage on the south side of Church av, 715 ft east of Bedford av, for Henry W. Bischoff, 2414 Church av, owner. Cost, \$6,000.

ROBINSON ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick and stone public garage, 50x122, in the north side of Robinson st, 122 ft west of Nostrand av, for the Kop-Arrow Garage, 330 Utica av, Brooklyn, owner and builder. Cost, \$13,000.

#### MISCELLANEOUS.

BROOKLYN, N. Y.—W. B. Wills, 1181 Myrtle av, has plans in progress for a 6-sty reinforced concrete laundry, 100x100, at the southeast cor of Atlantic av and Perry st, for Frederick Weiss, 862 De Kalb av, owner and builder. Cost, \$65,000.

#### Queens.

##### DWELLINGS.

NEPONSIT, L. I.—John J. Carroll, 158 Spruce st, Brooklyn, completed plans for a 2½-sty frame dwelling, 32x36, in the east side of Ontario st, 300 ft south of the Boulevard, for Sydney Lamporte, 1321 Carroll st, Brooklyn, owner, in charge. Cost, \$3,500.

COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, completed plans for two 2-sty frame dwellings, 20x36, in the west side of 13th st, 125 ft south of Av D, for Caroline Reiher, 504 East 55th st, Manhattan, owner, in charge. Cost, \$4,000 each.

ST. ALBANS, L. I.—N. C. Mortenson, Rosedale, L. I., completed plans for a 1-sty frame dwelling, 27x52, in the west side of San Juan st, 200 ft south of Carter av, for Louis Riester, St. Albans, L. I., owner. Cost, \$5,000.

**JAMAICA, L. I.**—I. M. Kirby, 363 Fulton st, Jamaica, completed plans for a 2½-s y frame dwelling, 46x25, in the south side of Cedarcroft pl, 49 ft west of Kingston rd, for Herman Homes Co., 363 Fulton st, Jamaica, owner. Cost, \$7,500.

**FACTORIES AND WAREHOUSES.**

**COLLEGE POINT, L. I.**—Harry T. Morris, 321 13th st, College Point, completed plans for a 2-sty frame factory and storage bldg, 50x120, at the northeast cor of 1st av and 3d st, for the College Point Boat Corp., College Point, owner and builder. Cost, \$10,000.

**STABLES AND GARAGES.**

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

**Richmond.**

**FACTORIES AND WAREHOUSES.**

**CLIFTON, S. I.**—Pouch Terminal, Inc., 17 State st, Manhattan, owner, has had plans completed privately for a 1-sty frame storage bldg, 48x95, in the west side of Edgewater st, cor Maple st. The Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract. Cost, \$4,500.

**Nassau.**

**DWELLINGS.**

**GREAT NECK, L. I.**—Caretto & Fors- ter, 50 East 42d st, Manhattan, have plans in progress for a 2½-sty frame and stucco dwelling, 30x68, for C. Erle Clyne, owner. Cost, between \$15,000 and \$20,000.

**Westchester.**

**APARTMENTS, FLATS & TENEMENTS.**

**YONKERS, N. Y.**—C. J. Carroll, 60 West 176th st, Manhattan, owner, has had plans completed privately for alterations to the two 4-sty brick apartments and stores, 25 x87 ft each, at 111 and 113 Main st. Cost, \$4,000.

**DWELLINGS.**

**MT. VERNON, N. Y.**—Moore & Land- siedel, 148th st and 3d av, Bronx, com- pleted plans for six 2½-sty frame dwell- ings, 28x31, on South 6th av, for the South Side Construction Co. of Mt. Vernon, 2045 Ryer av, Bronx, owner and builder. Cost, \$6,000 each.

**MT. VERNON, N. Y.**—Moore & Land- siedel, 148th st and 3d av, Bronx, com- pleted plans for four 2½-sty frame dwell- ings, 23x49, on South 6th av, for the South Side Construction Co. of Mt. Vernon, 2045 Ryer av, Bronx, owner and builder. Cost, \$8,000 each.

**FACTORIES AND WAREHOUSES.**

**YONKERS, N. Y.**—Yonkers Woodwork- ing Co., 2 Springer st, Yonkers, owner, has had plans completed privately for top addition to the 2-sty frame factory, 30x90, on Tibbets rd. Denault & Perin, 593 Belle- vue av, Yonkers, have the general con- tract. Cost, \$3,000.

**MISCELLANEOUS.**

**YONKERS, N. Y.**—Federal Sugar Refin- ing Co., William Graham, engineer, Foot of Varick st, Yonkers, owner, has had plans completed privately for a 1-sty brick carpenter shop, 28x62. Cost, \$4,000.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**ELIZABETH, N. J.**—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2-sty frame apartment and store, 23x65, at the southwest cor of South Park st and New Point road, for Mrs. L. Cohen, Jef- ferson av, near Fairmount av, Elizabeth, owner. Cost, \$8,000.

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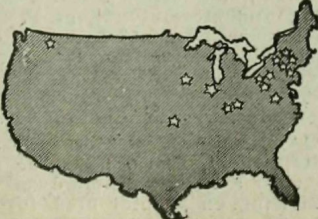
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"THE ACCOMMODATING HOUSE"

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# LEHIGH CEMENT

## NATIONAL



**DISTRIBUTION** **REPUTATION**

**JERSEY CITY, N. J.**—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 4-sty brick, stone and terra cotta apartment, 60x72, at 230-2 Magnolia av, for James Billington, 2614 Boulevard, Jersey City, owner and builder. Cost, \$40,000.

**WEST NEW YORK, N. J.**—William A. Tilton, 76 Montgomery st, Jersey City, completed revised plans for a 5-sty brick apartment house and three stores, 97x100, at 13th st and Park av, for John Aragona, 766 Bergenline av, West New York, owner and builder.

#### CHURCHES.

**PERTH AMBOY, N. J.**—George E. Savage, 807 Witherspoon Bldg, Philadelphia, Pa., and J. N. Pierson & Sons, Raritan Bldg, Perth Amboy, N. J., associate architects, completed revised plans for a 1-sty brick church, 90x68, at Market and Madison sts, for the First Baptist Church of Perth Amboy, Rev. William H. Bawden, pastor, 133 Garden st, Perth Amboy, owner.

#### DWELLINGS.

**BERNARDSVILLE, N. J.**—Hiss & Weekes, 452 5th av, Manhattan, have new plans in progress for a 2½-sty stone, brick and frame dwelling, 120x31, for Robert McKean Thomas, Mendham, N. J., owner.

**NEWARK, N. J.**—L. C. Mersfelder, 238 Seymour av, Newark, owner, has had plans completed privately for a 2½-sty frame dwelling, 26x32, at 106 Renner av. Cost, \$5,500.

#### FACTORIES AND WAREHOUSES.

**PATERSON, N. J.**—Flavio B. Grosso, 126 Market st, Paterson, completed plans for a 1 and 2-sty brick silk mill, 100x100. Owner's name will be announced later. Cost, \$25,000.

**BOUND BROOK, N. J.**—Francis Y. Joannes, 52 Vanderbilt av, Manhattan, completed plans for an addition to the 2-sty reinforced concrete manufacturing plant, 60x395, on Bound Brook rd, for the Calco Chemical Co., Mr. Chamberlain in charge, Bound Brook, owner. The general contract has been awarded to Frank N. Goble, 1 East 42d st, Manhattan.

#### SCHOOLS AND COLLEGES.

**LINDEN, N. J.**—J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., completed plans for School No. 1 on Wood av, for the township of Linden, Board of Education, John J. Vanderwall, chairman, Wood av, Linden, N. J., owner.

**WEST NEW YORK, N. J.**—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, completed plans for a 3-sty brick and terra cotta Public School No. 1, 115x190, to contain 41 classrooms, with auditorium and gymnasium, in 18th st, from Madison to Polk sts, for the Town of West New York, Board of Education, School No. 5, Henry G. Aufer Heide, pres., owner. Cost, \$225,000.

#### STABLES AND GARAGES.

**NEWARK, N. J.**—Robert Sellick, 225 Jelliff av, Newark, completed plans for sixteen 1-sty cement block individual garages, 20x83 and 29x97, at 162 to 166 Ridge st, for Mrs. Mary Doriety, 168 Ridge st, Newark, owner. The mason and carpentry contracts have been awarded to Robert Doriety, 168 Ridge st, Newark, and George J. Fredericks, 378 Ridge st, Newark, respectively. Cost, \$3,000.

#### STORES, OFFICES AND LOFTS.

**PATERSON, N. J.**—Elliott R. Coe, 317 Romaine Bldg, Paterson, is revising plans for eleven 2-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Paterson st, for William Pierce, 244 Marshall st, Paterson, owner. Cost, \$30,000.

#### THEATRES.

**NEWARK, N. J.**—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the Newark Theatre, at 193-5 Market st, for the Market & Beaver Realty Co., Max Spiegel, Strand Theatre Bldg, 47th st and Broadway, Manhattan, owner. Cost, \$4,000.

#### MISCELLANEOUS.

**JERSEY CITY, N. J.**—C. King, foot of Pavonia av, Jersey City, completed plans for an extension to the steel and galvanized iron boiler house at the foot of Pavonia av for the Erie Railroad Co., 50 Church st, Manhattan, and Jersey City, N. J., owner. F. A. Knapp, foot of Pavonia av, Jersey City, has the general contract. Cost, \$4,000.

**JERSEY CITY, N. J.**—David M. Ach, 1 Madison av, Manhattan, completed plans for two 1-sty timber sheds, 25x100 ft each, for the Nagle Packing Co., 683 Henderson st, Jersey City, owner. Stillman, Delahanty, Ferris Co., 26 Exchange pl, Jersey City, has the general contract.

#### Other Cities.

##### DWELLINGS.

**MAHOPAC FALLS, N. Y.**—Alex. Mackintosh, 55 Bible House, Manhattan, completed revised plans for a 2½-sty dwelling, 42x26, with a kitchen wing, 18x16, two miles from Mahopac Station, for Peter Bell, 86 Hancock st, Bklyn, owner. Frank Ferrieri, Mahopac, N. Y., has the masonry contract. Cost, \$11,000.

**GREENWICH, CONN.**—D. H. Ponty, Liberty sq, Portchester, is preparing plans for a 2½-sty frame and shingle dwelling, 28x30, in Weaver st, for Joseph W. Simons, Westchester av, Portchester, N. Y., owner. Cost, \$5,000.

##### FACTORIES AND WAREHOUSES.

**HERKIMER, N. Y.**—R. E. Sluyter, First National Bank Bldg, Herkimer, completed plans for a 1-sty storehouse, 21x120, in West Albany st, for Gerwig & Agan, 108 Park av, Herkimer, owner.

##### HOSPITALS AND ASYLUMS.

**BUFFALO, N. Y.**—Henry Spann, 38 Ardmore pl, Buffalo, has working plans in progress for a brick, stone and steel hospital on Abbott road, for the Mother of Mercy Hospital, c/o Mt. Mercy Academy, Mother Superior DeLore, in charge, 1475 Abbott road, Buffalo, owner. Main building is 6-stys high, 50x260; central wing, 1-sty, 125x60, to be built to sustain additional stories later for wards; also two additional wings will be built later. Cost, \$250,000.

**COLD SPRING, N. Y.**—Hobart B. Upjohn, 456 4th av, Manhattan, is preparing sketches for a 2-sty hospital bldg, 38x76, and a 1-sty library bldg, 40x75, for the Village of Cold Spring, Cold Spring, owner, and the Estate of Julia Butterfield, donor, c/o Albert Francis Hagar, 69 Wall st, Manhattan. The general contract has been awarded to the F. H. Wakeman Co., 2 West 47th st, Manhattan.

##### SCHOOLS AND COLLEGES.

**SCHENECTADY, N. Y.**—C. G. Van Rensselaer, 505 State st, Schenectady, N. Y., is preparing sketches for an addition to the Edison School in Centre st, for the City of Schenectady, Board of Education, Charles P. Steinmetz, pres., Schenectady, N. Y., owner. W. Thomas Wooley, City Hall, Schenectady, N. Y., is city engineer. Cost, \$90,000.

##### STABLES AND GARAGES.

**ALBANY, N. Y.**—Joseph R. Torrance, 409 West 15th st, Manhattan, has about completed new plans for a 1 and 2-sty brick stable and wagon shed, 40x62, and 47x62, in North Pearl st, for John J. Cregan, 90 State st, Albany, owner, and the National Biscuit Co., 251 North Pearl st, Albany, lessee.

### CONTRACTS AWARDED.

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

##### APARTMENTS, FLATS & TENEMENTS.

**ALBANY, N. Y.**—M. Kantrowitz, 20½ Market st, Albany, has the general contract for alterations to the 5-sty brick apartments and store at 52 Hudson av, for Philip Sternfeld, owner, and J. W. Pattison, vice-pres., in charge, 73 Hudson av, Albany, from plans by the Obenaus Nichols Co., 119 State st, Albany, architect. Cost, \$8,000.

##### CHURCHES.

**BROOKLYN, N. Y.**—John Auer & Sons, 648 Lexington av, Brooklyn, have the general contract for a 1-sty brick church and Sunday school, 65x108, at the northwest cor of Vincent and Bleeker sts, for Our Lady of the Miraculous Medal Roman Catholic Church, 2453 Ralph st, Ridgewood, L. I., owner, from plans by Francis J. Berlenbach, 260 Graham av, architect. Basement will be used as Sunday school. Cost, \$15,000.

##### DWELLINGS.

**MANHATTAN.**—Bernard Robinson, 1368 Broadway, has the general contract for alterations to the 4-sty brick dwelling, 20 x60, at 64 West 12th st, from plans by Rawson-Haddon and Herbert M. Baer, 665 5th av, architects. Owner's name will be announced later.

**MANHATTAN.**—Jacob Schlesinger, 1265 Broadway, has the general contract for alterations and addition to the 4-sty brick dwelling and store, 40x64, at 87-9 Av B, for Wildfeuer Bros., 87-9 Av B, owners, from plans by J. M. Felson, 1133 Broadway, architect. Consists of a 1-sty brick rear addition, 22x40, to store; rearranging hall and new store fronts. Cost, \$5,000.

**UTICA, N. Y.**—Charles and Frank Alt, 1568 Steuben st, Utica, have the general contract for a 2½-sty frame dwelling, 26x30, with wing, on Proctor blvd, for Walter

R. Schiller, c/o Schiller Electric Co., 1402 Francis st, and 7 Springate st, Utica, owner, from plans by Egbert Bagg, Jr., Clarendon Bldg, Utica, architect. Cost, \$9,000.

##### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—Joseph Rudtner, 63 Havens st, has the general contract for a 2-sty extension to the 2-sty brick storage bldg, 25x35, at the northeast cor Glenmore av and Sackman st, for Isaac Willensky, on premises, owner, from plans by Charles Infanger, 2634 Atlantic av, architect.

**BROOKLYN, N. Y.**—Edward Taylor, 63 Sullivan st, has the general contract for extension to the 3-sty storage bldg in the south side of Coffey st, 160 ft west of Richard st, for P. J. Therson Co., on premises, owner, from plans by Boyle & Kelley 367 Fulton st, architects. Cost, \$2,000.

**BROOKLYN, N. Y.**—C. E. Fickoff, 132 West 100th st, Manhattan, has the general contract for fire repairs to the 4-sty brick factory at 151 33d st for Norman Hubbard, Jr., Co., 80 Maiden lane, Manhattan, owner, from privately prepared plans.

**NEWARK, N. J.**—DeRiso Brothers, Inc., 17 Bergenline av, Town of Union, N. J., have the general contract for addition to the brick freight house in River st for the Pennsylvania Railroad, New York Division, Exchange pl, Jersey City, N. J., G. C. Koons, assistant supt., in charge, owner, from privately prepared plans.

**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 Higgins, 165 Broadway, Manhattan, architect. Cost, \$10,000.

##### HALLS AND CLUBS.

**BROOKLYN, N. Y.**—E. S. Haynes, 10 East 43d st, Manhattan, has the general contract for alterations to the 3-sty wood club at 201-3 Clinton st, for the Syrian Community Centre, owner, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$3,000.

**FORT JAY, N. Y.**—Lythic Building Co., 103 Park av, Manhattan, has the general contract for a 1-sty frame Y. M. C. A. bldg, 55x110, at Governor's Island, for the Y. M. C. A., Naval Branch, William Fellows Morgan, pres., 215 West 23d st, Manhattan, owner, from privately prepared plans. N. Guttmann, 247 East 28th st, Manhattan, has the plumbing contract.

##### HOSPITALS AND ASYLUMS.

**BROOKLYN, N. Y.**—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 4-sty brick and stone chronic bldg, 96x45, and dining room, at the Brooklyn State Hospital, for the State Hospital Commission, E. S. Elwood Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, from \$150,000 to \$200,000.

**SUFFERN, N. Y.**—Moody Engineering Co., 115 Broadway, Manhattan, has the general contract for a 2-sty fieldstone and frame tuberculosis hospital, 200x82, for the Rockland County Tuberculosis Hospital, Otis H. Cutler, in charge, Court House, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan architects.

**GREENWICH, CONN.**—Charles T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 3-sty brick, stucco and stone nurses' home, 67x85, for the Greenwich Hospital, William st, Greenwich, owner, from plans by William B. Tubby, 57 Fulton st, Manhattan, architect. Cost, from \$50,000 to \$60,000.

##### 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-sty brick school, 36x100 for the Board of Education of Dumont, W. Casey, district clerk, Dumont, N. J., owner, from plans by Ernest Sibley, Palisade 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 2-sty reinforced concrete public garage, 65x160, at 356-360 West Broadway, through to 34 to 38 Thompson st, for Leo and Fred Dour, 365 Canal st, owner, from privately prepared plans. Cost, \$65,000.

**MANHATTAN.**—Joseph L. Burke & Co., 280 Madison av, has the general contract for a 1-sty brick public garage, 100x98, at 547-551 West 38th st, for David Stevenson Estate, J. McLenahan, Treas., on premises, owner, from plans by Newman & Harris, 1123 Broadway, architects. Cost, \$12,000.



**BROOKLYN, N. Y.**—John Auer & Son, 348 Lexington av, Bklyn, have the general contract for a 3-sty brick and stone garage, 50x100, in the south side of Madison st, 125 ft west of Ralph av, for William C. Edwards, 12 Howard av, Bklyn, owner, from plans by Charles Gastmeyer, 1612 Myrtle av, Middle Village, L. I., architect. Cost, \$18,000.

**NEWARK, N. J.**—Francis McCue, 142 Market st, Newark, has the general contract for a 1-sty brick public garage, 50x98, at 417 Plane st, for William Fielder, Fireman's Bldg, Newark, owner, from plans by R. Bottelli, 207 Market st, Newark, architect. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Samuel Robinson, 1787 Amsterdam av, has the general contract for the alteration of the 2-sty brick store, at 3550 Broadway, into a restaurant, for Charles D. Donahue, 291 Lenox av, owner, and George Hom, on premises, lessee, from plans by Moore & Landsiedel, 509 Willis av, architects. Cost, \$10,000.

**MANHATTAN.**—Henry Von Der Leith Co., 128 West 124th st, has the general contract for fire repairs to the 6-sty brick and stone loft bldg, 25x100, at 156 Chambers st, for the Hotel Beresford, Central Park West and 81st st, owner, from privately prepared plans.

**BROOKLYN, N. Y.**—Stern & St. Johns, 1432 Park pl, Brooklyn, have the general contract for extension and interior alterations to the 4-sty office bldg in the north side of Willoughby st, 68 ft east of Adams st, for John P. Shea, 88 1st pl, owner, from plans by W. A. Parfitt, 26 Court st, architect. Cost, \$6,000.

#### MISCELLANEOUS.

**MANHATTAN, ETC.**—Walter Farrington, 261 West 126th st, Manhattan, has the general contract for station finish on Broadway, 4th, 7th and Lexington av Rapid Transit Railroad, Trinity pl, Whitehall st, East River, Manhattan, and Montague and Fulton sts, etc., Brooklyn, for the Public Service Commission for the First District, Oscar S. Straus, chairman, 120 Broadway, owner.

**MANHATTAN.**—Lorraine Contracting Co., 299 Broadway, has the general contract for alterations to the building at 24 Day st and 41 to 45 Church st, for the

United Cigar Stores, owners, from plans by L. E. Denslow, architect.

**MANHATTAN.**—Lorraine Contracting Co., 299 Broadway, has the general contract for alterations to the building at 462-4 Grand st, for Weiss & Klau Co., owner, from plans by Louis A. Sheinart, architect.

**BROOKLYN, N. Y.**—Robbins, Ripley Co., 50 Church st, Manhattan, has the general contract for a pier and shed, at the foot of Conover st, for the New York Dock Co., foot of Montague st, Bklyn, and 44 Whitehall st, Manhattan, owner, from plans by P. T. Bruyere, engineer.

**YAPHANK, L. I.**—J. R. Hill, Post av, Westbury, L. I., has the general contract for a 1-sty shingle hostess house, 59x94, at Camp Upton, for the War Work Council National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, owner, from plans by F. B. & A. Ware, 1170 Broadway, Manhattan, architects.

### 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, 208 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, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

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

**NATIONAL LUMBER EXPORTERS' ASSOCIATION** will hold its annual meeting at the Hotel Martinique, January 22 to 23. The program for this meeting has been practically completed and interesting sessions are promised.

**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.

# Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

## SERVICES

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

## TERRITORY

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

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

## REFERENCES

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

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

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

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

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

# Hedden-Pearson-Starrett Corporation

QUEENS COUNTY BRANCH OF THE ASSOCIATION OF MASTER PLUMBERS OF THE CITY OF NEW YORK, the Master Plumbers, Steam and Hot Water Fitters' Association of Suffolk County, and the Association of Master Plumbers, Steam and Gas Fitters and Sheet Metal Workers of Nassau County have arranged that delegates of the different associations will attend one another's meetings and discuss the trade happenings of the three counties. Meetings such as these, where ideas and views are freely exchanged, should prove beneficial to the trade.

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; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; 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; FISIY—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, FISIY, 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 Endng Dec. 29.

### MANHATTAN ORDERS SERVED.

Av A, 1408-10—Krauss Cigar Mfg Co.FP-Ex(R)  
Baxter st, 146—Jos P Graves, Spring Valley, N Y.....Ex(R)-ExS  
Centre st, 212—Wm Hugerhoff.....GE-Rec  
Centre st, 212—Louis Eisenpresser....D&R-Rec  
Centre st, 210—Mary Marrin est, c Alice Fitzpatrick, 828 Lex av.....FE(R)  
Chambers st, 81—David A Stillwagon, GE-El-Rec  
Chambers st, 81—Edw C Carpenter.....El  
Chambers st, 81—Edw D McKenna.....El-GE  
Chatham sq, 9—Robt Kerr & Sons.....Tel  
9 st, 43 E—Bergin & Beringson.....Rec  
9 st, 43 E—Gutstein & Hoppenstand.....Rec  
5 av, 411-3—Red Cross Society.....Rec  
5 av, 411-3—Henry N Tift, 15 William....ExS  
Frankfort st, 15—Wm MacKellar est, care Geo M, 43 Cedar.....ExS-Ex(R)  
Leonard st, 159-65—Jno Simmons, 110 Centre.....Rec  
Lispensard st, 60-2—Boxner Medicines.....Rec  
Lispensard st, 60-2—Miller Bros.....GE-Rec-Rub  
Lispensard st, 60-2—Hyman Bernowitz....Ex(R)  
Lispensard st, 60-2—Henry Glass & Co....El-Rec  
Mercer st, 71—Wm Colgate, 5 E 82, Ex(R)-WSS(R)-ExS-FE(R)  
Maiden la, 14—Alfred D Pell, 22 W 53, FP-St-ExS-Rec  
Pearl st, 295—Ulick A Kearlin, 637 Park pl, Bklyn.....Ex(R)-St(R)-ExS-FE(R)  
Pearl st, 295—Joshua Edgecombe, El-GE-FA-Rec  
Pearl st, 295—Percival Block, GE-D&R-FA-Rec-Rub  
Pearl st, 233-5—Benj B Johnston est, c B Faulkner, 918 St Marks av, Bklyn, Ex(R)-ExS-FE(R)-St(R)  
7 av, 338—Harriet S James, c J Arthur Fischer, 690 6 av.....Ex(R)-FE(R)  
7 av, 331—Robt Petty, 59 W 76.....FE(R)  
7 av, 727—Max Hoppe.....Rec-FA(R)  
6 av, 401—Louis Offenberger.....FA-Rec  
6 av, 401—Isaac Barnett.....GE-Rec-Ex(R)  
6 av, 401—Saml Totenbaum.....El  
6 av, 387—Henry E Strack.....El  
6 av, 387—Louis Teitelson.....FP(R)-FP-Rec  
6 av, 495—Adolph Auerbach.....FA  
6 av, 495—Jno H Riker est, c Harris Wilson, 48 Wall.....FE(R)-ExS-Ex(R)  
Spring st, 53—Georgianna G R Wendel, 175 Bway.....ExS-FE(R)-Ex(R)  
Spring st, 96-104—U S Realty & Imp Co, 111 Bway.....Ex(R)-ExS-Stp(R)  
10 av, 767-9—J H Becker & Co., GE-D&R-El-Rec  
10 av, 581—Atlas Economy Store.....TD  
3 av, 801-3—Geo A Haggerty, 160 E 94, FP-FE(R)-ExS  
3 av, 1686—Morris Goldstein est, 93 William-ExS  
3 av, 2336—Ettinger & Bruno.....Rec-Rub  
3 av, 2135-7—Anthony Riccio.....FA-Rec  
3 av, 2275—Elizabeth B Valentine, 255 W 34, GE  
Thompson st, 129—Kammer & Obringer.....GE  
Thompson st, 129—Rocco Cinguegrana.....Rec  
Thompson st, 129—Michael Albanese, FA-GE-Rec  
University pl, 74—Ann E Allin est, c Edna A Elliott, 146 W 88.....FE(R)-FP-ExS  
University pl, 116—Samuel Levine....FA-FP-Rec  
University pl, 124—Emmeline C Baxter, 333 W 86.....ExS-Ex(R)-St(R)-FE(R)  
Washington st, 513—Jno Stevens.....GE  
145 st, 421 W—Theo H Lamprecht.....FP  
120 st, 84 W—Violet C Miller....FP-FE(R)-ExS  
47 st, 125 W—Mary E Stebbins, c Geo M Richards, 28 W 46.....GE  
50 st, 647 W—Jno J Astor, 23 W 26, FE(R)-St(R)-ExS

43 st, 532-4 W—Park & Tilford, 529 W 42, Rec-El  
43 st, 55 W—Bernard W Webel, 140 Park av, Mt Vernon, N Y.....ExS  
41 st, 449-453 W—Heyward Cutting, c Cadwalader, Wickersham & Tarr, 40 Wall, GE-FE(R)-St(R)-ExS-Ex(R)  
32 st, 30 W—Greenfield & Delara.....Rec  
32 st, 30 W—Edelstein & Zeller.....Rec  
30 st, 642-53 W—Jno T Stanley & Co, GE-FA-ExS-Ex(R)-O  
29 st, 148-50 W—Antonio Dalzini....GE-FA-Rec  
23 st, 100-8 W—Henry Parker.....O  
Ann st, 61—Contract Impvt Co, 2 W 33, FP-St(R)-FE(R)-ExS  
Blackwells Island, City Home Section—Juo A Kingsbury, Comr, Public Charities, Municipal Bldg.....A  
Division st, 47-9—Wm Scheinman, 323 Grand, A-FD  
Division st, 23-23½—Saml Miller, 35 Catharine.....St(R)-ExS  
East Broadway, 91—Rosen & Elliott....FP-GE  
9 st, 43 E—Sailors' Snug Harbor, 61 Bway, ExS-Ex(R)-WSS(R)  
8 st, 9 E—Henry Pensel, GE-FE(R)-St(R)-Ex(R)-O  
75 st, 310-320 E—David Dorfman.....FA-Rec  
Eldridge st, 50-2—Witty Realty & Con Co, FE(R)  
5 av, 71—Henry Spingler, 65 5 av.....Stp(R)  
1 av, 1989—H J Brenden, Inc.....Rec  
Pearl st, 295—Louis Rosenblum, GE-Rec-Ex(R)-O  
Prince st, 130—Wm H White, 85 Neperan rd, Tarrytown, N Y.....ExS-FE(R)  
6 av, 302-4—Harry Margolin.....El-Rec-Ex(R)  
6 av, 401—Harris Radinsky.....Ex(R)-FA  
10 av, 577-0—Herts Bros.....O-Rec  
Thompson st, 129—Mary Koch, St(R)-FE(R)-ExS-Ex(R)-WSS(R)-DC  
72 st, 261-3 W—Marion K Clark.....DC  
29 st, 155 W—Josephine M Schweinler, c Chas, 421 Hudson.....A-FD-FE(R)-FP-ExS  
29 st, 148-50 W—M Challon & Co, FA-Rec-GE-O  
29 st, 148-50 W—Arthur P Hinton, 1 W 34, ExS-Ex(R)-FE(R)  
28 st, 225-7 W—Wolcott Tuckerman, 2224 R, Washington, D C.....St(R)-Ex(R)-ExS  
25 st, 102-6 W—Edw Friebele.....GE-DC-El  
22 st, 548-554 W—Hopkins Mfg Co, Rec-El-D&R-WSS(R)-FE(R)-ExS  
18 st, 40 W—Mrs Martha Phillips, 161 Madison av.....ExS-Ex(R)-FE(R)-St(R)  
14 st, 9 W—Wm C Demerast, FE(R)-ExS-Ex(R)

Ann st, 61—Geo Ringlin.....DC  
Ann st, 61—Emil Travers.....GE  
Bowery, 266—Louis Green.....FA-FP(R)-Rec  
Bowery, 266—Morris Schneider....FA-Rec-GE  
Bowery, 266—Geo Tuminelli....FA-FP(R)-Rec  
Chambers st, 81—Franklin Bldg Co, 54 Wall, WSS(R)-St-Ex(R)-ExS-FE(R)  
Chambers st, 81—Consol Gas Co, 130 E 15....GE  
Chambers st, 81—Progressive Cycle Co, El-O-Ex(R)  
11 av, 628-644—D Auerbach & Sons.....El-Rec  
134 st, 64 E—Stephen H Jackson, 106 Lexington av.....DC  
96 st, 306-8 E—M Bowsky.....St(R)-ExS  
Bowery, 42—Consol Gas Co, 130 E 15.....O  
Bowery, 42—Jos Goldflam.....O  
Chambers st, 181-5—Consol Gas Co.....GE  
Chambers st, 181-5—Brent Good est, 45 Murray.....FE(R)-FP  
Church st, 328—Premier Overall Co.....GE  
Church st, 328—Eclipse Coat Co....GE-DC-El  
75 st, 432 E—Walter J Watts.....GE-DC-Rec  
75 st, 432 E—Heller Bros.....FA  
75 st, 432 E—Jacob Jacobs.....GE-El  
18 st, 617-21 E—Conley Foll Co, D&R-El-Rec-SA

4 av, 125—Henry R Browne, O-FE(R)-St(R)-Ex(R)-ExS  
Greenwich st, 63—Henry H Morton, 32 Schermerhorn, Bklyn.....A  
Greene st, 223—Harry A Herche, 45 Bway, FE(R)-St(R)  
Greene st, 72—Harry Rose.....Rec  
Jay st, 27-35—DeWinter & Co, 321 Washington.....ExS  
Pelham st, 9—J Shapiro & Son.....DC-Rec  
Pelham st, 9—Levin & Scherlin.....FA  
6 av, 825—Manhattan Fee Co, ExS-FD-St(R)-FP(R)-FE(R)  
Washington st, 426—Annie L Morris, c Lewis G, 50 Broad.....WSS(R)  
Waverly pl, 11-3—Herman M Joel.....GE-Rec  
Waverly pl, 11-3—August Tams.....GE-Rec  
Waverly pl, 11-3—Enterprise Mfg Co.....GE  
Willett st, 7-11—Beth Harkness Anschel.....Tel  
39 st, 231-49 W—McGraw Realty Co, ExS-O-Ex(R)  
39 st, 231-49 W—Consol Gas Co, 130 E 15....GE  
23 st, 61-76 W—Jas McCreery Realty Corp, ExS-WSS(R)  
20 st, 24 W—Sol Rosenberg.....Rec  
20 st, 24 W—Kassel Werstein.....FA-Rec  
17 st, 55-61 W—Childs Restaurant Co, 200 5 av.....Rec-DC-O  
17 st, 55-61 W—George Borgfeldt....Ex(R)-O  
4 st, 31 W—Isabel Anderson, Larz "Weld," Brookline, Mass.....WSS(R)

### BROOKLYN ORDERS SERVED.

Southern Blvd, 81-101—Amelia Ricca, FE(R)-WSS(R)-ExS-GE  
Brook av, 871—Leopold Neugass.....DC  
Seneca av, 926—Van Cortland Amusement Co, Ex(R)  
Park av, 4077—Prabline Realty Co.....FD-A

### BROOKLYN ORDERS SERVED.

33 st, 27-87—Bush Terminal Co, foot 43.....ExS  
33 st, 27-87—C Kenyon Clothing Co, 754 Pacific.....Ex(R)-El-FA-Rec  
Atlantic av, 2941-57—Abe Berger.....Rec  
Atlantic av, 2941-57—Jacob Berkerwitz.....Rec  
Division av, 268-70—Adolph Spitzer.....El  
Johnson av, 105-7—Frank Dubrowitz.....El  
North 4 st, 174-6—Bernhard Muench, FP-ExS-FP(R)-Ex(R)-WSS  
North 4 st, 174—Amer Middy Co.....Rec-GE  
North 4 st, 174—Kings Co.....GE  
North 4 st, 174—Hutchins Bros.....GE  
North 4 st, 174—Appeman & Belosin.....GE  
35 st, 202-84—C Kenyon Clothing Co, 754 Pacific.....Rec-Ex(R)

**SPRINKLER  
SUPERVISORY SERVICE  
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Pavements**

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Telephone Madison Square 8718 1182 Broadway

# 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.  
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.  
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.
- Building Reports.**  
DODGE CO., F. W., 119 West 40th St. Tel. Bryant 4800.  
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.
- Cement.**  
ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.  
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.  
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.  
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.  
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.
- Cement Work.**  
HARRISON & MEYER, 1182 Broadway. Tel. Madison Sq. 8718.  
TAYLOR, RONALD, 520 E. 20th St. Tel. Gramercy 4.
- Coal Saving Device.**  
COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.
- Concrete Floors and Sidewalks.**  
GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.
- Consulting Engineers.**  
KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.
- Contractors' Bonds.**  
RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.  
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.
- Contractors (General).**  
CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.  
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.  
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.
- Cornice and Skylights.**  
HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.
- Doors and Sashes.**  
CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.  
SOLAR METAL PRODUCTS CO., Columbus, O.
- Dumbwaiters.**  
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.
- Electric Meter Inspection.**  
ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.
- Electric Service.**  
EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.
- Elevator Fire Doors—Safety Appliances.**  
SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.
- Elevator Gates—Folding.**  
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.
- Elevators—Hand Power.**  
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.
- Elevators (Passenger and Freight).**  
OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.
- Fire Escapes.**  
GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
- Fireproofing.**  
MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.
- 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.
- 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.  
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

## Mortgages.

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

## Parquet Floors

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

## Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

## Plaster Boards.

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

## Pumps with Gasoline Engines to Rent.

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

## Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

## Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.  
ASHFORTH, INC., ALBERT B., 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.  
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.  
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.  
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.  
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.  
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.  
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.  
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.  
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.  
DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.  
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.  
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.  
ELY & CO., H. S., 21 Liberty St. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.  
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.  
GITTEMAN, A. N., 51 E. 42d St. Tel. Murray 737.  
HESS, M. & L., 907 Broadway. Tel. Gramercy 6052.  
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.  
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.  
KOHLEH, C. S., 901 Columbus Ave. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.  
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

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

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.

MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

NOYES CO., C. F., 92 William St. Tel. John 2000.

OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.

O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.

PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.  
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.  
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.  
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.  
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.  
HOF, HENRY, 567 Third Ave. Tel. Murray Hill 5994.  
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.  
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.  
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.  
NAIL & PARKER, 145 W. 135th St. Tel. Morningside 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.  
WELSCH, S., 207 Montague St. Tel. Main 2738.

## Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.  
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.  
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 6320.  
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.  
LEWINE, F. & I. L., 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., 22 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., 126 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., 13 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 Ave. 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.