

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## THROUGH THE OPENING OF NEW SUBWAY BROADWAY IS BROUGHT UP-TO-DATE

It has frequently been charged against property owners that while protesting loudly against large city budgets they were not averse to clamoring for local improvements in their own particular sections. This is less true than it was formerly. It cannot, however, be said that there are many instances on record where property owners deliberately threw aside a great opportunity for obtaining a benefit for their district; one, moreover, which it is almost uniformly considered most fortunate to secure.

The middle Broadway district enjoys the unique distinction of having refused to tolerate a subway under its main artery, Broadway. It was not only willing to see this great achievement of modern times—the underground rapid transit railroad—diverted to another thoroughfare, but actually prevented its location under Broadway by protesting so loudly that the public authorities changed the plans and utilized Fourth avenue, turning west in 42d street instead of reaching Times Square by the shorter diagonal route under Broadway, past Union Square to 42d street.

### Improvement Welcome.

To this extent the Broadway Subway, opened some weeks ago as far north as Union Square and extended last week to Times Square, may be said to be fifteen years behind the times, and correspondingly welcome.

A little more than twenty years ago the area south of 14th street, with Broadway as its main artery, was in an extremely flourishing condition. The hotel center was south of 23d street, and many of the hotels along Broadway, south of 14th street, were still able to retain some of their former prestige. Except in isolated cases business had not gone far beyond 25th street. If anything 14th street was a more prosperous retail thoroughfare than 23d street. Business construction, both in office and mercantile structures, had not yet passed through that evolution that has produced the modern building as we understand it today. That is to say, business housing in the area under consideration was adequate to the demands made upon it. The textile trades, silk, woolen, cotton, hosiery, underwear, knitted goods and commission houses were all centered on the area approximately between 14th and Chambers streets, mainly west of Broadway. The jobbing houses, retail specialty houses and offices were on Broadway. In the next few years some local shifting of trade took place, but this was not more than a normal movement, reflecting heavy expansion and without adverse effect on fee or rental values.

### Succession of Events.

Several external events were taking place about this time, which had a more or less important local bearing. One was the repaving of Broadway. This apparently unimportant event was a serious one for middle Broadway, for the upheaval incidental to so large an undertaking directed attention to the adjacent parallel streets, including Greene and Mercer. These experienced arise in values, representing approximately what was being lost on Broadway.

Then followed the laying of cables for the cable car service. And not so very long after this came the necessary interruption, due to the change from the cable system to electric trac-

tion. Broadway each time suffered to some extent from the resultant interference with business. The limit of human endurance seems to have been reached when a new tearing up process was threatened in the late nineties.

These points are worth noting in tracing the decline in rental and fee values on so prominent a thoroughfare as Broadway and in a contiguous territory which a few years before housed a number of wholesale concerns, whose annual trade represented many millions of dollars. And taken in connection with the fact that a large majority of these wholesale concerns occupied leased quarters; that, broadly speaking, this housing was antiquated, and that owners were singularly indifferent to the need of modernizing these structures, they help to explain a condition which later became exceedingly grave.

Both the normal shifting of trade and the uptown movement of retail business began to be emphasized practically from the time that the subway was completed, in 1904. The influence of the Pennsylvania Railroad's activities were reflected between 1901 and 1905 in the creation of a new department store center, extending from Herald Square through 34th street to Fifth avenue.

When, in 1909, the notable building campaign began on Fourth avenue, from Union Square practically to 23d street, it found the old wholesale section south of 14th street unprepared to meet the competition coming from that quarter. This building campaign entirely transformed Fourth avenue, not only in its physical appearance, but also in the character of its tenantry, and it made serious inroads into the fee and rental values on middle Broadway nearly as far south as Canal street and for some blocks west.

Large vacancies were created in the territory about West 4th street, Wooster and Greene streets. The emigration of the lace, silk, ribbon, woolen and embroidery trades and of numbers of notion houses, mainly into the new Fourth avenue section left whole buildings empty. Incomes fell from 25 to 50 per cent. Lofts in Wooster and Greene streets, which brought an annual rental of \$3,000, had fallen in 1913 to a \$900 rental. In the vicinity of Broadway and 4th street office space in a typical building that brought \$1,200 in 1912 was a little later let for \$600. In some parts of this section small tradesmen and contractors secured quarters in 1913 at as low as 20 cents a square foot. In the side streets loft space for various trades was as low as 30 cents, and on Broadway 45 cents a square foot. Along Greene and Wooster streets mercantile buildings, on 25-foot lots, that in 1900 brought \$50,000 went at \$30,000 a dozen years later.

In the interval between the refusal of the late nineties and the subway opening last month the northerly section of this territory, between 33d and 42d streets, to and within the immediate influence of the Grand Central terminal and the Pennsylvania station, has missed the penalty through the force of circumstances—the northward trend of business and the great constructional expansion that has taken place since the first subway was started.

The lower section, from Chambers street north to beyond 23d street, has undoubtedly suffered largely from this refusal to be temporarily disturbed

through the derangement of business incidental to subway construction, and later Sixth avenue lost its old-time prestige as a great retail center.

All this, however, is about to be changed; is already being changed. Having finally submitted to the inevitable and gone through, several years later than was originally planned, the throes of subway building, this interesting section of New York City is already responding to the improved transit conditions. Not only does it now enjoy, between Brooklyn or the Wall street district and Times Square, a shorter route than the older Fourth avenue subway, but it has come doubly into its own through the recent opening of the Seventh avenue subway tapping the Broadway line at Times Square, where the latter branch will continue under Seventh avenue to 59th street and across the Queensboro Bridge, with extensions into Queens.

### Realty Values Improving.

It is a coincidence merely, but a satisfactory one, that even before the opening of these two subway lines—the Broadway and the Seventh avenue—property values in the middle Broadway and lower middle west side sections had been improving mainly on account of the fact that for more than a year building has been held in check and practically all forms of housing in New York City, and notably in Manhattan, are as a consequence very much in demand.

The northerly section, south of 33d street, reflects a like condition. Sixth avenue in the twenties—the old retail district—is a notable example, while the side streets are reaping large benefit from the exclusion of manufacturing from the Fifth avenue section. Much is also expected from a solution, now hoped to be within sight, of the New York Central's West Side problem.

John P. Kirwan, of John P. Kirwan & Sons, who have been closely identified with real estate in the Times Square section for many years, in speaking of the opening of the new subway said: "The new line will do much to improve realty values along Broadway. South of 42d street property has suffered because of inadequate transit facilities, though the blame for this condition rests upon the property owners themselves. They had an opportunity several years ago to obtain subway transportation, but they were bitterly opposed to the scheme. In fact, they went so far as to get out an injunction. As a result the subway was built in Elm street, and Fourth avenue, the latter thoroughfare receiving the direct benefits. The building movement of a few years ago is ample testimony of this fact.

### Owners Grant Permission.

"It was not until the realization of the harm done to Broadway through this short-sighted decision was thoroughly apparent, that owners saw the errors of their ways, and then they were only too glad to grant their permission for the present line.

"I firmly believe, that as soon as the building conditions improve and financial accommodations are obtainable, there will be a reconstruction movement started in Broadway which will change the entire skyline. By this I do not mean that exceedingly tall buildings will be erected, for the Zoning Law will come into play, but I do mean that modern structures will supplant the present antiquated buildings. I have



faith in Broadway and I look for an improvement in values. In fact, I am radical enough to firmly believe that as soon as the war is over that real estate will witness an activity such as has not been seen for many years.

Monroe Davis, of Folsom Brothers, said: "There is no doubt in my mind that the new subway will prove a great boon to property along Broadway and in the sections adjacent to Broadway. It is bound to bring about increased realty values and rentals. How could it do otherwise? Any improvement that will bring people nearer their homes or places of business is bound to benefit the property as well as the people. If the conditions in Brooklyn are as I expect them to be here, people

from that Borough, who had to take roundabout ways to get to and from their places of business here, will benefit. I wish we had a dozen more such improvements ready or even under way. Whether the new subway will come up to expectations or not, I cannot say. I believe it will come up to my expectations, but I cannot speak for anyone but myself. Conditions of traffic have been more or less unsatisfactory for people who are engaged in business any distance from where the old subway touched, but I look for a decided improvement from now on, and with new stations to be built at streets heretofore without a subway route—these streets are bound to improve, and real estate values and rentals increase."

## COMMITTEE GOES TO WASHINGTON

Representatives of the Association of Building and Allied Industries to Confer With Officials

LAST Thursday a Committee composed of members of the Association of Building and Allied Industries of New York went to Washington for the purpose of getting in closer touch with the attitude of the Government toward the building industry. Among those who went were Elliott Smith, President of the Building Material Exchange; H. H. Murdock, of Jardine, Hill & Murdock, architects; G. Osgood Andrews, representing the National Plate Glass Manufacturers' Association; Frank N. Quinby, of the Brooklyn Chapter of the American Institute of Architects, Allan E. Beals and E. A. MacDougall, President of the Queensboro Corporation.

The Committee, which also includes other members, has had several meetings within the past two weeks, and the subject of present-day conditions, so far as the housing needs are concerned and possible remedies, has been gone over extensively. It was to get additional data that the Committee made the trip to the Capitol.

The meeting was set for yesterday and appointments were made with Senator William G. Calder, Walter E. Gifford, Director of the Council of National Defense, and Otto M. Eidlitz, Chairman of the Housing Committee of the Council of National Defense.

The recent meeting held at the rooms of the Building Trades Employers' Association, 30 West 33rd street, brought out clearly the aims and purposes of the association, and at that time many of those present stated their approval and willingness to join in the movement. A large number of delegates representing prominent organizations allied with the building industry were present, and, in answer to a roll call, stated that they were in sympathy with the work being done by the association, and would bring the matter to the attention of their respective organizations at the earliest opportunity, so that they could give their cooperation as a body. Among those who were present and favored the movement were the following:

C. A. Jackson, of the New York Chapter, American Institute of Architects; E. A. MacDougall and A. F. Mathews, of the Chamber of Commerce of the Borough of Queens; Louis Gold, of the Brooklyn Board of Real Estate Brokers; J. M. Wakeman and Theodore Dwight, of the Society for Electrical Development; Richard O. Chittick and H. H. Murdock, of the Real Estate Board of New York; Frank H. Quinby, of the Brooklyn Chapter, American Institute of Architects; L. W. Harrington and E. J. Johnson, of the Credit Association of New York; Professor Ira H. Woolson, of the National Board of Fire Underwriters; S. Harby Plough and W. C. Bergen, of the Builders' Protective Association; Elliott H. Smith, C. J. Curtin and George A. Molitor, of the Building Material Exchange; Hugh Getty, Frank Conover and C. G. Norman, of the Building Trades Employers' Association; Francis N. Howland, of the Material Dealers' Association; Frederick C. Zobel and A. E. Fischer, of the New

York Society of Architects; Wesley C. Bush, W. C. Williams and John McKeown, of the Mechanics' and Traders' Exchange; Charles Burns, of the Long Island Building Trades, and Benjamin Leavin, of the Bronx Chamber of Commerce.

Senator Ernest R. Ackerman made the opening address, after having been introduced by Elliott Smith, who presided and struck the keynote of the meeting. He spoke about the necessity for the co-ordination of the different lines of the building industry, so that all those whose vocation was that of construction could join forces in an orderly manner, thereby presenting a united front, ready for such service as the Government might call upon them to perform.

"In the metropolitan zone," said Senator Ackerman in the course of his address, "building permits aggregating in excess of \$200,000,000 were filed during 1916, which represent 25 per cent., or roughly so, of the building activities in the principal cities of the country. Undoubtedly the same proportion holds true for 1917, but the aggregate volume will probably be less. Such a large percentage of activity proceeding from the principal city of the Empire State must necessarily have the most impressive effect upon other cities throughout the country, and serve as a barometer of their constructive activities. Whatever we do, therefore, will be judged as expressive of the best thought of the nation, and be a standard by which the other communities of the Union may follow with profit to themselves and with patriotic uplift to the country."

In another part of his speech Senator Ackerman said: "The economic waste of the present world war is almost immeasurable, which of necessity must cause a higher level of prices than would normally exist. Therefore if those interested in any particular industry wink at profiteering or undue profits in any vocation those engaged in all other lines will necessarily have to pay in proportionate taxes for the excess profits obtained by the few associated in the particular line involved, thus unjustly and unpatriotically adding to the already great burden to the people.

"Primarily our actions are liable to influence the architects of the country, those great creators of visions which so quickly assume tangible form. Then the thousands of builders and building contractors who are anxious to prove their usefulness; then the thousands of material people, and, finally, the large army of laborers and other artisans in many lines too numerous to mention.

"If we can impress this vast army of industrial workers that we are striving to aid the Government along the lines prescribed we will be performing a service almost beyond comprehension, for we will have inculcated in the body politic cooperation founded upon the rock of truth and justice, and an endeavor built upon that foundation stands forever. When the war comes to an end let us be able to look back to our endeavors and be in a position to say: 'There has been no profiteering by

the building industry in the United States.'"

Edward M. Bassett was the next speaker, and said in part: "In the zoning work that I have been connected with during the last four years I have made a rather intensive study of all of Greater New York and many districts beyond Greater New York, and, coupled with this, have an experience of twenty-five years in making mortgages, not through appraisers, but through making the examination myself, seeing whether it was good, seeing whether the timbers were right and whether the iron work was bona fide. In that way I have got possibly a somewhat practical view of these subjects of building and building materials.

"What is the problem confronting us just now? Here is the greatest need for building to house makers of all kinds of war goods, railroad equipment and supplies, and at the same time the smallest ability to take care of the workingmen by building homes where they are most needed.

"The trades represented here in Greater New York are able to construct \$200,000,000 worth of buildings in a year.

"Houses are needed, and are needed not an hour and a half away, but, indeed, a quarter of an hour away, because distance in a great city is measured by the time required in coming and going, and not by miles. The rapid transit system of this city is not laid out to carry people from one outlying district to another without taking them through the heart of the city and a long ride. The new industries that are going to be established in Greater New York to take care of war production will be located in the outlying parts of the city, and large industries need a great deal of land. Moreover, they must be located where they can get water and coal. They cannot be located where coal has to be hauled to them.

"Following are some spots available for this purpose: South Brooklyn, along the water front and between South Brooklyn and Coney Island; also north of Jamaica Bay, reached by the Livonia avenue rapid transit line; Astoria and along Flushing Bay, and in the Bronx, along the Southern Boulevard section, between that thoroughfare and the water. These are only a few of the available spots.

"I have a suggestion to make, but I will not go into details. The city cannot help in building homes, nor is the state going to give any effectual help. The Federal Government, however, under the constitution, is given the power of conducting war, and it is the only government in our country that is given that power. It can take a needed land, take possession of it, build upon it and make payment after the fact on some proper method of appraisal or with the help of the courts. It can actually do building if it is needed as a war measure. It could loan money to produce building. It can also take land for additions to the industrial site at a price at the beginning of the war so that the increment, which comes because houses had been erected, is not reflected.

"I think the next logical step for the quick producing of homes is for the Federal Government to take a hand in the location of these great industries, and then in building with United States money of homes for the workingmen."

### Annual Election Held.

The corporation of Douglas L. Elliman & Company held their annual meeting Tuesday, January 8, at the conclusion of a very successful year. In spite of the war conditions their brokerage department has shown a steady increase over previous years, and the number of buildings handled by their management department has increased over 50 per cent. The following officers were elected for the ensuing year: Douglas L. Elliman, president and treasurer; Roland F. Elliman, vice-president and assistant treasurer; Argyl R. Parsons, vice-president; D. Chester Noyes, secretary. Herbert A. Wildman was added to the Board of Directors.



# BUILDING MATERIAL MARKET FOR 1917

Prices, Compared with 1916, Show  
Fluctuations Month by Month

AS in other lines of industry so in building, the year 1917 has been fraught with unusual and abnormal conditions. All circumstances surrounding the building and construction industry underwent momentous changes as the year progressed and this country became deeper and deeper involved in the business of war. Early in the summer, prices of materials were accelerated in the steady upward movement, in progress for a year or more, and all kinds of materials and supplies took a sensational spurt. This movement is clearly illustrated in the accompanying table of comparative quotations. Soon came other conditions even more trying than the unstable material markets. Labor, already none too plentiful, was further diminished by the inroads of the draft, and the growing call for workers in munition plants and other Government work. Transportation facilities, none too good in the early months of the year, have grown steadily more congested as the additional demands of war traffic descended upon them.

Other factors deterrent to the normal prosecution of building operations, such as priority difficulties in obtaining materials, railroad embargoes, lack of trucking, labor and other annoying circumstances have prevailed.

Despite all these obstacles to building, which have arisen either directly or indirectly from the new war conditions, the total value of work started in 1917 shows a good volume. Much of this good showing is due to the numerous projects launched in the first part of the year, before it was definitely known that the country would be plunged into war. But even under war conditions the strength of the industry has been proven. Naturally, building and construction has undergone readjustments just as all other business, in adapting itself to war.

As compared with 1916, the residential construction started in 1917, in Greater New York, showed a decrease of 42 per cent., manufacturing buildings started an increase of 6 per cent., and miscellaneous building an increase of 22 per cent. The figures in detail were published in the Record and Guide on January 5.

As the year drew to a close the money situation became more and more of a factor tending to make building difficult. Growing scarcity of mortgage money and loans for domestic building presents one of the main obstacles to the prosecution of that full measure of construction which the demand war-rants.

At a recent meeting of members of the Building and Allied Industries of New

York, the question of scarcity of building and real estate money was brought up as one of the most important problems confronting the industry in its endeavor to cooperate with the Government in meeting the war demands for building. Hopes are expressed that some means of Governmental relief will be found and that the building interests in cooperation with the Government may arrive at some solution of financing much needed building work, which is vital to employers and employees alike. Particularly pressing is the need for a large amount of industrial housing, and because of its vital nature in this time of national stress, such work, it is agreed, should have every possible advantage.

The coming months, without question, will bring forth a large volume of such construction. The same is true of additional warehouse capacity and plant extensions which are needed in connection with increased war activity of the city's industries.

Government construction has assumed a dominating position in the local building situation, as has been the case all over the country. Aside from strictly military building work, there is a growing interest on the part of the authorities in the matter of proper housing for workmen. That there is a direct relation between proper housing of labor and efficiency in production of war supplies. This matter has already assumed national significance, and calls for quick and aggressive action on the part of all concerned.

Conditions in the market for building materials and supplies during 1917 have been characterized by sudden and unusual changes. In the first place, production of many of the basic commodities has suffered considerable loss from the untoward circumstances of fuel scarcity, inability to secure raw materials, labor shortage and lack of adequate transportation. Production of certain fundamentals, such as brick and cement, although of fairly good volume during the first half of the year, have been substantially reduced as the year progressed. Only a slackening in the number of new building operations has prevented actual shortage of supplies, and in the case of certain commodities, such as window glass, stocks have become so far depleted that difficulty in filling orders has been experienced.

Accompanying the unusual conditions, prices of materials were most unstable up to within a short time ago. Of course, the most spectacular advance was that of structural steel, which sold for \$40.00 per ton on January 1, 1917, but rose to \$100.80 per ton by July 1. Naturally such levels could not be maintained for long,

and the market broke to \$89.60 by September 1. Then came price-fixing, which definitely located the level of \$67.20, at which new orders have since been placed. Because of the tremendous war demand for steel the market when allowed free play became more of an auction than anything else. Undoubtedly the steadying effect of price-regulation has exercised a beneficial influence upon all steel consuming industries. However, all kinds of steel are not subject to the heavy Government demand that has been felt for structural shapes and plates.

The brick market during 1917 underwent two distinct movements. Starting in with quotations at the \$8 level, the price rose rapidly, finding a temporary resting place at the \$10 mark, a point not reached since the summer of 1906. During April, May and June, quotations on common brick remained at or near this level, then started on a downward trend. At the \$8 point, however, the declining tendency was checked, and prices have hovered about this mark up to last week, with occasional variations of 25 cents or 50 cents in either direction. Brick was taken out of the market at the \$9 level.

The lumber market was characterized by advancing prices during the past year. Although an apparent resting place has been found at current levels, there is uncertainty in the local trade as to how long this condition will exist. Undoubtedly transportation is the all-important factor in the lumber market, as has been the case throughout 1917. A temporary relief from the congested situation would enable sellers to replenish stocks, only to be followed by a tightening up in the car shortage with the result that supplies would again become depleted and stocks badly broken. Naturally such uncertain conditions were reflected in lumber prices, which were often very erratic. A further cause of instability is found in the spasmodic nature of the demand, resulting from various requirements. Feeling is that nothing but firmness is in sight. Transportation conditions are so uncertain, and even with a bettered car supply the demand from miscellaneous sources is felt to be enough to prevent any surplus accumulation of lumber.

Window glass production for the 1917-1918 season will probably be only 50 per cent. of normal, owing to the difficulties which have been encountered. In the first place, the producing season has been curtailed by unfavorable circumstances, so that operation of the plants will continue only 16 weeks instead of 26 as normally. Labor shortage, inability to secure coal and raw materials have reduced the normal production. Taking into account the fact, also, that Belgian and German glass no longer comes to this country because of the war, it is easy to see why there is danger of real shortage. Only an absence of active building demand has prevented even greater price advances.

Comparative Monthly Prices of Materials, 1917 and 1916.

	Jan. 1	Feb. 1	Mar. 1	Apr. 1	May 1	June 1	July 1	Aug. 1	Sept. 1	Oct. 1	Nov. 1	Dec. 1	Cur. Price.
Cement, Portland domestic, spot, per bbl.													
1917	\$1.87	\$1.97	\$1.97	\$2.15	\$2.15	\$2.15	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.15
1916	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.87	
Brick, Hudson River, Common, per M													
1917	8.00	9.00	9.75	10.00	10.00	10.00	9.50	8.25	8.00	8.00	8.00	8.00	9.00
1916	9.00	8.50	8.50	8.25	7.50	7.75	7.50	7.00	7.00	7.25	7.75	9.50	
Window Glass, 10 x15 per box, 50 sq. ft.													
1917	2.85	3.42	3.42	3.42	3.42	3.42	3.42	3.42	3.71	3.71	3.99	4.32	4.32
1916	2.10	2.28	2.28	2.28	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.85	
Lime, Eastern Common, per bbl.													
1917	1.50	1.60	1.60	1.65	1.65	1.65	1.90	1.90	1.90	1.90	1.90	1.90	1.90
1916	1.35	1.55	1.55	1.55	1.55	1.55	1.35	1.45	1.50	1.50	1.50	1.50	
Yellow Pine, up to 12 inches, per M.													
1917	30.00	30.00	30.00	30.00	33.00	33.00	40.00	40.00	40.00	40.00	40.00	40.00	52.00
1916	32.00	33.00	35.00	35.00	35.00	35.00	31.00	26.75	26.75	26.75	26.75	38.00	
Eastern Spruce Timber, wide, random													
1917	25.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	28.00	28.00	37.00
1916	25.00	25.00	25.00	25.00	25.00	25.00	23.00	23.00	23.00	23.00	23.00	24.00	
Penn. Hemlock, base price, per M													
1917	25.00	25.00	26.00	26.00	27.00	26.00	29.00	29.00	29.50	30.50	30.50	30.50	30.50
1916	23.00	23.00	23.50	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	25.00	
Structural Shapes, Pitts. (per ton)													
1917	70.00	65.00	65.00	72.00	80.00	85.00	100.80	100.80	89.60	67.20	67.20	67.20	67.20
1916	40.00	38.00	45.00	50.00	50.00	52.00	50.00	50.00	50.00	54.00	56.00	60.00	
Copper per hundred pounds													
1917	29.50	33.00	36.50	34.00	31.00	32.50	31.75	29.00	25.25	23.50	23.50	23.50	23.50
1916	22.80	25.37	27.12	27.50	28.50	28.00	26.50	26.25	28.00	28.50	28.50	34.50	



# EXISTING NON-CONFORMING OCCUPANCIES

Uses Should Be Protected Only So Far As Is  
Necessary To Maintain Vested Rights of Owners

By FRANCIS P. SCHIAVONE

**I**F we could zone a city before it isstore, a business, and if the zone plan built, and that will be possible in the future, we would have no existing non-conforming occupancies. But zoning is of a later origin than our cities and in most cases some non-conforming use will be included within a restricted district. If we were to aim at the avoidance of the non-conforming occupancy, we would have to satisfy ourselves in a city like New York with zoning only a small part of its built-up areas. The existence of the non-conforming occupancy is one of the strongest reasons for a districting plan.

In New York City there are thousands of such occupancies. In the residence districts, there are stores, industries, garages, stables. In the business zones there are nuisance industries, large garages and large stables. To escape non-conforming occupancies, it would have been necessary to create districts so small as to afford little or no protection to their neighbors. They were included, and thereupon constituted non-conforming, with the idea of gradually eliminating them.

Non-conforming uses should be protected only so far as is necessary to protect the vested rights of the owners. If the occupancies are truly non-conforming, they should be allowed only such growth as is vital to their existence, without extending their natural lease of life, or increasing their nuisance features.

Restrictions upon the use or occupancy of buildings or premises are generally drawn with reference to new uses or occupancies. They are applied chiefly to new buildings, and, somehow or other, it is thought that existing non-conforming occupancies will take care of themselves. This attitude is unfortunate. If zoning for new occupancies requires study and care, the question of existing occupancies requires study and care. They do not require, perhaps, the same degree of foresight as must be exercised in laying out zones for new uses, but unless they are wisely handled, they are going to break down the restrictions by becoming greater nuisances, or they are going to break down the restrictions through the public clamor of "confiscation." It will not do to neglect them or they will grow and spread. Neither will it do to choke them too savagely.

Experience has shown that there are many more applications for alteration permits than for new building permits. But questions about existing non-conforming occupancies, arise not only when the building is to be altered, but more often when one tenant leaves and another comes in, and the building is to remain unaltered.

Where a new building is proposed, there is usually only one question: "Is this occupancy permitted in the district?" When an existing non-conforming occupancy is to be changed, we have many questions. "Into what classification does the existing occupancy fall? May it be extended throughout its building? May it be extended by enlarging the building? May a new building be erected for it? May structural alterations be made if it is continued? May it be changed to this? Or to that? And, if changed, are extensions or structural alterations to be permitted?"

I must assume that any zoning plan will have several classes of uses or occupancies, and if it does, then practically no question as to the classification of new uses will arise, which will not spring up, in even greater variety, as to existing uses. A districting law may conceivably exclude all business from a residence district, thus treating all business alike, and it may exclude all industry from a business district, thus treating all industry alike. But if we have, in a high-class residence section, a retail drug

store, a business, and if the zone plan is drawn on lines that permit of some flexibility in the interchange of non-conforming uses—we would not be doing justice to the conforming residences if we permitted the existing business, the retail drug store, to be changed into any other business, a wholesale grocery store, for instance. We would be doing equal injustice to a high-class business section if we permitted a wholesale bakery, an industry, to be changed into any other industry, a glue factory, for example. The broad classification that will serve admirably to exclude new uses will not do to govern existing non-conforming occupancies. If the full benefits of a good zone plan are to be reaped, existing uses must be graded.

## Good Plan Not Drastic.

I shall assume that a good zone plan will not be so drastic as to call for the eviction of an existing non-conforming occupancy and that it will permit such occupancy to be continued under certain conditions and to be changed within certain limits. If wisely drawn such a plan will weed out, little by little, the offending occupancies. It will accomplish its object quietly and economically without violent readjustments and losses.

Under such a plan the grading of existing uses or occupancies would be done with especial reference to the degree of freedom or restriction desired. It should consider, first, the continuance of the non-conforming use; second, its extension; third, its change to another use, and fourth, the question of structural alterations.

When I speak of grading, I have in mind a series of steps, at the top of which would be the most offensive use or class of use, and at the bottom the least offensive. With such a series it would require but few words to draft a provision to permit an interchange among the uses on any step, or permit a change of a use on one step with a use on a step below. Such a provision, prohibiting an occupancy to go up a step in the scale of nuisance values, and encouraging improvement whenever a change is made, will be in full accord with the spirit of effective zoning.

Such is the ideal, to be worked out by each community for itself and for each of its zones. But as is true of all ideals, it is beset by certain cold, hard facts that cannot be ignored and certain problems that cannot go unsolved.

## Trade Problems.

Our first concern is with the characteristics of the medium in which we are working. I may state it in one word as change, change with time, change with place, change with management. A process of manufacture may be obnoxious today, but may be freed tomorrow of its disagreeable and dangerous features by some improvement in the art.

A trade that is a nuisance in one place may be appropriate in another. Under one method of management, it may be offensive to all the organs of sense; under another, quite harmless.

Considering it in the absolute, there is no nuisance feature that may not be made inoffensive. Smoke, dust, odor, gas, and even noise may all be brought within control. They become nuisances, through waste and inefficiency.

Smoke is the result of incomplete combustion. If we were able to gather in all the products of combustion and to utilize them, we need never be bothered with smoke. It may not be profitable now to utilize all the ingredients of smoke, but considered absolutely, smoke is waste.

Dust is the result of the incomplete utilization of materials. The dust that rises from a stone crusher is stone, just as the dust of gold is gold. In many industries, dust is gathered by fans and blowers and utilized economically. In

such cases it does not constitute a nuisance.

Odor may be either a gas, a liquid or a solid finely divided. Gas is the result of the incomplete utilization of material. It is the result often of waste. Millions of dollars worth of usable material annually escapes through the doors and windows and chimneys of factories. Of late, we are learning to use, as by-products, the gas that is produced by major manufacturing processes. Fumes that used to blight a whole district in the neighborhood of a copper smelter are now utilized to produce hundreds of tons of sulphuric acid a day. The fumes are a nuisance no more.

Noise is not always, but often, the result of the inefficient utilization of energy. Machines that once were noisy to distraction are now practically unheard, witness a good motor car. The noisier a set of gears are, the more wasteful usually. Well-designed gears, bearings and shafts are not noisy. Even the noise of a compressed air hammer can be muffled, though the production of noise would seem to be inseparable from its operation.

Having to deal with a subject so dressed in accidental characteristics, we must see to it that we classify or grade, according to essentials only, and that our grading is susceptible of change, to keep pace with a change of fact.

We must grade by principal uses and not by secondary. When I make this distinction, I have in mind many borderline cases that have come within our experience in connection with New York's Zone Law.

For instance, in a residence district the New York Zone Law permits the erection of hotels having thirty or more sleeping rooms. Is such a hotel permitted to operate a restaurant, a cloak room, a barber shop, a billiard room, etc.?

Philanthropic and eleemosynary institutions are also permitted in a residence district. But should we permit a home for the blind to operate a printing and embossing plant to manufacture books for the blind?

A garage, for five cars or less, is also permitted in a residence district, provided it is the accessory of a residence on the same lot. Does this permit the erection of a building to house four cars on the ground floor and providing a smaller floor area in the second story for dwelling purposes?

Public museums are permitted in residence districts. Does this provision include a picture gallery open to the public? Occasionally a picture may be sold after it has been on view, but is it not rather a public museum than a business?

Is it true that a large clothing factory should be classified, with regard to noise, as in the same class as a saw mill just because it may operate a saw in its basement for the occasional cutting of wood for boxing its shipments?

The grading should draw a distinction between chief and accessory uses, between those that are important and those that are not. There is practically no establishment that does not, upon an analysis of all its operations, seem to fall within several classes at once. The jeweler may appear to operate a foundry and a machine-shop because he melts and casts metal, he grinds, turns, bores, tempers and plates; but he should not therefore be put in the same class as those establishments that emit smoke, dust and gas and rend the air with screech and clang and rattle.

Each community must do its grading in accordance with its special needs. It must determine how long it will permit its non-conforming occupancies to exist. If their life is to be short it will permit no structural alterations of the buildings housing them. It must

(Continued on page 39.)



# BUILDING MANAGEMENT

## NEW YORK MANAGERS' ASSOCIATION HOLDS ANNUAL ELECTION—SCARCITY OF COAL CAUSES CONFUSION

LAST Tuesday the New York Building Managers' Association held its annual meeting, and the following officers were elected: William T. Ropes, of Horace S. Ely & Company, president; Charles B. Best, with the Van Beuren & Spingler Estates, vice-president; Lee T. Smith, of Pease & Elliman, treasurer, and Raymond P. Roberts, of Harris & Vaughan, secretary.

The following members of the Executive Committee were elected: Bernard E. Martin, representing the Havemeyer Estate; Jerome G. Young, of Albert B. Ashforth, Inc.; J. Clydesdale Cushman, of Cushman & Wakefield, Inc.; M. Sloman, of Bing & Bing, and R. W. Murray, of Douglas L. Elliman & Company.

Just after the first of the year an order was received from Albert H. Wiggin, New York State Fuel Administrator, relative to the reduction of light and heat for buildings. The order is as follows:

### Office Buildings.

1. No live steam to be used for heating between 7 p. m. and 7 a. m.
2. No live steam to be used for heating on Sundays and holidays except that which is necessary to keep pipes from freezing.
3. To cut down all electric lighting in the offices, hallways, etc., 25 per cent.

### Apartments.

1. To discontinue all use of live steam for laundries, refrigerating plants, drying rooms, tubs and vacuum cleaners.
2. All outside lighting to be discontinued excepting necessary lights for areaways and courtyards.
3. To cut off all live steam used for heating between the hours of 11 p. m. and 6 a. m.
4. To cut down all electric lighting in apartments, hallways, etc., 25 per cent.

### Hotels, Clubs and Restaurants.

1. To cut off all outside lighting except necessary lights in areaways and courts.
2. Shut off all live steam for heating from 11 p. m. to 6 a. m.
3. To cut down all electric lighting in all rooms, halls, etc., 25 per cent.

### Stores, Lofts and Mercantile Buildings.

1. In stores, lofts and mercantile buildings no live steam for heating shall be used between the hours of 6:30 p. m. and 6:30 a. m.
2. No live steam to be used for heating on Sundays or holidays.
3. To cut down all electric lighting 25 per cent.
4. Interior show window lighting shall be prohibited after 7 p. m. excepting such lighting as is necessary for protection of property.

The above recommendations concerning heating to apply to all classes of buildings when the thermometer is 10° above zero outside. When the temperature is lower sufficient heat may be provided for the protection of pipes.

There was some question in the minds of some members of the association whether the order was to be construed as a recommendation or to be considered absolute. In order to clear up this question a letter was sent to State Fuel Administrator Wiggin, and the following is his reply:

"I have your letter of today with reference to the order dated January 2 affecting the reduction of

light and heat in buildings. This order is not to be construed as a recommendation, which may or may not be accepted by those to whom it is directed, but it is to be considered as an absolute order of the United States Fuel Administration, obedience to which is required. Of course this does not mean, however, that there may not be exceptional circumstances or conditions under which the order may be deviated from. When such exceptional conditions or circumstances arise, and it is desired not to comply with the order, appeal should be made for such authority, or the person disobeying the order must only do so with the assurance that he will be able to defend such action. In other words, if the party disobeying can make a case of such disobedience of course no harm will result to him. You appreciate that the only way to cover this sort of a situation is by a general rule, and you also appreciate that there are also circumstances to which no general rule can apply."

In its report the association makes the following statement: "Deliveries of coal during the past week have been spasmodic. Many buildings have been shut down for various periods, and the exceptionally cold weather has played havoc with sprinklered buildings, and it has been necessary to drain the systems. Coal companies offer no encouragement for relief. The New York Steam Company has been unable to keep up their pressure.

"The Fuel Administration advises the association that New York City cannot expect much better than 60 per cent. of its usual requirement for the balance of the winter. This necessitates drastic action being taken in fuel conservation.

### NON-CONFORMING USES.

(Continued from page 38.)

determine whether they may be extended throughout the building or into another building. It must define how far a non-conforming occupancy may be changed into another.

So, too, it must grade its industries and uses, to which property may be devoted, in accordance with its own special requirements. The order of nuisance values, appropriate in a manufacturing or mining city, might not be appropriate for a town in a farming center.

At the head of the list for a city like New York would appear generally those industries which are most obnoxious on account of the emission of noise, dust, odor or gas. Next in order might be placed the storage or handling of materials that are offensive for like reasons.

A third class of industry might include manufacturing which, as a process, might be unobjectionable, but which, because of its size, carting, etc., might not be permitted in a restricted district. It would usually have no relation as a producer to its immediate neighborhood.

There is a fourth class of industry, etc., which would fall into one of the above classes if we considered only its nuisance features. It may be, however, of local necessity. It may be a garage or stable, for instance, offensive by reason of noise and odor and as objectionable as a slaughter house of equal size. But the garage or stable may be needed as a convenience in the neighborhood, while the slaughter house might as well be a mile away. In this class of local conveniences might also be included the small shops conducted by mechanics for the repair of buildings, furniture, etc.

"It is the opinion of the Attorney-General that the Board of Standards and Appeals has jurisdiction and power conferred upon it with reference to Sub-Divisions one, two, three, eight, nine and ten, Section 79-E, of the Labor Law, all of which relates to the number of persons who may be employed, permitted or suffered to work on any one floor. This section of the Labor Law allows for additional occupants in factory buildings under certain conditions over and above those for which exit facilities are provided.

"The Legislative Committee is still in conference with the Real Estate Board in relation to suggested amendments to the Labor Law, particularly affecting the definition of a factory, locked doors, hot water and soap, exit lights, responsibility of agents, and the removing of responsibility of owners and placing it with tenants under certain sections of the law.

"At a meeting of the Board of Hazardous Trades, Fire Department, held on December 29, the following resolution relating to the modification of stand pipe requirements as to hose was adopted and approved by the commissioner:

"Matter of request of the New York Building Managers' Association, 31 Nassau street, for waiver of requirements for hose in certain buildings. This matter had been considered by the Board at a previous meeting, after which it was agreed that the applicants could present a list of the buildings in which this waiver was requested. At the meeting today Chief Hammitt presented a letter from Mr. Arthur C. Bang, Chairman of the Department Orders Committee of this association, submitting premises 681 Fifth avenue, 404 Fourth avenue, 154 West 14th street, 209 West 38th street and 594-596 Broadway for consideration. Chief Kenlon stated that before acting upon the request it would be desirable to have a complete inspection made of each building, whereupon the matter was referred to the chief of department for further investigation and report."

Under the heading of business we might exclude from a residence zone all kinds of new trade occupancies indiscriminately, but when we have to deal with existing uses we must seek finer distinctions.

In a first group of the more objectionable classes might be put the wholesalers, the storage warehouses, those stores that have some manufacturing accessory to them and stores selling products offensive by reason of dust or odor.

In a second group might be placed other business occupancies, especially those that serve their immediate localities.

In all this grading of nuisance values, or inappropriateness, we must keep in view this question of local necessity. We can be more lenient towards those occupancies which are a convenience to their neighborhood than towards those that serve a distant population.

The method of classification I have outlined may appear to lack simplicity. No doubt simplicity is much to be desired and should be a characteristic of every zone law, but simplicity in wording may involve complexity in thought; may lead to endless doubt. In the real estate field nothing is so deadly as doubt. It enervates the whole life of a community. It depreciates values; it hampers sales; it makes mortgage loans unobtainable.

Simplicity of restrictive classifications may be required by the necessity for having some restriction adopted and having it sustained by the courts, and perhaps you will have to bow to it for a time. But once a zone law has been enacted, and once a city or town has become educated to the advantages of such a law, nothing should stand in the way of a clear, logical and appropriate classification of existing occupancies.



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### 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.

### "Laying the Ghost to Rest."

The present depression in the construction industry is due, in no small way, to the continued preachments of various individuals, some of them connected with the national Government, that industries not directly employed in war work were "non-essential" at this time, might be dispensed with; and one or two men have not hesitated to state that it was "a good thing there is a depression in the building industry"; that "there are plenty of buildings" and that "all construction not directly useful in the conduct of the war should be stopped."

This policy, which at one time went so far as to suggest the issuing of Government permits to build, had the further effect of frightening the makers of building materials with the fear they might be prevented from carrying on their businesses; that they might be classed as "non-essential industries," with the result of a general disposition on their part to sit tight and await the fall of the axe. In the meantime they have prepared to curtail their efforts to get business, and have been naturally in a pessimistic mood. One man said, in connection with a proposed publicity program involving the expenditure of \$100,000 or more, that "we are going to wait to see whether we shall be classed

as a 'non-essential' before we go ahead, and are not going to make any contracts that might not be cancelled at a moment's notice."

Several times there has come from somewhere in Washington the statement that a list of "non-essential" industries had been made, and there were threats that the list would be published and action taken by the Government to stop their activities. At one time it was stated that this list comprised "over 500 industries" and that it had been prepared and submitted to the Government by the railroads. The list never was published and no action was taken except the issuing of several temporary priority orders affecting the transportation of materials, in favor of food, fuel and munitions, and these orders are now vacated, since the Government has taken control of the transportation lines. The policy is now to move all freight in regular order, giving preference at the present time, of course, to fuel.

On January 9, the Fuel Administration at Washington issued a statement which must have a good effect on "non-war" industries, and especially on the many units of the construction industry. In fact, it marks a turn in the affairs of the country because it "lays the ghost" of the fear of action that would have resulted in stagnation for a large part of the construction industry, and now people can make plans for continuing in business, although not to the extent that might be possible in normal times.

This upset has been psychological in character and fortunately has occurred during the winter, when the building industry is largely dormant. With the coming of spring the demand for coal will be less and with the betterment of transportation conditions we can look forward to probably better times for the construction industry than it has enjoyed for months past. People's minds will again be on building, the Government financial program is better understood, and we are accustomed to its effects on normal business. The Government is apparently getting down to a sound basis in handling industrial matters, and realizes that even "non-war" industries must continue during the war. A proper understanding of the true economic needs of this country is gradually developing; people are thinking more clearly, and the results are manifest to all.

One of the features of the Governmental program is cooperation, and in this respect the authorities at Washington are not making any mistake. A conference will be called at the Capital at which representatives from more than one hundred industries, not engaged in war work, will be in attendance. The coal situation will be gone over in its entirety; the amount of coal available, the amount required by the Government for the prosecution of the war and also by private consumers, and the total curtailment of coal which will be necessary in order that these demands can be satisfied.

At the conference the representatives of these industries will be appealed to upon patriotic grounds to curtail their requirements as much as is consistent, and it will be shown to them that this course will redound to their own benefit. It is anticipated that about 50,000,000 tons of coal will thus be saved during the current year. The army and navy and those engaged in war work will be the only ones to receive their full requirements.

The statement issued by the Fuel Administrator says in part: "Industries, sometimes miscalled non-essential industries, are the backbone of the country's economic system. These industries have never objected to any curtailment of coal or material or men which could be shown to be necessary to win the war. It was the indefinite threat of annihilation by restrictive orders which during the last two or three years has alarmed the leaders of business and finance."

"It is believed the operation of this plan to voluntary conservation on the part of non-war industries will forever

lay the 'ghost' of the 'cut-off the non-essential industries' agitation, which has been going on since the United States entered the war, and automatically will balance the relation between the production and consumption of coal and prevent any repetition of the present coal shortage.

"Other industries whose representatives have been to Washington already are paint and varnish, wall paper, confectionery, artificial ice, boxboard and glassware. The voluntary reduction of one day's running per week on the part of boxboard manufacturers amounts to 1,000,000 tons a year and will take 30,000 carloads of merchandise freight off the congested railroads.

"An order of the Fuel Administration, backed by the authority and penalties of the Lever Law, will compel an equal compliance by every member of each industry, and would assure those who would gladly make their share of the sacrifice that no advantage will be taken of their patriotism by unscrupulous competitors. All are placed on the same basis."

### New Subway Link in Operation.

Last Saturday morning, just before noon, an additional link of the Metropolitan system of rapid transit was officially placed in operation. At the first stroke of the clock, the facilities of the Broadway Subway, from Times Square to Whitehall street, were placed at the disposal of waiting passengers. The operation of trains on this extension ended a long period of waiting, with many promises of relief, followed by disappointments, with a confusion above ground during the years of construction that proved costly to the business interests located on Broadway and that seriously affected property values. The owners of real estate and the business concerns located in close proximity to this route are particularly gratified by the commencement of operation, as the line will draw thousands of people to the district and in general will change the business outlook for them.

For many months vehicular and pedestrian traffic along Broadway has been sadly interrupted by the congestion caused by the construction of this new traffic artery. Broadway business men and the owners of real estate have suffered patiently, but soothed with the knowledge that after the confusion of building would follow an era of comparative peace and improved business, and that there would ultimately return to them the benefits of greater business opportunities and an increase in the value of their realty holdings. The commencement of operation of the Broadway extension will unquestionably be instrumental in bringing about this added prosperity for the district tapped by the line, and thus it was with gratification and hope that the Public Service Commission, officials of the Brooklyn Rapid Transit Company, the Broadway Association and the Brooklyn Civic Club combined in celebrating the opening of the line last Saturday.

The Broadway Subway, to Times Square, is a traffic medium of paramount importance to the residents of Brooklyn who will now be rendered a quicker and more convenient service from their home Borough, to the business, club, theatre, hotel and shopping centers of Manhattan. The time of transit from Brooklyn to Times Square has been materially lessened and the comfort of the new cars with their adequate seating arrangements and the large open spaces for standees are a great improvement over the crowded conditions that have maintained for a long time on the existing lines.

In addition, the operation of this extension brings the entire Dual System of rapid transit nearer to its ultimate goal of completion. By this additional facility Wall street and the financial section is but fifteen minutes distant from Herald Square. The current of uptown traffic will be changed, and the change will prove of material value and benefit to the business and real estate interests along Broadway and its tribu-



any streets. By virtue of this extension it is only reasonable to presuppose that property values, that have so long been dormant, where not actually declining, will enhance and return to their former solidarity. The prediction has been made that they should substantially increase.

Transportation problems of Greater New York are increasing at a more rapid rate than the municipality is able to dispose of them by providing additional facilities for the traveling public. The population of the city is rapidly increasing and a new transit artery is no sooner opened to the public than its facilities are taxed to the limit and seemingly without relieving the lines that formerly carried the burden. This proves conclusively that the city officials and the Public Service Commission still have a monumental task ahead of them in solving the difficult problems presented by the transportation situation and that every facility must be utilized and no effort spared to hasten the construction and completion of the projected extensions that are called for by the city's comprehensive rapid transit plan.

### Favors City Record.

Editor of the RECORD AND GUIDE:

As I have not seen any answer to Mr. Ramsay's letter, appearing in your issue of December 29, I take the liberty of drawing attention to the distinct advantages of the annual publication in the City Record of the final assessed real estate valuations, even though necessarily published after the opportunity to protest or effectively to point out inequalities for correction has passed. The greatest value for such a publication might be attained if upon the opening of the books on October 1, the tentative valuations then first made public could be at once printed in ample time for circulation prior to the expiration of the time for filing objections, but as this date is now fixed for November 15, the intervening time is insufficient for that purpose.

On the other hand the publication of the final assessed valuations (fixed on the February 1 following) which evidently goes to press at once and is available for distribution early in May (not August as Mr. Ramsay mistakenly states) just at the time that the rank and file of taxpayers are getting ready to pay their May tax bills, and become interested in a comparison of the amount of their assessed valuations as compared with neighbors and contiguous or related sections, enables them to protest to the assessors then engaged in fixing the following year's valuations, and thus prevent the continuance of any assessments which may be unfair.

I fully agree with Mr. Ramsay that it would be better to leave out the names of the alleged owners entirely, and if this be done the printed copy might well find room for the much more important item of "dimensions of building" which is now omitted.

B. D. E.

### Conservation of Coal.

Editor of the RECORD AND GUIDE:

I note the Government Coal Administration is advising consumers how to save coal. This advice, if it could be readily applied, would to some extent conserve fuel used for domestic purposes if these instructions were practical or comprehensible to the average mind. I note, however, the public is advised to consult experts when in doubt of its own initiative to supply some measure of economy in the consumption of fuel.

For the past ten years more attention has been given to economic heating of buildings of every kind than for twenty years prior to that time when fuel was comparatively reasonable in cost to the gradually but continually increasing price up to date. But habits of waste have become so fixed that opinions of experts have only received attention from those who have been looking forward to a still higher cost and those

about to install new heating apparatus and not all of the latter.

Heating is a science that has received much attention and thought by those engaged in the profession or business of installing heating apparatus designed to be healthful as well as a utility of comfort. Much progress has been made that has resulted in both directions.

There are many systems in use, but the most primitive as well as the most economical is a stove set in the room or rooms to be warmed. The temperature of the stove may be raised to almost any degree from 90 to 500 degrees Fahrenheit, a scope far beyond any other efficient heating medium. The stove heats the air of the room or rooms to any comfortable degree to suit the occupants. It also consumes the air of these rooms to create combustion in the fire chamber to such an extent that a higher degree of temperature is necessary to comfort than any other medium of heating except the gas or oil stove or radiators that consume a very large proportion of the 27 per cent. of oxygen contained in the air, as without oxygen no combustion can take place and no heat can be generated. Life cannot long survive in a tightly closed room warmed by a coal, gas or oil heater, the fuel of which will only burn while enough oxygen remains to continue combustion. The person or persons remaining in the room who also consume oxygen would unconsciously drop to sleep and die of asphyxiation, so that much caution should be used in the use of stoves, gas or oil heaters.

Probably the most wasteful heating apparatus is the hot air furnace that takes its air supply or heating medium direct from outside the building to be warmed. This air at outdoor temperature is passed over the heating surface of the furnace into the rooms to be warmed to a comfortable temperature of about 65 to 70 degrees. A lower temperature is comfortable if the air is moistened by placing a vessel of water in contact with the heating surface which has the effect of restoring some degree of humidity to the air after it has passed over the hot surface of the furnace. This would also apply to heating apparatus located in the rooms using coal, gas or oil fuel.

A great saving could be made by circulating the air within the house by closing the cold or fresh air intake to the furnace and cutting an opening in the outer jacket of the furnace near the base. This opening should be equal in area to the cold air intake. Then cut a register opening in the floor above the furnace so that the air from the rooms may find its way to the opening at the base of the furnace by gravity; opening cellar door leading to the furnace in cellar from the upper portion of the house will do as well.

Indirect steam heat, which is also very extravagant in the consumption of fuel, may be treated in the same manner as the hot air furnace by closing the cold air supply from the encased indirect radiators in the cellar and drawing the air down from the rooms above.

The low pressure steam heating apparatus with radiators located in the rooms, when carefully installed and managed, is probably the most economical for large buildings such as office, loft, factory and apartment. Hot water heating with direct radiators located in the rooms is probably the most economical for house heating. This method must also receive careful attention in detail of construction and firing. Care should also be used in closing the valves on hot water radiators to avoid leaving the rooms without heat in zero weather. If the water in the radiator should freeze much damage might be done the house and furniture.

Under the law regulating the ventilation of school buildings, large quantities of fuel must be burned to raise the temperature of the air taken direct from outside to a comfortable degree. The cost for fuel to ventilate school buildings probably exceeds the cost of heating the buildings by direct radiation. In very cold weather, but few, if any, of the

## 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. 297.—What clauses should be incorporated in leases of manufacturing loft buildings to protect owners in regard to locked doors and night and Sunday work, as covered by the Labor Law?

A. V. T.

Answer No. 297.—Section 94 of the Labor Law provides \* \* \* "Except as in this article otherwise provided, the person or persons, company or corporation conducting or operating a factory whether as owner or lessee of the whole or of a part of the building in which the same is situated or otherwise, shall be responsible for the observance and punishable for the non-observance of the provisions of this article, anything in any lease or agreement to the contrary notwithstanding." The concluding clause of the provision answers the foregoing question in my opinion. The relief desired may be accomplished only by appropriate legislation.

modern school buildings are equipped with sufficient direct heating surface to warm the class rooms adequately if the indirect heating used for ventilation were shut off.

The prime factor of combustion in any heat generator is oxygen to feed the fire. This is often overlooked entirely. A considerable volume of air is absolutely necessary, the volume of course depending on the area of the grate and the amount of fuel required to raise the temperature of the building to be warmed. An air supply direct from the outside to the underside of the grate with a proper damper for regulation is the surest way to get proper air supply for combustion. A good draft is also very essential to every type of heat generator. The large sizes of coal require less draft than the small sizes and burn more rapidly. By covering a fire of large coal with pea or chestnut at night and in moderate weather a considerable saving will be made in the total quantity burned. The small size of coal is more liable to contain a greater number of heat units per pound than the large size. This is especially true at this time when owing to the demand less care can be given to sorting at the mines.

I am of the opinion that it will be necessary, if present conditions continue, to establish an education of conservation in fuel before much progress is made in the direction of economy.

A. J. O'NEILL, M. E.

### Brooklyn Board Increases Rates.

Following the recent action of the Real Estate Board of New York in increasing real estate brokerage rates in Manhattan the Brokerage Board of Real Estate Brokers this week announced the following rates for the Borough of Brooklyn;

Sales 2½ per cent. instead of 1 per cent. The rate for country property will remain at 5 per cent., while the commission for rentals will take an upward stride. For the first year the rate will be 3 per cent. instead of 2½, and for the second year 2½ per cent. instead of 1 per cent., and 2½ for the third year instead of 1 per cent., and 1 per cent. for each additional year.

For the management of property, such as collecting rent, care of repairs, etc., the rate will remain at 5 per cent.



## YOUR 1918 RENTAL-INCOME IN ADVANCE

### Illustration

If gross rents next 12 months are \$30,000  
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We advance owner (income) 10,000 \$30,000

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## REAL ESTATE NEWS OF THE WEEK

### Grossman Holdings Bring Small Prices— Few Properties Sold at Private Treaty

THE most important happening of the week, though its effect has not yet been felt, is the opening of the Broadway subway line, from Union Square to Times Square. The section of the line taps an important section of the thoroughfare, and should do much to maintain values for the present, and ultimately enhance them. The effect will also be felt in the adjacent side streets.

In the sales market the deal involving the Kenilworth apartment, at the north corner of Central Park West and 75th street, was of interest. Deals involving \$1,000,000 have been scarce during the past few weeks, so judging it from this standpoint it could be regarded as an encouraging sign.

In the auction room a fair-sized attendance greeted M. Morgenthau when he opened the sale of the Grossman estate properties. These parcels were located for the most part on the lower East Side and in the Bronx. The prices obtained were low, the entire offering bringing only \$323,000. The assessed valuations aggregated \$370,500.

Announcement was made during the week of the bankruptcy of Clarence Payne, who was active in Manhattan

realty during the past two years. Through a series of transactions Mr. Payne became the owner of a number of choice parcels, and the receivers, Henry Brady and Robert C. Knapp, will take immediate charge so that the assets may be conserved.

The Metropolitan Life Insurance Company, as mortgagee in possession, took over a few weeks ago the Veron apartment house, a twelve-story structure at 32 East 64th street, southeast corner of Madison avenue, and the twelve-story apartment house at 140 West 79th street. This action was taken because Mr. Payne failed to pay the interest and taxes due last November.

Another of Mr. Payne's holdings was the Sonoma, at the northeast corner of Broadway and 55th street, which was bought last May and is now in process of foreclosure to satisfy a third mortgage. Mr. Payne still holds 383 Park avenue, another twelve-story apartment house, which was his first large purchase in the city; also land at Woodmere, L. I. Mr. Payne was the owner of the Postal Life Building, at the southeast corner of Fifth avenue and 43d street, and it is reported that he cleared \$100,000 on the transaction.

## LEGAL NOTES AFFECTING REALTY

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

#### Lessor's Election to Buy.

A LESSOR had the right to buy a building erected on the premises at the termination of the lease or to renew the lease. The tenant held over, and the lessor, without having elected, sued the lessee in an action to recover the property, alleging a subletting without the owner's consent. The New York Appellate Division holds, Trustees, etc., Society v. Connell, 167 N. Y. Supp. 48, that it was error to grant possession to the lessor because of breach of a covenant of subletting. But a counterclaim by the lessee for the value of the building, without demanding the lessee to elect, was held properly dismissed.

#### Lessee's Liability.

A written lease provided that no alteration should be made on the premises without the written consent of the lessor. The lessor subsequently sued the lessee to recover money expended by the lessor in removing at the end of the lease a structure erected on the premises by the lessee, whereby the lessee agreed to remove the structure at the termination of the tenancy. It was held, Sans Louci Park v. Anderson, 202 Ill. App. 118, that the lessee could not defend on the ground that the oral agreement was not binding, as being in violation of the terms of the lease, since the provision that the written consent of the lessor should be obtained was for the protection of the lessor and could be waived by it; and the lessee was held liable for the cost of removing the structure.

#### Liquidated Damages.

A lessee covenanted in his lease in addition to his covenant to pay rent that he would expend at least \$5,000 within a certain time in remodeling and improving the building on the leased premises, and executed a bond stated to be "in the penal sum" of that amount. In an action on the bond it was held, Giesecke v. Cullerton, 203 Ill. App. 287, that the words "penal sum" used therein had no determinative effect, and the amount named in the bond was liquidated damages and not a penalty; distinguishing the case from one where the damages were easily ascertainable. Here there appeared to the court no reason

why the parties might not agree that the amount of damages in the event of a breach should be the full amount of \$5,000.

#### Mortgage or Absolute Sale.

The Arkansas Supreme Court, in Crebs v. Fulbright, 198 S. W. 124, held that the following facts established a grantee's contention that the contract was an absolute one. A written contract was entered into between the parties to the effect that should the grantee at any time conclude to sell the property, the grantor was given the refusal to buy it. The person who possessed the property when the deed passed was persuaded by the grantor to vacate upon representation that the grantor had sold the property in good faith to the grantee. The title papers were turned over to the grantee by the grantor when he delivered the deed and possession of the real estate to the grantee. The grantee paid all the taxes on the property after the delivery of the deed.

#### Contract Obligation.

In an action for breach of a contract for the exchange of lands it appeared that the plaintiff fully executed his part of the contract, but the defendant failed to furnish an abstract showing his title to be good, as required by the contract. The plaintiff thereafter entered into a contract with a third person for the exchange of the same lands he was to receive from the defendant, which contained a like provision that the plaintiff should furnish an abstract showing the title to said lands to be good. It is held, Miller v. Mayberry, 203 Ill. App. 58, that the second contract did not abrogate the first, and the defendant was not relieved from his obligation under the first contract to furnish an abstract showing good title merely by reason of the second contract.

#### Action for Rent.

It is held, Driscoll v. Myers (Cal.) 168 Pac. 145, that an agreement to indemnify a lessee for losses on account of buildings put up on a long lease, due to unsettled business conditions, cannot be set up in defense of an action of detainer for rent, because the loss could not be determined until the end of the lease.



### NO BOARD BANQUET.

**Benefit on March 3, at Hippodrome, for War Camp Community Service, Instead.**

ON account of the unusual conditions now prevailing over the entire world, the Banquet Committee of the Real Estate Board of New York deems it advisable to forego the Twenty-second Annual Banquet, which was to be held at the Waldorf-Astoria, on Saturday, February 2, 1918. The committee felt that the money spent at this banquet could be put to better use in these times of stress; and with that thought in mind, after most careful consideration, decided, with the approval of the Board of Governors, to have a benefit performance at the New York Hippodrome, under the auspices of the Real Estate Board, Sunday evening, March 3, 1918, at which there will be many special features, announcement of which will be made later. The net proceeds of this performance will be donated to the War Camp Community Service of the City of New York, with National Headquarters at Washington, D. C., and to the New York Auxiliary of the Navy Relief Society, with National Headquarters at Washington, D. C.

The War Camp Community Service of the City of New York is composed of prominent men and women of this city, whose object is to provide at a minimum cost comfortable lodging, good meals, and the proper kind of entertainment to the many thousands of young men who come from all parts of the United States, and have to stop here while going to or from the different training encampments; and in many cases, subject to immediate call for service abroad. It is estimated that at least 150,000 of these men spent part of their off duty time in this great city.

The Navy Relief Society, which is the Official Relief Organization of the United States Navy, and its New York Auxiliary, are composed of many prominent men and women, whose object is to provide relief for the dependents of unlisted men, seamen and marines, who have given their lives for their country. At the present time 260,000 of these men are in active service. The task of both organizations is a large and important one, but it is being handled in a splendid way by these patriotic men and women, and the Board feels it an honor to subscribe to such worthy objects.

### To Aid Red Cross.

The Board of Directors of the Chamber of Commerce of the Borough of Queens have decided to appropriate the sum of money now being raised, through subscriptions of its members toward the Red Cross in lieu of holding its Seventh Annual Dinner, to the "Home Service Section" of the American Red Cross in Queens Borough for the administration to the needs of the families of soldiers. The fund has already reached nearly \$1,000.

H. P. Williams, vice-president of the Chamber, who is chairman of the Legal Aid Committee of the Queens County Bar Association, urges not only those members of the Chamber of Commerce who have not as yet sent in their subscriptions, but every man and woman in Queens to subscribe generously toward this splendid work, which is keeping together the families of soldiers who are away fighting to protect the United States.

### Sells Interest in Firm.

Charles L. Gilbert has resigned as president of Noah Clark, Inc., and has sold his interest to Robert E. Patterson, who will conduct the business of the corporation from its sole office at 837 Manhattan avenue, as the Morgan avenue and Nostrand avenue offices will be discontinued. Mr. Gilbert will give his entire attention to his clientele at his new office at 753 Nostrand avenue, where he will engage in a general real estate, mortgage and insurance business on his own account.

### New Corporation.

Douglas L. Elliman & Company and Herbert A. Wildman, who was for twelve years associated with Pease & Elliman, Inc., as vice-president, and with Pease & Elliman Agency as president, have formed a new corporation for the sole purpose of carrying on a general insurance business at 414 Madison avenue. This new corporation will give its entire attention to the insurance field and will offer its clients every facility equal to that offered by a downtown office. Mr. Wildman, who will head the new corporation, has had more than twenty years' experience in the insurance business and is known as one of the most competent men in the uptown insurance field.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 18, as against 23 last week and 36 a year ago.

The number of sales south of 59th street was 5, as compared with 7 last week and 8 a year ago.

The sales north of 59th street aggregate 13, as compared with 16 last week and 28 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 49 of this issue.

### Kenilworth Apartment Sold.

The Kenilworth apartment house, at the north corner of Central Park West and 75th street, has been sold. Title to the property is held by the Kenilworth Holding Company, in which Jacob A. Zimmerman is interested. The structure is twelve stories high, fireproof and fronts 102.2 feet on Central Park West and has a street frontage of 123.9 feet. Adjoining, at the 76th street corner, is the Church of the Divine Paternity, Universalists. On the west side are dwellings, which serve to give uninterrupted light and air. There are three apartments on a floor containing nine and ten rooms each, with three baths. The aggregate annual rental is about \$115,000. The building was erected by Saxe & Coon under the title of the Lenox Realty Company. The company transferred the property in 1911 to J. Frederick Williams, who reconveyed it the same year to the selling company. At the present time the Kenilworth carries mortgages aggregating \$1,000,000. The new owner is the Nason Realty Company, headed by Max N. Natanson, who acquires the property in an exchange deal at a valuation of \$1,250,000. In trade the buyer gave, in addition to cash, 2300 to 2303 Broadway and 229 West 83d street, comprising the northeast corner of those thoroughfares, and consisting of three five-story apartment houses and a two-story building on plot fronting 102.7 feet on Broadway and 114 feet in the street, valued at \$450,000. Byrne & Baumann, as brokers, arranged the transaction. The Kenilworth occupies a plot 102.2 x 123.9, and is arranged with three apartments to a floor, and returns an annual return of about \$115,000. Mr. Natanson's company bought the Broadway corner last September from the Peter Doelger Brewing Company.

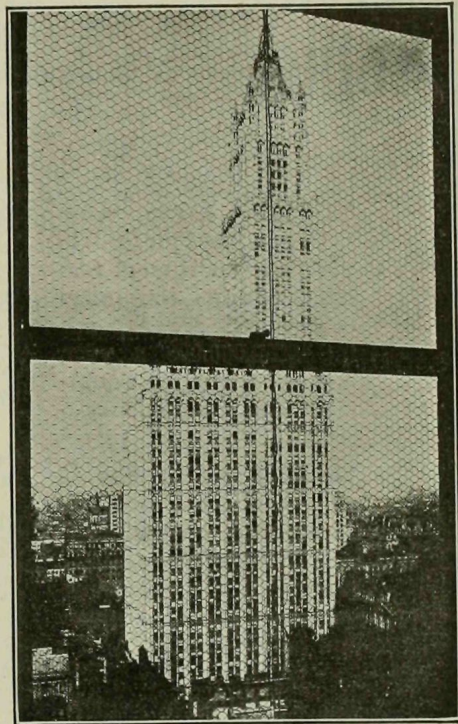
### Sale Near Fort Washington Park.

David Stewart sold the Kingsley homestead, on Riverside drive, facing Fort Washington Park, to an unnamed purchaser. The seller was Mrs. Susan B. Kingsley, wife of William M. Kingsley, vice-president of the United States Trust Company. The property consists of a large detached residence on a plot fronting 129.11 feet on Riverside drive, extending through Northern avenue, where it has a frontage of 169.1 feet. The north and south lines of the property measure 238.8 and 292.8 feet, respectively. The dwelling is of stone and brick and is situated between the residences of Dr. Charles V. Paterno and Mrs. James

Harden. While no definite information as to the identity of the purchaser can be obtained, there was a current rumor that interests identified with the Paterno activities in that section are the buyers. The property is not far from the one-time Billings-Shaefer and Hays properties acquired some time since by John D. Rockefeller, Jr. It was announced at the time of the sale that Mr. Rockefeller would make a gift of the property to the city for park purposes.

### Broadway Corner in Deal.

Peter Doelger Brewing Company sold to the Improved New York Properties Corporation, Henry E. Coe, president, the three-story building at the northeast corner of Broadway and 77th street, on a lot 25x69 feet. The buying company owns the surrounding property, occupied by the Seventy-Seventh Street Theatre, and now controls a frontage of 102.9 feet on Broadway, and 115.8 feet in



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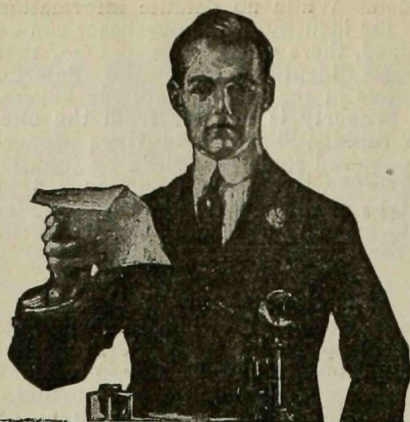
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*The Advertising Man*

(No. 9 of a continued series)

77th street, with northerly and easterly lines of 130.5 and 102.2 feet, respectively. The corner has been held by the selling interests for many years, and has been sold for all cash. Douglas Robinson, Charles S. Brown Company negotiated the transaction.

### Investor Buys the Brookfield.

Frederick Brown sold to Otto R. Hartman the ten-story apartment house, known as the Brookfield, at 450 Riverside drive, on a plot 84x100 feet, located 225 feet north of 116th street. It is reported that the annual rental roll aggregates about \$39,000. The property has been held at \$375,000. Mr. Hartman gave in part payment his residence at 865 Riverside drive, a three-story building, on lot 24.9x70x irregular, held at \$29,000; also his country home, Cliffdene, and three and one-half acres of land on Warburton avenue, at a line between Yonkers and Hastings, held at \$75,000; also a second mortgage of \$19,000 on the Evelyn, apartment house, a seven-story structure, at the northwest corner of Columbus avenue and 78th street. L. F. Hall was the broker.

### De Voe House to Be Razed.

J. Frederick Kernochan sold the DeVoe mansion, at the corner of Sedgwick avenue and 177th street, to John H. Tripler, who will shortly demolish the building. The house was erected about a hundred years ago, and contains thirty-one rooms. It is one of the last landmarks still remaining in this section of the city. Arthur C. Sheridan, who is the broker in the deal, will offer the property, which consists of about thirty-five lots, at private sale.

### Operator Buys on Heights.

Frederick Brown purchased from former Food Commissioner John J. Dillon the five-story apartment house at 570 West 172d street, on a plot 65x95 feet, between St. Nicholas and Audubon avenues. The property has been held at \$90,000. The Knap & Wasson Company was the broker.

### Garage Company Buys.

There was recorded during the week the sale of the five-story apartment house, 502 West 176th street, on a plot 44 x 100, by the Eighty-fifth Street Garage, Inc. The seller is L. D. Thompson, and Ames & Company were the brokers. The seller took in part payment the two vacant lots at 228 and 230 East 85th street, which have since been resold to Louis Gold, as recently reported. Ames & Company were the brokers in the resale, and obtained for the buyer a building and permanent loan for the erection of a three-story garage, which has been leased from the plans to Joseph Levy for twenty-one years. These transactions, including the obtaining of extensions of previous mortgages, all closed simultaneously, involved about \$300,000.

### First Sale in Sixty Years.

James H. Cruikshank purchased from Cornelia F. Pinkham the four-story private dwelling, 41 East 29th street, between Madison and Fourth avenues, on lot 21 x 98.9. The property is assessed by the city for taxation purposes at \$47,500. This is the first sale of the property in more than sixty years. Plans are being prepared for the alteration of the dwelling into bachelor apartments, with a store on the ground floor.

### Deal in Hunts Point Section.

The Hunts Point Construction Company, affiliated with the Henry Morgenthau Company, sold the eleven four-story apartment houses at 819 to 851 Hunts Point avenue, between Garrison and Lafayette avenues. Each house occupies a plot 39 x 100, making a combined site of 429 x 100. They were held at \$330,000. Louis Siegel was the broker. The deal completes the sale of a row of fifteen houses, known as the Colonial apartments, built by the company.

### Lenox Avenue Corner in Deal.

William S. Baker sold for the Depositors' Assets Corporation, 572 and 574 Lenox avenue, southeast corner of 139th street, a six-story new law house, with stores, on a plot 50 x 85, together with the adjoining six-story structure, 66 West 139th street, on plot 40 x 100. The new owner is the Jules Realty Company. The property has been held at \$125,000.

### Activity at Bath Beach.

For some time past there has been a quiet movement in the Bath Beach section of Brooklyn, where a large property has been acquired from several interests for, according to rumor, a shipyard. The identity of the buying interests has been withheld, and the various transactions have been handled through several brokers. The tract is between Bensonhurst Park and 21st avenue, stretching to Bay 20th street. It runs back from 1500 to 1600 feet, and includes parcels formerly owned by the Bensonhurst Hotel, the Ferguson Estate, the late Judge Nostrand, the Brooklyn Yacht Club, Super's Hotel, the Fields Estate and the Otto Huber Brewing Company.

### Makes Annual Report.

At the annual meeting of the stockholders of New York Title and Mortgage Company, held January 8, 1918, the President, Harry A. Kahler, presented a summary of the company's business for the year 1917, which showed that the net earnings were \$207,449.65, and after the payment of dividends amounting to \$145,362, at the rate of 7 per cent., and a liberal reserve for taxes and contingencies, a substantial amount was added to the undivided profits, which are now \$283,258.08.

### Manhattan.

#### South—of 59th Street.

MURRAY ST.—Manbrequill Corp., James J. Moore, president, resold the 5-sty store and loft building at 25 Murray st, which it acquired last September from Elizabeth A. Underhill. The structure occupies a lot 25x88, located 50 ft. east of Church st. William H. Whiting & Co. negotiated the sale.

17TH ST.—Green Brothers sold to W. E. Williams for his home 74 Wellington Court, Flisken, at East 17th st, valued at \$35,000.

30TH ST.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold the 5-sty apartment house at 263 West 30th st, on lot 25x99.11.

53D ST.—Fremont M. Jackson has increased his holdings in West 53d st by the purchase of 407, a 5-sty tenement, on a plot 25x134.4, from L. G. Reed. The buyer holds title to 405, a similar structure.

#### North—of 59th Street.

90TH ST.—Ludin Realty Co. bought from Edmund Dealy estate the 6-sty building at 148 and 150 West 90th st, on a plot 50x100, occupied by Columbia Storage Warehouse Co. It is reported that the buyer represents a business man, who upon the expiration of the existing lease will occupy the property for his own purposes. Wm. A. White & Sons and P. S. Treacy were the brokers in the deal. Devo & Bauerdorf acted as attorneys for the purchaser.

94TH ST.—Estate of Ellen S. Jones sold the private house, a 4-sty structure, on lot 25x135.3, at 60 West 94th st. The property is between Central Park West and Columbus av.

118TH ST.—Union Trust Co. of New York sold to James W. Kennedy the 3-sty building 212 and 214 East 118th st, on plot 37 6x100.5. The sale is a cash transaction, and the purchaser acquires the property for investment. Cruikshank Co. represented the sellers and Mulvihill & Co. the purchaser.

122D ST.—Shaw & Co. sold for Margaret G. O'Connell 345 West 122d st, a 3-sty dwelling, 15x100, near Manhattan av.

136TH ST.—B. W. Smith sold for Catherine B. Hobbs to Levinia Henerv the 3-sty dwelling at 222 West 136th st on lot 17x79.11.

136TH ST.—Leonard Weill, operator, purchased from New York Life Insurance and Trust Co., trustee for the Smith estate, the two 4-sty dwellings at 264 and 266 West 136th st. Charles F. Noyes Co. was the broker in the sale.

MORRIS AV.—Raffell Sonsone sold to Guistino 383 Morris av, a 2-sty frame dwelling, 40x87.6, adjoining the southwest corner of 143d st.

### Bronx.

172D ST.—Knap & Wasson Co. sold for John J. Dillon the apartment house, 62x95, 570 West 172d st, between St. Nicholas and Audubon avs, held at \$90,000.

176TH ST.—Hardcastle Realty Co. sold to Arron D. Thompson the 5-sty apartment house, on plot 44x100, at 502 West 176th st, between Amsterdam and Audubon avs.

OGDEN AV.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold 1207 Ogden av, a 5-sty apartment house, on a plot 27x95.



RYER AV.—J. P. Finneran resold to a client of David Kraus the southeast corner of Ryer av and 180th st, a 15-fam. apartment house, on lot 34.5x105.

WASHINGTON AV.—Frank E. Burgess sold to Henry A. Faller the property at the southwest corner of Washington av and Halsey st, 3.11x100x irreg.

#### Brooklyn.

FLEET ST.—John F. James & Sons, Inc., sold 5 to 71 Fleet st, adjoining the new Dime Savings Bank Building. The new owners intend to erect a business building on the site.

FLEET ST.—John F. James & Sons, Inc., sold 5 to 71 Fleet st, adjoining the new Dime Savings Bank Building. The new owners intend to erect a business building.

HARMAN ST.—R. A. Schlesing sold for Marie L. Rausch the 6-fam. brick tenement 78 Harman st to Charles W. Foehl and wife, for investment.

HEYWARD ST.—Charles Buermann & Co. and Morris Wolf sold 167 Heyward st, a 2-sty house, brownstone, lot 20x100, for the Misses Thiel to George Levine.

HERKIMER ST.—Harry Sugarman sold for Developers' Realization Corp. 23 Herkimer st, near Bedford av, a 3-sty dwelling, on lot 20x100.

LORIMER ST.—Meister Builders, Inc., resold to Frank Zito three 2-fam. houses, lately purchased by this company, 70, 72 and 74 Lorimer st.

LORIMER ST.—Meister Builders, Inc., purchased from Frederick Brown three 2-fam. houses 70 to 74 Lorimer st, on a plot 54x72.

28TH ST.—Frank A. Seaver & Co., Inc., sold two lots in the west side of East 28th st, 180 ft. south from Av K.

45TH ST.—I. Salzberg sold for W. A. Ellis to S. Dworowitz, the five 2-fam. cottages, consisting of 15 rooms each, on plot 32x100 ft. each, covering the entire plot of 160x100 ft., in the south side of 45th st, at 1442, 1446, 1450, 1454, 1458 45th st.

55TH ST.—Frank A. Seaver & Co., Inc., sold the 4-sty brick flat 168 55th st for L. Fleischmann to an investor.

71ST ST.—Meister Builders, Inc., sold 1727 71st st.

FLATBUSH AV.—Green Brothers sold the bungalow, 519 East 16th st, Ditmas Park, Flatbush, for Alfred R. Kirkus to Mrs. Margaret C. Higgins, for occupancy. The property was valued at \$15,000.

OCEAN PARKWAY.—H. E. Wimpfheimer purchased from Frederick Brown, operator, 444 Ocean parkway, a 2-sty dwelling, on a plot 60x170, held at \$25,000. In exchange the buyer gave 218 Midwood st, a dwelling, on a plot 20x100, and the dwelling 52 Clinton av, Rockville Centre, on a plot 50x75.

5TH AV.—Tutino & Cerny sold for Ernest O. G. Kasper to a client the 3-sty brick store and apartments 4518 5th av.

#### Queens.

ARVERNE.—J. Franklin Butler sold for the Banking Department of the State of New York to A. Laschower, for occupancy, the 14-room residence at the northeast corner of Amstel blvd and Clarence av.

ARVERNE, L. I.—Mothers' Aid Society of Manhattan purchased from Home Title Insurance Co. 329 and 331 North Vernam av, for a summer home. The property consists of 2 semi-detached cottages, each containing 12 rooms. J. F. Butler negotiated the sale.

COLLEGE POINT.—W. Soukup sold to G. Schomber the dwelling and plot, 67x85., at the southeast corner of 5th av and 10th st.

CORONA.—T. F. Farrell sold to R. E. Sholz the dwelling at the northwest corner of Burnside av and 38th st.

ELMHURST.—Queensboro Corporation sold to G. Y. Denhofer, 30x107 ft. in the southwest side of Forley st, 280 ft. northwest of Britton av.

JAMAICA, L. I.—M. A. Betts sold to A. Lohmann of Brooklyn a plot, 88x100 ft., on the east side of Stoothoff av, 115 ft. north of Old South rd.

JAMAICA, L. I.—M. A. Robins sold to J. P. Hoffman of Brooklyn a plot, 130x392, at the southwest corner of Van Wyck and Beaufort avs.

LONG ISLAND CITY.—General Vehicle Co. conveyed title to the United States Government in its plant in Long Island City, comprising five properties, for a consideration of \$861,000.

LONG ISLAND CITY.—A. Schwartz of Manhattan purchased from J. Feldman a plot at the south corner of Harris av and William st, 75x90 ft.

LONG ISLAND CITY.—Matthews Model Flat Co. sold to J. H. Otten a plot 154x100 on the west side of 18th av, 263 ft. south of Broadway.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co., Inc., sold for Reinhard Stork and Robert Plaut, a plot located on Woodhaven av, between Queens blvd and the Long Island Railroad. The plot contains 370,260 sq. ft. and is in the unrestricted section.

MALBA.—Ray Palmer, president of New York and Queens Electric Light and Power Co., purchased a plot on the shore front, overlooking Long Island Sound, as a site for a residence to be erected in the spring.

RICHMOND HILL.—N. E. Haugaard sold to S. Burkard of Brooklyn the plot, 95x100, at the southeast corner of Brandon and Napier avs.

RICHMOND HILL.—Elm Construction Co. sold to M. T. Lamb a dwelling and plot 40x95 ft. on the east side of Stoothoff av, 108 ft. south of Liberty av, and a similar piece of property on the east side of Church av, 295 ft. south of Roanoke av.

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## PROPOSALS

**NOTICE TO CONTRACTORS:** Sealed proposals for Electric Work—Street Lighting System, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M. on Tuesday, January 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 2903. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,  
Secretary, State Hospital Commission.  
Dated January 2d, 1918.

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**RICHMOND HILL.**—Seitz Realty Co. sold to D. E. Fogarty the dwelling at the northwest corner of Jeffrey av and Rowland st.

**SPRINGFIELD, L. I.**—Springfield Gardens Co. transferred its entire holding, consisting of 1,079 lots at Highview Park, to Postal Life Insurance Co.

**WOODHAVEN.**—J. W. Price sold to M. Kahn the northeast corner of Liberty and Hatch avs, 100x186.

### Richmond.

**PORT RICHMOND.**—As a site for two 4-sty apartment houses Walter Frankel purchased from Samuel Ginsburg a plot 56x100.3 at 334 and 336 Jewett av, near Post av. The seller acquired the plot several weeks ago.

## RECENT LEASES.

### Lease in John Street.

Rice & Hill, Inc., leased, for John V. Cockroft, Inc., to Corlies, Macy & Company, the store, basement and sub-basement at 20 John street, formerly occupied by Dieges & Clust. The lease is for a long term of years and involves a rental of over \$100,000. The tenants propose making extensive alterations to the premises, removing to their new location in the early spring from their present quarters in John street. This lease reflects the belief of many downtown merchants in the possibilities of the block in John street, between Broadway and Nassau street, for high-class retail purposes.

### Two Midtown Leases.

M. & L. Hess, Inc., leased for the West Nineteenth Street Garage Corporation, 238 to 256 West 19th street, 154x92, to the Oak Garage Co. The owners will immediately erect a two-story garage, which should be ready for occupancy about April 1, at a cost of about \$100,000. Stoddard & Mark acted as attorney for the lessee and Rubin Stone for the lessor. The same brokers also leased for the estate of Isaac Stern, Benjamin Stern and Louis Stern, the three-story stable formerly used by Stern Bros., at 146 to 154 West 30th street, to the Kingston Avenue Holding Corporation. The building will be altered for garage purposes at a cost of \$50,000. Both of the foregoing leases are for a long term of years, at a rental aggregating \$700,000.

### Delmonico's Negotiating.

Negotiations are nearing completion for the leasing of space at 23 William street and in the adjoining Lord's Court Building, at the southwest corner of Exchange place, by interests in control of Delmonico's. The old Delmonico Building at Beaver and South William streets was recently acquired by the American Merchants' Marine Insurance Company.

### Manhattan.

**ALBERT B. ASHFORTH, INC.**, leased a floor and a half in the new building at 12 East 44th st, to Westchester Land Exchange.

**WRIGHT BARCLAY, INC.**, leased, with William C. Walker's Sons, to Lustberg, Nast & Co., the 3d loft at 329 Broadway and at 29 West 21st st, the 2d loft to Benjamin Fligel and the 5th loft to D. Charnus & Co.

**BASTINE & CO.** leased the east store and basement, 54 to 62 West 21st st, to Goldenstein & Lazarowitz, and as agents, leased the 2d floor, 36 East 22d st to Leo B. Pumpian; 3d floor 27 East 10th st to Joseph Stemple; 4th floor 45 West 27th st to I. Novick & Co., Inc.; 3d floor to Singer & Son; 11th floor front 15 and 17 West 26th st to Strauss & Schoenfeld, room 604 to Yellin & Rand; 9th floor 19 West 24th st to H. Blumenfeld; 7th floor to M. Punch & Co; 8th floor 114 East 13th st to O. S. Kimberly Co., Inc.

**BLEIMAN & CO., INC.**, leased to Meltzer, Rottersman & Flaum the store 686 Broadway, part of which it subleased to Joseph Kaplan, flower and feather jobber; the store 41 West 38th st to Albert Hochheimer & Co.; about half of the store 6 West 33d st to B. J. Galligan, and the 1st loft at 650 Broadway to Albert & Stark.

**BRETT & GOODE CO.** leased space in the 20-sty office building, 72 and 74 Broadway and 9 to 13 New st, to Lawyers' Stationery Co. a booth in the Broadway hall; to Bjarne Kroepflien space on the 7th floor; space to Harry A.

Tobias, Frederic H. Hatch & Co., large space on the 12th floor; and additional space in the building to Heminway & Guibert, Frey, Rollow & Co. and United States Food Administration milling division.

**BUTLER & BALDWIN** leased for a term of years the 3d loft at 147 West 24th st to Walzer & Finn.

**CAMMANN, VOORHEES & FLOYD** leased the building 92 Front st to Samuel S. Beard & Co., Inc.; building 30 South st to Baltimore Copper Paint Co.; and the building 7 Cedar st to Guaranty Trust Co., all at increased rentals.

**CAMMANN, VOORHEES & FLOYD** renewed leases at increased rentals from 10 to 25 per cent. at 7 and 9 Front st, corner Moore st, to the Knickerbocker Bag Co.; 32 Moore st to Arkell & Sougias, and 32 South st to William H. Swan.

**CROSS & BROWN CO.** rented the building 19 Walker st, containing 25,000 sq. ft. of space, to Empire Carpet Co. for the estate of James C. Ayer; also 18 West 31st st, the 6th floor to A. Oxenhorn; 102 5th av space on the 16th floor to Joseph Wolf and space on the 17th floor to Jacob Frork, and at 315 5th av space on the 4th loft for Marston & Co.; also the store in 54 East 34th st to "My Favorite Shop"; at 109 Wooster st the 2d loft, 100x100, to Samuel Goldenberg. This completes the rental of the building. At 164 5th av the 5th floor to M. Clark & Sktze; 51 Maiden lane, the 2d floor, to Holland & Stein for a term of years; also in 98 Bleeker st space on the 4th loft to Mogilenski Bros.; the 6th loft to Minscher Bros.; 2d and 11th lofts to Joseph Finkelstein. This completes the renting of the entire building, 56x150, containing 100,000 sq. ft. of space.

**DOUGLAS L. ELLIMAN & CO.** leased a furnished apartment at 840 Park av, corner of 76th st, for Milton S. Dillon to Ada S. Elsworth; also a furnished apartment at 987 Madison av for Rogers H. Bacon to Walden Pell; also an apartment at 780 Madison av for Mrs. M. Malcom to Captain Mannix, and an apartment at 45 East 82d st, corner of Madison av, to Mrs. M. S. Gron.

**DOUGLAS L. ELLIMAN & CO.** leased a furnished apartment, comprising an entire floor, at 929 Park av for Addison G. Fay to Mrs. H. Vaa Rensselaer Kennedy; also a furnished apartment at 515 Park av, corner of 60th st, for Mrs. J. M. Rutherford to J. C. De Silva; also an apartment at 414 Madison av to Everett B. Currier.

**J. ARTHUR FISCHER** rented to George Marriot the 1st loft at 709 6th av.

**M. FORMAN & CO.** leased lofts as follows: at 72 Madison av, to Jacob Kolsky; at 12 West 27th st, to Goldfield & Co.; at 30 West 27th st, to Benjamin Heller & Co.; at 22 West 26th st, to Castanza & Glasser; at 20 West 17th st, to George Rubenstein & Co., and Berlin Skirt Co., and at 130 West 28th st, to Silverstein & Stock.

**GUARANTEE REALTY CO.** rented offices at 225 and 227 West 42d st to William Tannebaum.

**GUARANTEE REALTY CO.** rented the house 131 West 13th st to Elsie Siebs.

**HUGO GUTFREUND** leased from Stevenson Brewing Co. the garage to be erected at 547 to 551 West 38th st, 125 ft. east of 11th av, for 5 years for \$4,100 a year. Neuman & Harris, architects, filed plans recently for the building. The lease dates from its completion.

**HARRIS CO.**, textile converters, leased the building at 380 and 382 Broadway, corner of White st.

**HERBERT HECHT & CO.** leased for the Beck Shoe Co. store and basement at 118 East 14th st to Beresford Studios for a term of years; also for Goodale, Perry & Dwight store at 36 East 23d st to Jules Altman; and for Bernard Nighthauser parlor floor store at 38 West 38th st to Sampel Kaplan.

**M. & L. HESS, INC.**, leased the 10th floor at 37 to 45 West 20th st to Lesser & Stenge; also the 12th floor at 134 to 140 West 29th st to H. Jacoby & Co., both tenants being represented by E. M. Goodman; also the 9th floor at 30 and 32 West 15th st to A. D. Greenfield, represented by George Ketchum; also the 3d floor at 16 East 17th st to L. N. Streep, represented by Fred A. Southack & Alwyn Ball, Jr.; also the 3d floor at 16 and 18 West 22d st, through to 15 and 17 West 21st st, to J. Cohen & Sons, represented by Spear & Co.

**M. & L. HESS, INC.**, leased the 9th floor in 151 and 153 West 19th st to Harry Fried; the 7th floor in 36 and 38 East 19th st to Morys Weiss; the 4th floor in 136 West 22d st to Pruss Bros.

**HENRY HOF** leased the 4-sty building 213 Lexington av, between 32d and 33d sts, to Art Upholstery and Decorating Co., Inc.

**HOUSTON ST.**—Rowantree-Schley Co. leased for Samuel Kempner the store and basement at 34 and 36 West Houston st to De Pree Chemical Co., pharmaceutical chemists of Chicago, Ill., for their Eastern distributing station.

**LOUIS MARKS** sublet for Monroe Clothes Shop the 3d floor, comprising 4,460 sq. ft., in the former Sun building at the southeast corner of Park Row and Frankfort st, to be occupied as an oriental restaurant by Gong Wye, of this city, and Loo Lin, of Detroit, under the name of the City Hall Tea Garden. The lease is for a term of 20 years. The Monroe Clothes Shop, which will continue to occupy the 2d floor of the building, was asking \$7,200 a year for the space just leased. The lessees will spend \$35,000 in fitting out the place, which will open in 2 months.

**McDOWELL & McMAHON** leased to William P. Gregory & Co. store 1426 St Nicholas av.

**McDOWELL & McMAHON** leased to Russo Bros. a store at 1505 St. Nicholas av.

**CHARLES F. NOYES CO.** leased a store in the 12-sty Reed Building, 165 and 167 William st, to Robert Kohn for 5 years; a store and basement in 450 Broadway to Abraham Litwack, and space in 284 and 286 Pearl st to Jacobson & Robertson.

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CHARLES F. NOYES CO. leased in the Mar-  
onic Building, 6th av and 23d st, an addi-  
tional floor to the New York Uniform Mfg.  
Corp. With this lease this company occupies  
floors in the building at an aggregate rental  
f over \$100,000; also space on the 17th floor to  
Joseph Julie, and the entire 19th floor of the  
ame building to the Kineto Co. of America,  
nc., a client of G. M. Pearson & Co.

CHARLES F. NOYES CO. leased for Jacob  
Support Realty Corp., in the Madison Square  
Building, 26th st, through to 27th st, an addi-  
tional floor to G. B. G. Mfg. Co.; also a por-  
tion of the 19th floor to Raphael Weill & Co., of  
San Francisco, and new leases have been made  
n this building to the following tenants:  
Becker & November, a portion of the 20th floor;  
Bramercy Braid & Trimming Co., a section of  
the same floor, and the Surpass Drug Corp., a  
suite of offices on the 19th floor.

PEASE & ELLIMAN leased for estate of Elgin  
R. L. Gould, which was represented by the legal  
firm of Masten & Nichols, to Mrs. J. Lang the  
4-sty 20-ft. dwelling at 57 West 52d st, be-  
tween 5th and 6th avs.

PEASE & ELLIMAN leased offices at 42 West  
39th st to Allison & Hadaway, photographic  
importers.

PEASE & ELLIMAN leased for Arthur S.  
Pierce to M. Antoinette Copley the 4-sty  
dwelling at 60 East 77th st, between Madison  
and Park avs.

PEASE & ELLIMAN and Masten & Nichols,  
attorneys, leased to Mrs. J. Lang the dwelling  
57 West 52d st.

PEASE & ELLIMAN leased for Noah H.  
Stancliffe the 3-sty, 26-ft. dwelling at 54  
Irving pl, adjoining the northeast corner of  
17th st, to Robert H. Ingersoll, of Robert H.  
Ingersoll & Brothers. The house will be used  
as a clubhouse for the employees of the firm,  
which is situated nearby on 4th av.

L. J. PHILLIPS & CO., in conjunction with  
Knap & Wasson, leased the store at 4223  
Broadway for the McDowell Construction Co. to  
James Butler, Inc., for 3 years.

GEO. R. READ & CO. leased the following:  
Pullman Building, 17 Madison av, the 4th floor  
to Adolph Klee's Sons, Inc.; space to William  
V. T. Samuel, and in the Johnston Building,  
1170 Broadway, space to Boris Mishell, Alex-  
ander B. Rosenberg, Morris Rosen and Louis  
Vogel.

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

M. ROSENTHAL CO. leased to D. & R. Cos-  
tume Co. a floor at 110 West 26th st.

M. ROSENTHAL CO. leased to Alexander B.  
Rosenberg a loft at 28 5th av.

M. ROSENTHAL CO. leased the store and  
basement at 290 Church st to D. Westreich.

ROWANTREE-SCHLEY CO. leased, with  
Herbert Hecht & Co., the store at 5 East 17th  
st to Waumbek Manufacturing Co.; for Horace  
S. Ely & Co. the 4th loft at 21 Washington pl  
to Fisher & Thompson, and renewed the lease  
of the store, basement and 1st and 2d lofts at  
155 Wooster st to Famous Paper Box Co.

ROWANTREE-SCHLEY CO. leased for Cram  
Corp., represented by H. S. Ely & Co., the 4th  
loft at 6 and 8 East 39th st, through to 5 East  
38th st. The lessee is the newly incorporated  
F. W. Seybel Co. The lease is from Feb. 1.

JAMES H. STRYKER leased the store in 137  
West 48th st to Hutchinson Famous Shirt Hos-  
pital, Inc., and for Duff & Brown the store at  
2126 7th av to same firm.

L. TANENBAUM, STRAUSS & CO. rented  
the 14th floor of 916 to 920 Broadway to Louis  
Berman and Samuel Harris; the building 462  
and 464 Broome st to Majestic Mills Paper Co.,  
and the 1st loft at 127 and 129 Prince st to In-  
terborough Raincoat Co.

L. TANENBAUM, STRAUSS & CO. rented for  
Joseph L. Bittenweiser the building known as  
32 Greene st to Senefelder Litho. Stone Co. for  
a term of years; also for estate of J. Season-  
good et al the store and basement at 83 and 85  
Greene st to Koch Bros. & Co.; for Morton H.  
Meinhard et al the 3d loft at 21 and 23 Waverly  
pl to Colon Hat Corp.; and the 1st loft in  
the same building to Max and Louis Radin.

TEKAHANE REALTY CO., S. D. Tornback,  
president, sub-leased for 12 years from April 1,  
at \$8,000 a year, to Oronizo Colasuonno, the  
old stables, 234 to 240 West 148th st, between  
7th and 8th avs, which will be made into a 2-  
sty garage from plans by A. L. Libman. The  
property was bought from R. H. Macy & Co.

STEPHEN H. TYNG, JR., & CO., INC., leased  
at 41 Union sq office space to Sylvan & Sterling,  
Jerome Weil & Co., George Elmer Browne; at  
31 Union sq office space to W. L. Fleisher &  
Co., E. Leitz, Puritan Publishing Co., Aronwitz  
& Co., Largman, Oppenheim & Co. and Hoffman,  
toHuber & Co.; also store at 21 East 16th st to  
Brooklyn Merchandise Co.; also in conjunction  
with Spear & Co. the store and basement at 24  
and 26 East 17th st to O. DeComeau; also in  
Madison Av. Building, 25 Madison av, space  
on the 6th floor to Emery Bird Thayer Dry  
Goods Co., and additional space on the 16th  
floor to Kolts Throwing Co.; also in the 4th  
Av. Building, 381 4th av, 5,000 sq. ft. on the  
5th floor to International Committee of Y. M.  
C. A., and on the 8th floor to Waitz Felder Braid  
Co.; also in the Germania Building, 50 Union  
sq, space on the 6th floor to Sam S. Steiner, on  
the 5th floor to Columbia Overseas Corp., on  
the 11th floor to C. A. Pettey; also for W. C.  
Walker Sons the 2d and 3d floors at 390 Broad-  
way to Quick & McKenna; for Carstein &  
Linnekin space on the 5th floor at 221 to 225  
4th av to Krebs, Stengel & Levy; for Johnson-  
Kahn Co. at 230 5th av space to E. Klein & Co.;  
for Cruikshank & Co. the 5th floor, comprising  
10,000 sq. ft., at 892 Broadway to Adolph  
Strauss & Co., and sub-leased for George P.  
Ide & Co. the northerly portion of the 2d floor  
at 156 5th av to Doublesse Mfg. Co.

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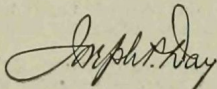
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WALLNER & WRONKER leased space at 72 Madison av, Sport Suit & Coat Co., at 30 West 25th st; M. Hyman & Co. at 35 West 31st st; Reich & Sachwald at 15 West 26th st; A. Oxenborn at 18 West 31st st, and Hellman & Meister at 7 West 30th st.

WILLIAM R. WARE leased for six years the dwelling 254 West 74th st.

WHITE-GOODMAN leased to Herman Cloak Co. the 3d floor at 1333 Broadway.

WHITE-GOODMAN leased for Douglas Robinson, Charles S. Brown Co. the 1st loft at 73 5th av, at the northeast corner of 15th st, to Doniger & Co. for a term of years; also with M. & L. Hess the 2d floor in 24 and 26 Wooster st to J. Josephson; and the top floor in 6 and 8 West 20th st to A. Galif & Fineberg Bros.

### Bronx.

PUBLIC NATIONAL BANK OF NEW YORK will open another Bronx branch next April at 3418 3d av, a 1-sty "taxpayer," which it has taken under lease from Ferdinand Hecht for 15 years from Jan. 1. The property will be reconstructed into an attractive banking office at an estimated cost of \$15,000. G. W. Spitzer is making the plans.

### Brooklyn.

E. T. NEWMAN leased the 3-sty dwelling 238 Garfield pl, between 7th and 8th avs, to R. N. Brides for a term of years.

### REAL ESTATE NOTES.

SHARP & CO. have been appointed agents for 237 West 74th st.

GREEN BROTHERS have been appointed agents of the apartment 619 East 17th st, Flat-bush.

NEW YORK INSURANCE EXCHANGE has increased the fire risk rates in the city 10 per cent.

SHAW & EBBITT have been appointed agents for Herleon Court, 176th st and Audubon av, by Hatch & Clute, attorneys.

A. H. MATHEWS announces that Robert F. Bonsall is now associated with his office in the brokerage department.

ENNIS & SINNOTT, operators, are the buyers of the private dwelling 60 West 94th st, sold Wedne day by Jones Estate.

SMITH & MITCHELL, real estate and insurance brokers, have dissolved partnership. B. W. Smith will continue the business at 2521 8th av.

DENNIS RYAN, the tenant, is the buyer of 335 West 48th st, a 3-sty dwelling, 18x100.5, sold by W. B. Tompkins, executor. The consideration was \$10,000.

PEASE & ELIMAN have been appointed by Emerson McMillan managing agents of the new 12-sty apartment house, on a lot 72x100 ft., at 320 West 56th st.

RULAND & WHITING CO. has been appointed agent of the apartment house, containing stores, at 30 East 68th st, and of the similar structure at 710 Madison av.

EWING SPEED, formerly connected with the title companies and later with Brooks & Momand, is now connected with the office of E. H. Ludlow & Co. at 149 Broadway.

WATER RENTS became due and payable on January 1, 1918, and are now a lien against real estate. If not paid before April 1, 5 per cent. interest will be charged against property.

HOWARD LeC. Roome, president of William J. Roome & Co., has been appointed by Judge Edward J. Gavegan receiver of rents for the property 100 and 102 Oliver st, New York City.

RALPH FOLKS, former Commissioner of Public Works, Borough of Manhattan, has resumed the general practice of law at his former offices, 27 William st, suite 1305 and 1307.

HENRY BRADY has been reappointed Sheriff's Auctioneer by Sheriff David H. Knott. Mr. Brady held the same position under the late Sheriff Harburger and former Sheriff Alfred E. Smith.

WM. A. WHITE & SONS have been appointed agents by the Fidelitas Realty Corp. of the "Alexander Hamilton," a 6-sty elevator apartment house at the northeast corner of Broadway and 161st st.

J. CLARENCE DAVIES has purchased a seat in Real Estate Auctioneers' Association, the oldest realty body in the city under whose auspices all legal and public sales are held in the Vesey Street Salesroom.

JOHN W. T. BENNETT, formerly Deputy Commissioner of Water Supply and consulting engineer, is now associated with Ernest P. Goodrich and A. Pearson Hoover, consulting engineers, at 261 Broadway, N. Y.

PEASE & ELLIMAN have been appointed by 105 West 55th St. Co., of which James J. Hearn is president, managing agents of the new 9-sty apartment house at 105 West 55th st, on a lot 83x100 ft., and having 6 suites to the floor.

THROUGH AN ERROR the Record and Guide published on December 29 the sale of Hillcrest, at 929 and 935 St. Nicholas av, southwest corner of 157th st, instead of the Hillchester, at 541 and 549 West 157th st. Irving Judis built both structures.

MARK EISNER, collector of Internal Revenue, delivered an address at the meeting of the Real Estate Owners' Association of the 12th and 19th Wards last night at the New York Turn Hall, Lexington av and 85th st, on the provisions of the income tax law.

LLOYD N. WORTH and John F. Bottomley have placed, since Jan. 1, the following loans: \$22,000, at 5 per cent., on 326 East 32d st; \$18,000, at 5½ per cent., on 325 3d av; \$12,000, at 5 per cent., on 1632 Bathgate av, and a second mortgage of \$3,000 on 31 Arden st.

CHARLES F. NOYES CO. has been appointed exclusive managing agents of the following loft

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buildings: 28 White st, 323 Pearl st, 80 Cliff st, 80 and 82 Wooster st, 121 Maiden lane and 5 Fletcher st, 129 and 131 Maiden lane and 52 Fulton st; also 208 and 210 Hull st, Brooklyn.

BROOKLYN CIVIC CLUB will hold a forum lunch Wednesday, January 16, at 12.30 P. M., at 127 Remsen st, Brooklyn. The speakers will be Hon. Henry P. Keith, Internal Revenue Collector of this district, and William Berker, Chief of the Income Tax Department. Subject, "The Federal Income Tax Explained."

AT THE REQUEST of Fifth Avenue Association the hearing on the limitation of the height of buildings on 5th av, between 60th and 100th sts, scheduled for yesterday, was postponed to allow further study on the subject. The Board of Estimate has referred the matter to the Committee on City Plan.

RODMAN WANAMAKER is the buyer of 37 West 56th st, sold last November by Mrs. Sydney Turner Dyer, of Baltimore. The property consists of a 5-story dwelling, on lot 25x100, located between 5th and 6th avs. It is assessed for taxation purposes at \$125,000. Extensive alterations will be made to the structure.

HARRY ADLER has become associated with Louis Schlesinger, Inc., of Newark, N. J., as advertising manager. Mr. Adler was formerly associated with the Record and Guide, the Evening Mail, the New York World and the old Newark Daily Advertiser. He will specialize in leasing and selling of property in the central district.

534-536 WEST 179TH STREET REALTY Corp. has been formed to take over the property at that location, consisting of a 5-story apartment house, on plot 43.6x100, between St. Nicholas and Audubon avs. It is the middle house of three, acquired by Abraham Ruth last March. The new company is capitalized at \$25,000, with Charles L. Hubbell, H. Cochrane and R. Rubenstein as directors.

HARLEM PROPERTY OWNERS' ASSOCIATION held its regular meeting on Thursday evening, Jan. 10. The Delinquent Rent Committee was properly organized and an attorney selected to take care of all cases. This means a saving of lawyers fees to members of the association that have subscribed to the fund for making "Dead Beats" honest. Other important matters were brought up and discussed.

AMES & CO. negotiated the sale recorded recently for L. D. Thompson of the 5-story apartment 502 West 176th st, 40x100, to the Eighty-fifth Street Garage, which gave in part payment the site at 228 and 230 East 85th st, which was resold to Louis Gold, as recently reported. They secured for Mr. Gold a building and permanent loan for the erection of a 3-story garage, which they leased for 21 years from the plans.

S. OSGOOD PELL & CO. represented Interstate Park Commission in the purchase of a large tract of land along the Palisades, including property formerly owned by Mrs. L. S. Danforth, Hon. M. E. Driscoll and the estate of Admiral Mahan, and other country estates. The Interstate Park Commission has now acquired for a great public park all the properties along the west bank of the Hudson River, extending over twelve miles.

LEADING SUBURBAN developers, owners and brokers met Thursday at the Waldorf-Astoria and formulated plans for a permanent "Own Your Home" campaign. An extensive advertising and publicity program is planned, which a number pledged themselves to support. Additional support was promised. J. W. Doolittle and Meade C. Dobson acted as chairman and secretary, respectively, of the meeting. Brief addresses were made by James Frank, Anning S. Prall, Hugh A. O'Donnell, Frederick H. Cone, T. B. Ackerson, Samuel Eichen and Horace Anderson of Title Guaranty and Trust Co.

PEASE & ELLIMAN during the extreme cold and the disorganized conditions of the past week, have not had a cold building, nor have they had to curtail the service in any one of the large number of apartment houses and office buildings which they manage. They succeeded in getting coal into New York by the carload, and their entire staff aided in the distribution, hiring motor trucks, and then loading and unloading the trucks which they hired. During the coldest days the members of the office staff rose to their responsibilities, and became temporarily manual laborers, and were to be seen riding on the trucks breaking out coal from the cars and devoting their energies unreservedly to the amelioration of an almost impossible situation, making comfortable many thousands of tenants in the city, who had no knowledge of the means by which they were spared the extreme discomfort that so many others experienced. They are operating six motor trucks to take care of emergency cases, and this loyalty and service by the office men has made possible this remarkable record of no failure of heat in the many buildings of which Pease & Elliman have charge.

HARRY A. KAHLER, president of the New York Title & Mortgage Co., at the annual meeting of the stockholders, held January 8, in presenting his report for 1917, said: "Market values of real estate continue low, as evidenced by various important auction sales within the past year. The normal value of real estate rests fundamentally upon its net income-producing power. Since the war began in Europe, the construction of new buildings in New York has not been keeping pace with the increased demand for space. In the period during which the supply of rentable space exceeded demand, net rents did not produce a satisfactory return on real estate investments. Tenants' requirements were excessive and costly, but had to be met to avoid vacancies. Now that the demand for space has overtaken supply, conditions are rapidly changing. Owners do not now need to make concessions to secure tenants. The current inflation of labor and material costs will continue to retard building construction, resulting in further increasing the demand for space. Many real estate equities that were showing deficits a short time ago are now yielding a fair to good net return on the investment."

## 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.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	109	164
Assessed Value.....	\$6,415,100	\$10,996,200
No. with consideration.....	16	19
Consideration.....	\$2,589,000	\$2,933,425
Assessed Value.....	\$3,030,500	\$3,936,500

#### Mortgages.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	148	245
Assessed Value.....	\$7,520,100	\$14,879,200
No. with Consideration.....	22	30
Consideration.....	\$2,676,520	\$3,254,275
Assessed Value.....	\$3,133,500	\$4,259,500

#### Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	51	84
Amount.....	\$2,758,450	\$2,916,746
To Banks & Ins. Cos.....	10	18
Amount.....	\$2,381,750	\$1,838,500
No. at 6%.....	22	27
Amount.....	\$227,650	\$407,479
No. at 5½%.....	3	4
Amount.....	\$32,500	\$178,500
No. at 5%.....	11	26
Amount.....	\$2,080,100	\$1,820,625
No. at 4½%.....	3	3
Amount.....	\$77,000	\$77,000
No. at 4%.....	1	1
Amount.....	\$10,000	\$10,000
Unusual Rates.....	1	1
Amount.....	\$7,000	\$57,000
Interest not given.....	13	23
Amount.....	\$401,200	\$376,142

#### Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	65	137
Amount.....	\$2,933,450	\$4,159,596
To Banks & Ins. Cos.....	11	20
Amount.....	\$2,438,250	\$2,231,500

#### Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	19	46
Amount.....	\$583,400	\$1,634,000
To Banks & Ins. Cos.....	4	19
Amount.....	\$53,400	\$905,000

#### Building Permits.

	1918 Jan. 4 to 11	1917 Jan. 6 to 12
New Buildings.....	6	5
Cost.....	\$74,200	\$715,000
Alterations.....	\$172,325	\$424,750

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	Jan. 1 to 11	Jan. 1 to 12
New Buildings.....	8	11
Cost.....	\$504,200	\$1,155,000
Alterations.....	\$322,725	\$546,450

### BRONX.

#### Conveyances.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	103	122
No. with consideration.....	28	16
Consideration.....	\$205,208	\$52,300

#### Mortgages.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	137	181
No. with consideration.....	34	15
Consideration.....	\$242,108	\$196,550

#### Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	57	70
Amount.....	\$282,985	\$342,806
To Banks & Ins. Cos.....	2	3
Amount.....	\$7,000	\$10,000
No. at 6%.....	18	29
Amount.....	\$107,880	\$124,500
No. at 5½%.....	9	4
Amount.....	\$43,500	\$27,250
No. at 5%.....	11	12
Amount.....	\$76,430	\$90,800
No. at 4½%.....	10	10
Amount.....	\$20,810	.....
Unusual rates.....	2	2
Amount.....	\$9,865	\$2,511
Interest not given.....	7	23
Amount.....	\$24,500	\$97,745

#### Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	78	102
Amount.....	\$373,935	\$657,190
To Banks & Ins. Cos.....	2	7
Amount.....	\$7,000	\$178,000

#### Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	6	29
Amount.....	\$165,170	\$663,950
To Banks & Ins. Cos.....	1	9
Amount.....	\$33,000	\$251,500

#### Building Permits.

	1918 Jan. 3 to 10	1917 Jan. 5 to 11
New Buildings.....	4	3
Cost.....	\$65,000	\$22,500
Alterations.....	\$1,250	\$7,550

#### Building Permits.

	1918 Jan. 1 to 10	1917 Jan. 1 to 11
New Buildings.....	4	6
Cost.....	\$65,000	\$104,500
Alterations.....	1,250	\$14,200

#### Building Permits.

	1918 Jan. 3 to 9	1917 Jan. 4 to 10
Total No.....	408	473
No. with consideration.....	38	45
Consideration.....	\$198,102	\$386,259

#### Building Permits.

	1918 Jan. 1 to 9	1917 Jan. 1 to 10
Total No.....	455	631
No. with consideration.....	39	64
Consideration.....	\$212,902	\$1,288,749

#### Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	18	92
Cost.....	\$242,550	\$1,091,250
Alterations.....	\$43,550	\$47,300

#### Building Permits.

	1918 Jan. 1 to 10	1917 Jan. 1 to 11
New Buildings.....	21	104
Cost.....	\$278,050	\$1,223,750
Alterations.....	\$57,600	\$72,280

#### Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	5	70
Cost.....	\$53,000	\$196,280
Alterations.....	\$8,975	\$8,765

#### Building Permits.

	1918 Jan. 1 to 10	1917 Jan. 1 to 11
New Buildings.....	6	95
Cost.....	\$65,000	\$271,480
Alterations.....	\$9,175	\$19,090

#### Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	4	11
Cost.....	\$10,550	\$64,300
Alterations.....	.....	\$1,875



## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**D**URING the last three weeks practically every business and industry in this city has been seriously effected by the unprecedented cold weather, but none to a greater extent than the building trades and those lines dependent upon them. Construction work has practically ceased, and will probably not be resumed until the weather moderates. There is a considerable volume of new construction in sight, and certain lines are indicating a definite trend toward improvement; but with the combination of cold, delayed freight, lack of fuel and other factors that enter into the situation the majority of the proposed operations will be held in abeyance till spring.

According to the most recent reports the early spring will develop a gratifying volume of speculative building work. Already the plans have been prepared and arrangements made for starting a number of new multi-family dwellings in various parts of Greater New York, and these structures will undoubtedly be commenced in the face of the existing conditions that have so radically effected speculative and investment interests, and assisted in keeping the demand for accommodations greater than the supply. Sections of the Bronx and some parts of Brooklyn and Queens are well represented in the projected construction of new apartment houses, and one and two family dwellings. As the year progresses it is freely predicted that a marked improvement in the building field as applied to speculative work will be noticed.

The large number of disastrous fires in industrial and commercial buildings that occurred during the last two or three weeks will no doubt create a field of activity for a number of the building contractors of this city. The majority of these structures will be rebuilt immediately or as soon as the in-

surance matters can be adjusted. As a matter of fact the plans for the reconstruction of some of these projects are already well advanced, and work will undoubtedly be started at an early date. Another phase of the building situation that is oftentimes overlooked is the alteration and remodeling of old structures to suit a change of occupancy or to increase the efficiency of their use. There is a large amount of this type of work now under way and infinitely more in prospect, and during the coming months it is expected that work of this character will be a prolific source of profit to the building interests of this city.

Owing to the generally quiet building situation the material markets are comparatively inactive. Prices are holding firmly at their established levels, however, and in some lines advances have been announced. The market for common brick was very slow, but the price for this commodity was advanced to \$9 on account of the impossibility of getting barges from up-river points. Portland cement advanced three cents a barrel and some of the lumber lines have been slightly advanced.

Plans for housing the rapidly growing number of workers at the munition plants and shipbuilding yards are rapidly maturing. The General Chemical Company had plans prepared recently for fifty-two workmen's houses, to be erected on its property at Claymount, Del., and has awarded a contract for their construction. The Housing Committee of the Board of Trade of Newark, N. J., is working out the details of a comprehensive scheme of housing development for that city, and it will not be long before some definite details will be decided upon. Other communities have also started plans for alleviating the intolerable conditions that exist in their vicinities, and it is expected that the movement will become general, as the need is imperative.

**Common Brick.**—The continued cold weather that has prevented building construction has been responsible for the quiet week experienced by the Hudson River common brick interests. The sales of the week were confined to one barge taken out of the market, and there were no inquiries of any consequence. Last week it was predicted that the price of Hudson River common brick would undoubtedly advance to \$9 a thousand, and that is the figure now being quoted on what inquiries are being made. There is every reason to expect that this price will be further advanced, and if there should be any improvement in the building situation to an extent that would suddenly increase the demand for brick, the jump in price is likely to be considerable. There is no great reserve on barges at the wholesale docks, although the leading yards have well-filled stacks. There is sufficient brick available in the city and nearby points to take care of anything but an unprecedented demand. The Hudson River remains unnavigable, and there is no possibility of brick coming through from the up-river plants for some time. Until the ice is broken so that tows are able to navigate without danger the demands for common brick will have to be filled from the reserves in the Metropolitan district. The Raritan situation is practically the same, and no relief is possible until the ice breaks up and releases the barges for the city.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, January 11, 1918: Condition of market: Demand, light; prices advanced. Quotations: Hudson Rivers, \$9.00 a thousand, to dealers in cargo lots, alongside dock. Number of cargoes arrived, none; sales, 1. Distribution: Manhattan, 1.

**Lumber.**—There has been practically no recent change in the lumber situation. The most potent factor in this industry are the requirements emanating from Federal sources. These demands are almost without exception for work incidental to military operations. There is a fair demand from manufacturing consumers, but the requirements for building purposes are quite light and not at all likely to be increased materially during the next few months. There is a growing feeling that there will be a large increase in the volume of new construction work coincident with the arrival of the spring months, and many of the material lines are making active preparations for handling this business. The lumber interests should share largely in this, as an important part of the work will be in the construction of frame dwellings in the suburban districts and the erection of thousands of dwellings for workmen to alleviate the housing shortage that exists in many communities where the manufacture of munitions and supplies for Government departments is numbered among the leading industries. The lumber interests are experiencing considerable difficulty with shipments, and in a number of instances important orders have been lost owing to the inability of the producer to arrange for the transportation of lumber products. Lumber prices continue firm, with a strong upward tendency where shipments can possibly be made. There is a prediction current in the industry that the total production of this year will be considerably below the normal average of previous years on account of the shortage of labor, both for cutting and in the mills.

**Structural Steel.**—The business of the structural steel industry is practically at a standstill on account of the difficulties being experienced in obtaining adequate supplies of fuel. The transportation situation is also complicating affairs for the steel interests, and some of the plants have been forced to shut down for the time being. The demand for fabricated material to be used in the construction of buildings is extremely light and scattered, and the immediate prospects of improved conditions are not of the best. The Federal Government is to all intents and purposes the only factor in the consuming market, and this demand is almost exclusively for the requirements of war construction. The military work for the current year is rapidly being placed under contract, and the demands from this source will be materially increased as new awards are made. At the present time there is not sufficient private construction contemplated for immediate start to effect the market condition, although there have been a number of new structures recently planned, but owing to the weather and other deterrents it is likely that these projects will be held in abeyance for some time. The prices for fabricated materials are unchanged, and while the present Government figure is subject to revision after April 1, there is a feeling throughout the industry that the current prices will hold for the second quarter. Mill shipments of steel shapes are now quoted 3.195c., New York.

**Window Glass.**—The glass industry is almost at a standstill, and the outlook for the next few months is not of the brightest. Manufacturers of both plate and window glass are severely hampered by the difficulties being experienced in obtaining raw materials, labor, fuel and obtaining transportation for their finished product. Fortunately the demand is light on account of the dearth of building throughout the country, and up to the present writing there has been no change in the schedule of discounts. The statement has been made that only a very small percentage of the glass producing plants are in operation, owing to the adverse conditions, and the output of these has been seriously curtailed on account of the severe weather that has maintained for the last two weeks.

**Linseed Oil.**—There is but little activity in the market for this commodity owing to the weather conditions and the scarcity of structural operations, but the prices are firm and somewhat higher than last reported. The crushers are slowing down considerably on account of the fact that arrivals of flaxseed from Argentina have been disappointing, and from this source of worry but slight relief is anticipated for some time. As a consequence of these conditions the jobbers generally have but a limited stock of oil on hand, and are able to command a premium for immediate delivery.

**Portland Cement.**—The cold weather has seriously curtailed the business for the cement interests, and during the past week the volume of orders has been light and the inquiries few and far between. The wholesale price of this commodity has been advanced three cents a barrel as a consequence of the increased lighterage rate. The price now ruling for domestic Portland cement in large lots, New York, is \$2.15 a barrel, with the usual rebate for bags.

**Cast Iron Pipe.**—The market for this commodity has picked up somewhat, and there is evidence of greater activity from both municipal and private interests. Quotations remain at the fixed price of \$55.35, New York, for 6 in., 8 in. and heavier, and \$58.35 for 4 in.



## CURRENT WHOLESALE PRICES.

**C**URRENT 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.....\$9.00 @ —  
Raritan common.....No quotation  
Second hand common, per load

of 1,500 ..... 8.50 @ —  
Red face brick, rough or smooth, car lots.....\$21.00 @ —  
Buff brick for light courts... 21.00 @ —  
Light colored for fronts..... 25.00 @ —  
Special types ..... 36.00 @ —

**CEMENT** (wholesale, 500 bbls., lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15 @ —  
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,  
wood or duck bags.....\$1.15 @ —  
Rebate on bags, returned, 10c. bag.

**CRUSHED STONE** (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25 @ \$1.35  
Trap rock, ¾ in. (nominal)..... 1.35 @ 1.45

Bluestone flagging, per sq. ft. .17 @ 0.18  
Bluestone curbing, 5x16..... .40 @ —

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

**Exterior—**  
4x12x12 in., per 1,000.....\$87.50  
6x12x12 in., per 1,000.....122.50

8x12x12 in., per 1,000.....148.75  
10x12x12 in., per 1,000.....175.00

12x12x12 in., per 1,000.....218.75

**Interior—**  
3x12x12 in., per 1,000.....\$66.00  
4x12x12 in., per 1,000..... 74.25

6x12x12 in., per 1,000..... 99.00  
8x12x12 in., per 1,000.....132.00

**LIME** (standard 300-lb. bbls., wholesale):

Eastern common .....\$1.90 @ —  
Eastern finishing ..... 2.10 @ —

Hydrated common (per ton).....\$13.50 @ —  
Hydrated finishing (per ton)..... 16.50 @ —

**LINSEED OIL—**  
City brands, oiled, 5 bbl. lots.....\$1.30 @ —  
Less than 5 bbls..... 1.31 @ —

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

1½ in. (nominal).....\$1.60 @ \$1.75  
¾ in. ....No quotation

Paving gravel (nominal).....\$1.25 @ —  
P. S. C. gravel.....@ \$1.25

Paving stone ..... 2.20 @ 2.40

**LUMBER** (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$41.00 @ \$52.00  
14 to 16 ft..... 63.00 @ 75.00

Heart face siding, 4-4 & 5-4 34.00 @ 36.00  
Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50 @ —  
Hemlock, W. Va., base price

per M..... 30.50 @ —  
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered) 6x35.00 @ \$38.00

Wide cargoes..... 37.00 @ 45.00  
Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab .....\$4.50 @ \$4.75  
Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$63.00 @ —  
Cypress shingles, 6x18, No. 1

Hearts ..... 10.00 @ —  
Cypress shingles, 6x18, No. 1

Prime ..... 8.50 @ —  
Quartered oak ..... 90.00 @ 95.00

Plain oak ..... 68.00 @ 73.00

**Flooring:**  
White oak, quartered, select.....\$51.00 @ \$55.00

Red oak, quartered, select... 51.00 @ 55.00  
Maple No. 1..... 47.00 @ —

Yellow pine, No. 1, common flat ..... 38.00 @ —

N. C. Pine, flooring, Norfolk. 40.00 @ —

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

Masons' finishing in 100 lbs. bags, per ton.....@ \$15.00

Dry Mortar, in bags, returnable at 10c. each, per ton... 6.75 @ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.08  
Block, 2-in. (hollow), per sq. ft. .... .09

Boards, ¾ 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 @ —  
Zeas and tees..... 3.195 @ —

Steel bars, half extras..... 3.195 @ —

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

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

Single strength, A quality, first three brackets ..... 80%+20%

B grade, single strength, 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%

## BUILDING FIGURES FOR THE PAST YEAR

## Comparative Statistics for Five Boroughs Compiled in Convenient Form

Manhattan  
PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	4	\$390,000	30	\$2,869,000
Betw'n \$20,000 and \$50,000..	1	30,000	5	185,000
Under \$20,000..	23	2,661,000	183	37,841,500
Tenements.....	5	2,750,000	27	26,717,000
Hotels.....	11	2,442,000	45	17,817,650
Stores, lofts, etc. over \$50,000..	6	125,000	5	107,000
Betw'n \$15,000 and \$30,000..	5	44,000	16	106,000
Under \$15,000..	20	8,127,500	43	12,651,500
Office buildings	34	2,795,000	35	6,167,600
Manufactories and Workshops	2	88,000	3	795,000
Schoolhouses...	3	985,000	10	858,000
Churches.....	18	1,075,300	9	969,000
Public Buildings	31	2,496,525	30	3,639,500
Municipal....	3	940,000	2	1,000,000
Places of Amusement, etc.....	119	3,866,500	87	2,910,100
Hospitals.....	36	252,200	31	44,095
Stables and Garages.....				
Other Structures				
Totals.....	321	\$29,068,525	564	\$114,690,145

Decrease, Year 1917..... 243 \$85,621,620

## ALTERATIONS IN MANHATTAN.

January 1 to December 31, Inclusive.

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings.....	649	\$2,367,235	598	\$2,064,150
Tenements.....	643	1,144,088	724	1,192,967
Hotels.....	136	988,160	139	927,000
Stores, lofts, etc.	734	2,498,966	1,081	3,679,204
Office buildings	330	1,814,010	301	4,426,669
Manufactories and workshops	454	1,715,956	582	1,536,716
Schoolhouses...	46	243,950	36	266,970
Churches.....	18	201,600	31	2,627,925
Public Buildings	26	339,650	47	429,635
Municipal....	178	1,008,935	190	1,311,200
Places of amusement, etc.	221	1,347,094	155	925,275
Stables and Garages.....				
Totals.....	3,435	\$13,669,644	3,884	\$19,387,899

Decrease, Year 1917..... 449 \$5,718,255

## Bronx

## PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive

	1917		1916	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000..	..	..	..	..
Dwell'gs, brick Bet \$50,000 and \$20,000..	3	\$73,000	1	\$20,000
Under \$20,000..	70	519,600	62	323,150
Tenem'ts, brick over \$15,000..	59	3,770,000	224	12,012,000
Under \$15,000..	..	..	..	..
Tenements frame.....	..	..	..	..
Hotels.....	..	..	..	..
Stores over \$30,000....	2	90,000	1	30,000
Stores, between \$30,000 and \$15,000....	6	105,000	7	125,000
Under \$15,000..	18	133,200	40	274,200
Office Build'gs.	6	213,100	7	194,050
Manufactories and workshops	27	199,775	44	969,660
Schoolhouses...	4	128,000	5	310,900
Churches.....	2	31,500	5	113,000
Public Build'gs—Municipal....	113	703,300	10	96,950
Places of Amuse'mt, etc.	78	1,368,400	29	737,550
Stables and Garages.....	165	953,550	131	1,238,647
Dwell'gs, frame	81	253,925	72	274,500
Other Structures.....	6	3,100	12	5,975
Totals.....	640	\$8,545,475	650	\$16,725,582

Decrease Year, 1917.....10 \$8,180,107

## ALTERATIONS IN THE BRONX

January 1, to December 31, Inclusive

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings, brick	53	\$84,350	40	\$55,150
Dwellings, frame	148	157,500	248	232,370
Ten'm'ts, brick	80	120,900	99	137,050
Ten'm'ts, frame	12	16,975	19	16,100
Hotels.....	3	31,000	3	4,860
Stores.....	38	66,150	49	92,525
Office buildings..	8	109,750	10	27,300
Manufactories and Workshops	46	162,900	52	162,275
Schools.....	21	83,800	13	338,500
Churches.....	7	31,300	9	28,500
Public Buildings	17	133,250	32	151,525
Stables and Garages.....	49	222,700	32	105,175
Miscellaneous...	1,915	360,310	2,431	348,148
Totals.....	2,397	\$1,580,885	3,037	\$1,699,478

Decrease, Year, 1917, .....640 \$118,593

## Brooklyn

## PLANS FILED FOR NEW BUILDINGS.

January 1 to December 31 Inclusive.

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings over \$50,000..	..	..	..	..
Dwell' \$20,000 to \$50,000....	5	\$115,000	1	\$20,000
Dwelling under \$20,000.....	215	928,000	569	2,412,350
Two fam. Dwelling under \$20,000.....	330	1,688,900	818	3,534,200
Tenements over \$20,000.....	103	4,269,000	302	10,771,500
Tenements under \$20,000.....	97	1,075,500	303	2,582,000
Stores \$30,000 or more.....	2	76,000	2	90,000
Stores \$15,000 to \$30,000.....	5	88,000	..	..
Stores under \$15,000.....	36	123,550	52	201,400
Stores and two families.....	103	619,500	678	4,070,600
Office Buildings.	9	349,500	8	564,700
Factories and Workshops....	89	4,162,000	108	2,480,680
Schools.....	4	215,000	6	410,000
Churches.....	11	260,000	18	483,300
Public Buildings (Municipal)...	12	6,385,000	12	1,126,000
Places of Amusement.....	5	427,000	24	332,200
Stables and Garages.....	610	2,772,090	514	1,605,850
Loft and Warehouses.....	21	685,100	12	102,500
Other Structures	57	289,650	99	485,145
Frame Dwellings one family....	840	2,515,000	1,232	3,605,395
Frame Dwellings two family....	103	495,850	123	437,000
Tenements, fr...	1	4,000	..	..
Factories and Workshops, fr...	2	20,000	1	1,400
Other Frame Structures.....	36	49,650	64	81,260
Totals.....	2,696	\$27,613,290	4,946	\$35,397,480

Decrease, 1917..... 2,249 \$7,784,187

## ALTERATIONS IN BROOKLYN.

January 1 to December 31, Inclusive

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings.....	494	\$507,945	633	\$571,395
Flats.....	..	..	..	..
Tenements.....	279	165,585	440	251,135
Hotels & Boarding Houses....	16	62,375	29	56,900
Stores.....	123	513,690	136	473,425
Offices.....	18	78,985	14	126,500
Manufactories & Workshops..	173	559,920	217	888,755
Schools.....	52	245,865	79	460,210
Churches.....	6	76,450	14	72,725
Public Buildings	55	641,680	87	984,790
Stables.....	151	342,690	102	275,185
Frame Buildings..	1,005	717,525	1,379	790,260
Total.....	2,372	\$3,912,710	3,130	\$4,951,280

Decrease, Year 1917..... 758 \$1,038,570

## Richmond

## PLANS FILED FOR NEW BUILDINGS.

January 1 to December 31, Inclusive.

	1917		1916	
	No.	Cost.	No.	Cost.
Dwellings, frame.	612	\$921,035	684	\$1,098,881
Dwellings, brick.	46	537,850	126	577,573
Manufactories & Workshops....	85	1,676,675	69	1,726,740
Stables.....	17	3,655	29	3,758
Stores.....	15	41,150	19	21,394
Garages.....	205	107,447	167	61,039
Theatres.....	1	80,000	....	.....
Public Buildings, Places of Amusement, etc.....	6	44,350	35	510,950
Hotels.....	1	9,009	4	40,750
Office Buildings.....	10	9,825	11	25,925
Churches.....	2	4,650	2	11,200
Schools.....	..	.....	2	85,660
Tenements.....	..	.....	1	6,500
Other Structures	171	27,332	228	62,744



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

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

### Queens

#### PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive.

	—1917—		—1916—	
	No.	Cost	No.	Cost
Dwellings, frame	1,964	\$4,640,670	2,079	\$6,406,610
Dwellings, brick	720	2,650,450	735	3,393,934
Stores and Dwellings, frame	74	100,600	26	83,200
Stores and Dwellings, brick	121	1,040,300	310	1,726,150
Tenements, fr...	62	1,450,000	258	3,728,500
Stores and Tenements, frame	...	...	...	...
Stores and Tenements, brick	23	192,100	25	263,000
Public Buildings (Amusement)	14	101,650	21	353,000
Public Buildings (Municipal)	...	...	...	...
Manufactories & Workshops	28	902,750	45	2,015,900
Churches	3	22,000	9	139,900
Schools	...	...	2	100,000
Hotels, Boarding Houses, etc.	2	48,000	4	92,700
Hospitals	...	...	...	...
Storage Ware-Houses	14	279,675	27	233,625
Office Buildings	3	21,475	11	320,500
Garages	302	14,675	975	583,641
Stables	19	26,550	32	51,320
Other Frame Structures	270	142,183	772	517,402
Totals	3,619	\$11,651,078	5,331	\$20,009,382
Decrease, Year 1917	...	...	1,712	\$8,358,304

### Several Large Contracts.

The Empire Brick & Supply Company are at work on two of the largest contracts for building materials given out in recent years. They are furnishing all the masons' building materials for the Hotel Pennsylvania, Seventh avenue, 32d to 33d streets, Geo. A. Fuller Company, contractors, McKim, Mead & White, architects; and for the Hotel Commodore, 42d street and Lexington avenue, Geo. A. Fuller Company, contractors, and Warren & Wetmore, architects. The deliveries are being made as fast as progress of the work will permit. Whatever delay has taken place is due to lack of steel deliveries, brought about by war conditions. They have also supplied all the brick and other masons' building materials for the Winfield Building, which is to house the Woolworth store, at the corner of 40th street and Fifth avenue, Jardine, Hill & Murdock, architects, and Watt & Sinclair, contractors. This operation is notable for the rapid progress made, as it has proceeded without any hitch. All the common brick for the F. W. Woolworth residence, at Glen Cove, Long Island, of which C. P. H. Gilbert is the architect, and Watt & Sinclair, contractors, was furnished by this firm.

## WAGE SCALES IN BUILDING TRADES

### Comparative Figures Given, Showing Increases During Past Few Years

THE following are various price changes in wages, as listed by the Building Trades Employers' Association: Asbestos Workers—1903, \$4.00; 1907, \$4.50; 1912, \$4.65; 1917, \$5.00; 1918, \$5.00. Asbestos Workers' Helpers—1903, \$1.60; 1907, \$2.80; 1912, \$2.90; 1917, \$3.00; 1918, \$3.00.

Blue Stone Cutters, Flaggers, Bridge and Curb Setters—1903, \$4.40; 1906, \$4.50; 1917, \$5.00; 1918, \$5.00.

Bricklayers—1903, \$5.20; 1905, \$5.60; 1914, \$6.00. This scale applies until Dec. 31, 1917; 1918, unsettled.

Bricklayers' Laborers—1903, \$2.80; 1907, \$3.00; 1916, \$3.40; 1918, unsettled.

Carpenters (Manhattan), Shop Work—1903, \$3.75; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.80; 1907, \$5.00; 1916, \$5.50. The above agreements expire Dec. 31, 1918.

Carpenters (Bronx), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.50; 1916, \$5.00. Agreements expire Dec. 31, 1918.

Carpenters (Brooklyn), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.30; 1906, \$4.50; 1916, \$5.00. Agreements expire Dec. 31, 1918.

Carpenters (Richmond), Shop Work—1906, \$3.78; 1907, \$3.78; 1916, \$4.50. Outside—1903, \$3.80; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Agreements expire Dec. 31, 1918.

Carpenters—Dock Builders and Pile Drivers, 1916, \$4.50 a day; foreman, \$36.00 a week; 1918, \$4.50.

Cement Masons—1905, \$4.80; 1906, \$5.00; 1916, \$5.30; 1917, \$5.60. Agreement expires December 31, 1919.

Cement and Asphalt Workers—"Class A," 1906, \$2.80; 1910, \$3.00; 1916, \$3.00. Agreement expires Dec. 31, 1918.

Composition Roofers—1903, \$2.75; 1906, \$3.00; 1910, \$3.25; 1914, \$3.50; 1917, \$3.75. Foreman, \$4.50 a day. Agreement expires Dec. 31, 1917; 1918, unsettled.

Elevator Constructors—1904, \$4.50; 1910, \$5.00; 1913, \$5.28; 1917, \$5.52. Agreement expires Dec. 31, 1918.

Elevator Constructors' Helpers—1904, \$3.00; 1910, \$3.20; 1913, \$3.40; 1917, \$3.52; 1918, \$3.52.

Electrical Workers—1903, \$4.00; 1908, \$4.50; 1914, \$4.80; 1916, \$5.00; 1917 (April), \$5.20. Agreement expires Dec. 31, 1919.

Electrical Workers' Helpers—1903, \$1.50; 1920, \$2.20; 1916, \$2.50; 1917 (April), \$2.50. Agreement expires Dec. 31, 1918.

House Shorers—1903, \$2.75; 1906, \$3.36; 1907, \$3.47; 1912, \$3.68; 1917, \$4.00. Agreement expires Dec. 31, 1918.

House Shorers' Helpers—1903, \$2.25; 1906, \$2.65; 1907, \$2.65; 1915, \$3.00; 1918, \$3.00.

Housesmiths (Structural)—1900, \$3.80; 1902, \$4.50; 1910, \$5.00; 1916, \$5.30; 1917

(Jan.) \$5.50, (July) \$5.80, (Oct.) \$6.00; 1918, unsettled.

Housesmiths (Structural) Finishers—1916, \$5.30; 1917 (from Sept. 1), \$5.50; 1918, \$5.50.

Housesmiths (Structural) Helpers—1916, \$3.80 (from Sept. 1), \$4.00; 1918, \$4.00.

Engineers (Hoisting Asso., Cement League and Stone Setters)—1903, \$5.00; 1906, \$5.50; 1912, \$5.75; 1913, \$6.00; 1917 (July), \$6.50. Running pump, 1903, \$4.00; 1906, \$4.50; 1912, \$4.75; 1913, \$5.00; 1917 (July), \$5.50. Agreement expires Dec. 31, 1919.

Marble Cutters and Setters 1903, \$5.00; 1913, \$5.50. Agreement expires July 1, 1920.

Marble Carvers—1903, \$5.50; 1913, \$6.00. Agreement expires July 1, 1920.

Marble Polishers—1903, \$4.00; 1913, \$4.40; 1917, \$4.70. Agreement expires July 1, 1920.

Marble Workers' Helpers—1903, \$3.00; 1913, \$3.25; 1917, \$3.50. Riggers, 1903, \$3.50; 1913, \$3.75; 1917, \$4.00. Derrickmen, \$4.00. Cranemen, \$3.75. Agreement expires July 1, 1920.

Marble Bed Rubbers—1903, \$4.50; 1913, \$4.95; 1917, \$5.00. Sawyers, 1903, \$4.25; 1913, \$4.68; 1917, \$4.68. Agreement expires July 1, 1920.

Marble Machine Workers—1903, \$5.00; 1913, \$5.50. Agreement expires July 1, 1920.

Metallic Lathers—1903, \$4.00; 1904, \$4.00; 1905, \$4.50; 1910, \$4.80; 1911, \$5.00; 1915, \$5.30; 1916, \$5.50. Agreement expires Dec. 31, 1917; 1918, unsettled.

Mosaic Workers (First Class)—1902, \$3.75; 1906, \$4.00; 1907, \$4.25; 1913, \$4.50; 1916, \$4.75; 1918, \$5.00. Second Class, 1902, \$3.50; 1906, \$3.75; 1907, \$4.00; 1913, \$4.25; 1916, \$4.50; 1918, \$4.75.

Painters—1903, \$3.50; 1906, \$3.50; 1916, \$5.00; June 1, 1918, \$5.50. Decorators, 1903, \$4.00; 1906, \$4.00; 1916, \$5.00. Varnishers, 1903, \$3.25; 1906, \$3.50; 1916, \$5.00. Scale has expired, but these prices are being maintained.

Plasterers—1903, \$5.50; 1916, \$6.00. Agreement expires Jan. 1, 1919.

Plasterers' Laborers—1903, \$3.25; 1916, \$3.50; 1918, \$3.75.

Modelers and Sculptors—1903, \$30 a week and over. Artificial Marble Workers, 1903, \$5.50; 1916, \$6.00. Rubbers and Polishers, 1903, \$3.50; 1916, \$3.75.

Plumbers—1903, \$4.25; 1904, \$4.50; 1906 (Feb'y), \$4.75; 1906 (Oct.), \$5.00; 1910, \$5.50; 1917 (July), \$6.00. Agreement expires July 1, 1920.

Slate and Tile Roofers—1904, \$4.25; 1906, \$4.75; 1913, \$5.25; 1914, \$5.50; 1918, unsettled.

Steam Fitters—1903, \$4.50; 1906, \$5.00; 1911, \$5.50; 1917 (July), \$6.00. Agreement expires Jan. 1, 1920.

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

## Edward Corning Company Builders

52 VANDERBILT AVENUE  
NEW YORK

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

## Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

### INSURANCE AND BONDS

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BUILDING OPERATIONS

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138th Street and Park Avenue

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## CHARLES E. KNOX Consulting Engineer

For Electrical Equipment,  
Elevators, Industrial Plants

101 Park Avenue, New York



Steam Fitters' Helpers—1903, \$2.65; 1906, \$3.00; 1917 (Apr.), \$3.20; 1917 (July), \$3.40. Agreement expires Jan. 1, 1920.

Stone Cutters (First Class)—1903, \$5.00; 1913, \$5.50; 1916, \$5.50; (Second Class), 1903, \$4.50; 1913, \$5.00; 1916, \$5.00. This class was abolished Jan. 1, 1918. Agreement expires December 31, 1918.

Roofers and Sheet Metal Workers—1903, \$4.00; 1905, \$4.50; 1910, \$4.75; 1913, \$5.00; 1918, \$5.60.

Stone Masons—1903, \$4.20; 1906, \$4.40; 1908, \$4.60; 1913, \$4.80; 1916, \$5.00; 1918, \$5.00.

Stone Setters—1903, \$5.00; 1904, \$5.50; 1911, \$5.60; 1914, \$6.00; 1918, unsettled.

Stone Masons' Laborers—1903, \$2.00; 1906, \$2.25; 1908, \$2.40; 1912, \$2.64; 1913, \$2.80; 1916, \$3.00; 1918, unsettled.

Tile Layers—1903, \$5.00; 1913, \$5.50; 1917, \$6.00. Agreement expires Jan. 1, 1920.

Tile Layers' Helpers—1903, \$3.00; 1916, \$3.25. Agreement expires Jan. 1, 1920.

Wood Carvers—1906, \$3.75-\$5.00. The rate at the present time is \$5.50.

Wood Workers—1903, \$15.00-\$18.00 a week, 50 hrs.; 1906, \$15.00-\$19.00 a week, 50 hrs.; 1915, \$18.00 a week, 48 hrs.; 1916, \$18.00 a week, 44 hrs.; 1918, unsettled.

#### Large Bronx Apartment Project.

Niwenhouse Brothers, Inc., general contractors, 163d street and Park avenue, have had plans prepared and are taking estimates on sub-contracts and materials for the construction of two five-story and basement apartment houses at 300 to 320 East 163d street. These buildings will occupy a combined frontage of 213 feet and are 115 feet in depth. The houses will accommodate a total of sixty-one families, in units containing four, five, six and seven rooms each, with private bath. The seven-room suites include an extra lavatory and toilet for the use of a maid. These buildings have been carefully planned with regard to the privacy of the tenants, convenience of the various rooms and the proportions of the same. Spacious side courts have been planned, and there will be a rear yard twenty-two feet in depth and a court of extra size in the front, through which entrance to the apartments will be had. This court has approximate dimensions of 57 x 42 feet, and will be landscaped and planted in an artistic manner. The facade has been designed in a dignified Colonial style and will be constructed of red-face brick, with trimmings of granite and Indiana limestone. The cost of this project is placed at \$200,000.

#### New State Hospital Planned.

Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., has recently completed the preliminary plans and specifications for the new state hospital to be erected at Marcy, N. Y., near the city of Utica. This project will be under the jurisdiction of the New York State Hospital Commission, E. S. Elwood, secretary, Albany, N. Y., and will cost in the neighborhood of \$1,250,000 to build and equip. The complete details of construction are not yet decided upon and will be announced in a later issue of the Record and Guide. According to the present schedule it is not expected that this project will be advertised for estimates for some months.

#### Synagogue in Brooklyn.

Emery Roth, architect, 119 West 40th street, Manhattan, is preparing the plans and specifications for a one-story and basement synagogue, 80 x 80 feet, to be erected at the corner of Benson avenue and 21st avenue, Brooklyn, for the congregation of the Sons of Israel, Lewis Wintner, Chairman of the Building Committee. Alex. Brociner, 104 West 42d street, Manhattan, is the consulting engineer. This edifice will be built of stone, with brick foundation walls, and will be of semi-fireproof construction. The basement will be finished and used as a Sabbath school. The architect estimates the cost of this structure to be approximately \$70,000. The plans will be completed and ready for estimates on general contract late in January.

#### New Theatre at Hempstead, L. I.

Thomas W. Lamb, architect, 644 Eighth avenue, Manhattan, is preparing the plans and specifications for a handsome brick and terra cotta moving picture and vaudeville theatre to be erected in Front street, Hempstead, L. I. This building is to be owned and operated by the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, and will have a seating capacity of approximately 1,800. The cost of construction is estimated at \$50,000. It is expected that the plans will shortly be completed and bids called for.

#### Contract for Lake Mahopac School.

B. C. Brown, 39 East 42d street, Manhattan, has obtained a general contract for the construction of the two-story frame and stucco school building at Lake Mahopac, N. Y., for the Mahopac High School Unit, No. 2, of the town of Carmel, N. Y. The plans and speci-

fications for this project were prepared by Hutton & Buys, architects, 103 Park avenue, Manhattan, who estimate the cost of construction to be in the neighborhood of \$35,000. This schoolhouse will include about twenty classrooms, auditorium and assembly room. The building will be completely equipped with modern appliances and conveniences for the pupils and teaching staff.

#### Plans for Large Garage.

J. C. Cocker, architect, 2017 Fifth avenue, has practically completed the plans for the six-story brick garage that will be erected at 430 to 436 West 55th street for Daniel Meenan, owner, 1966 Broadway. This project will have ground dimensions of approximately 87 x 100 feet, and will include many new garage features and appliances. The cost of construction is placed at \$130,000. The owner will soon take estimates on general contract.

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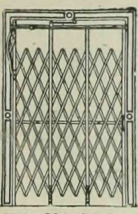
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### Colgate & Company to Build Plant.

Tentative plans have been made for the improvement of the property recently purchased on the Newark Meadows by Colgate & Company, manufacturers of soaps and perfumes, 105 Hudson street, Jersey City, N. J. The project will include the erection of a large group of modern factory buildings to accommodate the rapidly growing business of this concern. Definite details of construction cannot be announced at this time, and it will likely be some months before this operation matures to the point of actual structural work.

### PERSONAL AND TRADE NOTES.

**Harries & Hall**, landscape architects and engineers, have recently moved their offices from 250 Delaware avenue to 110 Franklin street, Buffalo, N. Y.

**Yale & Towne Mfg. Co.**, New York, has 190 of its men in the national service, headed by the president of the company, Major Walter C. Allen, who is now in France.

**Babcock & Wilcox Co.**, Bayonne, N. J., manufacturer of water tube boilers, gave a bonus to its 2,700 employees at Christmas of 10 per cent. of their wages for the past six months.

**Municipal Civil Service Commission**, Municipal Building, New York, will receive applications until January 22, for the position of inspector of iron and steel construction.

**Henry Hope & Sons**, 103 Park avenue, announce that they have an exhibit of cast lead rain water heads, pipes, gutters, etc., in the front window of the Architects' Samples Corporation, 101 Park avenue.

**C. P. Coleman** has been elected president of the Worthington Pump & Machinery Corporation, New York. Mr. Coleman was vice-president. The office of president had been vacant since the reorganization of the corporation a year or so ago.

**Stevens Institute of Technology**, Hoboken, N. J., will soon start a free evening class to train men as radio operators for the Signal Corps, U. S. A. Professor L. A. Hazeltine, head of the department of electrical engineering will conduct this course.

**Leon Bloch**, for some time in charge of the Pittsburgh territory for the Glauber Brass Manufacturing Co., of Cleveland, is now the manager of the New York office of this concern with headquarters in the Architects Building, 101 Park avenue.

**D. Gleisen** has been appointed manager of the industrial bearings division of the Hyatt Roller Bearing Co., Newark, N. J. Mr. Gleisen is a mechanical engineer, a graduate of Stevens Institute, and has been connected with the company for six years.

**John P. Butler**, president of the contracting and building firm of John T. Brady & Company, died Tuesday, January 8, at his home, 575 West 171st street. He was forty-two years of age and had been associated with the building trades all of his business life. Mr. Butler was a native of this city and was a member of the Catholic Club, Friendly Sons of St. Patrick, the Engineers' Club, Elks Club, Cooper Union Alumni and other fraternal and social organizations. He is survived by his widow.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**NEW YORK CITY.**—Turner Construction Co., 244 Madison av., Manhattan, has the general contract for 2-sty frame barracks and quarters, to consist of dormitories, mess halls and officers' quarters, at the forts in the harbor, for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

**FORTS WRIGHT AND TERRY, N. Y.**—Sperry Engineering Co., New Haven, Conn., has the general contract for 2-sty frame barracks and quarters, to consist of dormitory, mess halls and officers' quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

**NEW ORLEANS, LA.**—U. S. Government Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, has had plans completed privately for 1 and 2-sty steel, concrete and brick repair shops. Cost, \$1,000,000.

**OWEGO, N. Y.**—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close January 14, for a 1-sty brick and stone post office bldg in Lake st, near Front st, for the U. S. Government, Hon. W. G. McAdoo, Secy, Treasury Dept., Washington, D. C., owner. E. H. Titchner Co., 6 Spring Forest av, Binghamton, N. Y., is figuring the general contract. Cost, \$75,000.

**SAN DIEGO, CAL.**—John W. Danforth Co., 70 Ellicott st, Buffalo, N. Y., has the general contract for a concrete and steel fuel oil plant for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Consists of piping, pumps, boilers, heaters, bldgs and reservoir. Cost, \$275,000.

**SANDY HOOK, N. J.**—Jesse A. Howland, Seabright, N. J., has the general contract for repairs and addition to the seawall near the southern boundary of the Sandy Hook Reservation for the U. S. Government, U. S. Engineer, room 802, Army Bldg, 39 Whitehall st, Manhattan, owner. Cost, \$55,000.

**SAN JUAN, P. R.**—Major F. B. Wheaton, architect, and Major Gumby, engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for a 1 and 2-sty frame cantonment near San Juan, P. R., for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$1,500,000.

**LYONS, N. Y.**—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, will draw plans for a post office for the U. S. Government, Hon. W. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Details will be available later.

### NO ARCHITECTS SELECTED.

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

**BROOKLYN, N. Y.**—Hebrew Home for the Aged, Dumont and Howard avs, Mrs. S. N. Berlin, pres., owner, contemplates making an addition to the brick home at Dumont and Howard avs, for which no architect has been selected. A campaign for funds to build a wing to above institution is about to be started and details will be available later.

**LONG BRANCH, N. J.**—Long Branch Free Public Library, Mayor Marshall Wolley, and others, contemplates erecting a public library at 328 Broadway, adjoining the City Hall. No architect has been retained, and it is undecided when project will go ahead.

**PHILMONT, N. Y.**—Columbia County Board of Supervisors, James R. Hughes, clerk, Stuyvesant, N. Y., owner, contemplates erecting a tuberculosis hospital, to contain accommodations for 44 patients, for which no architect has been selected. Cost, \$50,000.

**SYRACUSE, N. Y.**—Frazer & Jones Co., 351 West Fayette st, Syracuse, N. Y., owner, contemplates erecting a brick addition to the steel plant on Milton av. No architect has been retained.

**SYRACUSE, N. Y.**—City of Syracuse, Dept. of Public Safety, Walter W. Nicholson, com'r, City Hall, Syracuse, owner, contemplates erecting two 2-sty brick police stations. No architect or site has been selected. Cost, \$50,000.

**GRANTWOOD, N. J.**—Frederick Buerger, Grantwood, N. J., owner, contemplates rebuilding the Grantwood Hotel on Anderson av, for which no architect has been retained. Details will be available later.

**SYRACUSE, N. Y.**—East Genesee Presbyterian Church, Rev. John R. Woodcock, pastor, 843 Maryland av, Syracuse, N. Y., owner, has purchased property at 1816 East Genesee st, and contemplates erecting an addition to the church, to be used as a Sunday school. No architect has been selected. Cost, \$40,000.



# "A Human Document"

ON SATURDAY morning, March 23, 1918, in commemoration of the FIFTIETH ANNIVERSARY of the RECORD AND GUIDE, the story of the growth of this paper and the influence and part it has played in its chosen field, will be portrayed by pen and picture in the form of a FIFTIETH ANNIVERSARY NUMBER with three-color cover from a sketch drawn by our own Art department.

Our ANNIVERSARY NUMBER has been aptly termed "A HUMAN DOCUMENT." It can pull a strong oar for you if you will utilize its power and influence. It has, all ALONE, for fifty years been doing big things for the Real Estate and Building Interests of Greater New York.

This HUMAN DOCUMENT will reach 10,000 interested readers, telling the story of the part this representative weekly newspaper has taken in its chosen field since its inception in 1868.

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We ask, then—and that is, frankly, the main point of this advertisement—that in the planning of your publicity campaign to reach those who represent the tremendous buying power in the real estate and building industries covering the greatest market in the world, you look upon the RECORD AND GUIDE not as a MERE business paper, but rather a medium through which you may exert a tremendous driving power by realizing the importance of its relation to the purchasing capacity of its readers.

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tunity of driving home the opening wedge for a continuous publicity campaign.

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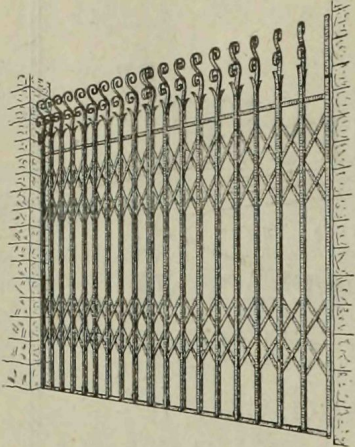
Those desiring to secure additional copies of this issue, out Saturday, March 23, 1918, should order at once. Advertising rates upon application. Forms close March 1st.

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SYRACUSE, N. Y.—John M. Weekes, 116 Dickerson st, Syracuse, owner, contemplates rebuilding the factory in Dickerson st (probably brick, 2 or 3 stys), for which no architect has been retained.

### PLANS FIGURING.

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

#### DWELLINGS.

MANHATTAN.—Henry C. Pelton, 35 West 39th st, architect, is taking bids on the general contract, to close January 14th, for a 5-sty brick and stone dwelling, 25x65, at 10 East 75th st, for Carl Schoen, 54 East 83d st, owner.

#### FACTORIES AND WAREHOUSES.

MANHATTAN.—Wortmann & Braun, 114 East 28th st, architects, are taking bids on the general contract for a 7-sty addition to the 2-sty brick and steel warehouse, 100x100, to be used for the storage of automobiles and fixtures at 112 West 107th st, for the Chelsea Storage Warehouse Co., 426 West 26th st, owner. Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Cost, \$70,000.

LONG ISLAND CITY.—Stines & Ludwig, 9 Jackson av, L. I. City, architects, are taking bids on the general contract, to close about January 15, for a 1-sty brick and terra cotta factory, 50x95, at Honeywell st and Skillman av, for Akron Tire Co., Honeywell st and Skillman av, L. I. City, owner. Includes a 1-sty addition later. Cost, \$12,000.

GLENDAL, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, architect, is taking bids on the general contract, to close January 25, for a 1-sty brick factory, 100x150, at the cor of Proctor and Edsall avs, for William Greulich, owner. Henry Bockrath, 100 Palmetto st, Brooklyn, is figuring the general contract. Cost, \$25,000.

#### HOSPITALS AND ASYLUMS.

WARDS ISLAND.—City of New York, State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., January 29, for electric work and street lighting system at the Manhattan State Hospital, Wards Island, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

#### MUNICIPAL.

ALBANY, N. Y.—City of Albany, Board of Contract & Supply, Isadore Wachman, City Hall, Albany, owner, is taking bids on the general contract, to close 3 p. m., January 21, for completion of interior and finishing work, on the hospital on New Scotland av, from plans by Fuller & Robinson, 95 State st, Albany, architects. Cost, \$13,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—New York University, c/o Chancellor Brown, 32 Waverly pl, owner, is taking bids on the general contract for fire repairs to the brick and stone University and office bldg in Washington sq East, from Waverly to Washington pl, from privately prepared plans.

#### STABLES AND GARAGES.

MANHATTAN.—New York Railways Co., Theodore P. Shonts, pres., 265 Broadway, owner, is taking bids on the general contract for a 2-sty brick garage, 25x103, in the north side of 11th st, 233 ft east of Av C, from plans by Otto Reissmann, 117 4th av, architect. The lessee is the Sanitary Wet Wash Laundry Co., 811 East 9th st, Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Cost, \$8,000.

MANHATTAN.—New York Railways Co., Theodore P. Shonts, pres., 265 Broadway, owner, is taking bids on the general contract for the alteration of the 3-sty brick car barn in the north side of 11th st, 103 ft east of Av C, into a garage, from plans by Otto Reissmann, 147 4th av, architect. The Sanitary Wet Wash Laundry Co., 811 East 9th st, is the lessee. Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Consists of removing 1 sty from present bldg. Cost, \$14,000.

BROOKLYN, N. Y.—Louis Allmendinger, 20 Palmetto st, architect, is taking bids on separate contracts for a 1 and 2-sty storage, garage and stable, 105x150, at the southeast cor of Waterbury and Grand sts, for Fred Von Dann, 145 Waterbury st, owner. Cost, \$12,000.

#### MISCELLANEOUS.

BROOKLYN, N. Y.—R. T. Short, 370 Maccon st, architect, is taking bids on the general contract for a 4-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st (1265

Bedford av), for Thomas J. Carrier, 1190 Fulton st, Brooklyn owner. Peter Guthy, 926 Broadway, is figuring the general contract. Cost, \$10,000.

MILL NECK, L. I.—A. D. Pickering, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2½-sty hollow tile and brick railway station for the Long Island Railroad Co., Ralph Peters, pres., 329 Penna R. R. Station, Manhattan, owner. John K. Turton, 101 Park av, Manhattan, is figuring the general contract.

FARMINGDALE, L. I.—Board of Trustees of New York State School of Agriculture, Hon. William Wirt Mills, Secy., room 1224, Woolworth Bldg, Manhattan, owner, is taking bids on the general contract, to close 3 p. m., January 18, for a cow barn to be erected at the New York State School of Agriculture, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. McKeown Construction Co., 103 Park av, Manhattan, and J. D. Cosgrove, Glen Cove, L. I., are figuring the general contract.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

106TH ST.—Emanuel Finsterer, 258 3d av, owner, contemplates making fire repairs to the 5-sty brick and stone apartment house, 25x100, at 70 West 106th st, from privately prepared plans.

WEST END AV.—Charles T. E. Dieterlen, 15 West 38th st, completed plans and is taking bids on general contract, for alterations to the 5-sty brick apartment, 25x57, at 333 West End av, for Lincoln R. Peabody, on premises, and Duross Co., agents for owner, 156 Broadway. Cost, \$10,000.

103D ST.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations to the 5-sty brick tenement and store, 29x102, at 148 East 103d st, and 1629 Lexington av, for Carl Fischer, 48 Cooper sq, owner. Cost, \$8,500.

#### DWELLINGS.

102D ST.—James B. Nimmons, 405 5th av, owner, contemplates making fire repairs to the 3-sty brick and stone dwelling at 310 West 102d st, from privately prepared plans. Cost, about \$12,000.

132D ST.—Mrs. Mary E. Onderdonk, 889 St. Nicholas av, owner, contemplates making fire repairs to the 4-sty brick and stone dwelling, 25x100, at 142 West 132d st. Architect's name will be announced later, and owner will await adjustment of loss before arranging for repairs or rebuilding.

#### FACTORIES AND WAREHOUSES.

44TH ST.—New York Manufacturers Real Estate Co., 607 West 43d st, is considering the rebuilding of 4-sty brick warehouse, recently destroyed by fire, at 644 to 654 West 44th st. It is expected that project will not go ahead until insurance has been adjusted.

#### HALLS AND CLUBS.

137TH ST.—John J. Petit, 103 Park av, has preliminary plans in progress for a 6-sty brick and stone Y. W. C. A. (colored branch), 100x150, in the north side of 137th st, 100 ft east of 7th av, for the Y. W. C. A. (colored branch), Mrs. James S. Cushman, pres., 600 Lexington av, owner.

#### SCHOOLS AND COLLEGES.

EAST BROADWAY.—National Hebrew School, 183 Madison av, has started a campaign to raise \$50,000 for the purpose of taking title to the bldg at 206 East Broadway and altering same for a school. Details will be available later.

#### STABLES AND GARAGES.

30TH ST.—Edward Weck, 681 5th av, completed plans for the alteration of the 3-sty brick stable, 90x115, at 146-154 West 30th st, into a garage, for the Estate of Isaac Stern, 568 5th av, owner, and the Kingston Av Holding Co., 44 Court st, lessee. The general contract has been awarded to Joseph G. Siegel, 681 5th av. Cost, \$30,000.

53D ST.—Joseph C. Cocker, 2017 5th av, completed plans for alterations to the 4 and 5-sty brick garages, 17x40, at 123 and 129 West 53d st, for Thomas G. Corvan, 490 West End av, owner. Consists of tearing down two bldgs, new walls, etc. Cost, \$80,000.

55TH ST.—J. C. Cocker, 2017 5th av, completed plans for a 6-sty brick garage, 87x100, at 430-6 West 55th st, for Daniel Meenan, 1966 Broadway, owner. Cost, \$130,000.



24TH ST.—M. J. Harrison, World Bldg, Manhattan, will draw plans for the alteration of the 1-sty brick and stone stable, on plot 125x90, at 206-214 East 24th st, into a garage, for Joseph J. O'Donahue, 334 5th av, owner, and Samuel Cox, Brook st, Bayshore, L. I., lessee.

GREENWICH AV.—George M. McCabe, 96 5th av, completed plans for alterations to the 2-sty brick garage, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-5 West 37th st, owner. Consists of altering stable into a garage. Cost, \$10,000.

EAST HOUSTON ST.—Frederick Horenburger and P. Bardes, 122 Broadway, completed plans for alterations to the 4-sty brick garage, 25x72, at 431 East Houston st, for Henry C. Harding, 120 Broadway, owner. Consists of altering stable into a garage, removing stalls, erecting new stairways, and new fire escapes. Cost, \$5,000.

84TH ST.—Clinton & Russell, 32 Nassau st, completed plans for alterations to the 6-sty brick garage, 50x90, at 218-222 West 84th st, for Mrs. Louise C. H. Dyckman, 132 Berkerly av, Orange, N. J., owner. Cost, \$35,000.

85TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 3-sty garage, on plot 50x102, at 228 to 230 East 85th st, for Louis Gold, 44 Court st, Bklyn, owner. Cost, \$60,000.

STORES, OFFICES AND LOFTS.  
BROOME ST.—George J. Casazza, 1133 Broadway, completed plans for alterations to the 3-sty brick store and loft bldg, 32x85, at 537 Broome st, for Thomas Blake, 72 10th av, owner. Cost, \$12,000.

PEARL ST.—Charles B. Meyers, 1 Union sq, will draw plans for fire repairs to the 5-sty brick loft bldg, 22x100, at 188 Pearl st, for the Consolidated Druggists Realty Co., 188 Pearl st, owner, and the New York Consolidated Drug Co., lessee.

MISCELLANEOUS.  
19TH ST.—A. W. Place, 175 Randall av, Freeport, L. I., completed plans for a 1-sty brick transfer station, 100x139, at 126-136 West 19th st, for the Warner-Hudnut Corp., 113 West 18th st, owner, in charge. Cost, \$15,000.

15TH ST.—William F. Baker, 120-4 West 14th st, completed plans for remodeling the 5-sty brick industrial bldg, 26x75, at 314 East 15th st, for the Salvation Army, Evangeline C. Booth, pres., 120-4 West 14th st, owner. Cost, \$20,000.

57TH ST.—Lewis Colt Albro, 2 West 47th st, is preparing preliminary plans for the alteration of the 6-sty brick and stone dwelling, about 21x115, at 38 West 57th st, into two stores, office and apartment bldg, for George Arents, owner. Details will be available later.

8TH AV.—John H. Knubel, 305 West 43d st, completed plans for alterations to the three 4-sty brick stores and rooming house, 25x70, at the northeast cor of 8th av and 50th st, for John Woods Realty Corp., 535 East 68th st, owner. Cost, \$8,000.

**Bronx.**

STORES, OFFICES AND LOFTS.  
JEROME AV.—Sass & Springsteen, 32 Union sq, completed plans for 1-sty brick stores, 109x65, on the west side of Jerome av, 76 ft south of Burnside av, for Fisher Lewinen, 135 Broadway, owner and builder. Cost, \$30,000.

**Brooklyn.**

APARTMENTS, FLATS & TENEMENTS.  
OVINGTON AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 4-sty brick tenement, 40x86, on Ovington av, 200

ft northwest of 14th av, for Anthony Pellegino, 1453 69th st, owner. Cost, \$45,000.

ST. JOHNS PL.—Cohn Brothers, 361 Stone av, completed plans for a 4-sty brick tenement, 64x90, in the south side of St. Johns pl, 150 ft east of Rochester av, for Abraham Kaplan, 1462 Eastern Parkway, owner and builder. Cost, \$68,000.

**DWELLINGS.**

SUMNER AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations and extension to the 3-sty brick dwelling and store, 25x100, at 228 Sumner av, for B. Muhlbauer, on premises, owner and builder. Consists of general interior alterations and extension to store. Cost, \$2,000.

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See Page 149 Sweet's Catalogue for particulars

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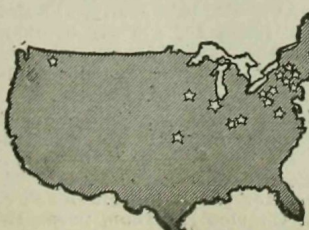
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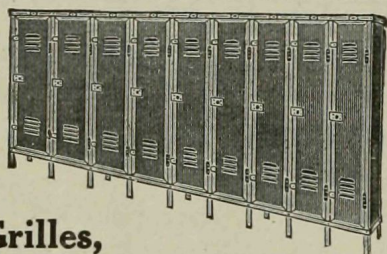
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**WEST 27TH ST.**—George H. Suess, 2966 West 29th st, Brooklyn, completed plans for two dwellings, one 2 stys, brick, 20x60, the other 1 sty, frame, 15x45, in the west side of West 27th st, 100 ft south of Neptune av, for Vincenzo Dagostma, 196 West 18th st, Brooklyn, owner and builder. Total cost, \$7,000.

**PITKIN AV.**—E. M. Adelsohn, 1776 Pitkin av, completed plans for an extension to the 3-sty dwelling and store on the north side of Pitkin av, 30 ft east of Bristol st, for Gillel Bromenzkg, on premises, owner. Cost, \$2,000.

**OCEAN BLVD.**—Paul Lubroth, 92 Gramham av, completed plans for a 1-sty brick dwelling, 11x70, on the west side of Ocean blvd, 684 ft south of Sheepshead Bay rd,



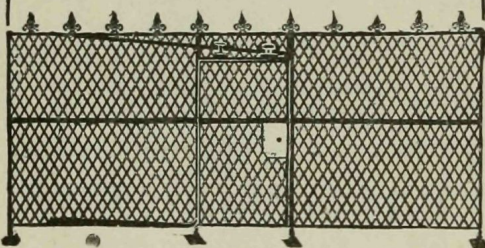
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for Julius Oppenheimer, 1863 82d st, owner, in charge. Cost, \$3,500.

**WEST 3D ST.**—Joseph J. Galicio, 2845 West 23d st, completed plans for a 3-sty brick dwelling and store, 20x60, in the west side of West 3d st, 261 ft south of Neptune av, for Herman Osteonrsey, 2929 West 3d st, owner and builder. Cost, \$6,000.

### FACTORIES AND WAREHOUSES.

**BLAKE AV.**—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for demolishing the old buildings on the site, and erecting a 1-sty brick ice mfg plant, 100x155, at the northeast cor of Blake and Van Sinderen av, for Rubel Bros., Glenmore av, owners. Cost, \$50,000.

**51ST ST.**—Foundations have been started for the 1-sty steel warehouse, 23x100, to be erected in the north side of 51st st, 306 ft west of 2d av, for David H. Smith, 141 51st st, Brooklyn, owner, from plans by Earl C. Maxwell Co., 26 Court st, architect. Cost, \$10,000.

### HALLS AND CLUBS.

**COLUMBIA HEIGHTS.**—Knowles & Basso, 280 Madison av, Manhattan, have plans in progress for the alteration and extension of the 3-sty brick and stone dwelling, 50x60, on Columbia Heights, for the Norwegian Society, owner. Cost, \$20,000.

### SCHOOLS AND COLLEGES.

**NORTH ELLIOTT PL.**—H. M. Devoe, 131 Livingston st, Brooklyn, completed plans for alterations to the 2-sty brick public school on the west side of North Elliott pl, 225 ft south of Park av, for the City of New York, Board of Education, 500 Park av, Manhattan, owner. Cost, \$3,500.

### STABLES AND GARAGES.

**DE KALB AV.**—Charles Werner, 316 Flatbush av, completed plans for a 1-sty brick garage, 55x18, at the southwest cor of De Kalb av and Adelphi st, for John O. Roth, 669 76th st, owner, in charge. Cost, \$2,500.

**ATLANTIC AV.**—George Rodeman, 63 New York av, Brooklyn, owner and builder, has had plans completed privately for an extension to the 2-sty brick garage at the southwest cor of Atlantic and New York avs. Cost, \$4,000.

**STOCKTON ST.**—Shampan & Shampan, 772 Broadway, Brooklyn, have new plans in progress for a 1-sty brick public garage, 40x80, at 261 Stockton st, for Jacob Fromer, 233 Floyd st, Bklyn, owner and builder. Cost, \$10,000.

**NAVY ST.**—Boyle & Kelly, 367 Fulton st, completed plans for extension to the 1-sty garage, in the east side of Navy st, 27 ft south of Tillary st, for Lingi Sons, 99 Navy st, owner. Cost, \$2,500.

**STATE ST.**—Percy Litchfield, 100 East 17th st, Manhattan, completed plans for extension to the 2-sty garage in the north side of State st, 175 ft east of Court st, for the State Street Garage Co., 243 State st, Brooklyn, owner. Cost, \$2,000.

**79TH ST.**—Thomas Bennett, 7826 5th av, completed plans for a 1-sty brick garage, 109x140, at the northwest cor of 79th st and 3d av, for John H. Duffy, 238 East 27th st, Manhattan, owner. Cost, \$10,000.

**ST. MARKS AV.**—William H. Ludwig, 801 Eastern Parkway, completed plans for a 1-sty brick garage, on the north side of St. Marks av, 133 ft west of Rockaway av, for William Gleichman, 244 Howard av, owner and builder. Cost, \$2,500.

**HOWARD AV.**—A. Farber, 1746 Pitkin av, completed plans for a 1-sty brick garage, 50x100, on the west side of Howard av, 166 ft south of East New York av, for Adeline Gluchenhau, 373 Ralph av, owner and builder. Cost, \$8,000.

### STORES, OFFICES AND LOFTS.

**BERGEN ST.**—Boyle & Kelly, 367 Fulton st, completed plans for interior alterations to the 4-sty showroom bldg in the north side of Bergen st, 50 ft east of Franklin av, for the Kemble Realty Co., 624 Franklin av, owner, in charge. Cost, \$3,000.

**SEA BREEZE AV.**—William Richter, 1628 East 2d st, completed plans for a 1-sty store, 50x100, on the north side of Sea Breeze av, 232 ft east of Ocean Parkway, for the Brighton-by-the-Sea Co., Brighton Beach, L. I., owner. Cost, \$5,000.

### MISCELLANEOUS.

**16TH AV.**—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick market, 20x45, on the east side of 16th av, 120 ft south of 60th st, for Joseph Zappi, 6013 16th av, owner. Cost, \$3,000.

**BRIGHTON BEACH.**—C. S. Voorhees, 188 Montague st, completed plans for the erection of 1-sty frame bath houses, 85x135, near Atlantic Ocean, 600 ft east of Coney Island av, for the Brighton Beach Recreation Co., Charles K. Keon, pres., Brighton Beach, owner and builder. Cost, \$3,500.

**MYRTLE AV.**—Shampan & Shampan, 772 Broadway Brooklyn, have plans in progress for alterations to the 4-sty brick laundry, 75x100, at 835 Myrtle av, for the General Laundry Co., on premises, owner. Cost, \$2,500.

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

### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

**CORONA, L. I.**—Vincent S. Todaro, 180 West 8th st, Brooklyn, completed plans for a 3-sty brick tenement, 21x70, in the east side of 42d st, 125 ft south of Jackson av, for Joseph Galati, 305 East 27th st, Manhattan, owner, in charge. Cost, \$7,500.

**CORONA, L. I.**—Vincent S. Todaro, 1804 West 8th st, Brooklyn, completed plans for a 3-sty brick tenement, 25x61, in the east side of 42d st, 150 ft south of Jackson av, for Alfonso Martorano, 305 East 27th st, Manhattan, owner, in charge. Cost, \$6,500.

#### DWELLINGS.

**MIDDLE VILLAGE, L. I.**—Morris Perlstein, 49 Fulton st, Middle Village, L. I., has plans in progress for a 2-sty brick dwelling, 20x51, in the south side of Market st, 75 ft east of Fulton st, for Josepa Kurlander, Middle Village, owner and builder. Cost, \$4,500.

**ROCKAWAY PARK, L. I.**—Edward Berrian, 19 North Thompson av, Rockaway Beach, L. I., completed plans for a 3-sty frame dwelling, 60x65, on the west side of 7th av, 180 ft south of Washington av, for Isaac Luben, 334 East 50th st, Manhattan, owner and builder. Cost, \$20,000.

**COLLEGE POINT, L. I.**—Alexander Macintosh, 55 Bible House, Manhattan, has revised plans in progress for twelve 3-sty brick and stone dwellings, 116x25, on 3d av, for the American Hard Rubber Co., College Point, owner. Cost, \$3,000 each.

#### FACTORIES AND WAREHOUSES.

**WOODSIDE, L. I.**—R. L. Lukowsky, 477 14th av, L. I. City, completed plans for a 1-sty brick factory, 200x33, on the south side of Howell av, from Kelly av to 7th st, for the J. M. Skirt Co., Woodside, L. I., owner and builder. Cost, \$13,000.

#### MISCELLANEOUS.

**LONG ISLAND CITY.**—Long Island Railroad Co., Ralph Peters, pres., 7th av and 32d st, Manhattan, owner, has had plans completed privately for enclosing the freight platform in the railroad yards bet. Crane and Van Alst avs. Cost, \$5,000.

**WOODHAVEN, L. I.**—Edward M. Adelsohn, 1776 Pitkin av, completed plans for the extension and interior alteration of the dwelling at the northeast cor of Beaumont and Freedom avs into a market bldg for C. S. Shapiro, on premises, owner. Cost, \$3,000.

### Richmond.

#### DWELLINGS.

**WEST BRIGHTON, S. I.**—H. C. Comtois, West Brighton, owner, has had plans completed privately for three 2-sty frame dwellings, 37x85, in the south side of Egmond pl, 100 ft east of Westervelt av. Cost, \$7,500.

**GREAT KILLS, S. I.**—J. De Roche, Great Kills, S. I., owner in charge, has had plans completed privately for two 1½-sty frame dwellings, 24x38, on the north side of Dewey av, 490 ft west of Gifford's lane. Cost, \$2,000.

### Nassau.

#### DWELLINGS.

**FREEPORT, L. I.**—Foundations have been started for a 2½-sty frame and stucco dwelling, 28x32, at the cor of Whalley and Locust sts, for Stephen Pettit, South Grove st, Freeport, owner, from privately prepared plans. George Reynolds, 40 Hillside av, Freeport, is the general contractor. Cost, \$5,000.

#### STABLES AND GARAGES.

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

**SLOSSET, L. I.**—A. J. Davis, Syosset, owner, is having plans prepared privately for rebuilding the 1½-sty frame and concrete garage, 37x21, for which D. L. Hicks, Hicksville, L. I., has the general contract. Cost, \$2,300.

#### MISCELLANEOUS.

**SYOSSET, L. I.**—A. J. Davis, Syosset, owner, has had plans completed privately



for an underground storage water system. D. L. Hicks, Hicksville, L. I., has the general contract. Cost, \$2,500.

**Suffolk.**  
**DWELLINGS.**  
**EASTPORT, L. I.**—York & Sawyer, 51 East 41st st, Manhattan, completed plans for alterations and extension to the 2½-sty wood dwelling for Charles D. Hillers, on premises, owner. Rogers & Blydenberg, Carll av, Babylon, L. I., have the general contract. Cost, \$7,000.

**Westchester.**  
**APARTMENTS, FLATS & TENEMENTS.**  
**PORTCHESTER, N. Y.**—W. S. Wetmore, Liberty sq, Portchester, completed plans for a 2-sty hollow tile and stucco apartment, 53x33, at Fairview and Clinton sts. Owner's name will be announced later. Cost, \$7,000.

**DWELLINGS.**  
**NEW ROCHELLE, N. Y.**—W. T. Griffin, 12 Lincoln st, New Rochelle, owner, contemplates rebuilding the 2½-sty frame dwelling, 27x32, at 12 Lincoln st, from privately prepared plans. Cost, \$7,000.

**NEW ROCHELLE, N. Y.**—L. L. Barnard, Lawton st, New Rochelle, completed plans for alterations to the 2½-sty frame dwelling, 40x37, on Webster av, for Rudolph Schreiber, on premises, owner. Cost, \$3,000.

**YONKERS, N. Y.**—Oliver M. Gake, Cedar Knolls, Bronxville, N. Y., owner and builder, has had plans completed privately for a 2½-sty frame and stucco dwelling, 28x45, at Cedar lane and Pondfield rd. Cost, \$9,000.

**RYE, N. Y.**—W. S. Wetmore, Liberty sq, Portchester, N. Y., has plans in progress for alterations and fire repairs to the 2½-sty frame dwelling, 50x70, at Park av and Post road, for William Courtleigh, Rye, N. Y., owner.

**STABLES AND GARAGES.**  
**YONKERS, N. Y.**—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 2-sty brick garage, 50x100, on South Broadway. Cost, \$20,000.

**New Jersey.**  
**APARTMENTS, FLATS & TENEMENTS.**  
**NEWARK, N. J.**—Frank Grad, 245 Springfield av, Newark, has plans nearing

completion for the alteration of the brick bldg, 50x70 (Columbia Hall), at 226-228 Court st, cor Prince st, into tenement and stores, for Joseph Mann, owner. Consists of erecting one additional story on present 3-sty bldg and remodeling of same.

**NEWARK, N. J.**—A. Del Guercio, 800 Broad st, Newark, has plans in progress for alterations to the 3-sty brick flat, and two stores, at 94-96 8th av, for John M. Cella, cor Sheffield st and 8th av, Newark, owner. Cost, \$2,500.

**CHURCHES.**  
**JERSEY CITY, N. J.**—George A. Flagg, Spingarn Bldg, Jersey City, completed plans for alterations to the 1 and 2-sty frame church at the northeast cor of Chestnut and Henry sts for the Finnish Evangelical Lutheran Church, on premises, owner. Frank Wikander, chairman Bldg Committee, 78 Arlington av, Jersey City. Cost, \$6,000.

**BERGENFIELD, N. J.**—Stephenson & Wheeler, 2 West 45th st, Manhattan, are revising plans for extension and alterations to the 1-sty frame and stucco chapel for All Saints Episcopal Church, Bergenfield, N. J., owner. Plans are being revised slightly.

**JERSEY CITY, N. J.**—Abram Davis, 13 Newark av, Jersey City, has revised plans in progress for a 1-sty brick church, 43x82, at 677-9 Communipaw av, for St. Marks A. M. E. Zion Church (Colored), Rev. J. M. Haggart, pastor, on premises, owner. Cost, \$20,000.

**DWELLINGS.**  
**NEWARK, N. J.**—George E. Jones, Union Bldg, Newark, completed plans for a 2½-sty frame dwelling, 60x20, at the northeast cor of Ridge st and Abington av, for J. B. D'Homerque, 139 Lockwood st, Newark, owner. The contracts for mason and carpentry work have been awarded to William Lockhart, 193 South 11th st, Newark, and Christopher Hansen, 16 Mead st, Newark, respectively. Cost, \$17,000.

**IRVINGTON, N. J.**—Martin Croissant, 477 South 17th st, Newark, completed plans for a 2½-sty frame dwelling, 22x50, at 128 Laurel av, for Joseph A. Bubet, 421 South 17th st, Newark, owner and builder. 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, at the southwest cor of Pennsylvania and Kentucky avs, for the Lincoln Silk Co., 2 Broadway, Paterson, owner. Cost, \$25,000.

**KINGSLAND, N. J.**—Nitro Chemical Co., 20 Broad st, Manhattan, has purchased a plant on the Meadows (former Canadian Car & Foundry Co. plant), and contemplates erecting an addition, for which plans will be prepared privately. Details will be available later.

**STABLES AND GARAGES.**  
**JERSEY CITY, N. J.**—R. C. Clark, architect, c/o owners, and 208 South La Salle st, Chicago, Ill., completed plans for a 1-sty brick garage, 100x100, at 298 Cole st, for Armour & Co., 324 17th st, Jersey City, owner. The general contract has been awarded to Stielman, Delehanty & Ferris, Penna Bldg, Exchange pl, Jersey City. Cost, \$6,000.

**STORES, OFFICES AND LOFTS.**  
**NEWARK, N. J.**—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 2-sty brick and marble addition, 16 x30, to the dental office at 565 High st, for Dr. Morcus Straussberg, on premises, owner. Addition will provide X-ray room, laboratories, operating room and waiting room. Cost, \$7,000.

**HACKENSACK, N. J.**—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans nearing completion for the alteration of the 3-sty brick hotel in Main st, into a business bldg, for the North Jersey Title Insurance Co., Main st, Hackensack, N. J., and represented by Glenn K. Carver, 60 Wall st, Manhattan, owner. Cost, \$15,000.

**MISCELLANEOUS.**  
**HOBOKEN, N. J.**—Frederick W. Fisher, 1476 Broadway, Manhattan, completed plans for alterations to the 2-sty brick wood-working shop, 20x65, at 216-8 Bloomfield av, for Joseph Kosteckney, on premises, owner and builder. Richard Schreiber, 622 Park av, Hoboken, has the contract for mason work. Consists of building 2-sty brick extension, 20x65. Cost, \$8,000.

**JERSEY CITY, N. J.**—J. G. Glover, 222 Mary st, Brooklyn, completed plans for a 3-sty reinforced concrete coal pocket, 25x41, at 144 12th st, for the Provost Realty Co., c/o U. T. C. S. Co., 14th, 13th and Provost sts, Brooklyn, owner. The general

# 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.	Mexico, Northwestern R. R., El Paso, Tex.	Union Railroad Station, Washington, D. C.
Sears, Roebuck & Co., Chicago, Ill.	Metropolitan Street Railway, New York, N. Y.	Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.	Prudential Life, Newark, N. J.	Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.	Union R. R. Station, Columbus, O.	New England Gas & Coke Plant, Everett, Mass.
Hotel St. Regis, New York, N. Y.	Oakland National Bank, Oakland, Cal.	Worthington Pump Works, Harrison, N. J.
Hotel Taft, New Haven, Conn.	Barcelona Traction & Light & Power Plant, Barcelona, Spain.	Union Bank of Canada, Winnipeg, Canada.
San Antonio Land & Irrigation, San Antonio, Tex.	West End Street Railway System, Boston, Mass.	Merchants Refrigerator Co., Jersey City, N. J.
	Dominion Coal Co. Plant, Nova Scotia, Canada.	

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



contract has been awarded to the Hennebique Construction Co., 1170 Broadway, Manhattan. Cost, \$15,000.

**JERSEY CITY, N. J.**—Public Service Electric Co., 85 Park pl, Newark, owner, has had plans completed privately for a 1-sty brick work shop, 28x50, on Buffield av. Cost, \$4,000.

**JERSEY CITY, N. J.**—Snead Iron Works, Philip Goldrich, assistant manager, on premises, owner, has had plans completed privately for an extension to the 1-sty brick iron works, 82x102, at 66-112 Pine st. Guarantee Construction Co., 140 Cedar st, Manhattan, has the general contract. Cost, \$16,000.

### Other Cities.

#### DWELLINGS.

**OSSINING, N. Y.**—Foundations have been started for a 2-sty fieldstone and brick dwelling, to be erected on Hawkes av, for Irvin S. Cobb, Ossining, owner, from plans by W. G. Massarene, 15 East 40th st, Manhattan, architect, and Clarence Fowler, 15 East 40th st, landscape architect. Michael L. Delfino, 77 N. Highland av, Ossining, has the contract for the mason work. Cost, \$25,000.

#### HALLS AND CLUBS.

**CAZENOVIA, N. Y.**—I. V. Van Duzer, Cazenovia, N. Y., will draw plans for a 3-sty frame club house, for the Cazenovia Club Corp., Robert F. Hubbard and Robert Colgate, interested, Cazenovia, owner.

#### HOSPITALS AND ASYLUMS.

**MIDDLETOWN, N. Y.**—Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, will draw plans for a 2-sty brick tuberculosis patients bldg, at the State Hospital, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Details will be available later. Cost, \$30,000.

**MIDDLETOWN, N. Y.**—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., will draw plans for a cottage to contain accommodations for thirty patients, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Cost, \$10,000.

#### SCHOOLS AND COLLEGES.

**LAKE PLACID, N. Y.**—Pember & Campaigne, Ilium Bldg, Troy, N. Y., have about completed revised plans for a 3-sty brick and concrete high and grade school in Main st, on site of present school, for the Board of Education, M. D. Weaver, pres., Lake Placid, N. Y., owner. Includes physical and chemical laboratories, library, offices and auditorium. Cost, \$125,000.

#### STORES, OFFICES AND LOFTS.

**ALBANY, N. Y.**—Pember & Campaigne, 24 James st, Albany, N. Y., architects, are preparing preliminary sketches for alterations to the store at 23 North Pearl st for Marcus F. Hun, 25 North Pearl st, Albany, owner. Cost, \$10,000.

**BUFFALO, N. Y.**—S. H. Knox Estate, Marine National Bank Bldg, Buffalo, owner, contemplates rebuilding the 4-sty brick, steel and terra cotta business block, approximately 50x200 ft., from privately prepared plans. W. B. Douglas, supt, in charge of construction, c/o owner. The lessee is the F. W. Woolworth Co., 1221 Marine National Bank Bldg, Buffalo.

#### THEATRES.

**KINGSTON, N. Y.**—William E. Lehman, 78 Broad st, Newark, N. J., and Girard W. Betz, 61 John st, Kingston, associate architects, completed plans and specifications for a 1-sty brick and reinforced concrete moving picture theatre, 80x120, and 40 ft. high, in Wall st, east of North Front st, for Frank A. Keeney, 1493 Broadway, Manhattan, owner. Cost, \$60,000.

#### MISCELLANEOUS.

**BALLSTON SPA, N. Y.**—American Hide & Leather Co., Theodore S. Haight, pres., 92 Cliff st, Manhattan, owner, contemplates rebuilding the brick blend house, from privately prepared plans. Insurance has not been settled as yet, and owner will rebuild with local contractors.

**ALBANY, N. Y.**—Sinclair Refinery Co., 111 West Washington st, Chicago, Ill., owner, contemplates erecting additional brick buildings to the refinery in Tivoli st, for which plans will probably be prepared privately.

**BUFFALO, N. Y.**—Hewitt Rubber Co., 240 Kensington av, Buffalo, owner, has had plans completed privately for a 2-sty steel vulcanizing room, 40x12x47, at 240 Kensington av. The Buffalo Structural Steel Co., 166 Dart st, Buffalo, has the general contract. Cost, \$5,000.

## CONTRACTS AWARDED.

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

#### BANKS.

**MANHATTAN.**—I. Kasenetz, 268 Kosciusko st, Brooklyn, has the general contract for alterations to the 1-sty brick bank bldg, on lot 25x100, at 3718 3d av, for Ferdinand Hecht, 380 Riverside dr, owner, and the Public National Bank of New York, Delancey and Ludlow sts, lessee, from plans by G. W. Spitzer, 18 West 129th st, architect. Consists of altering a 1-sty brick taxpayer to bank. Cost, \$15,000.

#### DWELLINGS.

**BROOKLYN, N. Y.**—Kenn-Well Construction Co., 841 Broadway, Manhattan, has the general contract for remodeling the 2½-sty frame dwelling on Bay Ridge Shore rd, bet 97th and 98th sts, for the William F. Kenny Co., 841 Broadway, Manhattan, owner, from plans by W. Weissenberger, 32 Union sq, Manhattan, architect. Includes new 1-sty terra cotta blocks and stucco garage, and dwelling will be entirely restuccoed. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—Amsel Construction Co., 927 Broadway, Brooklyn, has the general contract for a 1-sty varnish factory group at the northwest cor of Ingraham st and Varick av, for the Continental Varnish Co., 317 New Jersey Railroad av, Newark, owner, from plans by Louis A. Abramson, 220 5th av, Manhattan, architect. Includes 1-sty main bldg, 60x80; mixer house, 20x20; 1-sty cooking house, 20x25, and a 1-sty garage and varnish house, 30x64. Cost, \$25,000.

**JERSEY CITY, N. J.**—J. W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for an addition to the brick and reinforced concrete storage bldg, 75x130, at Communipaw and Manning avs, for the Reigel Sack Co., on premises, owner, from privately prepared plans.

#### HOSPITALS AND ASYLUMS.

**SUFFERN, N. Y.**—Moody Engineering Co., 90 West st, 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.

#### MUNICIPAL.

**MANHATTAN.**—James P. Pilkington Co., 96th st and 1st av, has the general contract for construction of a sanitary system of sewers with pumping station and appurtenances, in Thompson st, from Canal to Broome sts, for the City of New York, Frank L. Dowling, Pres. Borough of Manhattan, Municipal Bldg, owner. Cost, \$20,000.

**MANHATTAN.**—Davaney Asphalt Co., Inc., 515 East 17th st, Manhattan, has the general contract for regulating and repaving in 10th st, 3d av, 6th to 8th sts, etc., for the City of New York, Frank L. Dowling, Pres. Borough of Manhattan, room 2032, Municipal Bldg, owner.

**ST. GEORGE, S. I.**—J. M. Knopp, 544 West 43d st, Manhattan, has the general contract for approach work on the Court House, from DeKalb to Hall sts and Stuyvesant to Jay and Hamilton sts, for the City of New York, Calvin D. Van Name, pres., Borough of Richmond, Borough Hall, St. George, New Brighton, S. I., owner, from plans by Carrere & Hastings, 225 5th av, Manhattan, architects. The Altman Plumbing Co., 219 East 25th st, Manhattan, has the contract for plumbing work. Cost, \$350,000.

**GREY COURT, N. Y.**—John T. Brady Co., 103 Park av, Manhattan, has the general contract for a 4-sty brick administration bldg, dormitory and storage bldg, 300x400 and 200x40, for the City of New York, Dept. of Corrections, Burdette G. Lewis, Commissioner, Municipal Bldg, Manhattan, owner, from plans by Charles B. Meyers, 1 Union sq, Manhattan, architect.

#### SCHOOLS AND COLLEGES.

**BROOKLYN, N. Y.**—Joseph A. Graf, 971 De Kalb av, has the general contract for alterations and fire protection work, etc., to Public Schools Nos. 83 and 132, on Schenectady av, bet Dean and Bergen sts, and at Metropolitan and Manhattan avs and Conselyea st, respectively, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner.

**SYRACUSE, N. Y.**—Schaefer Construction Co., 5 West 31st st, Manhattan, has

the general contract for rebuilding the 2 and 3-sty brick and steel Porter School at 512 Emerson av, for the Board of Education of Syracuse, George H. Fairchild, pres., Syracuse, N. Y., owner, from plans by Gorden Wright, Union Bldg, Syracuse, architect. The following contracts have been awarded: Plumbing, John R. Walsh, 319 Montgomery st, Syracuse; electric work, R. E. Bardlin, 219 Montgomery st, Syracuse, and heating, J. R. Sheehan Co., 16 S. Centre st, Schenectady, N. Y. Cost, \$320,000.

#### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—William Kennedy Construction Co., 215 Montague st, has the general contract for a 1-sty brick private garage, 20x50, at the southwest cor of Gold and Prospect sts, for James McMullen, 174 Prospect st, owner, from plans by John Burk, 319 Baltic st, architect. Cost, \$2,500.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Frederick Construction Co., 17 West 42d st, has the general contract for alterations to the 4-sty brick store and office bldg, 21x60, at 153 West 57th st, for John Aspengren, Bible House, owner, from plans by Gross & Kleinberger, 75 Bible House, architects. The mason work, carpentry and plastering will be done by general contractor. Cost, \$18,000.

**MANHATTAN.**—A. Van Neen & Co., 47 West 34th st, has the general contract for alterations to the 1-sty store bldg, at 326-330 Broadway, for the Tower Mfg. & Novelty Co., 326 Broadway, owner, from plans by Edward A. Klein, 32 Nassau st, architect.

**MANHATTAN.**—Liddy & Moore, 105 West 40th st, have the general contract for alterations to the 4-sty brick stores, offices and lofts, 40x92, at 26-8 West 35th st, for Revillon Freres, on premises, owner, from plans by Seymour Schonefeld, Grand Central Terminal, Manhattan, architect. Consists of a 1-sty brick top addition, general interior alterations and partitions.

**BUFFALO, N. Y.**—John Feist & Sons Co., 115 Ash st, Buffalo, has the general contract for rebuilding a 5 and 4-sty brick business bldg, about 50x150, at 1133 Main st, for George W. Werner & Sons, 1133 Main st, Buffalo, owner, from privately prepared plans.

#### MISCELLANEOUS.

**MANHATTAN.**—Fountain & Choate, 110 East 23d st, have the general contract for a 1-sty brick transfer station, 100x131, at 128-136 West 19th st, for the Warner-Hudnut Corp., 113 West 18th st, owner, from plans by A. W. Place, 175 Randall av, Freeport, L. I., architect. Cost, \$15,000.

**CORONA, L. I.**—Scileppi & Damico, Corona, L. I., have the general contract for a 3-sty brick bakery, 20x65, at the northwest cor of Hayes av and 49th st, for Nicholas Terreacchino, 56 Newman av, Corona, L. I., owner, from plans by A. L. Marinelli, 13 West Jackson av, Corona, L. I., architect. Cost \$11,000.

**BROOKVILLE, L. I.**—Louis H. Macauley, Oyster Bay, L. I., has the general contract for a 1-sty frame and shingle wagon shed and root house, for J. W. Harriman, on premises, owner, from plans by Alfred Hopkins, 101 Park av, Manhattan, architect. Cost \$4,000.

## 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. Osacar 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 CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

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.

CREDIT ASSOCIATION OF THE BUILDING TRADES OF NEW YORK will hold its annual meeting at the Hotel McAlpin, Wednesday, January 16, at 3:30 p. m. This meeting will be a most important one for the organization and a number of subjects of paramount interest will be introduced for discussion.

MASTER PLUMBERS' ASSOCIATION OF THE ORANGES (New Jersey) at its recent annual meeting elected the following officers for 1918: Hunter Lindsay, president; J. J. Tougher, vice-president; A. E. Shipman, secretary; W. A. Allen, financial secretary; Geo. H. Werner, treasurer; J. Lindon, sergeant-at-arms; C. E. Harrison, H. G. Kraus and A. R. Milne, trustees.

MASTER PLUMBERS' STEAM AND HOT WATER FITTERS' ASSOCIATION of Suffolk County, at its recent annual meeting, elected the following officers for the ensuing year: J. B. F. Thompson, Huntington, president; Wm. P. Ketcham, Babylon, vice-president; Harry Laegen, Huntington, secretary; F. E. Gordon, Patchogue, treasurer; C. P. Thomas, Bay Shore, sergeant-at-arms. D. S. Tuthill, Huntington, was elected marshal.

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 Reception; GE—Gas Equipment and Appliances; DG—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; \*FISY—Approved Filtering and Distilling Systems; \*OS—Oil Separator; RO—Reduce Quantities; \*SISys—Storage System; T.H.O.—Tenement House Order.

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

Week Ending Jan. 5.

#### MANHATTAN ORDERS SERVED.

Grand st, 504-20—Robert Hoe & Co., A(R)-FD  
Greene st, 121-3—Eagle Paper Box Co.,  
Greene st, 121-3—Shulman & Hyman, Rec-DC-EI  
Greene st, 121-3—F H K Waist & Dress Co., Rec-DC-EI  
Greene st, 121-3—Morris E Friedman, DC-EI-D&R-Rec  
Greene st, 121-3—Matadox Silk & Ribbon Co., GE-D&R-Rec  
Greene st, 159-61—Morris Strauss, 678 Broadway, A  
Greene st, 159-61—Joseph Wertheimer, FD  
Greene st, 259—Sven P Nelson, FE(R)-St(R)-ExS-Ex(R)-O  
Henry st, 86-8—Jacob Lieberman, O-FA-GE  
Henry st, 86-8—Feinstein & Goldberg, FA-DC-GE-Rec  
Henry st, 86-8—Max Linshitz, DC-GE-EI  
Henry st, 86-8—Jacob Mazulsky, Rec  
Henry st, 86-8—Benjamin Cutler, O-DC-GE  
Lispenard st, 60-2—American Shirt Co., EI-O-Ex(R)  
Pearl st, 231—Benjamin C Faulkner, 918 St Marks av, Pklyn, WSS(R)-FE(R)-St(R)-ExS-Ex(R)-O

7 av, 206—Rudolph Lazai, c Geo Schachtel, 353 W 20, FE(R)-St(R)-Ex(R)-ExS-WSS(R)  
7 av, 2305—Cosmo Advocate Pub Co, FA-EI-Rec  
6 av, 426—Max Schein, FA(R)-Rec-Ex(R)-ExS  
6 av, 484-6—Thomas Morgan, 130 W 86, ExS-Ex(R)

Spring st, 53—Samuel Horwitz, D&R  
Spring st, 53—Anthony Desimone, DC-EI-Rec  
University pl, 60—Geo Cohen, FA(R)  
University pl, 60—Geo Byrne, FP(R)  
University pl, 60—Louis Mandelberg, Rec  
Avenue A, 993-1011—Consumers Brewing Co., St-St(R)

Avenue A, 1510-12—Geo P Lies, 106 E 78, ExS  
Peekman st, 46—Wm Youneman, GE  
Broome st, 481—Geo Ehret, 217 E 92, ExS-FE(R)-St(R)

Broadway, 821-3—M & L Hess, 907 Broadway, A-FD  
Broadway, 1457-63—Triangle Corp., O  
Bowery, 304—Samuel Frost, Rec-FA  
Chambers st, 83—Chambers Music Co., Rec  
Church st, 325—Nicholas E Brieger, FA(R)-GE-Rec

Church st, 325—Rosenblum & Kern, GE-EI-FA  
Church st, 328—Philip Wagner Est, c Eliz, 52 Hamilton ter., WSS(R)

59 st, 56-60 E—Louis Markell, Tel  
50 st, 10 E—Leota Hebard, FA-Rec  
49 st, 11 E—J Lengel Co., Rec  
45 st, 9 E—Chas B Squier, 521 Park av., A-FD  
33 st, 17 E—William Waldorf Astor, 23 W 26, DC

17 st, 21 E—Globe Cloak & Suit Co., Rec  
17 st, 21 E—Harry Berlowitz, Rec  
4 st, 9 E—John H Day, 150 Broadway, WSS(R)-ExS

11 av, 467-9—Bear Lithia Springs Co., Rec  
Elizabeth st, 82—Florence A Weston, c Chas W, Milton, N. Y., FE(R)-St(R)-O-Ex(R)-WSS(R)

8 av, 183-5—Hyman Spigler, DC  
8 av, 183-5—Jacob Rousea, DC  
5 av, 140—Ellay Co., D&R  
Fulton st, 129—Stationery Engravers Co., Ex(R)-Rec

Warren st, 78—Spigler Electric Co., FA  
Waverly pl, 11-13—David H Haight est, c F Newbury, 156 Bway, FP-FE(R)-ExS-Ex(R)-GE

Grand st, 75—Perfect Notion Co., EI-Rec  
University pl, 60—Louis Solman, EI  
West Broadway, 553—Ellery O Anderson, 25 Broad., ExS-Ex(R)

West Broadway, 553—Jules De Grandmont, 212 Bway, Rec  
18 st, 157-9 W—Linda S Rau, 50 Central Park W, WSS(R)-FP(R)-FP-FE(R)-ExS

21 st, 52 W—Henry L Corn, Ex(R)-FE(R)-O-ExS  
23 st, 137 W—Elmer A Darling, 23 E 21, A-FD  
23 st, 100-4 W—Co-Operative Realty Co, 340 W 4, A-FD

48 st, 533-7 W—Salvation Army, 122 W 14, Ex(R)-ExS-FP(R)

58 st, 32 W—Martha B Phillips, 161 Madison av., FE(R)-FP  
158 st, 644 W—Edw C Osborn, 111 Bway, DC  
44 st (Theatre)—Stuyvesant Theatre Co, 115 W 44, St(R)

Broadway, 684—City Real Estate Co, 176 Bway, Ex(R)

Broadway, 583-7—Louis Ettlinger, c Amer Litho Co, 19 and 4 av., Ex(R)

Fulton st, 206-8—Regina B Saportas, 375 Park av., FP-Ex(R)

Broome st, 403-5—A Trenkmann Est, 181 Lafayette, Ex(R)

48 st, 20 E—Enia Dominick, GE  
19 st, 504 E—Rosa E Merrill, GE-ExS  
13 st, 6-10 E—Fairchild Press, Inc, 822 Bway, Ex(R)

11 st, 100 E—Mathilde E R Stuyvesant, 22 E 47, ExS-St(R)-FE(R)

9 st, 43 E—Scholnik & Peisachovitz, Rec  
9 st, 43 E—Bessen & Decker, Rec  
4 av, 83—Mrs Valentine Euler, FE(R)-St(R)-ExS-Ex(R)

4 av, 83—Consol Gas Co, 130 E 15, GE  
New Chambers st, 68—Meyer E Berzen, O-Ex(R)  
Prince st, 177—Sturges est, 56 Liberty, ExS-Ex(R)

6 av, 514—Harris Brownstein, Rec  
6 av, 484-6—Edw E Apfelbaum, FA  
6 av, 484-6—Saml Weintraub, Rec  
6 av, 477—Waidner & Ginsberg, FA-Rec-O

6 av, 387—Sarah T Adams, c S F Adams, Jr, 949 Bway, FE(R)-St(R)-Ex(R)

10 av, 577-9—Jno J Mauthe, FE(R)-ExS  
Varick st, 101-3—Jacob Kottek, 87 Nassau, Ex(R)-FP(R)

Walker st, 53—J Altmark & Sons, O-FA(R)-D&R

Washington pl, 17-9—Clara A M Greer, c Chas Purchase, Rye, N. Y., Ex(R)  
Houston st, 123 W—Saveria Ruffolo, FE(R)-FP-WSS(R)-A-FD

87 st, 267-9 W—Est Jas Rozell, ExS-Ex(R)  
39 st, 22 W—Reiner Fur Shop, Rec  
39 st, 22 W—Stalley Millinery Co., Rec  
39 st, 231-249 W—Federal Printing Co., Rec  
38 st, 550-2 W—Bruce McDonald, DC  
26 st, 416-8 W—Pelham Operating Co., GE-Rec-D&R-Rub

25 st, 102-6 W—Amanda B Manee, c E S, 353

#### BRONX ORDERS SERVED.

3 av, 3564-82—John Eichler Brewing Co, FP-St(R)-ExS-WSS(R)

#### BROOKLYN ORDERS SERVED.

Furman st, 55-61—Hugh DeHaven, WSS(R)-FP(R)  
Siegel st, 16-20—S L M Amusement Co., SA

## SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

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# CLASSIFIED BUYERS' GUIDE

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

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

## Auctioneers.

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

## Awnings and Canopies.

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

## Blue and Black Prints.

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

## Boilers.

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

## Brick.

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

## Builders.

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

## Building Directories.

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

## Building Material (Masons).

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.  
MCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.  
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

## Building Reports.

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

## Cement.

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

## Cement Work.

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

## Coal Saving Device.

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

## Concrete Floors and Sidewalks.

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

## Consulting Engineers.

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

## Contractors' Bonds.

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

## Contractors (General).

CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.  
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.  
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

## Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

## Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

## Electric Meter Inspection.

ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

## Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.  
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

## Elevator Fire Doors—Safety Appliances.

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

## Elevator Gates—Folding.

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

## Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

## Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

## Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.

## Fireproofing.

MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

## Fire Alarm Equipment.

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

## Flooring.

Cheney & Co., Inc., 521 W. 21st St. Tel. Faragut 4527.  
HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

## Flue Pipe.

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

## Folding Gates.

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

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

## Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.  
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

## Garbage and Refuse Incinerator.

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

## Gas.

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

## Gates—Folding.

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

## Heating and Roofing.

DAMES CO., INC., 1996 Nostrand 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.