

REAL ESTATE RECORD AND BUILDERS GUIDE.

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

NEW YORK, FEBRUARY 16, 1918

WAREHOUSE CAPACITY MUST BE INCREASED

Proper Facilities for Reserves of Food, Fuel and
Materials Necessary—Coal and Milk Situations Similar

By Hon. TRAVIS H. WHITNEY, Public Service Commissioner

NEW YORK CITY in many ways is the victim of its advantages. It embraces one of the most wonderful natural harbors in the world, with access through the Narrows and Long Island Sound and with the great Hudson River stretching away to the northward, with canal connections to the Great Lakes. Its early advantages, arising from such natural water facilities, likewise caused a radiation of railroads outward from it to every part of the Union. Shipping has developed here, industries have grown up, population has increased until now there are at least seven million people within the Metropolitan area. This population must have food upon which to live and material upon which to work in enormous quantities. Its residents cannot continue to work nor can they continue to live in any comfort if there is not a constant supply of necessities, such as food, coal, raw and manufactured materials. What has been done to assure a continuous supply of such?

I do not know of a more striking or exact way to describe the thoughtlessness of the city in respect to an adequate supply of food and material than to say that it is on a milk basis. That is to say, the population of seven million of people consumes an enormous quantity of milk, which, because of its highly perishable nature, must be brought in day by day from an area that extends as far west as Ohio. If a winter storm or a wreck or other untoward accident ties up an important railroad for a day the milk supply of the city is immediately interrupted. Perhaps this condition as to milk cannot be improved upon; yet because improvement is not possible as to the milk supply is no reason why the milk system should be taken as a model for all the other supplies of the city, and yet, strange as it may seem, there are no systematic methods of insuring a supply of necessities for the city over even a reasonable period of time. Certain private establishments and certain groups of dealers do place articles of food, such as eggs and chickens, in cold storage, so that, with respect to these, there are at times a considerable quantity of supplies in the storage houses in the Metropolitan area.

The situation in respect to coal is nearly that of milk. The greater percentage of the population live in flat or apartment houses, where, because of the high price of land and the cost of building, less and less space is devoted to storage purposes, either for food supplies stored by the tenants or where the landlord may store an adequate supply of fuel. Certain storage space is provided, and coal dealers are depended upon for furnishing of additional coal at intervals during the winter. The coal dealers in turn have storage space to a limited extent, and depend in their turn upon regularity of shipments by the coal mines and over the railroads.

During the past summer a great campaign was carried on to induce housewives to can or preserve vegetables and fruits for winter use. If every housekeeper in New York City canned for winter use the average amount of vegetables or fruit usually put up by the

woman in a small town or country, where would such food supplies be stored in the average flat or apartment house?

Long ago the city found that private enterprise could not be relied upon to develop transportation within the city adequately and comprehensively to care for the growth of the city, either in respect to relieving actually existing congested transportation or to develop systematically the outlying portions of the city. The city therefore had to enter the transportation field, and has so far invested more than \$200,000,000 in rapid transit lines. The great difficulty and the lack of progress is that, great as is the investment of the city, ten or fifteen years of valuable time was lost, so that when the lines now under construction are completed the state of congestion will be nearly as bad as it was when the dual system was begun. In other words, the dual system should have been completed ten years ago and we should now have under construction extensive additions to it. I do not mean, however, to go into a discussion of transportation other than to point out that because it was not being adequately developed by private enterprise the public had to go into the transportation business.

Warehouse and Storage Facilities.

Likewise the public must go into the business of proper warehousing and storage facilities to the end that the population of this great city shall never be short of food or fuel or material with which to carry on its great industries. When I speak of the public of New York City I mean in reality the Metropolitan area; that is to say, not only New York City proper, but that portion of New Jersey which constitutes a part of the natural city. The west side of the Hudson, Newark Bay and the Meadows must be developed as a part of the whole area, just as the east side of the Hudson, the Brooklyn waterfront and Jamaica and Flushing Bays should be developed with piers and dock facilities, industrial buildings and connecting railroad facilities.

It is fortunate that with the necessities of the present winter emphasizing the problems of the city the Legislatures of New York and New Jersey last winter provided for a Joint Port Interstate Commission, of which Hon. William R. Willcox is the chairman. That commission has the opportunity to recommend on a broad scale a comprehensive development of the great natural opportunities that exist on both sides of the Hudson River, and upon which the city and the municipalities of New Jersey, the States of New York and New Jersey and the National Government can cooperate. Moreover, their cooperation is necessary, for literally hundreds of millions of dollars should be spent in the development of proper railroads, port terminals, warehouses, storage and industrial buildings.

It may be said that an opportunity was presented in the proposed agreement between the New York Central Railroad Company and the late Board of Estimate for the creation of warehouses and industrial buildings along the west side of Manhattan, which would care more adequately for the

necessities of the city. It is true that that proposed agreement gave the opportunity and the right to the New York Central Railroad Company to develop industrial buildings and warehouses from Canal street to 60th street, on both sides of the proposed right of way. My criticism, however, of that agreement on that point was that, although the company was given the right and opportunity to invest in such development, it was not put under the obligation so to do. That is to say, the company was given the right, but there was no provision in the agreement whereby the company must, within a given time, or at any time, do any of the things in respect to industrial or warehouse buildings that were urged as one of the reasons in favor of the agreement. Had that agreement been signed the perpetual rights granted to the New York Central would have stood as a Chinese wall along the west side of Manhattan against access to Manhattan by the New Jersey railroads, and at the same time the company would have chosen its own time to afford any development for the city whatever.

It was perhaps fortunate for the city that that agreement was defeated, even from the point of view of delay, for there is now the opportunity of a comprehensive plan whereby there shall be, from at least 60th street southward, a method of transportation accessible to all railroads and connecting with piers and docks and with sites for warehouses and industrial buildings.

In respect to the coal situation, the city, as I have stated, has already entered the transportation field, and is in partnership with the Interborough Rapid Transit Company and the New York Municipal Railway Corporation in the dual contracts. It is essential to the life of the city that these two rapid transit systems shall be in continuous operation, yet the Interborough Company, which consumes more than 2,500 tons of coal a day, has storage capacity in its power houses of only 11,000 tons, which is less than a week's supply. The Brooklyn company, which consumes about 1,500 tons a day, has a storage capacity for a somewhat longer period. Neither of them has a storage capacity adequate for an unusual period. It seems, therefore, only a proper precaution with the dual system, upon which the city and the companies have and are spending more than \$350,000,000, to have included as a part of that system an adequate coal reserve. An additional million dollars would afford storage capacity within the city to the extent perhaps of 500,000 tons. Such a reserve would be adequate in and by itself for nearly four months. Such a situation would free the railroads in an emergency like the present of the necessity of bringing in daily some 4,000 tons for the rapid transit systems of the city.

The city now has an adequate water supply. In passenger transportation it is nearing the completion of the dual system, although that system must undergo constant expansion. It has hardly made a start on the third and fourth great problems which confront it; namely, proper harbor development and proper facilities for reserves of food, fuel and materials.

BUILDING INDUSTRIES OF NEW YORK ELECTS OFFICERS AND DIRECTORS

Associations Already Identified With Movement

LAST Wednesday there was held a first election of officers of Building Industries of New York at the rooms of the Building Trades Employers' Association, 30 West 33d street. Hugh Getty, president of the Building Trades Employers' Association, was elected president. Ernest R. Ackerman, president of the Lawrence Cement Company; Laurence McGuire, president of the United States Realty & Improvement Company, and president of the Real Estate Board of New York, and Franklin T. Miller, president of the F. W. Dodge Company, publisher of the Record and Guide, were elected vice-presidents; G. Osgood Andrews, representative of the Plate Glass Manufacturers of America, treasurer, and Allen E. Beals, of the Allen E. Beals Corporation, secretary.

The following directors were also elected: H. H. Murdock, of Jardine, Hill & Murdock, architects, chairman of the Board of Directors; Charles J. Kelly, Ronald Taylor and Max Baumann, all members of the Building Trades Employers' Association; Elliott Smith, president of the Building Material Exchange; C. J. Curtin, National Lime Manufacturers' Association; Frank H. Quinby, of the Brooklyn Chapter, American Institute of Architects; C. A. Jackson, New York Chapter, American Institute of Architects; Frederick C. Zobel, New York Society of Architects, and Edward A. MacDougall, president of the Queensboro Corporation.

The following associations are members of Building Industries of New York: Building Trades Employers' Association, composed of the following thirty-three associations: Employers' Association of Architectural Iron Workers, Master Carpenters' Association, Master Carpenters' Association, Local No. 1; Master League of Cement Workers, Composition Roofers and Waterproofers Employers' Association, Greater New York Cut Stone Contractors' Association, Electrical Contractors' Association, Elevator Manufacturers' Association, New York League of Heat and Cold Insulation, the Hoisting Association, House Movers' and Shorers' Association, Association of Investing Builders in the City of New York, the Iron League Erectors' Association, the Lighting Fixture Association, Marble Industry Employers' Association, Mason Builders' Association, Mason Contractors' Association, Metal Ceiling Association of New York, Association of Manufacturers of Metal Covered Doors and Windows, Employing Metallic Furring and Lathing Association of New York, Mosaic Employers' Association, Ornamental Bronze and Iron Masters' Association, Association of Master Painters and Decorators of the City of New York, the Parquet Flooring Association, Employing Plasterers' Association, Associated Plumbers' Association of the City of New York, Refrigerator Manufacturers' Association, Employers' Association of Roofers and Sheet Metal Workers of Greater New York and Adjacent Cities, Master Steam and Hot Water Fitters' Association of New York, Employing Stone Setters' Association, Tile, Grate and Mantel Association, Association of Wire Work Manufacturers of the City of New York, and the Manufacturing Wood Workers' Association.

Also included in the membership are the following organizations: Building Material Exchange, Brooklyn Chapter American Institute of Architects, New York Chapter American Institute of Architects, New York Society of Architects, Real Estate Board of New York, Credit Association of Building Trades, Chamber of Commerce of Queens, National Plate Glass Association and the National Lime Manufacturers' Association.

Following the movement started several months ago in New York City

to coordinate the building industry, the Middle West has become active, and in many districts several similar campaigns along constructive lines have been inaugurated and progress made.

The Chamber of Commerce of Chicago has undertaken a detailed survey, with a view to cooperating in a national movement. Several years ago this city had a building boom, and an overbuilt condition resulted. The city has not yet entirely recovered from this condition.

St. Louis has been active. Some time ago the Chamber of Commerce started an industrial survey, which included, in a general way, a building survey. At the present time the city needs warehouses and workmen's homes, and to less extent houses of other description. The Association of Commerce of Milwaukee is going to undertake a general survey of conditions in that city. From surface indications there is no startling need for new construction, and there seems to be plenty of housing for the workingman.

Kansas City is oppressed with labor troubles, and is suffering from the same conditions which have restricted building in other municipalities. There is a negro problem to face. The city is in urgent need of labor of this class, but difficulty is being found in obtaining it on account of the cost of living accommodations. There is in progress of completion a survey of housing conditions.

So far as Omaha is concerned there is a normal demand for buildings of practically every class. The Commercial Club is making a survey of the city. In Akron and Youngstown, Ohio, there has been a shortage of housing for several years, and from present indications it seems that a considerable period will elapse before conditions again reach normal.

The Builders' and Traders' Exchange of Cincinnati has become interested in the movement, and has taken steps to have a survey made. There is a comparatively small building force in this city, and if a fair amount of work was awarded there would be no idle labor in the building field. Cleveland has need for buildings of practically every kind. The Builders' Exchange has the matter in charge, and steps are being taken to relieve the situation.

Buffalo is another city suffering from the lack of workmen's houses, chiefly in the Elmwood industrial section. A committee has been appointed to look into the question and see what remedy can be found. Another city interested in the movement is Pittsburgh, though at the present time practically every line of endeavor is actively engaged in supplying the Government with its requirements. There is a need for housing of the cheaper grade, and the Chamber of Commerce has this matter in charge. It is anxious to do whatever lies in its power to federalize the building industry.

As in New York City, the principal drawback throughout the country is the difficulty of obtaining money. Banking interests are taking the stand that material prices will recede, though there is every indication that they will go considerably higher before any recession occurs, and even then it is most doubtful whether the prices will be at a lower level than at present.

The principal cities throughout the Middle West and East are ripe for, and willing to join, a movement which will federalize the building industry so that it will be a power which can be wielded for the benefit of the Government when occasion arises. There are many problems now facing the Government which would find easy solution were the building industry coordinated. It is only a logical step, and once it is thoroughly appreciated the Government will be the first to insist upon the industry being unified.

BOARD HOLDS ELECTION.

Directorate of the Bronx Board of Trade Elected for Ensuing Year.

AT a special meeting of the Board of Directors of the Bronx Board of Trade, held at the board rooms, 137th street and Third avenue, on February 7, the 1918 organization was effected, and vice-presidents were elected as follows:

Second vice-president, Edward R. Koch; third vice-president, Albert Goldman; fourth vice-president, Charles F. Minor; fifth vice-president, Olin J. Stephens, and sixth vice-president James Brackenridge.

Charles W. Bogart was chosen as treasurer, being for his twenty-fifth term in this office, for he has been treasurer of the organization since its inception on March 6, 1894; and Charles E. Reid was again elected as secretary.

The following vice-presidents will be the Bureau Chairmen for the ensuing year: Edward R. Koch, Civic; Albert Goldman, Industrial; Charles F. Minor, Publicity; Olin J. Stephens, Traffic and Waterways, and James Brackenridge, Trade and Commerce. A dinner was tendered to the directors on the occasion of this special meeting by President Eugene H. Rosenquest, and was attended by the entire Board of Directors and the other officers of the board.

The complete roster of officers and directors of the Bronx Board of Trade for the year 1918 follows: President, Eugene H. Rosenquest; first vice-president, Richard W. Lawrence; second vice-president, Edward R. Koch; third vice-president, Albert Goldman, fourth vice-president, Charles F. Minor; fifth vice-president, Olin J. Stephens, and sixth vice-president, James Brackenridge; treasurer, Charles W. Bogart, and secretary, Charles E. Reid.

Board of Directors—Charles W. Bogart, Charles F. Minor, Albert Goldman, Max J. de Rochemont, James L. Wells, Charles A. Berrian, Thomas W. Whittle, Edward R. Koch, George N. Reinhardt, J. Harris Jones, Olin J. Stephens, Richard W. Lawrence, William S. Germain, Herbert A. Knox, Robert J. Moorehead, Edward B. Boynton, Alexander Haring, Rev. William H. Kephart, Cyrus C. Miller, George S. Ward, Eugene H. Rosenquest, Louis H. Werner, Theodore S. Trimmer, James Brackenridge, George M. S. Schulz, Elmer D. Coulter, Richard B. Aldcroft, F. A. Wurzbach, Henry Brackner and William W. Niles.

Viaduct Across Bronx Valley.

An order has been adopted by the Public Service Commission and an opinion by Commissioner Charles Bulkley Hubbell approved to the effect that when 238th street, Bronx, is constructed across the tracks of the New York Central Railroad Company and the New York, New Haven and Hartford Railroad Company it shall be by a viaduct or bridge about 35 feet above the tracks. Such bridge will cross the Bronx River Valley from Wakefield to Woodlawn Heights and will be about 2,000 feet in length. The order was adopted following hearings recently held by the Commission. At these hearings counsel for the New York Central Railroad advanced a theory that the Public Service Commission had no jurisdiction on the ground that the continuation of 238th street westward across the Bronx River Valley would require a bridge in any event, irrespective of whether or not the railroad tracks were present. Commissioner Hubbell, however, found that the Commission had jurisdiction and that it was impossible to construe the law otherwise. The case was instituted upon application of the city, and has a hearing upon a controversy in the northern end of the Bronx during the past two years over the question of whether a viaduct should be built across the railroad companies' tracks at 238th street or at 241st street. The Commission about three years ago decided that the viaduct should be located at 241st street, and the courts have since upheld this decision.

EFFECT OF WAR ON CAPITAL AND LABOR

Past Ten Months Have Accomplished More Than Generation of Agitation

By DEAN CLIFFORD B. CONNELLEY, Carnegie Inst. of Applied Technology

TEN months of war have done more towards restoring the balance between capital and labor than a generation of agitation and actual operation of industrial reforms. It must be said to the credit of the organized labor movement in this country that no such representative body in any of the warring nations of the world was so prompt to throw its influence to the aid of the government upon the declaration of war as was the executive committee of the American Federation of Labor. The importance of this action, coming as it did from a body of men, many of whom had been outspoken against war, even going so far as to threaten a general strike in case hostilities were opened, can hardly be estimated for the confidence it restored and the relief it gave to a situation that was already grave enough. Labor's pledge of loyalty was the simple recommendation that "a statement be issued to employers and employees in our industrial plants and transportation system, advising that neither employers or employees shall take advantage of the country's existing standards." This action won the endorsement of the United States Chamber of Commerce and employers generally.

Patriotic Pledge of Labor.

The apparent good faith of labor in adhering to its patriotic pledge was evident at the Buffalo convention of last November. A capable and unbiased writer characterizes the convention in the following statement:

"The dominant note of last year's convention (at Baltimore) was militant opposition to non-union employers. The dominant note this year was loyalty to the Government. There could be no doubt about that from the unprecedented opening of the convention, with an address by the President of the United States, who had taken an all-night railroad journey for that purpose alone, to the very end, thirteen days later, when the executive council's report on terms of peace was discussed. There was no time when the thought of the Government and war was not either in the background of discussion or prominently and specifically the subject for consideration, and so old issues were forgotten; old difficulties were wiped out. It could no longer be predicted with safety how a delegate, with a known record in a dozen or more conventions, would cast his vote in this convention, except on the one subject of loyalty to the Government."

The consequent official recognition given labor by the Government appears in such appointments as that of Mr. Gompers as chairman of the Committee on Labor of the Advisory Commission of the Council of National Defense, and James Duncan as the labor member of the Commission sent to Russia.

Weakness of Labor Revealed.

The war, in bringing out this highly commendable side of organized labor, revealed at the same time certain weaknesses which perhaps its bitterest opponents never even suspected. We have been accustomed to think of the great all-dominating power in American industry of the American Federation of Labor, called by some not quite so favorably "the great engine of destruction," with its some 30,000 local unions and membership of over 2,000,000. (The membership reported at the Buffalo convention was 2,371,434, an increase of nearly 300,000 in one year.) The facts make plain that notwithstanding the efforts of organized labor to establish an industrial truce and the strong personal influence of Mr. Gompers to enlist the wage-earners under it that there have been a number of strikes and considerable industrial unrest. In Govern-

ment work alone we have witnessed the crippling of shipbuilding yards; the lumber industry and the copper fields have suffered much from industrial war, and considerable dissatisfaction has arisen because the Quartermaster's Department has let contracts for uniforms to sweatshops.

Another weakness that has been brought to light is that the Federation is practically without representation or influence in the great basic industries, such as steel making, meat packing, oil refining, textile manufacturing, which have come to the fore as war necessities. It seems as though the Federation has clung to the edge of American industry and controls the labor supply of the more specialized industries employing relatively small numbers of men. In other words, the American Federation of Labor does not speak with sole authority in the field which it is supposed to represent.

The war has met with a ready response on the part of employers as goes without saying. Some of the ablest business men of the country are giving their entire service to the Government without recompense. Business that has been considered non-essential to the propagation of the war has been practically sacrificed or eliminated entirely. There has been no hesitation to submit to income taxation or to make any financial sacrifice. In fact, never has the Government had such an array of business intelligence and executive power at its command as at the present time. The patriotism of capital goes far toward spelling the success of the United States in the war.

Lack of Cooperative Organization.

And yet, it is not an organized capital in the sense that labor is, that pledges its fealty to the flag. One can see from this standpoint alone what a power could be created by a Federation of Employers' Associations. There would have been no necessity of the Government having to step in and take over the railroads had there been a Federation of Railroad Magnates. This lack of organization and cooperation is the weakness of the management side of industry. Outside of consideration of national service in the matter of dealing with the labor question one can readily see the advantage of the National Builders' Exchange, for example, cooperating with the National Association of Manufacturers, etc. As has been said by a prominent manufacturer: "If the business men of this country expect to cope with the American Federation of Labor they must have at least as well a coordinated body, as well organized in detail and as well federated among the States."

The war is a challenge to industrial unity. This is not a time to stir up old antagonisms, or to fan smoldering industrial hostilities. The economic balance of the nation has been threatened seriously by the withdrawing of the fighting men from the industries. Moreover, neither capital nor labor in themselves, however well they may be federated as separate bodies, can offer satisfactory solutions of such problems, which are just beginning to rise, as (1) the shortage of labor, (2) the employment of women labor, and (3) re-employment of disabled soldiers. The question involved in each case is that of labor distribution, or the time-honored point of divergence—work and pay. It is not so much consolation to employers or employees of the building trades to be assured that their losses as a result of the war have been largely offset by the great volume of other business. As a matter of fact there is probably enough building going on in connection with the war to keep the workers and employers engaged if the work were distributed equitably. It is in matters

like these that labor and capital must join hands. One can see immediately from this the need for some sort of national standards in work and pay and the necessity of an agency of unquestioned authority to define just standards.

It is well to note what Europe is doing. It may be startling in this connection to know that "the nations of Europe today are concentrating almost as much energy and brains upon the problem of permanent industrial reconstruction as they are upon the prosecution of war itself." In England, for example, a proposal was made during the last few months "to establish in each organized industry a national council representative of employers and employed for the regular consideration of matters affecting the progress and the well-being of the trade." Accompanying this is the following interesting statement: "Though the settlement of differences between capital and labor and the avoidance of industrial war are of primary importance the representative bodies would concern themselves with such issues as technical training, industrial research and invention, the adoption of improved machinery and processes, and all those matters which are included under scientific management."

The United Labor Bureau.

It may be necessary at this time that we remind ourselves that our own Government has an agency which is ready to serve as a clearing house to both capital and labor, and which, if properly backed and utilized by both, will lay the foundation for permanent industrial peace. This is the Bureau of Statistics of the Department of Labor. For the past thirty years this bureau has been gathering industrial facts. It has kept in touch with the centers of industrial information in every state in this country, as well as every nation of the globe. It follows experiments in management and labor in public and private plants.

Here is a single statement bearing its record in dealing with industrial disputes: "In 1915 the mediators of the department settled 41 labor disputes, 227 in 1916, and in one month alone they were called in to mediate 66 controversies, mostly on war work." It has been said: "There is probably in all the world no better source of information on the evolution of industrial standards than the Monthly Review of the department and the published reports of its special investigators." In the excitement of war this bureau has been ignored, even to the extent of cutting down the needed appropriations. It is evident that here is the place where business and labor may direct their influence by turning the attention of Congress to this department as the key to a better understanding of the relationship between employer and employee.

Industrial Education.

There is another avenue to permanent industrial peace which has been emphasized strongly by the war. It is the matter of our industrial unpreparedness as far as industrially trained young men are concerned. The responsibility of industry to actual fighting is twelve to one. In other words, it takes a dozen persons to load every weapon a single soldier fires.

May we not learn from the awful spectacle of a war which has mobilized two-thirds of the world, representing twenty nations, that has already placed 5,000,000 of the finest youth of Europe in untimely graves and wounded 20,000,000 more, that now holds nearly 40,000,000 men under arms and has organized entire nations for fighting and the manufacture of munitions, the lessons that make for permanent peace in every line of human endeavor? Applied to industry there is need for more effective organization, closer cooperation, and a readier willingness to sacrifice anything for the common good of employer and employee. If by vesting more authority in the United States Bureau of Labor, and if by aiding nation-wide industrial education such ends be served, it is our duty at this time to give them utmost consideration.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AT the weekly meeting of the Joint Committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board of New York, held on Wednesday, February 13, one of the bills taken up was Senator Ottinger's bill, Int. 268. (Same as Assembly, Int. 335, Adler.) This bill in effect includes recommendations of the Commission appointed to investigate the surface railroad situation on the west side in the city of New York, and to put into effect a comprehensive scheme for the development of adequate freight terminal facilities for Greater New York. The committee was inclined to give approval to the general scheme, but was not prepared to approve the details of the bill and some phases of the machinery for putting the scheme into effect. It was recommended, therefore, that the Board of Governors appoint a special committee to go further into this matter and to report at the earliest possible moment. The committee took action on other bills as follows:

Senate Int. 309, Dowling (same as Assembly Int. 395, E. A. Smith). Adding new Section 227-a to Real Property Law, providing that when the lease of a building calls for heating by the landlord, the tenants may withhold part of the agreed rent in case of failure to provide such heat. In an action for rent, the court may determine the amount proper to be withheld by such tenant.

This bill is disapproved. It proposes that where a landlord has formally agreed to furnish heat and failed to do so the tenant may withhold "a part of the rent as agreed upon," and that when an action or proceeding is brought to recover rent or possession of the rented premises and the defense of the tenant is a breach of such agreement the court, in case it decides that the landlord failed to keep his agreement, may order that the tenant may withhold such part of the agreed rent as the court shall determine will compensate for the failure of the landlord to comply with his agreement to furnish heat. This bill is unnecessary, for the relief it provides is obtainable under existing law. Even in the case of a proceeding to dispossess the tenant, by a verified answer, may set up a counter claim for damages arising from any breach of the landlord's agreement. This is specifically provided by section 2244 of the Code of Civil Procedure. Apparently the only possible effect of the proposed measure would be to break down the requirement of the Code that new matter constituting a defense or a counter claim for breach of a covenant to supply heat must be made in a written answer, duly verified. This change of judicial procedure is undesirable and should be prevented if possible.

Assembly Int. 349, Orr. Adding new Section 2040 to Penal Law, requiring owners, lessees or agents of property equipped with heating apparatus to keep the same heated at an even temperature of at least 68 degrees Fahrenheit from 6 A. M. to midnight, from October 1 to May 1, when rented to a tenant. Violation is a misdemeanor punishable by a fine of \$200 or imprisonment for ten days.

This bill is disapproved. It seeks to add a new section to the Penal Code, providing that it shall be a misdemeanor for a landlord or for an owner of property to fail to use coal in his possession to furnish heat and hot water to his tenants during the months from October to April inclusive, "or who shall fail to purchase coal when the same is obtainable." It is perhaps enough to say of this measure that it is proposed by a socialistic Assemblyman. As a legislative proposition it is pure "bunk," and so wretchedly drawn that it would be unenforceable if enacted. Under it the owner of "cold water" flats would be required to furnish heat and hot water to his tenants.

Assembly Int. 350, Orr. To amend the Code of Civil Procedure, in relation to furnishing heat and hot water and removal of tenants during certain months.

This bill is disapproved. It proposes

to amend the Code of Civil Procedure by requiring that leased property equipped with heating apparatus shall be heated at an even temperature of at least 68 degrees F. between the hours of 6 a. m. and 12 midnight during the months of October to April inclusive. Failing in this the landlord is to be deprived of the right to dispossess and the tenant shall be entitled to deduct from the rent "the sum actually spent for gas, electricity or other fuel used to heat the apartment, together with the cost of any heating apparatus purchased by him for heating purposes." The proponent of this clumsily drawn proposition is a socialistic Assemblyman. As to the legal phases of his bill he would encumber the Code of Civil Procedure with substantive provisions that should be, if anywhere, in the Real Property Law. It has probably never occurred to him that there are thousands of buildings in this city the lessees or tenants of which have specifically covenanted to supply their own heat. Later on he may learn that the courts have repeatedly held that a landlord is not bound to supply heat to a tenant unless he has specifically agreed to do so. The measure should be opposed not only because of its defects of draftmanship, but because it is wrong in principle.

Assembly Int. 357, Karlin (same as Assembly Int. 438, Rosenberg). To amend the Labor Law in relation to requirements for existing buildings.

This bill is disapproved. It proposes that the Labor Law be amended as follows:

1. To require in existing factory buildings over one story in height the same exit facilities now required for such buildings over two stories in height. 2. To require that stairway enclosures in existing factory buildings over one story in height shall be safeguarded in the same manner as now required for such enclosures in buildings more than five stories in height. The changes proposed are unnecessary, and would impose serious burdens upon a very large number of property owners. The bill should be vigorously opposed.

Assembly Int. 358, Karlin. To amend the Labor Law in relation to the construction of factory buildings hereafter erected.

This bill is disapproved. It proposes that sub-division 2, section 79-a, of the Labor Law amended so as to require the installation of at least one fire wall dividing the lofts in every factory building more than six stories in height and more than 5,000 feet in area. The proposition is uncalled for, and would impose serious burdens upon a large number of property owners. It should be vigorously opposed.

Assembly Int. 402, Garfinkel. To amend the Labor Law in relation to manufacturing in tenement houses.

This bill is disapproved. It is identical with Assembly, Int. 1608 of 1917, introduced by Assemblyman Shiplacoff, and somewhat resembles two other bills—Senate, Int. 959, and Assembly, Int. 1293—of the same year. The two latter bills would have shut out certain articles now manufactured in tenements. Assemblyman Garfinkel's bill, like Assemblyman Shiplacoff's of last year, would prohibit all manufacturing in tenement houses. It is to be assumed that the only excuse for offering this measure is that it will serve either the moral or economic welfare of the workers to be affected by it. It requires little consideration, however, to prove that this is wholly at variance with the facts. The present labor law recognizes the necessity for permitting the work sought to be prohibited, and it permits it for a definite reason. It is permitted because it enables thousands of workers to earn their livelihood; as, for instance, married women, or to supplement the weekly income in the only way in which this can be done under the circum-

stances. It has been stated as a fact that large numbers of those who work at light manufacturing in tenements are skilled workers, who not only must earn money in this way, but who are necessary to the trades in which they are engaged. It is believed that many of the women so engaged would hesitate to assume the responsibilities of the married state unless they were assured of being able to contribute in this way to the family income. Manufacturing of this kind is therefore a necessary phase of our modern urban life. The bill is therefore disapproved on the ground that it is economically unsound, and it might also be very well disapproved upon moral grounds.

Queens a War Industry Center.

The Manufacturing and Industrial Committee of the Queens Chamber of Commerce, Ray Palmer Chairman, recently sent out a call to all the manufacturers in the Borough who wished to convert their plants, entirely or in part, for the manufacture of Government work. The result of the call was a large attendance at the meeting held January 31, in the Club Rooms of the Chamber of Commerce.

A committee of seven was appointed to work out a plan whereby the Chamber could cooperate with the Government and the local manufacturers so that war goods could be speedily produced. The meeting brought out the fact that there are many plants now ready to work for the Government, using their present equipment and organization, without any severe dislocation of production facilities. In speaking of the Borough as a war industry center, Queensborough, published by the Chamber of Commerce, said:

"Queens section has today at least seventy manufacturing plants supplying materials for the use of the United States Government in prosecuting the war. It is an industrial center of more than 1,100 manufacturers with all the advantages that accrue to a community that is a part of the Port of New York, with unequalled transportation facilities by land and for oversea shipment. The economic factors that have made it possible for these plants to handle Government work, apply as effectively to many other plants in Queens, whose equipment and organization are still intact, but whose normal output is falling off by reason of a lessened demand for their product, or because of freight embargoes on either raw materials or finished products.

"It is unquestionably more economical for the Government to utilize existing plants in an industrial center like Queens than to construct new factories. It obviates the loss of time and expense in the erection of new buildings, the building of new machinery, the assembling of an organization to handle all the intricacies of production and distribution, in obtaining capital, labor and material and the additional problems of transportation incidental to the creation of new plants."

Tracks on Central Park West.

Chairman Oscar S. Straus of the Public Service Commission has written to Mayor John F. Hylan, urging the Mayor to initiate new proceedings under Chapter No. 692 of the Laws of 1917 to cause a relocation of the street surface railroad tracks on Central Park West. These tracks are located to the east of the center of that thoroughfare, and the northbound track lies within a foot or two of the easterly curb. Many accidents have occurred to persons and vehicles, it has been testified, because the tracks are located as at present. For years residents of the upper West Side have been seeking to obtain a change in the location of these tracks.

BUILDING MANAGEMENT

THE EVOLUTION OF THE OFFICE BUILDING

By DAVID E. DALLAM*

THE modern skyscraper and the fire-proof commercial building have come to stay. The future skyscrapers may not be as high as those that have recently been erected, and the commercial buildings may probably be broadened, because the greater number of square feet on a single floor and under one management, the less the overhead charges in proportion to space and the greater the net return to the owner of the building, but this style of building has come to stay. The tenants of commercial buildings require as large an amount of space on a floor as the lot will allow, because with it the bosses have more of their employes under their direct eye, and require fewer superintendents.

Regarding office buildings, in which we are more particularly interested, under the present condition of affairs they do not pay the owner a fair return. There are several reasons for this, the principal one being the amount of service rendered in addition to space, the charge for which is included in the rent. The old-fashioned lease was for space only, and the tenant obtained his service outside of the landlord, and when the landlord commenced to furnish and include the charge for same in the rent, he really did not know what the service was to cost.

I remember when one of the first office buildings was erected the representative of the owner asked me:

"What charge in addition to rent shall I have to make for service, or what proportion of the rent do you think would cover service?"

I answered him:

"Cost cannot be calculated on a basis of percentage of the rent; the allowance should be made exactly for the cost of service to be rendered, because rooms of equal size would cost the same to maintain and clean, whether the rent was \$25 a month or \$50 a month, and no estimates of percentage could be calculated until the building was practically filled."

At present, competition with the old buildings keeps down the rate of rent, but as the old buildings disappear and competition lessens, rents of modern office buildings may be increased, but business prudence requires us to keep down the cost of administration.

A tenant with one clerk, who may want a small office, will put up with the inconveniences of old buildings for the sake of reduced rent, but the man who wants commercial space and employs a number of people for some light manufacturing business finds he cannot use an old building, because the help will not walk upstairs; they demand elevators; so the old stores on the main streets are becoming tenantless, because most of them have narrow fronts, that even if they are double buildings, they frequently have not room for a passenger elevator.

New buildings with greater space on each floor are in demand, and it is a poor economy now to build a first class building unless we have at least sixty feet front to give us sufficient room for elevators and stairways.

When I review my personal experience of more than fifty years in connection with real estate you would think I might be justified in prophesying something for the future, but I will not be so foolish, because I have noticed greater changes in the last ten years in the administration of business, than in the preceding forty, and we cannot tell what the next ten years will bring forth.

In my first connection with real estate in 1865, I found the majority of whole-

sale stores were a four or five-story building on a lot 20x150, with a small portion cut off for a back yard, in which there was a hydrant. A portion of the first floor was cut off by glass partitions, forming an office in which there was an egg stove to heat the office, and the balance of the building without any heat whatever.

A few of these old stores remain in Philadelphia. What chance would I have of renting such a store at the present time? Today everybody demands steam heat, modern plumbing and freight elevators to take the place of the old block and fall, and if they use the upstairs for anything but storage, they want a passenger elevator.

Era of Luxury Reached.

In those days only professional men had offices downtown, many of them in their residences, and where they were not in their residences, they were in old buildings around the courts, heated by a stove, with a charwoman to do what cleaning she felt disposed to do, which with the lawyers meant that they remained in dirt and dust.

The prosperous man, however, when he wanted a home, built a brownstone front, and installed what were called modern conveniences, and feeling how comfortable he was at home began to demand similar comforts in his office. And so the old stores and offices began to be abandoned, and the new methods of doing business were evolved from the old, until we have reached a style of luxury which is expensive to maintain and not very profitable to the owners of the property.

Though several office buildings were erected prior to the "Drexel Building," the latter was the best of its kind at the date it was built in Philadelphia. Its care and maintenance has been such, that with due respect to Mr. Johnstone of my own buildings, the Drexel Building has remained a standard, and though our buildings may be equally as well kept, I have yet to find one that has been better kept or maintained.

Following the Drexel Building, we found that as the appetite grew by what it was fed upon, the demand became greater than the supply, and the question now is only one of competition, because the demand still exists, and the best service for the lowest rents obtains the best tenants.

Change of Business Methods.

A greater demand now is being caused by manufacturers and manufacturers' agents, who want an office downtown apart from their factory, and the commercial man dealing in unopened packages finds it cheaper to maintain an office in a building, which is both cleanly and healthy, and keep his stock in a public warehouse, rather than have his office and warehouse together.

This change of business methods has been gradual but continuous, and the question for us to consider now is to accept the situation, and not only to ascertain how to make our building more attractive, but more especially to keep down the overhead charges so as to allow an adequate return on the capital invested, which up to the present time is far from satisfactory.

This brings me to the real question. All success comes from specialization, so we must specialize in our business, and by experiment, inquiry and consultation find how we can render good service, and reduce our cost without lessening the character of that service.

Our greatest expense is necessarily in labor and fuel. On the question of fuel, its character depends upon the draft we have to our furnaces, and whether we are compelled to use Lykens Valley coal, or allowed to use a low grade of buck-

wheat, or coal dust under blast, as one of my friends is now doing.

And again, what is the best and cheapest way of cleaning, whether we use hot or cold water for flushing toilets; or the character of our supplies, or whether vacuum cleaners are better than mechanical sweepers, or whether hand scrubbing is cheaper than mechanical scrubbing?

All these may be minor items, but they go to make up the cost, which today is absorbing more than one-third of the rents we receive.

As to labor, we have not yet been troubled much with labor unions. The employment we give our people is steady, and the majority of Americans are contented with a steady job for fair wages.

It is very easy to organize engineers' service, as machinery is maintained for twenty-four hours a day, and an eight-hour shift, I think, is most satisfactory, and with that class of labor I have not had much trouble.

With porters and women cleaners, under the direction of a good janitor, they can be so organized, that by giving each woman a certain amount of space, relatively the same class of cleaning and encouraging competition between women, so as to show the cleanest office, or even offer prizes for the best work, would be found most satisfactory.

But the element with which I have had more trouble, or from which I anticipate greater trouble, is with the elevator boys. The first organized labor affecting an office has been with the elevator boys in a middle west city.

Now elevator service is the very life of a building, and to control it is the most difficult problem. With a manager like myself, we can classify our buildings. We can have first class buildings of the office type with boys or men in uniform, and we can have second-class buildings with men in shirt sleeves, and acting both as freight and passenger elevator men and porters, and we pay them a higher price on account of the variety of their service. Should we have a shortage in one building, we can transfer men to other buildings, as I have frequently done, but we ought to maintain a uniform rate of wage for service rendered.

In the first office building I opened I paid seven dollars a week for elevator boys, and gave full satisfaction. Now we are paying as high as twelve dollars a week, and if that rate continues I will only employ men, as I think they are more steady and reliable than boys.

This increase in wages and increase in the cost of fuel has brought up the cost of administration of the buildings. You would not be surprised when I tell that eighteen years ago, the first year I managed the Witherspoon Building, the cost of service and maintenance was 29 cents per square foot of rentable space. This included the changes and alterations in the offices necessary in installing our first tenants, but the cost for the same work in the building for the year of 1915 was 53½ cents per square foot of rentable space.

Our rents have not increased in that proportion, and one of the chief subjects for discussion will be organization, and how to keep down expenses and devise means of rendering sufficient service at a still lower cost.

I do not think the limit of luxury demanded by tenants in office buildings has been reached. Some of the new buildings are providing a separate toilet apartment for every suite of rooms, giving extra space to clean without an extra commensurate return of rent, and in Philadelphia especially, where there are still so many old dwelling houses con-

(Continued on page 214.)

*An address delivered before the Building Owners' and Managers' Association of Philadelphia.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1917, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One)

Warehouse Capacity Must be Increased; Hon. Travis H. Whitney.....	195
Building Industries of New York Elects Officers and Directors.....	196
Board Holds Election.....	196
Viaduct Across Bronx Valley.....	196
Effect of War on Capital and Labor; Dan Clifford B. Connelley.....	197
Measures Affecting Real Estate.....	198
Queens a War Industry Center.....	198
The Evolution of the Office Building; David E. Dallam.....	199
Editorials.....	200
Query Department.....	201
Tax Rate for 1918 to be Higher.....	201
Hearing on Torrens Bill.....	201
Real Estate Review.....	202
Legal Notes Affecting Real Estate.....	203
Board of Appeals Resigns.....	204
Building Zone Consents.....	204
General Hospital for Elizabeth.....	212
Building for January.....	213
Hardware Convention.....	213
Building Material Market.....	211
Classified Buyers' Guide.....	222
Current Building Operations.....	211
Departmental Rulings.....	221
Leases.....	207
Personal and Trade Notes.....	214
Private Sales of the Week.....	204
Real Estate Notes.....	210
Statistical Table of the Week.....	210
Trade and Technical Society Events.....	221
Wholesale Material Market.....	212

NOTICE.

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

Which do you prefer—to buy Liberty Bonds and War Saving Stamps or to have the Government obtain the necessary funds to carry on this war by direct taxation? The people of this country must decide either to make gilt-edged investments in Federal paper or later to pay an equal, if not greater, amount in taxes, with no promise of a tangible return. Choose!

Recent requirements for properly housing the vast army of workers in war activities has focused the attention of some of the best professional talent in this country. Nationally prominent architects, builders, landscape engineers and housing experts have interested themselves in this problem. Their cooperation is not wholly a selfish desire to enlarge personal prestige and obtain substantial profits and commissions, but is the result of a willingness to render a patriotic service to the Government at a time when their abilities are urgently required. By a thorough coordination of the excellent ideas that are being presented through the efforts of these master minds, the labor forces of the United States are destined to be brought up to a higher plane of living than ever before. This result would surely justify the time and money that is being expended upon this problem.

The Coal Situation.

Revolutionary reforms in the handling of the coal supply of the city are not likely to result from the conclusions reached by the Fuel Administration or the Tenement House Department as the result of the experiences during the recent cold weather. Reeve Schley, Fuel Administrator, finds that the method of transportation from the New Jersey terminals to Manhattan by barges is probably more satisfactory than any of the suggestions so far offered for improving the service.

There is a constant shrinkage in the number of barges of about seven per cent. annually, which has not been made good owing to the difficulties of getting new boats built. There has been a dearth of powerful tugs owing to their conscription by the Government. New Jersey terminals are not all adequately fitted out with steam thawing plants and other contrivances for handling coal expeditiously in severe weather.

But if these ordinary facilities were in proper condition Mr. Schley believes the daily supply of coal for Manhattan would be assured, except for mine or railroad troubles back of the terminals; also ice jams in the river, for which there should be provided a powerful ice-breaker.

Even the distribution of coal to the poor through the coal cellars does not meet with condemnation, and no proposal of a reform in this direction is suggested. These small dealers, of which there are several thousand in the city, were found to be making only from one to two dollars a ton. During the extreme weather they handled only a ton or two a day. Naturally there were exceptional cases of extortion. But charity organization people and philanthropists in former years, who have studied the problem of eliminating the cellar dealers, and who had ample funds to finance any equitable plan, have been obliged to drop the matter, owing to the impossibility of finding any adequate method of distribution that did not involve expense that was prohibitive, unless put upon a distinctly charitable basis, which would have been resented by the consumers and unwise for many economical reasons.

The only suggestion for improvement in the service of coal, outside of building a bridge or tunnel, which meets with any favor, is the one of authorizing large private coal dealers to rent vacant land on which to store coal and allowing them to charge consumers a sum additional to the price fixed by the Fuel Administration, estimated at one dollar a ton, with which to cover the carrying cost. As a corollary of this plan, which has been put up to Mr. Garfield for decision, the local administrator favors the accumulation of a reserve supply by the city for its own use, following the suggestion recently made in the Record and Guide.

Nearly 6,000 complaints, due to the severity of the weather, were received by the Tenement Department during January, and Tenement House Commissioner Mann expects that the February record will be as great. He estimates that the damage to buildings for the two months will run into millions of dollars. As one result of the extraordinary number of complaints, there has been a thorough overhauling and cleaning up of the tenements.

From the experiences of this winter the Tenement House Department will push the matter of bringing water, gas, sewer and other service pipes up through the house in all new construction, instead of on the outside walls, as is the general practice at the present time. This projected improvement the master plumbers and architects are interested in forwarding.

One of the interesting developments of the season has been that the complaints about lack of heat came almost wholly from the tenants of the better class of steam-heated buildings. There were only three or four demands for assistance made upon the department by tenants of the "walk-ups." They carried their troubles to the Fuel Adminis-

trator or tucked them away in their own kit bags.

Owners and agents report that they had comparatively little trouble with tenants over the heat question. The law makes it incumbent on the tenant to pay his rent. If he refuses to pay, because he feels that the contract amount of heat has not been furnished, then the landlord can dispossess or sue. If he takes the first course the tenant has no recourse; he must get out. But the landlord is out of pocket while his house stands vacant. If the landlord sues for the rent and the tenant can prove damage occasioned by low temperature, then he can, and usually does, recover a part of the rent.

Both of these methods have been adopted during the trying cold days, with varying degrees of unpleasantness. Many landlords adjudicated the matter themselves by making voluntary reductions in rent.

It is interesting and gratifying to have the Fuel Administrator, the Tenement Department and landlords and agents generally testify to the almost universal acceptance on the part of the tenants of the fact that the circumstances were extraordinary, to acknowledge the willingness of everybody concerned to do everything possible to alleviate the distress and to make the best of a very bad business in the stoical and good-natured American way.

Recruits for Shipbuilding.

During the past week the Federal Shipping Board has conducted a nationwide campaign for the enrollment of an immense force of workmen in order that the shipbuilding program may be promptly and effectually carried out. An estimate of the requirements for this purpose calls for a minimum of 250,000 workmen, both skilled and unskilled, and undoubtedly a large number in addition will be needed as the construction of ships proceeds.

The major portion of these workmen will of necessity have to be recruited from the ranks of those at present in the employ of private interests. The building trades of the country are being called upon to furnish a large quota of the total. This is altogether natural, as the construction of vessels is in many points closely allied to the construction of buildings and for many phases of shipbuilding practically the same class of labor can be utilized to advantage.

The present recruiting drive calls for workmen from a large number of skilled trades. Those lines allied to the construction of buildings are especially prominent. The list includes asbestos workers, carpenters, boiler makers, plumbers and steam fitters, painters, structural iron workers, riveters, sheet metal workers, coppersmiths and other trades that are essentially a part of the structural life of the nation.

In addition to the skilled trades a large force of unskilled laborers will be required for the handling of materials and supplies. Thus, it is readily seen that a large percentage of both the skilled and unskilled labor required by the Shipping Board will have to come to the shipyards direct from the building field. Fortunately at the present time there is but a slight amount of activity in building construction work, otherwise considerable hardship to the structural interests might have resulted from taking thousands of trained men out of this field of endeavor. However, as the building trades have not been especially busy for some months, and the immediate future is in many respects clouded with doubt and uncertainty, the shipbuilding requirements will provide lucrative employment for a large number of men that might have remained in idleness for a long time or have been forced to take work outside of their regular trades.

Every possible facility should be placed at the disposal of the Shipping Board for assistance in its effort to man the shipyards with workmen of high calibre. The assembly of this large body of workmen will entail distinct hardships in certain instances; some industrial staffs will be depleted, if not

altogether disrupted. However, the times are critical and the necessity urgent, so sacrifices on the part of present employers of the type of men required for the building of ships must be made cheerfully and without hesitancy. The manner in which the men are released for this important work will be the measure of individual or corporate patriotism.

The Federal Shipping Board is accomplishing a work of vast importance to the defense of the United States, and the men who have or will enroll for labor in the shipyards are undertaking a patriotic service that will be the equal of that performed in the trenches in France. The number of men that we, as a nation, will be in a position to send and maintain in Europe will depend almost wholly upon the volume of tonnage that we are able to produce within the next few months. This is required for the transportation of men and supplies.

Sprinklered Buildings.

Editor of the RECORD AND GUIDE:

The coal shortage has revealed the reliance on automatic water sprinkler systems for fire control. The effective maintenance of these systems has been impaired by freezing in hundreds of buildings in New York lacking fuel. Because of the temporary loss of this protection a conflagration becomes an imminent possibility; the peril appalls the fire underwriters, and because of it the fuel administrator allows use of coal to prevent freezing of sprinkler systems. All of these facts have been reported by the news press.

And from these reports the idea has gained currency that the impairment of sprinkler protection by freezing has been due to inherent defects in sprinkler systems. Nothing could be farther from the truth. The impairment has been because the water in the "wet pipe" sprinkler systems, required by the fire underwriters in heated buildings, has been allowed to freeze and more or less cripple the systems, or else the water has been shut off and the pipes drained to prevent freezing where heat could not be maintained because of lack of coal.

In unheated buildings where water is liable to freeze sprinkler systems are installed "dry pipe," i. e., instead of water the piping contains air under pressure, which holds shut an automatic water control valve. This valve opens and admits water into the pipes when the pressure is weakened by the escape of air through sprinklers opened by fire.

Scores of sprinkler systems are being restored in New York by making them over temporarily into "dry pipe" systems. And an interesting fact to contemplate is that in Canada sprinkler systems have been much better maintained than down here. Up there they are much better acquainted with Jack Frost, and the sprinkler system farthest north has been on the job, while the one farthest south has been allowed to get cold feet.

IRA G. HOAGLAND.

Coal Situation.

Editor of the RECORD AND GUIDE:

The coal situation could, in my opinion, be summed up as follows: (1) that not enough is being done to make good the loss of labor at the mines, drafted for war or won away by higher wages offered for other work, (2) that coal movement is still being interfered with by the irresponsible use of priority orders by Government employees who too often mistake the petty part they were meant to perform for the main machine, and (3) that there is a lame lack of co-ordination between the gentlemen in charge of the several steps which must be taken to get coal from the mines into our coal bins.

Much could be accomplished by the appointment of coordinators who should be men mustered from and accustomed to getting teamwork in large organizations, to get the men charged with the various parts of the work, to bend their

excellent efforts together, instead of each for himself, as at present.

Dr. Garfield's order of January 16 is not surefooted as a mounting corrective measure. It leans towards letting nonessential industries eliminate themselves by the painful process of lowering the effort and product of every plant and person engaged in industry, and then proceeds to make priorities, exceptions or exemptions for a selected few, leaving the others, essential and non-essential alike, to fight for the coal that is left. If the supply of fuel and labor cannot be increased, the way to get them for essential industries is to shut down the clearly nonessential industries and go as much further as is necessary to release the labor, fuel and other materials needed to build efficient armies and to push the essential industries and farming full tilt, plus, until the war is won. A. W. WARNER.

Hell Gate Development.

Editor of the RECORD AND GUIDE:

It seems too bad that there should be any difference of opinion relative to the necessity of deepening Hell Gate and the East River to forty feet. Congress passed a law last year which permitted the deepening of this waterway to forty feet so that warships might pass from the navy yard to the ocean without having to go through New York Harbor.

This is the time to do things thoroughly and completely. The difference between forty and thirty-five feet is material. In one case the large naval vessels can use the East River, while, were the latter pursued, only one means of egress and ingress would be afforded the vessels.

The Record and Guide took the stand when the matter first came up that no half-way measures should be adopted. The Merchants' Association has been active in the movement; so have the Bronx Board of Trade and other organizations. Dock Commissioner Murray Hulbert was instrumental in having the forty-foot law passed, and he made a strong protest against the thirty-five foot amendment.

It is to be hoped that common sense will prevail and that the extra five feet will be excavated so that the navy may have the full benefit of an improvement which has been many years coming, but, when completed, should add millions of dollars to the commerce of the Port of New York.

A. L. K.

Hearing on Torrens Bill.

The registers of New York, Kings and Bronx Counties, and the county clerks of Queens and Richmond Counties acting as registers, have completed the bill amending the Torrens Land Title Registration Law, and will introduce it in the Legislature this week. They will ask for a joint hearing of the Committee on General Laws in the Assembly and the Judiciary Committee in the Senate, and will invite the bar association, taxpayers' associations and the real estate organizations of the Greater City of New York to participate in the hearing. In speaking of the bill Register Edward Polak of Bronx County said:

"The amendments have been carefully considered, especially as regards their constitutionality, and if they are passed it will simplify the court procedure, lower the initial cost of an examination, expedite the time to examine a title, establish a permanent assurance fund, and make real estate a liquid asset so that owners of real estate can borrow or sell, and upon short notice have the title examined through the register's office; all titles to be examined by an official examiner of the register's office, and the fees therefor to be deposited to the credit of the county so as to reduce taxation.

"The registers will take the matter up with the city administration, and will ask that the Board of Estimate, representing the city of New York, approve of this measure, as it will mean the lowering of the tax rate."

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. 303.—Can you possibly enlighten me what was the eventual outcome of the bill introduced by Senator Gilchrist and signed some time ago by Governor Charles S. Whitman, authorizing the Sinking Fund Commissioners of New York City to adjust and settle all disputes between the City and individuals or corporations as to questions of Title, Taxes and Assessments affecting the land at Coney Island, between West Twenty-third and West Twenty-seventh streets, north of Mermaid avenue? I am a subscriber to your valuable paper and realize the value of the answers given through the medium of your Query Department.

Answer No. 303.—Senator Gilchrist's Bill, Int. 1352, became chapter 500 of the laws of 1916. A number of settlements have been made under the act; for example, the minutes of the meeting of the Commissioners of the Sinking Fund, held November 8, 1917, showed authorization for settlement with the Lafayette Trust Company.

1918 Tax Rate to Be Higher.

A statement of the financial condition of the city was sent to the Board of Aldermen this week by Mayor Hylan. The statement was made in conformity with the Charter. The city's gross funded debt as of December 31, 1917, was \$1,469,448,477.26, exclusive of liabilities for land acquired and contracts entered into, amounting to \$61,514,872.06. The net funded debt is \$1,020,671,102.25. There are self-extinguishing bonds which, when deducted from the city debt, bring the indebtedness of the city "within the debt limit" to \$775,184,744.04. The city can incur indebtedness to ten per cent. of the city's assessed valuation, or \$825,454,900. The debt-incurring power on January 1 was \$50,270,155.96.

"The Mitchel administration," said Mayor Hylan, "made many commitments and obligations, and during 1918 there will be an estimated remainder of \$10,861,338.59. It is certain that the 1918 tax rate will be much higher, because of the gross extravagances of the past."

Income Tax.

Daniel C. Roper has published the following statement, extending the time for filing income tax returns to April 1. Secretary McAdoo has approved the ruling. The statement follows:

"Because of unavoidable delay in the preparation of forms and regulations for the war excess-profits tax, and hence in the preparation of the related forms and regulations for returns for the income and war-income taxes, and in order to afford taxpayers a necessary period for the preparation of returns after receiving the forms and regulations, the time for filing returns due after October 16, 1917, and on or before March 1, 1918, pursuant to the act of September 8, 1916, and the act of October 3, 1917, for income, war-income and war excess-profits taxes, whether they are to be made on the basis of the calendar year or of a fiscal year ended during the year 1917, is hereby extended to April 1, 1918. So far as this extension applies to the returns of corporations to be made on the basis of a fiscal year other than the calendar year it amends the provisions of T. D. 2561, as amended by T. D. 2615 and 2633."

FINANCE

Apartment and Business Properties

**LOANS AND CREDITS
BASED ON LEASES
AND LEASEHOLDS**

**NEW YORK INCOME
CORPORATION**

Bank of Commerce Bldg.
31 Nassau St., New York
Telephone, 4705 Cortlandt

A WAR-TIME NECESSITY

Rat-proofing your apartment house not only prevents loss of money from rat-damage, but prevents the waste of food and helps conserve the nation's supply.

"Ask Those Who Know!"

ORIENTAL
VERMIN EXTERMINATING CO.
198 BROADWAY, N.Y. PHONE CORTLANDT 730

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

74 Wall Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

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

Member of Board of Brokers

A. M. CUDNER REAL ESTATE CO.

Real Estate Brokers and Managers
Chelsea Section Specialists

254 WEST 23rd ST. TEL. 1276 CHELSEA

HARRY B. CUTNER REAL ESTATE 1181 BROADWAY

Southwest Corner Twenty-eighth Street
Telephone—Farragut 4585

GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE
Management of Estates a Specialty

148 WEST 57th STREET
Near Carnegie Hall Telephone 6095 Circle
260 LENOX AVENUE
N. E. Cor. 123rd Street Telephone 6500 Harlem

Torrens Land Co.

Mortgage Loans on properties registered under the
Torrens Land Title Registration Law. Defective and
clouded titles a specialty.

GILBERT RAY HAWES, Counsel,
Tel. 2699 Worth 277 BROADWAY, Room 1506

REAL ESTATE NEWS OF THE WEEK

Many Important Developments Despite
the Fact That Week Had Two Holidays

DESPITE the fact that the present week contained two holidays a number of interesting things transpired which are of the utmost importance to real estate.

Last Wednesday Mayor Hylan requested and received resignations of the members of the Board of Appeals, which has final decision upon questions of building construction under the Zone Law. Mayor Hylan, before he left for Washington, stated that the board would be continued, though with a different personnel. The Mayor is on his way to Florida, where he will spend a two weeks' vacation, but will stop off at Washington to urge President Wilson to approve of a forty-foot channel through Hell Gate instead of the thirty-five-foot channel planned by the army engineer. In addition to the Mayor, representatives from the Chamber of Commerce, the Merchants' Association, New York Board of Trade and Transportation, Maritime Exchange, Produce Exchange, Harlem Board of Commerce, Bronx Board of Trade and the Queens Chamber of Commerce constituted the delegation.

The Real Estate Board of New York is in favor of the Boylan Bill, which proposes to limit the tax rate to 17.5 mills on real estate. Laurence McGuire stated that the taxes for the present year will amount to at least one-third of the average gross income, which would impose an unbearable burden on the owner. The city tax roll aggregates about \$8,250,000,000, about three-fourths of which represents assessment against the land and one-quarter against the improvement.

There is still a considerable amount of controversy on the question of tenants paying rent in apartments where heat has not been furnished. In Brooklyn a real estate firm has begun an action to evict seventy-nine tenants. The suit came to file last Monday, and the court decided that the owner was to pay for the oil, gas, fuel and laundry bills as the result of the failure to heat the apartment. The question is an old one, and has been decided many times by the court, but up to the present time the new coal clause in leases has not been tested, and owners of apartment houses are interested in the coming decision.

The proposed interchange of transfers between the Lexington avenue surface cars and the Staten Island Municipal ferry-boats has been favorably reported to Murray Hulbert, Dock Commissioner, by Percival G. Ullman, Jr. In his report Mr. Ullman said in part:

"I have made an investigation of the conditions governing the present system of transfers now in operation between the municipal ferry and the Manhattan surface lines in order to assure myself that the present transfer system was a success. In connection therewith I have been assured by competent authority that the present transfer system is a success for the public, the surface lines and the city. In passing let me call your attention to the fact that when this particular question is finally disposed of the people of Staten Island will naturally desire additional transfer extensions to other surface lines and the elevated and subway systems, therefore I suggest that you anticipate their future requests and at this time develop the whole proposition of transfers in order to include the lines mentioned."

The sale of boxes for the benefit to be extended to the Naval Relief Society and the War Camp Community by the Real Estate Board, at the Hippodrome on March 3, was held in the Board rooms last Thursday afternoon. Joseph P. Day was the auctioneer, and Laurence McGuire, president of the Board, read the terms of sale. The auction netted \$3,500. The choice of boxes was taken by Robert E. Dowling, president of the City Investing Company, who paid \$100 for the privilege. Mr. Day bought the

second box, and the third went to Mr. McGuire. Other boxes, which brought from \$25 to \$100, were bought by George R. Read & Company, Douglas Robinson, Charles S. Brown Company, Charles Griffith Moses, Stephen T. Tyng, Jr., Franklin Pettit, Alwyn Ball, Walter Stabler, Cross & Brown, Charles F. Noyes, Mark Rafalsky, Clark T. Chambers, Albert B. Ashforth, Douglas L. Elliman and Francis S. Bangs. Next week another auction sale of tickets will be held.

Interesting among the happenings of the week were offers received for two of the realty holdings of Clarence Payne. One of the properties, the Sonoma, at the northeast corner of Broadway and 55th street, was to have been sold in foreclosure proceedings by Joseph P. Day, but the receivers, Henry Brady and Robert C. Knapp, received an offer from a private source, and at their request Judge Mayer granted the stay for two weeks so that time might be given to pass upon the merits of the bid, which was for the capital stock of the Derwent Realty Company, which was Mr. Payne's company, holding title to the property. This stock, together with notes issued by Mr. Payne, are held by the Central Trust Company as collateral for a loan of \$40,000.

The other property is the Brixford apartment house, at 138 to 144 West 79th street. An offer of \$385,000 was made for the property by I. Randolph Jacobs, president of the Directors' Realty Company. One of the stipulations of the deal was the release by Mrs. Payne of her dower right to the property, but this has been straightened out by the payment to her of \$6,500.

There has been a decided uplift in the inquiry for private dwellings of the better class, especially east of Central Park. Several sales have actually been closed during the past week, and a number of interesting deals are pending. Considering the upset condition of the country at large and the uncertainty as to how the new administration will adjust itself, real estate is doing as well as could be expected.

West End Association.

The activities of the West End Association for the best interests of the West Side and the city at large have attracted attention, and have made it more than a purely neighborhood organization. As a consequence its membership is steadily increasing, and the roll of more than 600 includes many men who are prominent in various walks of life in the city. No public hearing on any matter of special importance to residents of the West Side finds this organization unrepresented. It meets in the Hotel Ansonia.

Some idea of its work may be gained from the appointment of general committees, the chairmen including: Advisory Council, Walter Stabler; Acid Fumes, Franklin P. Duryea; City Executive and Finance Departments, William Willis Merrill; Board of Estimate and Public Service Commission, William H. Douglas; Board of Aldermen, Borough President and Sinking Fund Commission, William A. Moore; City Departments, Otto Von Schrenk; Budget and Taxation, I. Barton Case; Law and Legislation, James R. Deering.

Shuttle Service.

At the suggestion of the Public Service Commission the Interborough Rapid Transit Company will operate shuttle trains south to Freeman street and pick up passengers for the White Plains road line at 174th street instead of the 177th street station as heretofore. This suggestion was made by the Commission because the 177th street station is an exposed station, with a waiting room under the tracks; whereas at 174th street there is opportunity for shelter for waiting passengers at the train level.

LEGAL NOTES AFFECTING REALTY

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

THE Second Department of the Appellate Division of the New York Supreme Court has just decided, in the case of *People ex rel. Kings County Bar Association v. Title Guaranty & Trust Company*, that the drawing of bills of sale of personal property and chattel mortgages, with the advice necessarily attending the preparation of such instruments, constitutes legal services, and is included in the term "practicing law." It holds that a corporation rendering such services violates section 280 of the Penal Law, and it is not excluded from the operation of that statute because it has chartered power to examine and insure titles to real property. The court quoted from *Matter of Co-operative Law Co.*, 198 N. Y. 481, as follows: "The relation of attorney and client is that of master and servant in a limited and dignified sense, and it involves the highest trust and confidence. It cannot be delegated without consent, and it cannot exist between an attorney employed by a corporation to practice law for it and a client of the corporation, for he would be subject to the direction of the corporation and not to the direction of the client." The Appellate Division opinion continues: "The vice is that the employee of the corporation, serving it for pay, owes his duty to the corporation. As he cannot serve two masters, so he cannot serve both the client and his corporation employer. This reason applies not only to services of attorney and counsel in the matter of litigation, but to those other services which are usually performed by lawyers which involve professional trust and confidence, knowledge of the law and skill, born of experience, in its application. The practice of the law, as the term is now commonly used, embraces much more than the conduct of litigation. The greater, more responsible and delicate part of a lawyer's work is in other directions. Drawing instruments creating trusts, formulating contracts, drawing wills and negotiations all require legal knowledge and power of adaptation of the highest order."

United States Justice Putnam, in a dissenting opinion, said in part: "I cannot find in the provision of the Penal Law under which this prosecution is taken the intention to forbid the drawing up of the evidence of every-day transactions, such as the buying and pledging of chattels, or even of sales of land (which should be equally simple and easy), or the ordinary papers which, especially in the country, are well prepared by justices of the peace, local conveyancers, or men of good business experience, whom no one has regarded as assuming to practice law. Banks, insurance companies, and other business corporations habitually prepare notes, bills of exchange, pledges of stock and like instruments. Their notaries extend marine protests, on which follow instruments like bottomry bonds and agreements to contribute in general average. In like manner the acts of making out deeds, mortgages and conveyances of land with searches are done by, and have long been done by, men not admitted to the bar. . . . I agree that the Legislature may curb corporate powers, but until it says so plainly we should not find the drawing of these papers by appellants' clerks as prohibited. Writing out forms for the sale or mortgage of chattels has never been held practicing law, nor is it one of the exclusive functions of members of the bar."

Street Extensions.

The New York Appellate Division holds, in *re Blondell Ave.*, 167 N. Y. Supp. 89, that the owner of two adjoining parcels of land, one of which was assessed, while award was made for damages to the other, in proceedings to acquire lands for opening and extending street, cannot, on appeal from con-

firmation of report of commissioner of assessments, have review of the award for damages, not having appealed from the order confirming the award by the commissioners of estimate, and it gives no power to review it that appellant has agreed that the award may be reduced.

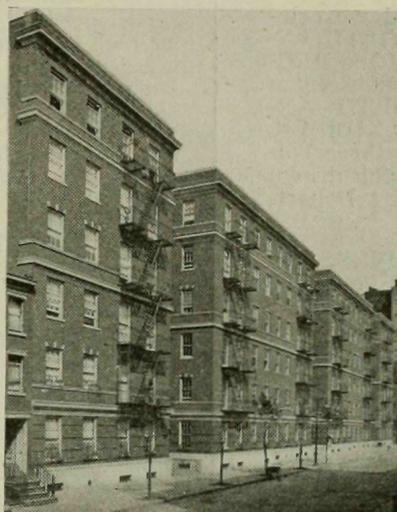
Renewal with Condition.

Plaintiff rented his property for one year by lease, under which defendant was to be allowed the rental of the months of February, March and April for making certain repairs at her own expense. Before the expiration of the lease plaintiff wrote defendant that he would extend the lease, defendant to "make all necessary repairs during the term at your own expense." He later

wrote, not having heard from her, he assumed she was going to remain under the new lease with the understanding that all repairs, etc., were to be made at her expense. The New York Appellate Division holds, in a suit to recover rent for the months mentioned in the original lease, defendant having held over, there was an acceptance of plaintiff's proposition and a renewal of the lease on the terms that the repairs were to be made at defendant's expense.—*Farrell v. Woodward*, 167 N. Y. Supp. 605.

Foreclosure of Mortgage.

Where a mortgage provided that the mortgagee could elect to declare the whole amount due on default in payment of interest the mortgagor will be relieved of such a default in an action to foreclose where the mortgage was assigned without notice, and the mortgagor was able and willing to pay, and attempted to pay.—*Strange v. Rosenberg*, 167 N. Y. Supp. 838.



115-137 West 16th Street Co., Inc., Owners
G. H. & H. Boehm, Architects

United Service Chosen

For These \$300,000 Up-to-date Apartments

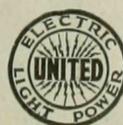
Erected by the George A. Fuller Company, with Reis and O'Donovan as Electrical Contractors, these apartments accommodate 132 families, who enjoy all the benefits of United Service.

In the group, a total of 1700 lamps were installed, together with 63 horse-power for motors.

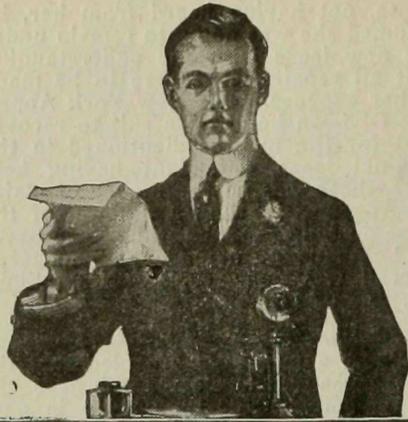
By specifying United Service, architect and owner can assure 100% electrical comfort and convenience to the tenant who today expects the best.

THE UNITED ELECTRIC LIGHT AND POWER COMPANY

General Offices:
130 East 15th Street
Stuyvesant 4980



Branch Offices:
89th Street at B'way
B'way at 146th St.



Our Fiftieth Anniversary

On March 23rd we celebrate the FIFTIETH ANNIVERSARY of the RECORD AND GUIDE by a special FIFTIETH ANNIVERSARY NUMBER, with cover in three colors from a sketch drawn in our own Art Department.

Our ANNIVERSARY NUMBER will be a history of a paper that has occupied its chosen field as an acknowledged leader for fifty years. It will also be a history of real estate and building conditions in New York City from 1868 to 1918, illustrated by comparative photographs.

This ANNIVERSARY NUMBER can pull a strong oar for you if you will utilize its power and influence. The class of readers reached are those who pay more than TWICE as much for subscription to this paper as they do for any other trade paper published in this section. It will be read not for RELAXATION, but for BUSINESS INFORMATION and BUSINESS BETTERMENT.

"A HUMAN DOCUMENT" is the term applied to the prospectus of this issue, which will be sent upon request. It will tell the story of this vast undertaking at a glance.

Consider it not only a privilege but a direct business advantage to be represented in this issue.

Circulation 10,000 copies. Write for rates and full particulars.

The Advertising Man

Board of Appeals Resigns.

The action of Mayor Hylan in asking for the resignations of all the members of the Board of Standards and Appeals caused a flood of rumors to sweep over the real estate field. At once many people jumped to conclusions, which were at variance with the facts. The truth of the matter is that the Board is to be continued only with a different personnel.

Mayor Hylan said last Thursday, before he went to Washington, that the retiring members of the Board were hold-overs from the Mitchel administration, and he proposed to appoint others in their places. Rudolph P. Miller, the chairman of the Board, when sending in his resignation, stated that he would be glad to be of such assistance to his successor as laid in his power.

The Board of Standards and Appeals is an important body, for it passes upon thousands of individual cases each year and requires men of skill, experience and honesty. There are plenty of opportunities for graft, but since its formation there has never been a word spoken that could reflect upon the honesty and integrity of those connected with that body.

There will be considerable difficulty experienced in finding another set of men who are as familiar with the building situation as those who are now leaving office. It must be taken into consideration that Mr. Miller's position was the only one which really was remunerative, his salary being \$7,500 a year. The other members of the Board received \$10 for every meeting which they attended. In many cases it was a matter of a labor of love, for the recompense was not sufficient to interest them. It was more civic pride than anything else.

The members of the retiring Board, in addition to Mr. Miller, included: Howard C. Baird, 80 Washington Square East, Manhattan; Alfred J. Boulton, 58 Quincy street, Brooklyn; William Crawford, 205 West 89th street, Manhattan; Lansing C. Holden, 888 West End avenue, Manhattan; Alfred R. Kirkus, 1410 Beverly Road, Brooklyn, and John Kenlon, Fire Chief, ex-officio.

Laurence McGuire said yesterday, "The Board of Standards and Appeals is an important branch of the Mayor's Department. He asked for resignations from those appointed during the present administration. He was well within his rights and it would be natural for him to desire his own appointees to officiate during his regime. Whether it was compulsory for all of the members to resign is another matter. The main point now is, who will be appointed to fill the vacancies?"

Mark Rafalsky said: "The Board of Standards and Appeals should be continued because it performs functions which are necessary at the present time. I only hope that the new board to be appointed by Mayor Hylan will be active and continue the good work already started."

E. A. Treadwell: "The appointing of a new board is merely in line with some of the other activities of the Mayor; undoubtedly other changes will be made upon his return from the South, and we are hoping for the best."

R. D. Kohn: "I was suprised. The architects and builders should insist that no changes be made unless they mean an improvement. The board is accomplishing a highly technical work and the best men obtainable should be selected and retained. No modification of the Zoning Resolution must be permitted."

Emer Roth: "Just what was expected as a matter of politics."

L. A. Goldstone: "The Mayor acted within his power and it is only to be hoped that the new appointees will be of as high caliber as the Board that has just resigned. The function of the Board is an important part of the city administration. If there is any attempt to change or modify the Zoning Resolution, it will be a matter that should greatly concern the real estate interests of the city."

Building Zone Consents.

As a general guide to appellants who seek permission under the provisions of Paragraph 6, as added to Section 7 of the Building Zone Resolution, September 21, 1917, by the Board of Estimate, to erect garages in residence or business districts, the Board of Appeals, in a resolution adopted January 29, 1918, has indicated what frontage would ordinarily be deemed to be affected, subject to such modification in individual cases as may appear to be fair and proper. Where the practice with respect to consents established by the resolution does not seem to apply an application may be made to the Board of Appeals for a ruling in that particular case. Such application must be made sufficiently in advance to allow securing and submitting the consent at least a week before the public hearing. The resolution of the Board also prescribes the substance of the consents that must be obtained, the time of filing and the diagrams to be submitted in connection with such consents. The Building Zone Resolution itself requires such consents to be duly acknowledged.

Auction Sale Postponed.

There was scheduled for sale last Wednesday at the stand of Joseph P. Day the Sonoma apartment house, an eleven-story structure, at the northeast corner of Broadway and 55th street, owned by Clarence Payne, but a stay was obtained from Judge Mayer, to permit the receivers, Henry Brady and Robert C. Knapp, to pass on a bid received from a private capitalist. The foreclosure was instituted as the result of a suit brought by Max Lowenthal, who is understood to be representing Jacob Axelrod, who sold the house to Mr. Payne last May. It was to secure a third mortgage, amounting to \$37,000 and interest.

Downtown Being Cleaned Up.

The Downtown League, formed for the purpose of "cleaning up" the lower part of the city, has enlisted the services of property owners, mercantile, financial and shipping firms south of Duane street, from Hudson river to East river in its campaign for better street conditions, traffic regulations and general improvement.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22 as against 21 last week and 34 a year ago.

The number of sales south of 59th street was 7 as compared with 7 last week and 15 a year ago.

The sales north of 59th street aggregated 15 as compared with 14 last week and 19 a year ago.

From the Bronx 5 sales at private contract were reported as against 10 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 210 of this issue.

Deal Pending for the Brixford.

Negotiations are pending for the sale by Robert C. Knapp and Henry Brady receivers of the holdings of Clarence Payne, of the twelve-story apartment house, known as the Brixford, at 138 and 144 West 79th street, located between Columbus and Amsterdam avenue measuring 78x100. Mrs. Payne has agreed to accept \$6,500 for her interest in the property. I. Randolph Jacobs the prospective buyer who has made an offer of \$385,000. The building was erected in 1915 by Edwin S. Brickner.

Demand for Dwellings.

Pease & Elliman sold for Mrs. J. V. Alexander the five-story American basement, 116 East 65th street, on a 20x100.5, to a client for occupancy. It is interesting to note that the adjoining house, at 114, was sold some years ago by these same brokers at \$82,500. The present sale is at a considerable concession from this figure, although the

house is a similar one, showing the present advantages of buying private houses. This house is one of a row of houses erected about fifteen years ago on property formerly belonging to the Beekman Estate, and is carefully restricted so as to prevent any extension of the objectionable improvements in the neighborhood. The house is at present occupied by Emil Pfizer, under a lease which expires this spring. Since December 15, Pease & Elliman have reported sales of dwellings in the section east and south of Central Park aggregating about \$1,200,000.

West End Avenue Sale.

Samuel Borchardt, one of the largest investors in west side apartment properties and a builder of houses of this character, has added to his large holdings the thirteen-story apartment house on a plot 102x150, at 525 West End avenue, northwest corner of 85th street, valued at \$1,250,000. F. A. Wyckoff of the F. R. Wood-W. H. Dolson Company negotiated the sale for the West End-85th Street Company, Harry S. Alexander, vice-president. Henry S. Mansfield represented the purchaser. The building was erected about four years ago and yields a yearly rental of \$140,000. The apartments are in suites of from six to ten rooms, and some tenants occupy entire floors on which there are fourteen rooms. The building has a modulated control vacuum heating system, refrigerating plant and many features that make it one of the best buildings of its type in the city. Mr. Borchardt paid cash over the mortgage. His realty holdings include many fine apartment buildings, among them the northeast corners of West End avenue and 97th and 98th streets, the northeast corner of West End avenue and 101st street, 78th street and Park avenue, and the twelve-story building which he started within the past year at the northeast corner of Park avenue and 75th street.

Park Avenue Sale.

Albert B. Ashforth, Inc., sold for Sarah Steward Collier, wife of Robert J. Collier, 752 Park avenue, 74 feet north of 71st street. It is a five-story American basement limestone front private residence, 28.2x86 feet. The property was built from plans by Trowbridge & Livingston for the occupancy of Douglas Robinson and sold to Mrs. Collier about ten years ago. On the same block are the residences of George S. Brewster, Theodore Douglas Robinson, Henry de Coppet and Gordon Knox Bell. The property has been held at \$300,000.

Pending Sale Reported.

Through the incorporation of a new company at Albany last Monday, known as the 119-125 West Twelfth Street Company, capitalized at \$30,000, there was a report current in the real estate field that the property at 119 to 125 West 12th street, between Sixth and Seventh avenues, was to be transferred. The title to the property stands in the name of Lustgarten Company, of which William Lustgarten is the head. It occupied the site of the First Reformed Presbyterian Church, which was purchased by Mr. Lustgarten in August, 1917. The plot measures 74.5x103.3 feet. The building was erected from plans by J. C. Schaeffler at a cost of about \$75,000. The directors of the new company are M. Marcho, William M. Hyman and O. G. Bertelmen.

Apartments in Harlem Sold.

Jules Realty Company, Fisher and Irving Lewine, resold the two six-story apartment houses at 572 and 574 Lenox avenue, southeast corner of 139th street, and the adjoining similar house at 66 West 139th street to S. Schenitzer, the present lessee. The properties were held at \$125,000. The corner property measures 50 x 85 feet, and the inside parcel 40 x 100 feet. William S. Baker was the broker. The sellers acquired the property last January from the Depositors' Assets Corporation, which was liquidating the affairs of the A. L. Kass bank.

Special Rates

The real estate you are buying or lending on has doubtless been insured before. Bringing title insurance up to date and present value is reinsurance—for which our charge is much below our regular schedule.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn

383 E. 149th St., New York
1354 Broadway, Brooklyn
367 Fulton St., Jamaica, N. Y.
160 Main St., White Plains, N. Y.

Daniel Birdsall & Co., Inc.

REAL ESTATE AND INSURANCE

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

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

Established 1860

Real Estate Brokers

JOHN ARMSTRONG

Real Estate Agent and Broker
Tel. 211 Harlem 1984 Third Ave., Cor. 109th St.

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

JOHN J. BOYLAN

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

WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser
3428 THIRD AVENUE, bet. 166th and 167th Sts.

ELIAS A. COHEN

Real Estate Operator
206 BROADWAY, Corner Fulton Street
Telephone, 5005-5006 Cortlandt

We Can Make Your Flats and Tenements Pay

O. D. & H. V. DIKE

Real Estate
Specialists

In the Management of IMPROVED REAL ESTATE

Candler Building
220 West 42d Street

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

J. ARTHUR FISCHER

Real Estate and Mortgages

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

BRYAN L. KENNELLY, Inc.

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

HENRY HOF

REAL ESTATE AND INSURANCE
BROKER AND APPRAISER

567 THIRD AVENUE Phone:
Above 37th St. Murray Hill 5994

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Tel. 980 Cortlandt 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

37 LIBERTY ST. Tel. 6130 John

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72D STREET

GEORGE V. McNALLY

ALFRED J. ROONEY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone Murray Hill 8154-8155

Philip A. Payton, Jr., Co.

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents

Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

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

HENRY C. B. STEIN

Incorporated

Real Estate Agent and Broker

102 FIRST STREET

Tel. 1930 Orchard Near First Avenue

Entire charge taken of property.

28 years' experience.

Tel. 36 Wmsbridge ULLMAN Burke St. Sub. Station

Real Estate in All Branches

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

Garage in Gramercy Park Section.

Douglas Robinson, Charles S. Brown Company, sold to Joseph L. Buttenweiser, 223 to 227 East 20th street, old stables, from Eugene Ashley. The property was valued at \$38,000. Mr. Buttenweiser recently bought at the auction sale of the Hamilton Fish Estate the adjoining stables, 90 x 92 feet. The combined properties measure 140 x 92 feet, and will be improved with a garage.

Trade in Harlem.

The Newat Realty Company, Abraham Nevins and Philip Wattenberg, sold 43 West 127th street, a 3-story and basement dwelling, on lot 18.9x99.1, to the Courtney Development Company, which gave in exchange the plot, 100x100, with frame houses, in the south side of 134th street, 85 feet east of Madison avenue. The latter site will be reimproved with a garage.

Sale at Westbury.

D. Stewart Iglehart, vice-president of William R. Grace & Company, purchased for his country home the Robert Stevens estate at Westbury, L. I. The property comprises twenty-five acres, fronting on the north side of the Jericho Turnpike, east of and adjoining the Robert Bacon place, and includes a large frame residence and outbuildings, which Mr. Iglehart will remodel. The Stevens property was valued at \$125,000.

WANTS AND OFFERS

DO YOU WANT A competent man familiar with all Building, Fire Prevention and Tenement House Laws? One who is accustomed to dealing with city departments; knows the Actual Cost of Repairs and Management of Property generally; am desirous of associating with a bank, other institution or high grade realty concern. Box 484, Record & Guide.

A HEALTHY capable man, who has had twenty-five years' experience in branch of the building trades in N. Y. City, efficient worker and salesman whose efforts brought forth good results, is open for a similar position in any line. Address Box 483, Record & Guide.

WANTED on lease by May 1st, lawyers' suite of three or four private offices, library and outer office (1,000 to 1,200 square feet), reasonable rental, modern building, in section between Bowling Green and Park Place. Room 1214, 31 Nassau St.

ATTENTION—If in need of an experienced Process-Server apply for quick, discreet and conscious service to F. Zimmermann, 101 East 138th St. Phone, Melrose 5724. Specialty tracing delinquents, breach of leases.

OWNERS! Have an Architect, 20 years' building experience, all references, take care of your property. Will save you more in repairs. AUSLANDER, 225 Fifth Ave.

CANVASSER for business properties between 14th and 59th streets, Third and Eighth avenues. Experienced only need apply. PEASE & ELLIMAN, 340 Madison Ave.

FOR SALE—Volumes 3 and 4, Bromley's Atlas of New York, corrected to December 1st, 1917. Almost new. Make cash offer. Box 485, Record & Guide.

REPRESENTATIVE wanted with an acquaintance among the Consulting Engineers of the city. Apply to F. W. C. care Record & Guide.

WANT to borrow \$8,500 on first mortgage on gilt-edge Manhattan income. TOAN, Room 609, 489 Fulton Ave.

FOR SALE OR TO LEASE

FOR SALE—Kingston, N. Y.: first class residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. PHYSICIAN, Box 478, Record and Guide.

83-ACRE FARM, near New Brunswick, on main road, near station; only \$2,300 cash needed. Apply HADDIKIN, Erie, Pa.

FINE residence, Brooklyn Manor station (16 minutes from Pennsylvania Station); house 42 feet front, large piazza, 10 rooms and bath, billiard room, sleeping porch, garage; plot 100x137; close to Jamaica Ave. L station; price \$13,000. LUCE, 1659 Woodhaven Ave., Woodhaven.

Sale on Washington Heights.

Ralph L. Spotts, as president of the R. L. S. Realty Company, sold to the Ararat Realty Corporation, V. Z. M. Boyajian, treasurer, Yorktown Court, a six-story elevator apartment house at the northeast corner of Fort Washington avenue and 162d street, on a plot 100 x 165, and the Springfield, a similar property at the northeast corner of Claremont avenue and 125th street, on a plot 100 x 100. The houses are two of five formerly owned by the New York Real Estate Security Company, and were acquired by Mr. Spotts last March from the United States Rubber Company.

Manhattan.**South—of 59th Street.**

THOMPSON ST.—The Estate of Charles Broadway Roush sold the 7-sty building at 52 to 56 Thompson st, on plot 56.3x94, located just north of Broome st. The buyer will remodel the structure for his business. The property was acquired by the late Mr. Roush in 1893, and used by his firm as a warehouse up to a few years ago, when it built a 12-sty addition at 104 to 110 Greene st, which is at the rear of the firm's Broadway headquarters.

12TH ST.—Thomas Snell bought from Mary Bussing the 4-sty residence at 4 East 12th st, on a lot 25x100.3, 150 ft. east of 5th av. The house will be reconstructed and arranged for studio apartments. It adjoins the old Suffern residence at 2 East 12th st, acquired recently by John L. Fogliasso, builder, who plans a similar alteration. Several blocks to the south Manley E. Sturges plans to convert the former dwelling at 16 East 8th st, extending through to Washington Mews, into a studio and apartment building from plans by George Provot. The property is a Sailors' Snug Harbor leasehold, and is in the same block where the trustees of that institution made their interesting studio building alterations some time ago.

13TH ST, ETC.—The Lawyers Mortgage Co. sold 234 East 13th st, a 3-sty dwelling, on a lot 21.5x100; also 261 Madison st, a 5-sty tenement, on a lot 21.6x68. The buyer of the tenement is a client of M. Jaffe.

51ST ST.—The 3-sty garage at 133 West 51st st, acquired last week by the Winat Realty Co. in a trade with William Woodward for 14 lots on the north side of 188th st, near Webb av, has been resold to S. & L. Frank. The property occupies a lot 25x100, between 6th and 7th avs.

BOWERY.—Louis Carreau sold 206 Bowery for the estate of Mary M. Livingston, a 3-sty store and business building, on a lot 16.9x100.

North—of 59th Street.

65TH ST.—Mrs. John W. Alexander sold through Pease & Elliman the 5-sty American basement dwelling 116 East 65th st, on a lot 25x100.5, to Charles J. Welsh.

77TH ST.—William R. Ware sold for Benjamin F. Romaine 266 West 77th st, a 4-sty dwelling, on a lot 18.9x102.2. The property is located between Broadway and West End av.

80TH ST.—Coraline S. McCreery sold to Elise N. L. Blumhardt 104 West 80th st, a 4-sty dwelling, 17.6x102.2, 202 ft. west of Columbus av, subject to a mortgage of \$16,000. The seller acquired the property in 1908.

83D ST.—Wm. A. White & Sons sold for Ruth M. H. Smith to Samuel Kempner the 4-sty residence at 66 West 83d st, located 120 ft. east of Columbus av. This is the first sale of the property in 32 years, it having been acquired by the grandfather of the seller in 1886.

117TH ST.—Silas B. Brown sold the plot, 100x100, at 256 to 262 West 117th st, adjoining Public School 10, at the southwest corner of St. Nicholas av, to Samuel Williams, who will build a 4-sty public garage on the west 90 ft. at a cost of \$35,000, from plans filed by Louis A. Sheinart.

141ST ST.—James H. Cruikshank sold to Mrs. Carrie Isaacs the 5-sty flat 270 West 141st st, on a lot 25x100. In exchange was given the 3-sty dwelling on lot 17x100, at 316 West 138th st; also a 2-sty dwelling in 135th st, between Newport and Bayside avs, Belle Harbor, L. I.

150TH ST.—Dr. Morris R. Altman purchased from Ennis & Sinnott 521 West 150th st, a 3-sty dwelling, on a lot 17x100. Du Bois & Taylor negotiated the sale. The sellers acquired the property last month in a trade.

LEXINGTON AV.—Carrie Hammond bought from Elizabeth Cornwall 1986 Lexington av, a 3-sty brownstone dwelling, on a lot 16.8x61.9. This is the first sale in 30 years. George W. Brettell negotiated the sale.

MANHATTAN AV.—The Lawyers' Mortgage Co. sold to Edna J. Luckey, a client of J. Irving Walsh, 527 Manhattan av, a 3-sty dwelling, on lot 16x90, adjoining the southwest corner of 122d st.

Bronx.

BAILEY AV.—Elizabeth Dusek purchased from Cahn & Pittman, operators, 2892 Bailey av, a 2-fam. house, on lot 25x100.

BAILEY AV.—Cahn & Pittman sold to Elizabeth Dusek 2892 Bailey av, a 3-sty brick, 2-fam. house, 25x100.

CRESCENT AV.—The 2-sty taxpayer with 4 stores at 595 to 601 Crescent av, with a frontage of 93 ft., was sold by E. Martinucci to Edward J. Walsh. The property has been held at \$25,000. James J. Donovan, Inc., negotiated the sale.

HULL AV.—John J. Brady, Jr., sold through J. Donovan, Inc., the plot on the west side of Hull av, 125 ft. south of 209th st, which has been held at \$12,000. The buyer is the Stafford Construction Co., which plans an apartment house improvement.

ST. ANNS AV.—Charles A. Weber sold for Francis Zentgraf to Henry W. Holtgrewe the 5-sty apartment house, on lot 25x100, at 479 St. Anns av. The purchaser gave in part payment a plot, 50x100, on the west side of Rochambeau av, 75 ft. south of 208th st.

Brooklyn.

FULTON ST.—Kings and Westchester Land Co. sold 1848 Fulton st to Charles E. Daus for his occupancy, and 1844 Fulton st to Max Arstark, who will occupy it.

HEYWARD ST.—Miss Ida M. Theil, former secretary to the late Grover Cleveland, and her sister, Miss Martha Theil, secretary to Mr. Eckler, treasurer of the Metropolitan Life Insurance Co., sold their home, 167 Heyward st, a 2-sty brownstone house, 20x100. The brokers were Charles Buermann & Co.

LINDEN ST.—A Benson bought from Ernest Tigner the 2-sty, 2-fam. house at 108 Linden st. R. A. Schlesing was the broker.

17TH ST.—Green Brothers sold 689 East 17th st, South Midwood, Flatbush, on a plot 50x100, for Alired A. Stuart to William S. Snitten.

48TH ST.—I. Salzberg sold for John F. Spicer to William Levin a plot of 40x100, in the north side of 48th st, 120 ft. east of 12th av; also for M. Suss to M. Meizer a plot 25x100, in the south side of 52d st, 365 ft. east of 16th av.

80TH ST.—Frank A. Seaver & Co. sold for S. Martin the stucco house at 931 80th st.

BEDFORD AV.—McInerney Klinck Realty Co. sold the 6-fam. apartment house at 2334 Bedford av for Walter K. Lusher.

CONEY ISLAND.—Clara Levin bought from Morganstern Brothers Syndicate, operators, the two 3-sty tenements at 2812 to 2814 West 19th st, on plot 40x118, near Steeplechase Park. The houses have been held at \$15,000. E. Halperon was the broker.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for the G. J. M. Holding Co. the two 3-sty buildings on the east side of Flatbush av, 29 ft. north of Albemarle rd, 44.8x100 ft.

OCEAN PARKWAY.—I. Salzberg sold for M. Winson to Edward Wechsler the 1-fam. stucco cottage, on a plot 50x150, at 406 Ocean parkway.

Queens.

ASTORIA.—Minor L. Platt sold for Frank Zvanovec, builder, the 5-sty apartment house at 640 Academy st. The house has been held at \$125,000 and stands on a plot 100x100, between Grand av and Elm st. The new owner is Nathan Friedman, who buys for investment. The house contains 45 apartments of 3, 4 and 5 rooms. It has been fully tenanted since its completion in December, 1916, with a rent roll of approximately \$15,000. Mr. Platt states there is a waiting list of 75 for apartments in the house. Mr. Zvanovec, who has built a number of houses in the Astoria section, bought the Academy st site in November, 1915, through Mr. Platt.

BELLE HARBOR.—William Sohmer sold to John W. Sullivan his cottage, northwest corner of Washington and Orienta av, Belle Harbor, L. I., through the Hatch-Gazan Co.

BELMONT AV.—The Franklin Madison Realty Co. sold to J. T. Keaveney of Richmond Hill a plot, 200x200 ft., on the west side of Belmont av, 400 ft. north of Bryant av, Floral Park.

FLUSHING.—J. L. McElroy sold to R. C. Greene of Sayville, L. I., the dwelling on plot 100x250 ft., at the northeast corner of Linden av and Orchard st.

FOREST HILLS.—E. F. McGirr sold to Cord Meyer Development Co. a plot 100x100, at the northeast corner of De Koven st and Colonial av.

FRANKLIN ST.—H. Berning sold to L. Schwartz 100x135 ft. in the east side of Franklin st, 65 ft. east of Broadway, Flushing.

HAMILTON ST.—M. E. Hilton sold to L. E. W. Harriman, of Brockton, Mass., the dwelling, 60x100 ft., in the northwest side of Hamilton st, 160 ft. northeast of Laurelton boulevard, Laurelton.

HUNTERSPOINT AV.—Degnon Realty and Terminal Improvement Co. sold to the Pittsburgh Glass Co. about 400x419 ft. at the northwest corner of Hunterspoint av and Davis st, Long Island City.

JAMAICA.—Palatine Holding Corp. sold to W. Shedlow the dwelling on plot 46x106 ft., at southeast corner of Liberty av and West st.

LONG ISLAND CITY.—Jackson-Steinway Co. sold to Currie Realty Co. a plot 100x350 ft. on the northeast side of 13th av, 200 ft. north of Graham av.

ONSLow PL.—A. G. Robinson sold to M. E. R. Bryant the dwelling, 50x100, in the south side of Onslow pl, 394 ft. east of Austin st, Kew Gardens.

PROSPECT ST.—J. T. McCall sold to W. A. Kane the dwelling, 50x125, in the south side of Prospect st, 100 ft. east of Sycamore av, Flushing.

A. G. Robinson sold to M. E. R. Bryant a dwelling, 50x100, south side of Onslow pl, 394 ft. east of Austin st, Kew Gardens, L. I.

WASHINGTON AV.—William Sohmer sold to John W. Sullivan the cottage at the northwest corner of Washington and Orienta avs, Belle Harbor. The Hatch-Gazan Co. negotiated the sale.

WAVERLY AV.—W. E. Fields sold to I. E. Marshall of Lowell, Mass., the dwelling and plot, 59x100 ft., on the east side of Waverly av, 225 ft. south of the Boulevard, Rockaway Beach.

WICKES ST.—The Elwood Realty Corporation sold to I. Erdmann of Brooklyn a plot, 100x125 ft., in the east side of Wickes st, 384 ft. north of Williamsburg turnpike, Richmond Hill.

Nassau.

BAKER CROWELL, INC., in conjunction with James E. Jacobus of Great Neck, L. I., sold to L. N. Grove two acres adjoining his residence on the Station rd, Great Neck.

Out of Town.

MONTCLAIR, N. J.—Ernest C. Hinck sold the former Farmer residence at 10 Madison av to E. Vintschger, vice-president of the Markt & Hammacher Co. The plot has a frontage of more than 500 ft. in Lincoln st and Madison av. It is considered one of the show places of the south side. The Frank Hughes-Taylor Co., the broker, reports the holding price at \$50,000.

RECENT LEASES.**Lease in Financial District.**

G. Amsinck & Co., Inc., established in 1854, leased for a long term, at an aggregate rental of more than \$2,000,000, from Louis Ettlinger, for its permanent home, the nine-story office building at 90 to 96 Wall street, corner of Water street. The building has a frontage of 85 feet on Wall street and 106 feet in Water street, and contains nearly 100,000 square feet of space. Extensive alterations to the building will be made from plans of Frederick Putnam Platt. In the autumn of 1917 the control of G. Amsinck & Co. was acquired by the American International Corporation, which corporation has assumed the active management and direction of its affairs, retaining Justus Ruperti as president, and Dr. Charles A. Holder as vice-president. The business conducted by the company is international, with agencies completely covering South and Central America, Mexico, Cuba and the West Indies. Plans are being developed for the extension of the Mexican business, and representatives of G. Amsinck & Co. recently left for the east coast of South America to further extend the company's business, and expeditions to Venezuela, Columbia and the west coast of South America. It was definitely announced that the American International Corporation, in acquiring control of the Amsinck business, is working closely in connection with the officials of the United States Government in an endeavor to meet in every possible way the restrictions of the Enemy Trading Act and has placed at the Government's disposal its facilities in expediting the importation of raw materials especially needed by the Government at the present time. There have been many important real estate transactions in his immediate neighborhood during the past few months, but this lease is the most important of all. Quite recently the sale was announced involving eleven buildings, occupying the block front in Wall street, from South to Pine streets, and covering 22,000 square feet of ground. The parcels were acquired from separate owners. The American Molasses Co. also erected a new building at 109 and 111 Wall street, and close by are the offices of all the prominent sugar refining companies, many large and important export and import firms, shipping offices and banking interests. The G. Amsinck & Co. lease was negotiated by Charles F. Noyes Company and Horace S. Ely & Company. Adwalader, Wickersham & Taft were the attorneys for Mr. Ettlinger in the transaction, and White & Case represented G. Amsinck & Co.

Large Apartment Leased.

Pease & Elliman have completed the renting of the typical apartments in the new building at 927 Fifth avenue, southeast corner of 74th street, having rented the eleven floor apartment to a prominent New Yorker. The building, which is thirteen-stories high, was erected from plans by Warren & Wetmore, on the site of the one-time residence of the Rev. Alfred Duane Pell, which was purchased through Pease & Elliman by the Fifth Avenue and 74th Street Corporation, Harry Fischel, president. The building now brings in a gross rental of about \$50,000. Each apartment occupies an entire floor, and consists of fourteen rooms and five baths. Among the tenants in the building include: E. V. R. Mayer, president of the Chase National Bank; Harry T. Dunne; J. Leonard Appleby, president of the Vanadium Steel Company, and at present U. S. Government Steel Comptroller; Mrs. S. Eustadt, Alexander Alexander. Mrs.

Hamilton Carhart, Mrs. B. K. Stevens, Mrs. Frank Pelton and Mrs. C. J. Cornell.

Government Leases Warehouses.

As a site for warehouses the United States Government has leased three blocks of the Bush Terminal Company property and an equal area of land owned by the city in South Brooklyn. The Bush Company property, taken under a lease for the period of the war and one year after, comprises the three blocks bounded by Second and Third avenues and 29th and 32d streets, and the city land comprises the area in front

of these blocks, extending from Second avenue to the water front. The rate of compensation under the lease closed with the city is ten cents a square foot, and the same rental is to be paid to the Bush Company.

Fifth Avenue Apartment Leased.

Robert J. Collier, publisher, leased a floor at 1067 Fifth avenue, overlooking the garden of the Henry C. Phipps' mansion, in which Mrs. Alfred G. Vanderbilt is also housed. Mr. Collier has just sold his residence at 752 Park avenue to William H. Woodin, together with some of the furnishings.

Window Shades

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

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

Ordinator Co.

101 PARK AVENUE

(40th Street)

Telephone Vanderbilt 3250

Members of Real Estate Board

FRANK D. AMES
Pres.

BURTON J. BERRY
Secy.-Treas.

AMES & COMPANY

Real Estate Agents and Brokers

Telephone: Madison Sq. 3570 26 WEST 31ST ST.

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

CARSTEIN & LINNEKIN (Inc.)

REAL ESTATE

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

Joseph Day
Auctioneer

31 NASSAU STREET

J. B. ENGLISH

REAL ESTATE BROKER

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET

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

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals
35 NASSAU STREET Tel. Cortlandt 1730

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York
Telephone: Murray Hill 6834

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

GEO. J. RYAN

Queens Borough Real Estate

AGENT BROKER APPRAISER

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

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, near 39th Street
Telephone, Murray Hill 2750

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

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

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
ESTABLISHED 1882

DAVID PORTER, Inc.

**Real Estate Agents
Brokers, Appraisers**

APPRAISERS FOR

The United States Government
The State of New York
The City of New York

The Equitable Life Assurance Society
Equitable Trust Co.

The U. S. Title Guaranty Co., etc., etc.

215 MONTAGUE STREET

Telephone, 828 Main BROOKLYN, N. Y.

The Leading Agency

Firm Established 1874

CORWITH BROS.

**Greenpoint and Long Island City
Real Estate**

FACTORY SITES
A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Avenue, Brooklyn
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Member Brooklyn Board
of Real Estate Brokers

**BROOKLYN
REAL ESTATE**

EXPERT APPRAISER

S. WELSCH

215 MONTAGUE STREET

Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Member Allied Real Estate Interests
Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

14th Street Lease Renewal.

Herbert Hecht & Co. renewed the lease for Samuel W. Steel on the store and basement at 62 and 64 West 14th street, which was at one time occupied by the Fourteenth Street Store. The owners of the building, the Chisholm Estate, were represented by Brett & Goode. Mr. Steel has occupied these premises on a short-term lease, and the renewal thereof at higher rental than the present one is evidence that 14th street is still a good shopping district. The store was held at \$25,000 per annum.

Dyckman Estate Leases.

Ames & Company leased for the Dyckman estate, represented by Edward Corning, the building at 218 and 220 West 84th street, for a long term of years, at an aggregate rental of about \$350,000, to Lee & Lichtenstein, who own and conduct two garages in this city. The building will be improved at an approximate cost of \$50,000 and will contain in addition to other modern features, a well equipped gymnasium, with shower baths, for the use of chauffeurs.

Manhattan.

AMES & CO. leased for Josephine E. Daly the store and basement at 156 East 34th st to Koh Ono Company of Japan. The company is introducing a novel line of Japanese toys to the American market and will use the 34th st property as an assembling and distributing station.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased apartments at 109 and 111 East 56th st to Miss Mary Herr, L. G. Crosby, M. D. Miller and M. D. B. Barrow.

BRETT & GOODE CO. leased the store, basement and sub-basement at 65 and 67 West 13th st to the Fleischmann Co., in conjunction with the Duross Co.; also the 5th floor at 202 and 204 Centre st to the Schoder & Lombard Co.

BRETT & GOODE CO. leased for Carstein & Linnekin a loft at 37 West 19th st to the Cuban Confectionery & Trading Co., and for Frederick Fox & Co. the 10th loft at 261 to 265 West 36th st to the American Bead Co.

CAMMANN, VOORHEES & FLOYD leased in conjunction with William H. Whiting & Co., in the old New York Press Building at 7 to 11 Spruce st, a floor to H. Reeve Angel & Co. The property has just been completely modernized.

DOUGLAS L. ELLIMAN & CO. rented offices in 414 Madison av to the Woman's National Farm & Garden Association. The tenant is an organization for the promulgation of farming and gardening throughout the United States; also a large furnished apartment, comprising an entire floor at 1067 5th av, adjoining the Frick Mansion, for the Hyde Estate to R. E. Gilmor; also an apartment at 64 East 86th st for Alfred A. Hawes to William H. Schubert; also a furnished apartment at 108 East 82d st for Mrs. J. J. Moorehead to F. W. Jones, Jr.; also an apartment at 518 Madison av for the Tri-Una Realty Co. to Mrs. M. C. Bauer, and have made the following renewals of apartment leases: 969 Park av to Mrs. Richard Irvin; 635 Park av to William L. Rich; 122 East 76th st to Miss Lillian M. Williams and Mrs. James W. Haslehurst; 830 Park av to Frank C. Jones, and 840 Park av to Ernst G. Victor.

JACOB FINKELSTEIN & SON leased for Joseph H. Schwartz space at 15 Bowery, which was recently altered for hotel and lodging house purposes. The building was leased for a long term to Frank E. Campbell, who operates about fifteen places of this kind throughout the city.

J. ARTHUR FISCHER leased the store at 42 West 29th st to Harry Eisenkraft, furrier; space at 555 8th av to E. J. Wolf, show cards; a loft at 642 6th av to J. Sovet, tailor; and to Edward Sheuer an apartment at 215 West 108th st.

J. ARTHUR FISCHER leased the store at 42 West 29th st to Harry Eisenkraft, furrier.

GOODWIN & GOODWIN rented for Frederick C. McLaughlin to Lena Hamberger the 3-sty dwelling at 131 West 121st st.

GOODALE, PERRY & DWIGHT, INC., leased the 2d loft at 49 and 51 West 24th st to O. J. Muller; space at 333 5th av to Louis Sittner; floor at 102 West 38th st to Simpson-Crawford Co.; space at 33 East 27th st to the Le Raine Waist Co.; parlor floor at 8 West 28th st to the Republican Club - floor at 27 East 21st st to J. Smollens; space at 36 East 23d st to Ben Goldberger and Louis Kassler; loft at 400 6th av to J. Chrisyankon; loft at 402 6th av to Abram Narzig.

HERBERT HECHT & CO. leased to the Belmore Lunch Co. for the estate of Charles A. Baudoin, the store, basement and sub-basement at 690 Broadway. Upon the completion of extensive alterations the store will be occupied for restaurant purposes similar to the other lunch stores throughout the city by the same concern. The lease is for a long term of years and involves an aggregate rental of \$60,000. This is the third store leased to the Belmore Lunch Co. in the past month.

M. & L. HESS, INC., leased space on the 5th floor at 15 and 17 West 26th st to J. M. Moos, silk dresses; space on the 2d floor at 138 and 140 West 17th st to H. & L. Rosen.

M. & L. HESS, INC., leased the 9th floor at 72 and 74 Madison av to the Potter Textile Co.; also space at 87 and 89 5th av to Leumann, Boesch & Co. Inc.

Established 1879

**WILLIAM P. RAE
COMPANY**

**APPRAISERS
AUCTIONEERS**

192 Montague Street

Telephone Main 4390-4391

BRANCH OFFICES

400 Nostrand Avenue
Sea Gate, New York Harbor
Jamica

Brokers, Attention!

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

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

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000

162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

**BROOKLYN
ESTATE MANAGERS**

Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

B. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites
Appraisals

837 Manhattan Avenue
Brooklyn, N. Y.

**THREE PLOTS FOR
SALE IN FORT HAM-
ILTON SECTION.**

50' x 125' each

Prices below assessed value

BURLING REALTY CO.
209 BRIDGE ST. Phones
Cor. Concord St. 600-5684 Main
BROOKLYN - NEW YORK

Members

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 EAST 58th STREET

HENRY HOF leased for the estate of Orson D. Munn the garage at 32 Lexington av to the Overnight Service Co.

HENRY HOF leased to Western Electric Co., the grade floor at 241 East 36th st; also the 2d floor at the northeast corner of 3d av and 37th st to Herman S. Kantrowitz.

SAMUEL H. MARTIN leased offices to the National Association of Audubon Societies at 1974 Broadway.

SAMUEL H. MARTIN leased offices to the National Association of Audubon Societies at 1974 Broadway.

SAMUEL H. MARTIN leased the store and basement at 867 9th av to Carl Fischer.

M. L. MOXLEY & CO. leased to Charles Green Co., Inc., manufacturers and printers of sample cards for American Hardware Corp. of New Britain, Conn., 2 lofts at 94 to 98 Lafayette st, though to 91 Walker st, containing 13,000 sq. ft., at an aggregate rental of about \$60,000.

CHARLES F. NOYES CO. leased 160 South st, corner of Dover st, to the Hanover Warehouse Co.; a store at 242 Canal st to Kuller & Littman; sub-leased the basement store at 296 Broadway for Jacob Richman to Albert D. Smith & Co.; and the store 20 Fulton st to R. Gangemi & Co.

CHARLES F. NOYES COMPANY leased the building 86 Cortlandt st for Elizabeth C. Ben-tinck to the New York Millwright Co., Inc., for a term of years from March 1; the entire lofts at 214 Pearl st for the Estate of B. B. Roosevelt to the Portocuba Corporation; at 253 and 255 Church st for L. M. Rice & H. D. Mills the 3d loft to Farquhar & Grellier; a floor at 242 Canal st to Solomon Levy; a floor at 28 White st to Henry Dyer & Co., and a store in 78 and 80 Cortlandt st for Countess Josephine del Drago to Augustus O. Hopkins.

CHARLES F. NOYES COMPANY leased for M. M. & A. Hall the store and basement of the Heptagon Building, 147 to 153 Waverly pl, to the Sydney Ross Co., tenants occupying four lofts in the building. The combined rental for space taken by this tenant aggregates about \$10,000 per annum, and the lease is for a term of years. The Noyes Company also leased in the same building the 12th floor to Amalgamated Oil Gas Corporation for a term of years.

CHARLES F. NOYES COMPANY leased for Prof. William R. Appleby the store and basement at 1162 Broadway, for 10 years at an aggregate rental of about \$75,000. The tenement is the Old Crown Restaurant, for many years located in the adjoining property at 17 West 27th st and a client of James J. Etchingham. The business is owned by Anrig & Agoston, who will make extensive alterations and use the combined premises for their business.

PEASE & ELLIMAN leased the store and basement at 245 West Broadway to American Woodenware Co.

PEASE & ELLIMAN leased for Herman LeRoy Edgar to Mrs. Blanche Bates Creel the 4-sty and basement 17-ft. dwelling at 123 East 38th st, adjoining the northwest corner of Lexington av; also for the Vanderbilt Con-course Corporation offices at 52 Vanderbilt av to H. W. Hazelton; also an apartment at 237 West 74th st, for Sharp & Co. as agents, to W. W. Peabody; and one, furnished, at 200 West 79th st for Mrs. B. A. Tuttle to N. A. Randall; and also one in the Gramont, at Broad-way and 98th st, for the Jacob Ruppert Realty Co. to C. Herzog.

PEASE & ELLIMAN leased office at 44 Wall st to Wagner, Taylor Edson Co. of Philadel-phia, for a New York branch of their marine insurance; also the store and basement at 160 Park Row to Michael Walker.

PEPE & BRO. leased for Major John Z. Lowe, his residence at 152 West 11th st, furnished, to Mr. Rolle. Major Lowe is now stationed at Camp Devens, Ayer, Mass.

L. J. PHILLIPS & CO. sublet an apartment at 414 West 121st st to Felix Dinertein for J. Vorreuter.

L. J. PHILLIPS & CO. leased an apartment in the Cliffhaven, 417 Riverside dr, at 113th st, to Mrs. M. Holladay; also an apartment at 233 West 83d st to Herman Cahn.

L. J. PHILLIPS & CO. sublet an apartment at 414 West 121st st to Felix Dinertein.

L. J. PHILLIPS & CO. leased the store at 2745 Broadway to M. Fedori.

GEO. R. READ & CO. leased the following space: at 1170 Broadway to Joseph New, John Young and Louis Vogel; also at 122 East 25th st to David Klein; at 111 East 34th st to the E. D. Morgan Estate; at 3 East 17th st to Meyer Roeder; and at 17 Madison av to Henry H. Knox.

GEO. R. READ & CO. leased space at 1170 Broadway to Barmon Bros. Co., Inc., Buffalo, N. Y., Morris Rosen and Louis J. Blumenthal, at 54 West 3d st to Rudolph Zoog & Co., and at 3 East 17th st to the Mail Order House, of Switzerland.

M. ROSENTHAL leased to Fiedelbaum & Matz a loft at 135 and 137 West 26th st; in conjunction with E. M. Goodman Co., for 5 years, at an aggregate rental of \$30,000, the 8th floor at 22 to 26 West 32d st to Wolf & Schlossberg; to Aaronson, Kaplan & Meyerowitz at 14 to 18 East 32d st the 3d floor; to Schwartz, Rappaport & Jablonsky at 450 6th av the 3d floor; for Spear & Co., agents, the 6th floor at 30 and 32 West 24th st to Camp Fire Outfitting Co.; for United Realty Co. store at 17 West 28th st to Overland Silk Mills; for Klein & Jackson top loft at 22 to 28 West 21st st to H. Fisher & Co.; to Michael Vignola the 6th floor at 143 and 145 West 20th st; to L. Segreto the 4th floor at 429 6th av; to L. Rosenblatt a loft at 298 5th av; to Jacob Polonsky the 4th floor at 236 and 238 5th av; in conjunction with Spear & Co., for Brous Bros. the 9th floor at 115 to 125 West 30th st, containing 12,500 sq. ft., to Progressive Uni-form Co., Inc., manufacturers of Government uniforms; for Hinkle Bros. the 9th floor at 38 to 44 West 26th st to T. Weinberg & Son; for

the Pinehurst Holding Co., Inc., the 7th floor at 11 West 25th st to Friedman Schindler & Co., Inc.; for M. Barrett the 4th floor at 10 East 33d st to Alton Dress & Costume Co.; for the Title Guarantee & Trust Co. the 3d loft at 822 and 824 Broadway to Siff Bros.; for the estate of Charles A. Baudouine top loft in building 256 5th av to Levin & Modlin; for Castilla Corporation the 1st loft at 236 and 238 5th av, at an aggregate rental of about \$50,000, to Navy Knitting Mills, Inc.; for Spear & Co., agents, the 8th floor at 30 and 32 West 24th st to William Asinof; to H. Gott-leib the 8th floor at 8 and 10 West 13th st; and for Willard S. Burrows Co., agents, the 5th floor at 184 5th av to S. A. Miller & Co.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased, in conjunction with Carstein & Linnekin, the store and basement at 739 and 741 Broadway, containing about 10,000 sq. ft. to H. Karp; also the store and basement at 49 Walker st for Charleau Co. to F. Vitelli & Sons.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Mrs. Julia Fitzgerald, the build-ing containing 30,000 sq. ft. at 468 and 470 Broome st, northwest corner of Greene st, to Wilmerding, Morris & Mitchell, auctioneers and commission merchants; also the store and base-ment at 60 East 10th st, for Morris E. Sterne to National Umbrella Frame Co.

SOL STERN leased to Lambert Silk Co. form-erly Dexter, Lambert & Co., the store and basement of the building at 31 and 33 East 27th st.

SPEAR & CO. have rented for the Volga Realty Co. the 7th loft at 227 to 239 West 17th st to the Artificial Daylighting Co.; for A. C. Levi the 3d loft at 8 and 10 West 18th st to the Century Model Dress Co.; at 115 to 125 West 30th st the 8th loft to the Progressive

Uniform Co.; with Frederick Fox & Co. the 4th loft at 11 West 20th st to the Expert Cloak & Suit Co.; with Duross Co. the store and basement at 143 and 145 West 20th st for the Eugatnom Realty & Construction Co.

SPEAR & CO. rented for E. W. Barnes the 10th loft at 32 to 36 West 18th st to the Man-hattan Wrapper Co.; with L. Tanenbaum, Strauss & Co. the store, basement and sub-basement at 168 Greene st to Popper, Morson & Co., and the store and basement at 101 and 103 Wooster st to William Herman & Co.; with Stephen H. Tyng, Jr., & Co. offices at 31 Union sq to the Public Information Bureau; for Charles Brendon the 3d loft at 120 and 122 West 18th st to M. & S. Kelban.

E. K. VAN WINKLE leased the following furnished apartments: at 310 West 86th st for Joseph C. Weston to Joseph Ullman; at 305 West 97th st for Morris Cushman to F. J. Tlach, and at 521 West 111th st for H. M. Miller to Mrs. F. Lowell.

WM. A. WHITE & SONS leased the store at 172 Centre st, north of Canal st, to Solomon Hymowitz.

WHITE-GOODMAN leased the 1st, 2d and 3d lofts at 60 and 62 Warren st, northeast corner of West Broadway, to Ridgway's, Incorporated; also the 1st loft at 135 Wooster st to the Ger-ling Toy Co.; and with Daniel Birdsall & Co. the store and basement at 44 Walker st to Max Rosenberg.

WHITE-GOODMAN leased to the Kuhmarker Manufacturing Co. the store and basement, con-taining 20,000 sq. ft., at 149 to 155 West 24th st.

WORTHINGTON WHITEHOUSE, INC., leased an unfurnished apartment at 1067 5th av to Robert J. Collier, who, last Friday, sold his town house 752 Park av.

BLISS TALKS

"The greatest aid to sanitary upkeep is Exterminator Service for the entire building."

The apartment house, hospital, hotel, private residence or loft building alike demand freedom from vermin as a prime requisite of health and proper sanitation. Vermin, in fact, spell unoccupied premises and a serious deficit in the returns on your investment. "Bliss Service Satisfies" those who contract for it. Free demonstration to owners or agents. No money in advance—satisfaction guaran- teed.



The Queensboro Corporation
 BRIDGE PLAZA LONG ISLAND CITY
 LOTS HOUSES
 PLOTS FACTORY
 ACREAGE SITES
 Developers of
Queens Borough Real Estate

CONNECTICUT TITLES INSURED
 by
The Western Connecticut Title & Mortgage Company
 Gurley Building, Stamford, Conn.
 NEW YORK OFFICE, ROOM 1002, MUTUAL LIFE BUILDING
 32 LIBERTY STREET, NEW YORK CITY Telephone John 4647

VIVIAN GREEN, Pres. ABR. I. LEVY, Vice-Pres. RICHD. A. KENNEDY, Treas. DAVID L. KRAKOWER, Secy.
REALTY SUPERVISION COMPANY
 "Steam and Electric Service"
 45 West 34th St. Phone: Greeley 3800 New York City
INVESTMENT DEPT.
 BROKERS ARE INVITED
 to submit high-grade improved prop-erty which may be leased or purchased at attractive prices.

Brooklyn.

G. P. BUTTERLY leased the factory 738 to 750 Grand st for about \$125,000 net rent.

PEASE & ELLIMAN leased the store and basement at 480 Fulton st, Brooklyn, to the international Millinery Co.

SWEDISH IRON AND STEEL CORPORATION leased the building 66 to 72 Rutledge st.

Out of Town.

FISH & MARVIN rented, furnished, for J. H. Manler a property at Sagamore, Bronxville, at the corner of Ridge rd and Governor's rd, to Thomas H. Kite-Powell of Springfield, Mass.

LOUIS SCHLESINGER, INC., leased for the estate of Annie I. Drake, the 2½-sty frame dwelling at 1 South st, Newark, N. J., on a plot 25x121, to C. E. Noziglia, who is now connected with the Submarine Boat Co.

TARRYTOWN.—Fish & Marvin leased the property of Oscar S. Straus, chairman of the Public Service Commission. The farm comprises 80 acres and is situated in the town of Mount Pleasant.

REAL ESTATE NOTES.

L. J. PHILLIPS & CO. have been appointed agents for 91 Crosby st.

E. K. VAN WINKLE has been appointed agent of 133 West 64th st.

ANNUAL CROTON WATER charge became due January 1 and must be paid before April 1.

A MEETING of the West Side Taxpayers' Association was held Thursday evening at 267 West 34th st.

HARLEM PROPERTY OWNERS' ASSOCIATION held its regular meeting last Thursday at 147 East 125th st.

E. D. GRENNELLS is the buyer of the private dwelling 25 East 94th st, 21x100.8, recently sold by James H. Cruikshank.

L. J. PHILLIPS & CO. have been appointed managing agents for 91 Crosby st, a 7-sty store and 1011 building, between Spring and Prince sts.

J. MANHEIMER is the buyer of the 5-sty apartment at 204 West 50th st recently sold by J. Arthur Fischer for the estate of Sarah Schmittberger.

SPEAR & CO. announces that Murray Brenner is now connected with them after having been in the service of Daniel Birdsall & Co. for the past eight years.

L. J. PHILLIPS & CO. have been appointed managing agents of 63 West 10th st. This building has been completely modernized and renovated into suites of two rooms and bath each.

GUSTAV PAGENSTECHEER, paper manufacturer, is the buyer of Edward Humphreys' vacant lot 21 East 10th st, adjoining the northwest corner of Madison av, sold by Pease & Elliman.

BURLINGAME-YOUKER TORRENS BILL will have a public hearing at Albany on Wednesday, February 20, at 2 o'clock before the Committee on General Laws of the Assembly, at the Capital Building.

CHARLES G. KELLER was the broker in the lease of the old Cammeyer shoe store at the southeast corner of 20th st and 6th av, containing 40,000 sq. ft., for Rhinelander Real Estate Co., to Columbia Corrugated Co., at an aggregate rental of \$100,000.

ROBERT E. FARLEY ORGANIZATION sold to Miss Gertrude Hoffman, the bungalow that has been a feature of the Country Life Exposition at the Grand Central Terminal for some years. The house has been taken apart and will be reconstructed by Miss Hoffman on her property at Sea Gate, Long Island.

EUGENE GERBEREUX, who for the past decade has been closely identified with the up-building of South Yonkers, died at his home, 92 Hamilton av, Yonkers, last Saturday, in his 70th year. Mr. Gerbereux was born in New York City, and about ten years ago moved to Yonkers and organized the Gerbereux Realty Co., of which he was president. He built several apartment houses in the section, as well as many two and three-family dwellings. He leaves a son.

FRANK H. TYLER has been appointed managing agent for the following properties: the Albambra Apartment House, 36 Decatur st, 38 Decatur st, 20 McDonough st, 26 St. Andrews pl, 132 Jefferson av, 431 16th st, 3110 15th av, 3112 15th av, 3716 15th av and 13 Spencer pl, the latter being a 4-sty private dwelling house which is now being altered into suites of two rooms and bath each; also 7 Spencer pl, a similar building, which is also being remodeled into suites of two rooms and bath each, with a doctor's apartment.

AT THE NEXT MEETING of the Bronx Board of Trade, which will be held on the evening of Wednesday, the 27th inst., there will be two big features which should attract a large attendance. Through the kindness of the New York Telephone Co. there will be presented stereopticon views, with J. Wynne Jones as lecturer, on the subject of "The Telephone in the World War." Major Sylvanus G. Teets, commanding the Eighth Regiment, New York State Guard, will also address the Board on the subject of "Cooperation in Rehabilitating New York Guard."

WITH THE PASSING OF TITLE of 107 West 21st st to the South Sixth Avenue Company closes an interesting deal. One of the features of the situation was that it was owned by ten estates, with heirs throughout the United States and Europe. Negotiations covered a period of more than a year. Some of the sellers were Americans in the Italian army and one was an aviator in the French army. The array of counsel was notable and included Albert Stickney, of Joline, Larkin & Rathbone; William H. Davis, of Beekman, Griscom & Menken; R. V.

White and Robert H. Nelson, of Cravath & Henderson; Albert J. Appell; Geller, Holston & Horan; Todd & St. John; Levi S. Hulise; Arthur Knox; Leo Oppenheimer; Kenneth C. Newman; and Ferdinand Minrath, of Hoadley, Lauterbach & Johnson.

TODD & ROBERTSON, the builders of the new 20-sty Equitable Trust Building, at 45th street and Madison av, announce, through their agents, Frank D. Veiller & James L. Robertson, additional recent leases, aggregating over \$100,000. It is interesting to note that nearly all of these are to firms who are moving from the downtown section. The following is the list of recent leases: Stamford Rolling Mill, Long-Bell Lumber Co., M. R. McAdoo, Capt W. M. Talbott, E. H. Clark Realty Co. and Madison Letter Shop; also, in conjunction with Cushman & Wakefield, to the Marlin Rockwell Corporation, the Phoenix Horse Shoe Co. and the International Portland Cement Corporation. The building is keeping up its construction record, and the builders expect to have the Arcade from Madison av to Vanderbilt av with the Grand Central Terminal connection open to the public within the next two weeks.

J. ROMAINE BROWN COMPANY has been appointed managing agent of all the properties owned by Samuel Borchardt, who, last week, purchased the northwest corner of West End av and 85th st. The aggregate rental of the buildings in Mr. Borchardt's ownership is more than \$650,000, and the properties are as follows: The recently completed building at 815 Park av, 14 stories, 75x100; the Wilmington, southwest corner of Broadway and 97th st, a 7-sty building, on lot 100x100; 226 West 97th st, an 8-sty building adjoining; West End Hall, 101st st and West End av, 6-sty apartment house, 100x100; the Borchardt, 98th st and Broadway, 12-sty apartment house, 100x180; Evelyn Arms, 203 West 98th st, a 6-sty building, 54x105; the Ramona and Charlemagne, 524 to 532 West 111th st, two 8-sty buildings, on 166x100, and the Winthrop and Melville, at the south and north corners of Amsterdam av and 118th st, each 100x100, 7-sty apartments. In addition to the above, J. Romaine Brown Co. will assume the management of 525 West End av, which is a 13-sty apartment house, 102x150, so soon as Mr. Borchardt takes title.

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 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	91	140	91	140
Assessed Value	\$3,282,500	\$8,706,500	\$3,282,500	\$8,706,500
No. with consideration.	13	23	13	23
Consideration	\$411,350	\$881,260	\$411,350	\$881,260
Assessed Value..	\$535,000	\$1,076,500	\$535,000	\$1,076,500

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	704	1,016	704	1,016
Assessed Value	\$37,263,180	\$71,636,550	\$37,263,180	\$71,636,550
No. with Consideration	124	126	124	126
Consideration	\$5,454,263	\$8,352,874	\$5,454,263	\$8,352,874
Assessed Value.	\$6,375,900	\$10,489,100	\$6,375,900	\$10,489,100

Mortgages.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	24	54	24	54
Amount	\$351,522	\$986,282	\$351,522	\$986,282
To Banks & Ins. Cos.	2	14	2	14
Amount	\$90,000	\$459,500	\$90,000	\$459,500
No. at 6%.	11	18	11	18
Amount	\$147,800	\$103,200	\$147,800	\$103,200
No. at 5½%.	1	1	1	1
Amount	.....	\$6,000	.....	\$6,000
No. at 5%.	6	14	6	14
Amount	\$87,222	\$403,353	\$87,222	\$403,353
No. at 4½%.	2	3	2	3
Amount	\$48,000	\$75,000	\$48,000	\$75,000
No. at 4%.	.....	1	.....	1
Amount	.....	\$3,500	.....	\$3,500
Unusual Rates	.....	2	.....	2
Amount	.....	\$89,139	.....	\$89,139
Interest not given.	5	15	5	15
Amount	\$68,500	\$306,090	\$68,500	\$306,090

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	279	495	279	495
Amount	\$6,478,805	\$15,285,982	\$6,478,805	\$15,285,982
To Banks & Ins. Cos.	49	108	49	108
Amount	\$3,742,750	\$9,358,400	\$3,742,750	\$9,358,400

Mortgage Extensions.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	18	37	18	37
Amount	\$583,500	\$2,328,950	\$583,500	\$2,328,950
To Banks & Ins. Cos.	5	17	5	17
Amount	\$266,000	\$1,575,000	\$266,000	\$1,575,000

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	160	318	160	318
Amount	\$7,123,125	\$20,509,675	\$7,123,125	\$20,509,675
To Banks & Ins. Cos.	60	153	60	153
Amount	\$4,293,100	\$15,217,575	\$4,293,100	\$15,217,575

Building Permits.

	1918		1917	
	Feb. 9 to 14	Feb. 10 to 16	Feb. 9 to 14	Feb. 10 to 16
New Buildings	1	8	1	8
Cost	\$225,000	\$293,500	\$225,000	\$293,500
Alterations	\$81,695	\$334,892	\$81,695	\$334,892

	Jan. 1 to Feb. 14	Jan. 1 to Feb. 16
New Buildings	21	52
Cost	\$2,639,700	\$5,233,300
Alterations	\$874,441	\$1,942,337

BRONX.

Conveyances.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	63	85	63	85
No. with consideration.	10	12	10	12
Consideration	\$54,675	\$85,750	\$54,675	\$85,750

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	541	707	541	707
No. with consideration.	106	89	106	89
Consideration	\$1,133,733	\$661,724	\$1,133,733	\$661,724

Mortgages.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	23	35	23	35
Amount	\$126,975	\$347,676	\$126,975	\$347,676
To Banks & Ins. Cos.	1	1	1	1
Amount	\$10,000	\$27,000	\$10,000	\$27,000
No. at 6%.	10	18	10	18
Amount	\$63,100	\$166,266	\$63,100	\$166,266
No. at 5½%.	3	.....	3	.....
Amount	\$10,960	\$20,000	\$10,960	\$20,000
No. at 5%.	2	.....	2	.....
Amount	\$13,000	\$6,825	\$13,000	\$6,825
No. at 4½%.	.....	1	.....	1
Amount	.....	\$27,000	.....	\$27,000
Unusual rates	2	.....	2	.....
Amount	\$1,165	.....	\$1,165	.....
Interest not given.	6	12	6	12
Amount	\$38,750	\$127,500	\$38,750	\$127,500

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	282	357	282	357
Amount	\$1,411,168	\$2,746,555	\$1,411,168	\$2,746,555
To Banks & Ins. Cos.	7	30	7	30
Amount	\$148,000	\$599,350	\$148,000	\$599,350

Mortgage Extensions.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
Total No.	3	15	3	15
Amount	\$14,987	\$262,694	\$14,987	\$262,694
To Banks & Ins. Cos.	.....	3	.....	3
Amount	.....	\$111,000	.....	\$111,000

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	Total No.	39	129	39	129
Amount	\$799,287	\$2,767,299	\$799,287	\$2,767,299
To Banks & Ins. Cos.	11	33	11	33
Amount	\$337,750	\$836,200	\$337,750	\$836,200

Building Permits.

	1918		1917	
	Feb. 8 to 14	Feb. 9 to 15	Feb. 8 to 14	Feb. 9 to 15
New Buildings	9	3	9	3
Cost	\$21,000	\$105,000	\$21,000	\$105,000
Alterations	\$5,700	\$5,600	\$5,700	\$5,600

	Jan. 1 to Feb. 14		Jan. 1 to Feb. 15	
	New Buildings	29	42	29	42
Cost	\$2,435,700	\$951,175	\$2,435,700	\$951,175
Alterations	\$798,446	\$120,175	\$798,446	\$120,175

BROOKLYN.

Conveyances.

	1918		1917	
	Feb. 7 to 13	Feb. 8 to 14	Feb. 7 to 13	Feb. 8 to 14
Total No.	237	341	237	341
No. with consideration.	25	31	25	31
Consideration	\$85,400	\$210,457	\$85,400	\$210,457

	Jan. 1 to Feb. 13		Jan. 1 to Feb. 14	
	Total No.	2,011	2,721	2,011	2,721
No. with consideration.	187	318	187	318
Consideration	\$1,440,478	\$4,700,294	\$1,440,478	\$4,700,294

Mortgages.

	1918		1917	
	Feb. 7 to 13	Feb. 8 to 14	Feb. 7 to 13	Feb. 8 to 14
Total No.	112	256	112	256
Amount	\$289,983	\$1,012,279	\$289,983	\$1,012,279
To Banks & Ins. Cos.	10	60	10	60
Amount	\$35,300	\$363,250	\$35,300	\$363,250
No. at 6%.	62	138	62	138
Amount	\$121,185	\$404,129	\$121,185	\$404,129
No. at 5½%.	24	49	24	49
Amount	\$64,300	\$302,400	\$64,300	\$302,400
No. at 5%.	16	47	16	47
Amount	\$71,298	\$220,050	\$71,298	\$220,050
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given.	10	22	10	22
Amount	\$33,200	\$85,700	\$33,200	\$85,700

	Jan. 1 to Feb. 13		Jan. 1 to Feb. 14	
--	-------------------	--	-------------------	--

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

GENERALLY moderated weather conditions over a wide territory have exerted a marked influence for good upon the building situation. Along with the sunshine and the higher temperature there came tangible evidence that if the weather conditions are more than temporary, a considerable volume of new construction work will be undertaken in the near future. There has been a noticeable improvement throughout the Metropolitan district and reports from distant localities indicate a similar situation.

That there is actually greater activity in the building trades is best indicated by the growing number of contracts being awarded and the volume and character of the operations that are being presented to the builders and material dealers for estimates. Prospective builders are today more generally inclined to award contracts for their contemplated work than they have been for many months. The offices of the architects in this city are busier than they recently have been. These signs all point to renewed life in building and construction circles and unless these signs fail absolutely the spring and summer months should be active times for the structural interests.

There is a decided improvement in the speculative building field and a number of important operations are now being planned for both city and suburban locations. The speculative revival was no doubt brought about by the acknowledged scarcity of rentable space, both residential and commercial. The recent activity of the housing boards and committees has been another influencing factor that partially accounts for the awakened interest of the speculative builders. A heavy demand continues to exist for living accommodations in the city and suburbs, and al-

Common Brick.—Although the week in the market for Hudson River common brick has been an exceptionally dull period, there is considerably more hope for the coming months than was apparent recently. The two holidays in the early part of the week is partly responsible for the fact that no sales were registered, but the more frequent inquiries denote a renewal of buying interest that will undoubtedly result in a number of early sales. The river is still frozen solid northward from Yonkers and it will require two or three weeks of a thaw before the river is navigable to tugboats and their tows. Dealers are of the opinion that even with most favorable conditions it will be a month or more before brick barges will be able to come through from up-river points. The new inquiries that are now current lead to the impression that during the next few months there will be a marked renewal of activity in the construction of buildings throughout this city and adjacent localities. There has been no change in the quotations for Hudson River common brick. The \$10 figure still rules, and this price is likely to hold for some time. There is no activity in the market for Raritan brick and none is anticipated until the harbor is free of ice.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 15, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none.

Structural Steel.—Outside of the requirements for the Government both at home and abroad the steel industry is exceptionally quiet. The Federal or-

though there is quite a large number of buildings of an investment or speculative nature now under construction or contemplated for an early start, the total will be insufficient to fully take care of the demand, and additional structures will have to be erected during the spring and summer or there will be a repetition of the scarcity that existed last autumn.

Another notable feature of the present building situation is the large number of garages that are being planned and constructed. These projects are for both public and private occupancy and range from the small private structure for one or two cars to immense structures capable of housing a hundred or more automobiles, equipped with machine shop and chauffeurs' quarters. This class of building represents a large percentage of the total of new buildings that have recently been brought out and there is every prospect that construction work of this character will continue for some time.

The markets for building materials have also felt the force of the improved general conditions. There is a better atmosphere, and orders and inquiries have been somewhat more frequent, but as yet it is too early for the material dealers to experience the full measure of the improvement and it will require some time for the markets to respond. Owing to the more moderate weather materials have moved with somewhat greater facility both by rail and water and as the crisis in the fuel situation is passed the manufacturers are relieved of considerable anxiety on this score. Commodity prices are holding firmly and there is no prediction of a recession in any line. The renewal of building activity will have a marked tendency to stiffen commodity prices all along the line and these will hold until the freight transportation facilities are bettered, embargoes lifted, and local waterways again open to navigation.

ders are heavy and the rolling mills and fabricated shops will be busily engaged for some time. There is practically no demand from private sources although the outlook for activity in general building construction is brighter today than it has been for months. There has been no change in the prices of fabricated material.

Portland Cement.—The cement market is quite at the present time, but there is a fair prospect for a satisfactory spring business. The cement interests are looking forward to an increased use of their material in the construction of roads, bridges, culverts and the general construction of manufacturing and industrial plants. Cement prices are firm at the \$2.15 level for orders of one thousand barrels, or more, f. o. b. New York. There has been some discussion in reference to increasing the price of this commodity, but as yet nothing definite has been announced. If any change in price is effected it will not include the net figure at mill base, but will increase the local wholesale price. The increase will be necessary to cover the greatly increased cost of bags.

Window Glass.—To all intents and purposes the glass situation is unchanged. Manufacturers are hindered by a number of factors over which they have no control. The railroad congestion and embargoes prevent receiving of raw materials and the shipment of finished product. According to estimates recently announced the total production for the current blast will be approximately 4,000,000 boxes as compared with 11,000,000 boxes last year. The total consumption of last year was more than 7,000,000 boxes, but as building has ma-

terially slowed down there is no danger of a shortage even at the greatly lowered scale of production for this year. There has been no change in the schedule of discounts.

Sand and Gravel.—Business in this market is very dull and no increased activity is anticipated until a general resumption of construction occurs. The improved weather conditions will undoubtedly improve conditions, but supplies on hand are extremely low and even at best no new material can come into the local waters for two or three weeks. Prices are holding firm at \$1.25 a yard for sand and \$2.00 a yard for gravel. From this level there is practically no prospect of a recession as the wages of laborers and the towing rates have materially advanced production costs.

Lumber.—The lumber market is dull in all branches and no great amount of life is expected while the railroad freight situation remains in its present congested condition and until shipments by water are materially facilitated. The demand is light and what there is mostly emanates from the manufacturing consumers. There is only a very slight volume of business coming from building sources, although the industry has high hopes of a considerable amount of activity as soon as the construction of housing facilities at the shipyards and munition plants is actively under way. Lumber prices are firm and exhibiting a stiffening tendency in certain lines.

Cast Iron Pipe.—Although there is quite a large volume of business in this line in prospect for both municipal and private consumption, the orders are coming in slowly and it is expected that some time will elapse before the market fully responds to the improved conditions that are generally noticeable. There have been numerous inquiries, but up to the present time tangible orders have failed to develop. The Government price maintains as the basis of all quotations: 6 in., 8 in., and heavier, \$55.35, and 4 in., \$58.35 per net ton.

Wire Nails.—Activity in this line is light chiefly for the reason that dealers have but a low stock on hand and are unable to fill orders for any great quantity. There are excellent prospects for the future, but the market absolutely depends upon obtaining adequate stocks from the manufacturers, who are booked for weeks in advance, and hindered by the railroad congestion, fuel shortage and other deterrents. Wire nail prices are unchanged.

Linseed Oil.—There is but little activity in the market for this commodity, but the price is holding firmly at the level established some weeks ago. At this writing the weather is one of the prime factors responsible for the present situation, as it is impossible to do outside painting at the temperature that has maintained for some weeks, and the general building activity is at a low ebb for the same reason.

Mixed Paints and Enamels.—Prominent manufacturers of these materials have recently advanced their prices for their products owing to the increased cost of production and the difficulties encountered in obtaining raw materials. Although there is but a small demand from the contracting interests, the business coming from the manufacturing consumers is quite satisfactory.

Rosendale Cement.—The market for this material is almost inactive and the volume of business being registered is very light. Inquiries are scarce and there is no evidence of improvement until the building situation as a whole demonstrates considerably more life than it has for some time past. Natural cement prices are unchanged.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf. to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00 @ —
Raritan common.....No quotation
Second hand common, per load
of 1,500.....\$7.50 @ —
Red face brick, rough or
smooth, car lots.....\$21.00 @ —
Buff brick for light courts... 21.00 @ —
Light colored for fronts..... 25.00 @ —

CEMENT (wholesale, 1,000 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..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —

Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$1.90 @ —
Eastern finishing..... 2.10 @ —
Hydrated common (per ton)...\$15.00 @ —
Hydrated finishing (per ton)... 15.43 @ —

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).....\$2.00 @ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft...\$42.00 @ \$55.00
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 car-
goes, narrow (delivered) 6' \$35.00 @ \$38.00
Wide cargoes..... 37.00 @ 45.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$4.50 @ \$4.75
Cypress lumber (by car, f. o. b. N. Y.):
Firsts and seconds, 1-in...\$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..... 39.00 @ —
N. C. Pine, flooring, Norfolk. 40.00 @ —

PLASTER—(Basic prices to dealers at yard, Manhattan):
Masons' finishing in 100 lbs.
bags, per ton.....\$15.00 @ \$16.00
Dry Mortar, in bags, return-
able at 15c. each, per ton... 8.25 @ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¼ in. x 8 ft..... .12½
Boards, ½ in. x 8 ft..... .16½

SAND—
Screened and washed Cow Bay,
500 cu. yds. lots, wholesale...\$1.25 @ —

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%

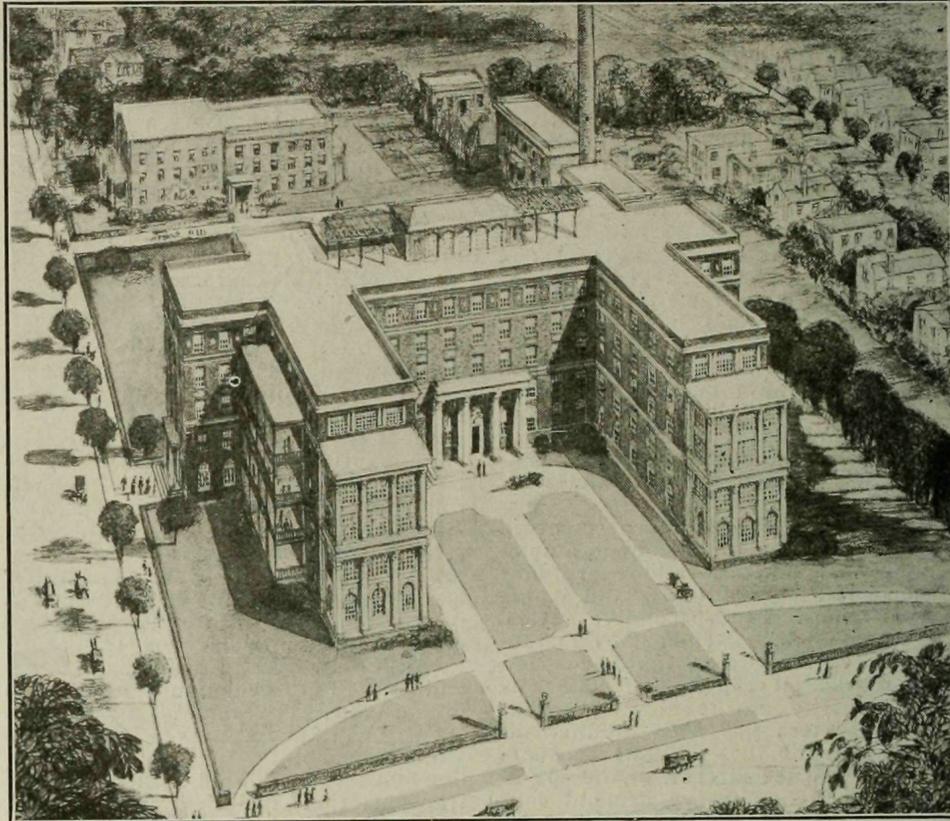
GENERAL HOSPITAL FOR ELIZABETH

Structure Will Cost About \$500,000 and Will Contain Up-to-Date Appliances

CONSIDERABLE interest is attached to the projected new plant for the Elizabeth General Hospital, soon to be started at Elizabeth, N. J., not only on account of the size and scope of the contemplated improvement, but also by virtue of the fact that the funds required were collected in times when there were so many other demands upon the charitably inclined. This operation will be built according to plans and specifications prepared by Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue, Manhattan, and will cost approximately \$500,000. As

can be made and a maximum number of patients receive attention during the dispensary hours.

Each floor of this structure has isolation and quiet rooms, diet kitchens and nurses' duty rooms. There is also a room in which ambulatory patients may spend their time while out of bed and in which they may be served with their meals. This provision makes the convalescent period of a ward patient more pleasant than it would be if he were restricted to a particular ward. The dispensary will have separate clinics for medical, surgical, nose and throat, eye, ear and orthopaedic cases and will also,



Crow, Lewis & Wickenhoefer, Architects.
PROJECTED PLANT FOR THE ELIZABETH GENERAL HOSPITAL.

will be noticed in the accompanying illustration, the new structure for the Elizabeth General Hospital will be a well balanced, entirely modern plant. It will have a capacity of two hundred and sixty-five in-patients, and in addition will have an out-patient dispensary, with facilities capable for caring for several hundred cases every day. The arrangement of the hospital provides one entire floor for men, with a capacity of eighty beds, in which separate provision will be made for medical, surgical, nose and throat, and fracture cases.

One floor will be entirely devoted to women and children, the separation of cases being about the same as in the floor set apart for male patients, except that one ward will be provided for septic cases so that such may be kept out of the general wards. Maternity cases will be cared for independently of the general accommodations for women, a separate department, with a capacity of twenty-eight beds, being provided for maternity patients. This department of the institution will be complete in itself, having a separate and distinct duty room, diet kitchen, delivery room and nurseries.

One floor will be devoted to private rooms and semi-private wards. The operating department will contain two operating rooms, both equipped with every modern surgical and scientific adjunct. The operating department will include a complete X-ray room, with dressing room, plate file, viewing and dark room.

The dispensary will be entered from the Reid street side of the hospital and has been arranged so that a rapid and convenient classification of the patients

in connection with the orthopaedic clinic, have a gymnasium for correctional gymnastics, which form an important part of the treatment of cases of this character. The structure will be strictly fireproof throughout and as the furnishings and equipment where possible will be non-inflammable, the patients of the building are protected from the hazard of fire. Each floor is cut off into three separate units by fire walls, with horizontal exits, and each unit includes a separate line of stairs. A service building contains the kitchen, bakery and special diet kitchens and the dining rooms for officers, nurses and servants. The upper story of this building will house the women servants of the institution. In addition to the solaria that are provided for each floor, the entire roof of the main building will be made available for the use of the patients. The elevators will run to the roof, and shelters, serving kitchens and toilet rooms will be provided so that the patients may spend their time in the open air during convalescence.

Department Store in Plainfield, N. J.

Wilder & White, architects, 50 Church street, Manhattan, are at work on the preliminary plans for a large department store to be erected at Plainfield, N. J., for Tapper Brothers, 11 West Front street, Plainfield. The proposed structure will be constructed of brick and concrete and will be fireproof throughout. The sketch plans call for a three-story structure, equipped with the most modern store conveniences. The cost will be in the neighborhood of \$100,000. Further details of this project will be available later.

Building for January.

The returns of ordinary house, office and store building for January made by "Bradstreet's Journal" last week proved a close approximation to the final results available this week from 157 cities. The total expenditures in January this year were only \$26,545,538, a decrease of 53.7 per cent. from January a year ago (last week's return from 121 cities showed a decrease of 51.7 per cent.), while the decrease in permits granted, 42.1 per cent. is among the heaviest recorded. Just how poor a showing was made in January this year is proved by the following summary of cities and values in January for eleven years past:

	Cities	Value
1918.....	157	\$26,545,538
1917.....	157	57,344,418
1916.....	160	55,773,061
1915.....	156	46,040,876
1914.....	146	45,999,862
1913.....	146	55,514,979
1912.....	145	48,692,024
1911.....	132	48,555,636
1910.....	113	45,856,241
1909.....	113	50,011,100
1908.....	97	25,218,805

The above table shows that January building values this year were smaller than in any preceding January back to 1908, in which latter year only ninety-seven cities were reporting. The record of building expenditures at leading American cities reporting monthly and quarterly for the past twenty-five months is as follows:

Month	Cities	1917	1916	Change
				per cent.
Jan.	160	\$57,709,936	\$55,773,061	d 3.4
Feb.	161	55,588,805	55,763,235	d .3
March	161	83,731,089	89,308,283	d 2.9
1st Quarter		\$197,029,830	\$197,844,579	d .4
April	161	83,841,929	93,179,332	d 10.2
May	162	75,935,961	116,321,767	d 34.7
June	162	65,541,223	97,826,327	d 33.0
2d Quarter		\$225,319,113	\$307,327,426	d 26.6
6 Months		\$422,348,943	\$505,172,005	d 16.3
July	161	59,286,893	117,207,687	d 49.4
Aug.	162	51,000,972	77,218,540	d 33.9
Sept.	161	53,942,091	70,729,034	d 23.7
3d Quarter		\$164,229,956	\$265,155,261	d 38.0
9 Months		\$586,578,899	\$770,327,266	d 23.8
Oct.	162	45,944,061	86,763,158	d 47.0
Nov.	162	45,473,037	74,421,685	d 38.9
Dec.	162	32,665,366	72,583,774	d 55.0
4th Quarter		\$124,082,464	\$233,768,617	d 46.9
12 Months		\$710,661,363	\$1,004,095,883	d 29.1
Jan.	157	\$26,545,538	\$57,344,418	d 53.7

The January summary of building permits and values by groups of cities compare with the like month a year ago as follows:

	No. of cities	No. of permits	Values		Compared with last year	
			1918	1917	Permits	Values
New Eng.	25	448	\$2,612,257	d 61.0	d 67.7	
Middle ..	29	1,470	8,277,328	d 54.4	d 47.8	
Western .	22	1,080	3,693,742	d 61.4	d 55.9	
Northwest	19	610	5,150,035	d 39.0	d 22.7	
Southwest	15	856	2,006,868	d 34.2	d 57.2	
Southern	25	991	1,210,270	d 52.1	d 73.5	
Far West.	22	3,218	3,595,038	d 6.8	d 60.1	
Total U.S.	157	8,673	26,545,538	d 42.1	d 53.7	
Canada	11	336	865,917	d 8.0	d 2.7	

Except in the far western group of cities, where a comparatively moderate decrease, 6.6 per cent., in number of permits is shown, the decreases in the above table are heavy, ranging from 34 per cent. in the Southwest to 61 per cent. in New England and the Western group. In the matter of value it will be seen the decreases range from 22.7 per cent. in the Northwest to as high as 73.5 per cent. in the South. Canada's decreases in permits and values are comparatively moderate, 8 and 2.7 per cent. respectively. The larger cities of the country show a marked unanimity in the matter of decreases. New York City, four boroughs reporting, shows a decrease of 47.6 per cent. from January a year ago; Chicago a decrease of 29.5 per cent.; Philadelphia, 21.4 per cent.; Detroit, 50 per cent.; Boston, 86.5 per cent.; St. Louis, 96 per cent.; Atlanta, 74 per cent.; San Francisco, 64 per cent.; Baltimore, 82.7 per cent.; Washington, 84 per cent.; Kansas City, 71 per cent., and Toledo, 94 per cent. New Haven, one of the few cities reporting a gain,

however, increased its expenditures by over six dollars to one a year ago. Cincinnati gained 68 per cent., and Seattle 39 per cent. In all only thirty-three out of 157, or a little over one-fifth, showed gains over January a year ago.

Hardware Convention at the Astor.

The Hotel Astor was the mecca of the hardware interests of the Atlantic Seaboard States this week, the occasion being the annual joint convention of the Pennsylvania and Atlantic Seaboard Hardware Association and the New York State Retail Hardware Association, which opened Thursday and continued for the balance of the week. In connection with this convention an elaborate exhibition, open to the public, was held in Madison Square Garden. This exhibition was an interesting feature, as it included almost every branch of the hardware industry in the United States. The prime idea of the exhibit

was to show the American public exactly what the hardware industry has done to help win the war. Of particular interest was the exhibit of military lights of various kinds, designed for the use of the army and navy.

The convention was formally opened by John J. Snyder, president of the Metropolitan Hardware Association, and a most solemn feature of the first session was the presentation of the service flags of the two associations by the Rev. M. Joseph Twomey. The flag of the New York State association bears sixty-seven stars. The regular sessions of the convention included a number of addresses by men prominently identified with the hardware industry in this country, among which was included the paper by Roy F. Soule, editor of the Hardware Age, on "The Man of the Hour." Mr. Soule paid high tribute to the American workman and his loyalty to the nation.

Edison Service "Suits"

The De Vinne Press was one of the sixty-three big properties to adopt street service in 1917

When asked recently what he thought of it, the manager, Mr A W Bothwell, replied

"Your supply suits our purpose in every way. You can quote me as saying just that, for it's the unvarnished fact"

What Edison Service is doing here it will do for you. It has met the severe requirements of this famous house. It will meet the needs of your business whatever it is. Ask us today for estimates and details

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE

AND

BONDS

FOR

BUILDING OPERATIONS

Architects' Bldg., 101 PARK AVE.

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

Edward Corning Company Builders

52 VANDERBILT AVENUE
NEW YORK

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

J. P. Duffy Co.

Brick—Cement Masons' Materials Plaster Boards

2d Ave., 50th to 51st Sts.
Brooklyn

Telephone Sunset 4000

HENRY MAURER & SON Manufacturer of
Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

OFFICE BUILDINGS.

(Continued from page 199.)

tiguous to business centres, which can be used as offices, we are to have difficulty in raising our rents to justify all these expenses put upon us.

Higher rents evidently must come, but it will only be after these old dwellings are abandoned, and the tenants seek office buildings.

But there is one subject which should really be one of the primal objects of your organization, and that is the social element. The more you associate with one another, the easier you will find it to talk over matters in which you are all interested, and as, "In the multitude of Counsellors there is wisdom," you will find, as I have found, that an organization such as we have before us will be of the greatest benefit to you all.

There are possibly over twelve hundred real estate men in Philadelphia, and since the organization of the Real Estate Board, and I have become prominent in real estate circles, nearly all of these men know me, and when I go into a strange office in some distant part of the city I meet with such a pleasant reception, and my inquiries are met with such prompt answers, that I feel it a pleasure to be there. So you will find that after you have become more acquainted with each other, and exchange views on your various duties, that your organization will be a success, because you will all feel glad to be in it.

This reminds me of one of Hoyt's farces, which I saw many years ago. The scene represented a corridor of a hotel in a western city. There were a number of men sitting around, some reading, but most of them doing nothing but looking at each other, and feeling altogether bored. In rushed a breezy young fellow, who went up to an older man, and grasped him by the hand and said, "How do you do, Mr. Jones, I want you to meet Mr. Brown," and turning to the man sitting alongside of the party, "Mr. Brown, this is Mr. Jones, of Chicago, glad to see you here, goodbye, I have to go." And the two men looked at each other, and Mr. Jones said, "Did you know that fellow?" Mr. Brown said, "No, I never saw him in my life." Mr. Jones said, "My name is not Jones, I am Mr. McDougal of New York," and the other man said, "My name is not Mr. Brown, I am Mr. Simpson, of St. Louis. Now we know each other. Come, let's take a drink." And so the two men became acquainted, and spent the day together, and enjoyed themselves all because some man took the initiative and commenced the acquaintance.

If the members of this organization meet here, say once a month, exchange views, and hear something better than I have given you, I know it will be a gratification all around, not only for the new business ideas which you obtain from one another, but for the social elements. As you become acquainted, you will find there is always something good in every man, and that little good may not only do you good, but gratify him when he knows that you have profited by it.

Plans Filed for Large Hotel.

During the week the plans were filed with the Bureau of Buildings for a twenty-one story hotel to be erected at the northwest corner of Seventh avenue and 56th street, on the site now occupied by the Hotel Grenoble. The plot to be improved measures 100x200 feet. The plans for this structure have been prepared by Lawrence L. Barnard, 46 Lawton street, New Rochelle, N. Y., for Joseph J. Lannin, owner and proprietor. This hotel will cost approximately \$4,000,000 to build and equip. It will contain about one thousand rooms and will be designed and erected according to the latest ideas of hotel planning and construction. The project will be named the Hotel Marne, in commemoration of the great battle of that name in the present World War. Although the plans for this operation have been worked out, it is not expected that active construction will be started for quite some time.

Contract for City Residence.

The Hegeman Company, Inc., 33 West 42d street, has obtained a general contract for the construction of a handsome private residence at 10 East 75th street, for Carl Schoen, 54 East 83d street, owner. The plans and specifications for this project have been prepared by Henry C. Pelton, architect, 35 West 39th street, and call for a five-story structure, with facade of face brick and limestone trimmings, with dimensions of 25x65 feet.

Plans for Apartment Hotel.

De Rosa & Pereira, architects, 150 Nassau street, are preparing the preliminary plans and specifications for a thirteen-story apartment hotel to be erected at 32 West 37th street. This structure is for the 32 West 37th Street Corporation, Julian Benedict, president, 47 West 34th street, owner. The proposed building will occupy a plot 25 x 98 feet, will have a facade of brick, limestone and terra cotta, and will cost approximately \$175,000.

Residence for William A. Prime.

Preliminary sketches have been prepared by Frederick J. Sterner, architect, 150 East 52d street, for a handsome city residence for William A. Prime, president of the Metals Disintegrating Co., Inc. The proposed building will be located at 16 East 78th street, on a plot 17 x 98 feet. Full details of this operation are not available at this time, and it will be some weeks before the working plans are completed and the architect is ready for estimates on construction.

PERSONAL AND TRADE NOTES.

R. Irving Dodge, architect, has recently moved his offices from 233 Broadway to 217 Broadway.

A. E. Klotz Fireproofing Company announces that it has removed its offices to 1751 Topping avenue. Telephone, Tremont 3670.

Kreymborg Architectural Company, formerly at 1029 East 163d street, has discontinued its offices and the practice of architecture.

H. Craig Severance, architect, 4 West 37th street, has recently returned from Northern France, where he has been investigating housing conditions in some of the villages.

Arnold B. MacStay has been appointed Commissioner of Street Cleaning for New York City to succeed Commissioner Fetherston. During the last administration he was secretary of the department.

Joseph Clark, of the firm of Clark & Appelman, general contractors, 278 Madison avenue, has recently enlisted in the 33d Engineers, U. S. A., and reported for duty February 15. Isaac Appelman will continue the business under the firm name.

The annual meeting of the Empire Brick & Supply Co. was held on February 13, at its principal office at Stockport, N. Y., at which the following directors were reelected for a term of two years: Robert W. Main, Arthur S. Main, and William H. Edsall. The officers of the company are: President, Wright D. Goss; vice-president, Robert Main; treasurer, William H. Edsall; secretary and assistant-treasurer, Robert W. Main. The New York offices of the company are at 103 Park avenue.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., February 19, for interior alterations to the Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Lang, Custom House, Manhattan, is the engineer.

10,000 Copies

of the FIFTIETH ANNIVERSARY NUMBER of the RECORD AND GUIDE will be read by interested readers on the morning of March 23rd.

The purchasing power of these readers is tremendous. They pay TWICE as much for their annual subscription to the RECORD AND GUIDE than for any other trade publication.

This purchasing power is represented by leading financial institutions, money lenders, contractors, architects, owners, estates, sub-contractors, builders, real estate firms, fire and life insurance companies, manufacturing industries, etc.

The FIFTIETH ANNIVERSARY issue of this representative paper will be one of the most hopeful signs in these times of extreme trial. The sagacious and discerning optimism of our business executives will indicate a quiet and logical faith in the outcome of the war and in an ensuing period of well-being.

A large percentage of the advertising in this issue will be in the nature of BUSINESS INSURANCE—that is, its main purpose will not be to secure immediate results, but rather to build confidence and good will when competition must again be faced.

Nineteen Eighteen is going to be just what the business man of America makes it. These are days for action and plenty of it. Those rep-

resented in this ANNIVERSARY issue have pushed the motor into high speed. They will let the world at large know that they are prepared to do some definite thing.

Considering the great importance and value of trade connections, and of maintaining intact the "sales plant" during the trying days of war time, it is imperative that when affected by war conditions, you should advertise all the more.

A direct business advantage will accrue to those who contract for space. The valuable information and statistics contained in this representative issue will be carefully read and constantly referred to during the year of 1918.

If YOU have not contracted for space, we ask your co-operation to help make this issue not only a credit to the RECORD AND GUIDE, but to two of the most important business fields in the world—the closely affiliated real estate and building interests.

A request will bring, without obligation, the prospectus and three-color cover of our ANNIVERSARY NUMBER.

Address Business Department,

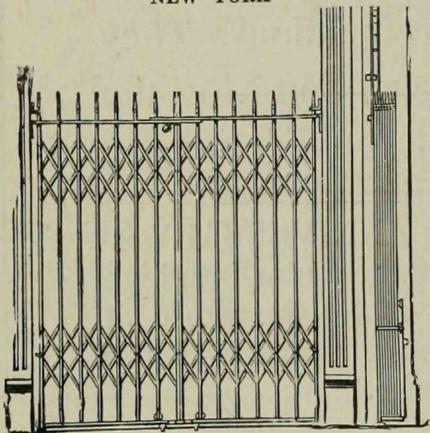
RECORD AND GUIDE

'PITT' GATES PROTECT THE DARK CORNERS

Put a folding gate across your doorway or your show window. During the day it folds back out of the way. At night close and lock it. Absolute protection for any dark spot.

"PITT" FOLDING STEEL GATES PROTECT

Write or 'phone for our representative
WILLIAM R. PITT
Composite Iron Works
219-217-215 West 26th St.
NEW YORK



Our Lumber Factory

We stock with our own best selection of the best woods and we supervise the production of the finished article at every step. This means that the doors, sash, trim, moulding, paneling, etc., that you buy from us are properly seasoned, properly constructed and bound to give 100% service and satisfaction.

It will be a real pleasure for us to estimate on your next job.

Telephone: Morningside 2544

CHELSEA LUMBER CO.
87 Manhattan Street

Shade and Awning Equipment

Owners and Agents know—and the few who do not will discover it with the first order they give us—that we give prompt and efficient service on every job.

Our prices are reasonable; quick work; satisfaction guaranteed, etc.

Let us estimate on that job of yours. Stores, dwellings, apartment houses, office buildings, etc., equipped rapidly, properly and with the right quality of goods. Try us.



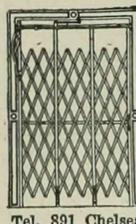
F. J. KLOES

Established 1872

243 Canal St.

New York

Telephone: Franklin 2216



A. Bataille & Co.

MANUFACTURERS OF

Elevator Enclosures

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

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

WINE BOTTLE RACKS

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

SANDY HOOK, N. J.—Major F. B. Wheaton, advisory architect, and Major F. M. Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for a 1-sty hollow tile and frame warehouse, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$300,000.

CATSKILL, N. Y.—U. S. Government, Treasury Dept., Washington, D. C., contemplates erecting a post office bldg. A bill to appropriate funds for same has been introduced in Congress. Details will be available later. Cost, \$100,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Grassi Realty Co., 320 5th av, owner, has purchased the property at 42 West 96th st, which is a 5-sty brick studio apartment house, with a 3-sty extension, 18x100, and contemplates altering same into a dwelling. No architect has been selected. Cost, \$10,000.

MANHATTAN.—Andrew C. Zabriskie Estate, 52 Beaver st, owner, contemplates remodeling the 5-sty brick and stone store and loft bldg, at 48-54 Beaver st, for which no architect has been retained. The Eastern Marine Underwriters, Inc., 111 Broadway, is the lessee.

JERSEY CITY, N. J.—Board of Commissioners, James F. Gannon, Jr., Director of Revenue & Finance, and Charles F. X. O'Brien, director of Public Safety, City Hall, Jersey City, owner, contemplates erecting a brick police station, in 7th Precinct. No architect has been selected.

COHOCTON, N. Y.—St. Pius Roman Catholic Church, Rev. Father J. Gefert, pastor, Cohocton, N. Y., owner, contemplates rebuilding the 1-sty frame church. No architect has been selected.

NIAGARA FALLS, N. Y.—The Sons of Italy Association, Henry Casso, interested, Niagara Falls, N. Y., owners, contemplate erecting a brick home and school at 14th and 19th sts, for which no architect has been retained.

PELHAM, N. Y.—Town of Pelham, Board of Education, T. J. James, pres., Pelham, N. Y., owner, contemplates erecting a 2-sty brick high school at Wolfs lane and Colonial av, for which no architect has been retained. Cost, \$115,000.

PERTH AMBOY, N. J.—James Shewan & Sons, Inc, 1 Broadway, Manhattan, and foot of 27th st, Brooklyn, owners, contemplate making improvements to the ship building plant at the foot of Washington st. No architect has been retained and details will be available later.

BATAVIA, N. Y.—Board of Supervisors of Genesee County, Batavia, N. Y., contemplates rebuilding Town Hall and City Departments Bldg, recently destroyed by fire, in Main st, for which details are undecided. No architect has been selected.

HOBOKEN, N. J.—Robert H. McCarter Potter, 572 West 141st st, Manhattan, owner, contemplates rebuilding the two 5-sty brick and stone warehouses at 15th st and Park av. No architect has been retained and details will be available later.

PLANS FIGURING.

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

BANKS.

HOBOKEN, N. J.—John J. Fagen, 95 River st, Hoboken, architect, is taking bids on the general contract for alterations and addition to the 4-sty brick bank bldg at the southeast cor of 14th and Washington sts, for the Columbia Trust Co. of New Jersey, Anthony Volk, pres., 425 Washington st, Hoboken, N. J., owner. Cost, \$25,000.

DWELLINGS.

ELIZABETH, N. J.—Charles J. Flannigan, 453 Marshal st, Elizabeth, owner, is taking bids on the general contract for a 2½-sty frame and shingle dwelling, 30x50, on Newark av, near North av, from plans by C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Public Service Gas Co., 156 Front st, Newark, N. J., owner, is taking bids on the general contract, to close Feb. 18, for a 1-sty brick office and storeroom bldg, 35x40, at the West End Gas Works, at St. Paul and Duffield avs, from privately prepared plans. DeRiso & Arena, 425 Bergenline av, Union Hill, N. J., are figuring the general contract.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

9TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for alterations to the 4-sty brick and stone studio apartments, 26x82, at 17 West 9th st, for J. Irving Walsh, 73 West 11th st, owner. Cost, \$12,000.

113TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 5-sty brick tenement and store, 25x100, at 101 West 113th st, for Moritz Newman, 304 Pearl st, owner. Cost, \$2,500.

DWELLINGS.

81ST ST.—Walter D. Blair, 597 5th av, completed plans for alterations and extension to the 4-sty brick dwelling at 3 West 81st st, for Caleb C. Dula, Hotel Beresford, 81st st and Central Park West, owner. Includes a rear extension, 22x38. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

BROADWAY.—Henry Otis Chapman, 334 5th av, completed plans for alterations to the brick manufacturing bldg and store, 91x143, at 2121 Broadway, for Therese E. Browning, Rye, N. Y., owner. Cost, \$12,000.

44TH ST.—A. E. Bump, 60 North Market st, Boston, Mass., has plans in progress for a 6-sty brick and reinforced concrete packing house, 25x100, at the cor of 44th st and 1st av, for H. C. Derby Co., 622 West 39th st, owner.

14TH ST.—Vincent Astor, 23 West 25th st, contemplates altering the 3-sty brick and stone warehouse at 410-412 West 14th st, through to 411-417 West 13th st, for the U. S. Government, lessee, c/o Col. Slavin, 39 Whitehall st, lessee.

HALLS AND CLUBS.

124TH ST.—L. E. Jallade, 37 Liberty st, is revising plans for the 8-sty brick and stucco Y. W. C. A. bldg, 150x75 irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

SCHOOLS AND COLLEGES.

16TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, have preliminary plans in progress for the alteration and addition of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner.

STABLES AND GARAGES.

158TH ST.—De Rose & Pereira, 115 Nassau st, completed plans for a 1-sty brick garage, 99x200, in the south side of 158th st, 58 ft east of the Central Railroad tract, for the I. M. D. Realty Co., 74 Broadway, owner and builder. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—John C. Rennard, 15 Dey st, completed plans for alterations to the 10-sty office bldg, 24x100, at 203 Broadway, for the 195 Broadway Corp., 15 Dey st, owner, and the New York Telephone Co., lessee. Cost, \$3,000.

WEST BROADWAY.—Charles B. Meyers, 1 Union sq, has plans in progress for fire repairs to the 6-sty brick loft bldg, 50x200, at 383-5 West Broadway, and 69-71 Wooster st, for the Lawrence Holding Co., 90 5th av, owner. Cost, \$20,000.

35TH ST.—George Keister, 56 West 35th st, completed plans for alterations to the 4-sty brick office bldg, 18x40, at 160-2 West 35th st, for William H. Hussey & Son, 150 West 45th st, owner. Cost, \$5,000.

MANHATTAN ST.—H. L. Brant, 38 Marble Hill av, completed plans for a 2-sty brick store and office bldg, 41x90, at 69 Manhattan st, for T. S. Walker, Long Lake, N. Y., owner. Cost, \$7,500.

23D ST.—Irving Margon, 370 East 149th st, Bronx, completed plans for alterations to the 19-sty store and office bldg, 98x141, at 71 West 23d st, for the Masonic Hall Asylum Fund, on premises, William A. Rowan, pres., owner. Cost, \$9,500.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, completed plans for alterations to the 10-sty brick and stone department store, 148x260, on the north side of 5th av, bet. 38th and 39th sts, for Frank Barton, Newburgh, N. Y., owner, and Lord & Taylor, 430 5th av, lessee. Cost, \$7,000.

WALL ST.—Frederick Putnam Platt, 1123 Broadway, will draw plans for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90 to 96 Wall st, for Louis Ettlinger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, owner, and G. Amsinck & Co., 6 Hanover st, owner, c/o American International Corp., 120 Broadway, lessee.

MISCELLANEOUS.

19TH ST.—Henry Regelman, 133 7th av, completed plans for alterations to the 1 and 2-sty brick machine shop, 49x92, at 424-434 East 19th st, for the American Carbonate Co., on premises, owner. Cost, \$25,000.

11TH AV.—George H. Van Auken, 1265 Broadway, completed plans for alterations to the 5-sty brick garage and loft bldg, 49x83, at 466-8 11th av, for Aaron Snitow, 588 10th av, owner. Cost, \$8,000.

FULTON ST.—Friedman, Robertson & Keeler Co., West st, Manhattan, completed plans for alteration of the fifteen 1 and 2-sty brick stores and garage, 160x202, at Fulton, Beekman, Front and South sts, for Francis B. Riggs, 141 Broadway, owner. Cost, \$20,000.

213TH ST.—Thomas F. Dunn, 953 Woodycrest av, will draw plans for a studio bldg, probably brick and concrete, 100x100, in the north side of 213th st, 100 ft east of 9th av, for the E. F. M. Realty Corp., 416 West 216th st, owner.

Bronx.

DWELLINGS.

3D AV.—William Koppe, 830 Westchester av, completed plans for alterations to the 3-sty brick dwelling and store at 2616 3d av, for the M. & D. Realty Corp., 2614 3d av, owner and builder. Cost, \$2,500.

STABLES AND GARAGES.

GRAND CONCOURSE.—S. J. Kessler, 529 Courtlandt av, has plans in progress for an addition to the 5-sty brick garage, 37x50, irreg., and 25x45, irreg., at Grand Concourse and 187th st, for the Tremont Webster Building Co., Grand Concourse and 172d st, owner and builder. Cost, \$5,000.

WALKER AV.—DeRose & Cavaliere, 509 Willis av, completed plans for a 1-sty brick garage, 99x160, on the south side of Walker av, 51 ft east of Lyvere st, for the Nesta Construction Co., 655 East 189th st, owner and builder. Cost, \$20,000.

CORTLAND AV.—S. J. Kessler, 529 Courtlandt av, completed revised plans for a 1-sty brick and steel garage, 112x115 irreg., on the east side of Cortland av, 56 ft north of 167th st, for Albert J. Schwarzer, 369 East 167th st, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

COURTLANDT AV.—Moore & Landsiedel, 3d av and 148th st, completed plans for alterations and extension to the 3-sty store and restaurant bldg at 565 Courtlandt av, for the Bingle Realty Co., 2796 3d av, owner and builder. Includes 1-sty brick extension, 25x61. Cost, \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
HINSDALE ST.—L. F. Schilinger, 167 Van Sicklen av, has plans in progress for fire repairs to the 4-sty brick tenement house, 50x98, at the southwest cor of Hinsdale st and Atlantic av, for the General Synod of the Reformed Church of America, Frank H. Van Nest, in charge, owner. John C. Smith, 225 Miller av, has the general contract. Cost, \$10,000.

GRAHAM AV.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for alterations to the 4-sty brick apartment house and store, on Graham av, near Broadway, for the Brooklyn Federation of Jewish Charities, 732 Flushing av, Bklyn, Max Averman, in charge, owner. Architects build by separate contracts. Cost, \$6,000.

BANKS.

FLATBUSH AV.—D. Everitt Waid, 1 Madison av, Manhattan, has plans in progress for alterations to the bank at Flatbush and Lafayette avs for the City Savings Bank, Flatbush and Lafayette avs, Brooklyn, owner.

DWELLINGS.

MADISON ST.—L. F. Schilinger, 167 Van Sicklen av, completed plans for alterations and extension to the 2-sty frame dwelling, 20x30, in the west side of Madison st, 325 ft north of Bushwick av, for Alanson H. Walters, 1045 Madison st, Brooklyn, owner. Gustave Petricat, 1573 Bushwick av, has the general contract.

18TH ST.—M. A. Cantor, 373 Fulton st, completed plans for a 2-sty frame dwelling, 20x45, in the south side of 18th st, 120 ft west of 15th av, for Nathan Wiesenfeld, 1217 50th st, owner and builder. Cost, \$4,000.

13TH AV.—S. Millman & Son, 26 Court st, completed plans for alterations and extension to the 2½-sty frame dwelling, 20x42, at the southwest cor of 13th av and 49th st, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$6,000.

BAY 26TH ST.—Kallich & Lubroth, 1819 85th st, completed plans for five 2-sty frame dwellings and garages, 26x55, in the

TROEGERLITH COMPOSITION

"a perfect floor"

DUSTLESS, water-proof, cannot disintegrate or form grit to get into machinery, and has a firm, non-slip surface. TROEGERLITH is easy to install, inexpensive, and very durable. Ask us to estimate.

CHENEY and COMPANY, Inc.

SOLE OWNERS AND MANUFACTURERS

521 West 21st St., New York

Farragut 4527

Sub-meters must be adjusted or they may under-record.

If you re-sell current to your tenants, you must either rent or buy sub-meters.

In either case, we can supply your need, reading meters, rented or purchased from us, monthly and furnishing a record from which you can bill your tenants without fear of loss through inaccuracy. Let us examine your sub-meters—free.

Phone: Cortlandt 6434

The Electric Meter Corporation

55 Liberty Street

New York

CAELMSEENNT

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

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron and Bronze Work

Phone—Melrose 8290-8291

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

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

TELEPHONE, KENMORE 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

GRAND CENTRAL IRON WORKS

L. B. GESCHIEDT, Proprietor

STRUCTURAL AND ORNAMENTAL IRON WORK OF EVERY DESCRIPTION

Ornamental and Art Iron Work a Specialty

Phone Plaza 3583

REPAIRS

212 E. 52nd St., N. Y.

CHRISTIAN VORNDRAN'S SONS,

HOUSE MOVERS and SHORERS

412 East 147th St.

Tel. 456 Melrose

House Moving, Shoring and Jobbing Promptly Attended To

east side of Bay 26th st, 40 ft north of Benson av, for Jessie Gally, 100 Bay 26th st, owner. Cost, \$40,000.

McKINLEY AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for a 2-sty dwelling, 20x45, at the northwest cor of McKinley av and Elderts lane, for Mary Pupke, 427 Elderts lane, owner, in charge. Cost, \$5,000.

AV J.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 25x50, on the south side of Av J, 53 ft east of East 16th st, for the Graham Max Construction Co., 1640 49th st, owner and builder. Cost, \$10,000.

PITKIN AV.—Cohn Bros., 361 Stone av, have plans in progress for alterations and extension to the 3-sty brick dwelling and store on the north side of Pitkin av, 80 ft west of Amboy st, for Hyman Spitz, 1708 Pitkin av, owner and builder. Cost, \$2,500.

SULLIVAN ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for an extension to the 3-sty dwelling and store at the southwest cor of Sullivan and Van Brunt sts for Rudolph Bachmann, 333 Van Brunt st, owner. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

TILLARY ST.—John Clausnitzer, 215 Montague st, completed plans for alterations and extension to the 2-sty manufacturing building, 53x100, at the northwest cor of Tillary and Raymond sts, for the Metal Hose & Tubing Co., John Ogden, manager, 257 Tillary st, owner. William Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract. Cost, \$5,000.

ELLERY ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick factory, 31x40, in the north side of Ellery st, 68 ft west of Tompkins av, for A. Schwartz, 31½ Tompkins av, owner. William Kennedy Construction Co., 215 Montague st, has the general contract. Cost, \$6,500.

INSURANCE

34 West
33d St.



Mad. Sq.
3060

**MARINE - - LIFE
ACCIDENT**

ALL ÆTNA LINES

Cabinet Work and Cafeteria Fixtures

Bar Fixtures for clubs, hotels, cafeterias, etc., a specialty.

Cabinet work executed by experts. Alterations and remodeling with judgment.

Estimates, plans, sketches, promptly furnished without cost to you.

JOHN N. KNAUFF

GENERAL CONTRACTOR

334 Fifth Ave. (at 33rd Street)
Phone: Madison Sq. 1754 NEW YORK

POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

30 East 42d Street NEW YORK
Telephone, M. H. 3338

SANDFORD ST.—H. Harlach, 451 East 144th st, Bronx, completed plans for an extension to the 1-sty boiler house in the east side of Sandford st, 267 ft south of Flushing av, for Arabol Mfg. Co., 100 William st, Manhattan, owner. Cost, \$3,000.

AV V.—John Clausnitzer, 215 Montague st, completed plans for alterations to the 1-sty brick and corrugated iron manufacturing bldg, 60x140, at the northwest cor of Av V and Mill av, for the William Harvey Corp., 111 Broadway, Manhattan, owner. The William Kennedy Construction Co., 215 Montague st, has the general contract. Total cost, \$17,000.

STABLES AND GARAGES.

MAUJER ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage in the north side of Maujer st, 325 ft east of Union av, for B. Dunsky, owner.

ROBINSON ST.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick public garage, 140x132, in the south side of Robinson st, 73 ft west of Nostrand av, for Landcuf Real Estate Co., 215 Montague st, owner and builder. Cost, \$35,000.

8TH ST.—Raphael Capopale, 1929 63d st, completed plans for a 1-sty brick public garage, 50x90, in the south side of 8th st, 345 ft east of 3d av, for George Carrizzo, 426 3d av, owner and builder. Cost, \$7,000.

CENTRAL AV.—C. P. Cannello, 1163 Herkimer st, completed plans for a 1-sty brick garage, 51x100, on the east side of Central av, 43 ft north of Hart st, for Dr. Calogero Giovinco, 175 Central av, Brooklyn, owner. Cost, \$12,000.

AV C.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick public garage, 220x90, at the southwest cor of Av C and Coney Island av, for Richnitz Bros., 44 Court st, owners and builders. Cost, \$60,000.

FLUSHING AV.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 1-sty brick garage, 25x100, on the north side of Flushing av, 535 ft east of Bedford av, for Frank W. Cillin, 50 Sandford st, owner and builder. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

EAST 100TH ST.—Paul Lubroth, 92 Graham av, has plans in progress for alterations to the 4-sty brick loft and store bldg, 25x70, at 233 East 100th st, for J. Tompkins, 116 Nassau st, Manhattan, owner. Cost, \$2,500.

FULTON ST.—Zipkes & Kudropf, 405 Lexington av, Manhattan, completed plans for extension and interior alterations to the 4-sty restaurant and loft, 20x30, in the south side of Fulton st, 60 ft east of Hanover pl, for Joseph T. McMahon, 188 Montague st, owner and builder. Cost, \$2,500.

MISCELLANEOUS.

13TH ST.—Earl C. Maxwell Co., 26 Court st, owner, has had plans completed privately for a 1½-sty brick and steel shop, 120x68, in the north side of 13th st, 179 ft east of 2d av. Cost, \$5,000.

BROADWAY.—Cohn Bros., 363 Stone av, completed plans for the alteration of the post office at 1462 Broadway, into a garage and stores, for Sirota Bros., 721 Rockaway av, Brooklyn, owners and builders. Cost, \$25,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, owner, has had plans completed privately for a 4-sty brick tenement, 50x87, on the east side of 8th av, 350 ft north of Grand av, to cost \$20,000.

CHURCHES.

BAYSIDE, L. I.—A. L. Marinelli, 13 West Jackson av, Corona, completed plans for a frame and siding church, 35x80, bet. Prince and Bell avs, for the Russian Orthodox Church, Rev. Dan Kriehl, pastor, Bayside, owner. Cost, \$10,000.

DWELLINGS.

FLUSHING, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, in the south side of Poplar st, 200 ft west of Parsons av, for the Madsen & Wistoft Construction Co., 327 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

FULSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling, 43x27, at the northeast cor of Parsons av and Quince st, for the Madsen & Wistoft Construction Co., 327 Lincoln st, Flushing, owner and builder. Cost, \$7,500.

WOODHAVEN, L. I.—H. Stenberg, 3737 Syosset st, Woodhaven, L. I., completed plans for two 2½-sty frame dwellings, 18x

32, on the west side of Woodhaven av, 429 ft south of Dalrymple av, for C. Stenberg, 3739 Syosset st, Woodhaven, owner and builder. Cost, \$6,500.

JAMAICA, L. I.—Henry Russell Storms, 11 Herriman av, Jamaica, owner, has had plans completed privately for three 2-sty frame dwellings, 30x22, 33x27 and 22x33, at the southwest cor of Henley and Kingston rds, and on the south side of Putney rd, 117 ft east of Kingston rd, and on the north side of Henley rd, 176 ft east of Kingston rd. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has plans in progress for an addition, 10x18 to the factory at Newtown Creek, for the Van Iderstine Co., on premises, owner. Cost, \$5,000.

COLLEGE POINT, L. I.—Walter Kidde & Co., 140 Cedar st, Manhattan, completed plans for a 1-sty brick storage bldg, 28x80, on 3d av, bet. 3d and 5th sts, for the American Hard Rubber Co., 11 Mercer st, Manhattan, owner. Cost, \$7,000.

ELMHURST, L. I.—William Von Felde, 2188 Metropolitan av, completed plans for a 1-sty brick extension, 40x16, and 16x8, to the store, office and garage bldg on the west side of Penn pl, 114 ft south of Laurel Hill blvd, for Frank Sehn, Morton av, Middle Village, L. I., owner, in charge. Total cost, \$2,500.

GLENDALE, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Brooklyn, owner, has had plans completed privately for a 1-sty metal factory, 30x58, in the south side of Haverkamp st, 305 ft west of Weiss av. The American Corrugating Construction Co., 140 Washington st, Manhattan, has the general contract. Cost, \$3,500.

LONG ISLAND CITY.—Adolph Mertin, 34 West 28th st, Manhattan, completed plans for a 3-sty brick factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner. Cost, \$30,000.

GLENDALE, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Bklyn, owner, has had plans completed privately for a 1-sty metal factory, 30x58, in the south side of Haverkamp st, 305 ft west of Weiss av. The Anchor Corrugating Construction Co., 140 Washington st, Manhattan, has the general contract. Cost, \$3,500.

LONG ISLAND CITY.—G. L. Stuebner, on premises, owner, has had plans completed privately for a 1-sty brick factory, 50x200, in the south side of 12th st, 350 ft east of Vernon av. C. Curtis Woodruff & Co., 213 10th st, L. I. City, has the general contract. Cost, \$15,000.

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, owner and builder. Cost, \$13,000.

LONG ISLAND CITY.—Clinton & Russell, 32 Liberty st, Manhattan, have preliminary plans in progress for a 1 and 2-sty warehouse, 280x264, and 2d portion, about 200x200, on Hunterspoint av. The lessee is the Pittsburg Plate Glass Co., 322 Hudson st, Manhattan. Owner's name will be announced later. Cost, \$400,000.

STABLES AND GARAGES.

CORONA, L. I.—A. L. Marinelli, Jackson av, Corona, completed plans for a 1-sty brick garage, 15x40, on the south side of Jackson av, cor 44th st, for M. Fodale, 33 East Jackson av, Corona, owner. Scillepi & Damico, Corona, L. I., have the general contract. Cost, \$2,000.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 2-sty brick and stone garage, 40x80, at North 7th st and Pierce av, for the Globe Thread Co., on premises, owner. Owner is taking bids on general contract. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—C. Pascale, 18 Jackson av, Corona, is having plans prepared privately for alterations to the 2-sty brick store, 40x60, on Jackson av. Cost, \$2,000.

EDGEEMERE, L. I.—Rockaway Coast Realty Co., Edgemere, L. I., completed plans for a 1-sty frame store, 95x30, at the northeast cor of the Boulevard and Beach 45th st, for the Rockaway Coast Realty Co., Edgemere, owner and builder. Cost, \$3,000.

MISCELLANEOUS.

FAR ROCKAWAY, L. I.—John Hamisons, Bond av and the Long Island Railroad, Parkway Beach, L. I., owner, contemplates

making improvements to the post office station at the Parkway Beach Station, from privately prepared plans. The U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., is the lessee. Details will be available later.

Richmond.

DWELLINGS.

GRASSMERE, S. I.—John Baron, Rosebank, S. I., owner, has had plans completed privately for alterations to the 2-sty frame dwelling at 134-136 Shermon av, for which Tony DeMaio, Rosebank, S. I., has the general contract. Cost, \$4,000.

WEST NEW BRIGHTON, S. I.—Fisher & Lazikoff, 1741 Richmond ter, West New Brighton, S. I., owner, have had plans completed privately for alterations to the frame dwelling and store on the north side of Richmond ter, opposite Taylor st. Antonio Posilips, 414 East 119th st, Manhattan, has the general contract. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

MARINER'S HARBOR, S. I.—Proctor & Gamble Mfg. Co., R. A. Anderson in charge, Ivorydale, Cincinnati, O., and on premises, owner, has had plans completed privately for five brick factory bldgs on Western av, 100 ft south of Richmond ter. The Ferro Concrete Construction Co., Richmond and Harriet st, Cincinnati, O., has the general contract. One building, 4 stys high, 100x125, to be used for manufacture of soap, will cost \$60,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotte, owner. Cost, \$40,000.

MISCELLANEOUS.

GLEN COVE, L. I.—L. C. L. Smith, Bridge Plaza, L. I. City, completed plans for additional equipment for the pump station for the Nassau County Water Co., 51 Chambers st, Manhattan, owner. Cost, \$16,000.

FARMINGDALE, L. I.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans for a cow barn at the New York State School of Agriculture for the Board of Trustees of the N. Y. State School of Agriculture, Hon. William Wirt Mills, secy., room 1224 Woolworth Bldg., Manhattan, owner.

Westchester.

DWELLINGS.

ELMSFORD, N. Y.—Buchman & Kohn, 30 East 42d st, Manhattan, have plans in progress for a 2½-sty terra cotta blocks and stucco dwelling, 110x40, for Herman Younker, 303 5th av, Manhattan, owner. Cost, \$75,000.

MT. VERNON, N. Y.—Louis Bouman, of Gramatan Homes, Inc., Prospect st, Mt. Vernon, N. Y., completed plans for twelve 2½-sty brick stucco and frame dwellings on the Forster tract, for the Betty Wales Gardens, Inc., J. J. Goldman, pres., 16 West 33d st, Manhattan, owner. Gramatan Homes, Inc., 39 Prospect st, Mt. Vernon, has the general contract. Cost, from \$9,000 to \$14,000 each.

MT. KISCO, N. Y.—Harding & Seaver, 7 North st, Pittsfield, Mass., has plans in progress for alterations and addition to the dwelling for Dr. Rufus Cole, 960 Park av, Manhattan, owner. Charles Downing Lay, 15 East 40th st, Manhattan, is the landscape architect.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, completed plans 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. The contract for masonry work has been awarded to Leonardo Giannetti, 21 Boyden st, Newark. Cost, \$2,500.

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

NEWARK, N. J.—Simon Cohen, 123 Springfield av, Newark, completed plans

for a 4-sty brick apartment house, 57x83, on Johnson av, near Alpine st, for Bernard Chinich and Joseph Densky, 24-26 Fairview av, Newark, owner and builder. Cost, \$45,000.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, N. J., completed plans for a 2-sty brick apartment and store, 25x61, in Jewel st, for Salvatore Raia, 39 Franklin av, Garfield, owner. Owner is taking bids on the general and separate contracts. Cost, \$5,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 3-sty brick apartment and store, 25x60, at 329 Clay st, for Joseph Barone, 325 Clay st, Paterson, owner. Cost, \$11,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 4-sty brick and tile tenement and store, 32x117, at 551-553 Ferry st, for Nathan Zemel, 82 Vincent av, Newark, owner. Cost, \$25,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 3-sty frame and shingle apartment and store, 22x52, at 5th av and East 18th st, for Pasquale Cappuccio, 399 Straight st, Paterson, owner. Cost, \$6,000.

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

PLAINFIELD, N. J.—Michael Farina, on premises, owner, has had plans completed privately for a 2-sty brick flat and store, 28x55, at 974 West 3d st. Cost, \$6,000.

CHURCHES.

EAST ORANGE, N. J.—Henry Barrett Crosby, First National Bank Bldg, Paterson, is revising plans for a 1-sty brick veneer and frame church, 36x77, on the northwest side of the Parkway, 100 ft northeast of William st, for the First Church of Christ, Scientist, East Orange, N. J., owner.

DWELLINGS.

ROSELLE PARK, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 23x

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

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

TERRITORY

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

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

REFERENCES

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

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

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

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

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

Hedden-Pearson-Starrett Corporation

30, for Michael Sako, 226 Chestnut st, Roselle Park, owner and builder.

ELIZABETH, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 24x34, for Barnes & Van Bergen, Elizabeth, N. J., owners and builders.

MORRIS PLAINS, N. J.—F. H. Bent, State Architect, State House, Trenton, N. J., is preparing plans for two bungalows, to be erected at Morris Plains, for the New Jersey State Hospital, c/o M. Bowen, on premises, owner. Details will be available later. Cost, \$8,000.

PATERSON, N. J.—Van Vlandren & Culver, Kinney Bldg, Newark, have plans in progress for a 2½-sty frame dwelling, 28x45, for Mr. Taylor, owner. Cost, \$7,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for three 2½-sty frame dwellings, 22x45 ft each, at 15 to 19 Grand av, for Louis E. Lueddeke, Jr., 366 Bergen st, Newark, owner and builder. Cost, \$5,000 each.

FACTORIES AND WAREHOUSES. . .

NEWARK, N. J.—William Lehman, 738 Broad st, Newark, completed plans for a 4-sty manufacturing plant, 300x62, with a 4-sty wing, on Frelinghuysen and Evergreen avs, for the Diehl Mfg. Co., A. Fells, pres., Elizabeth, N. J., and C. C. Remsen, New York manager, 149 Broadway, Manhattan, owner. Includes 1-sty bldg, 242x62, and 1-sty, 86x60.

NEWARK, N. J.—Hay Foundry & Iron Works, owner, has had plans completed privately for a 1-sty brick shop bldg, 86x185, on Plum Point lane, for which the American Concrete Steel Co., Clinton st, Newark, has the general contract. Cost, \$30,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans in progress for a 1-sty brick foundry, 30x95, in Elm st, for Max Mendle, 31 Clinton st, Newark, owner.

SCHOOLS AND COLLEGES.

UNION HILL, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., completed plans for a 3-sty brick public school No. 2, 105x192, on Hudson av, bet 1st and 2d sts, for the Town of Union, N. J., Board of Education, Adam Riesenberger, pres., High School Bldg, Union Hill, owner. J. Byers Holbrook, 52 Vanderbilt av, Manhattan, is consulting engineer. Cost, \$200,000.

STABLES AND GARAGES.

NEWARK, N. J.—Henry J. Weiler, 167 Hamburg pl, Newark, is preparing preliminary plans for a 1-sty frame stable and wagon shed, 35x100, at Hamburg pl and Amsterdam st, for John Ebersberger, 190 Hamburg pl, Newark, owner.

NEWARK, N. J.—Henry J. Weiler, 167 Hamburg pl, Newark, completed plans for a 1-sty public garage, 100x100, with an extension 11x18, at 123-9 Gotthardt st, for John Ebersberger, 188 Hamburg pl, Newark, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

HOBOKEN, N. J.—Perna & Marangelo, 425 Bergenline av, Union Hill, N. J., have plans nearing completion for alterations and extension to the 4-sty brick store and office bldg at 57 Newark st, for Thomas Carey, 61 Newark st, Hoboken, owner. Cost, \$5,000.

PATERSON, N. J.—H. Pasternack, 42 2d st, Passaic, owner, contemplates rebuilding the 2-sty brick store and office bldg at 341-7 Main st, for which architect's name will be announced later.

MONTCLAIR, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for seven 1-sty brick stores at the southeast cor of Watchung av and Park st for the G. & G. Holding Co., William Gross, pres., 800 Broad st, Newark, owner and builder. Owner will award contracts for subs. Cost, \$10,000.

THEATRES.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the theatre at Market and Halsey sts for William Fox, on premises, owner.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the Newark Theatre, at 193-195 Market st, for the Market & Beaver Realty Co., Max Spiegel, Strand Theatre Bldg, 47th st and Broadway, Manhattan, owner. Cost, \$4,000.

MISCELLANEOUS.

ELIZABETH, N. J.—H. Harvie, 406 9th st, Brooklyn, completed plans for a 2-sty brick and timber ship bldg and store room, 30x50, at 2 South Front st, for the New York Dry Dock & Transportation Co., Au-

gustus L. Alpers, secy. and treas., on premises, and Patrick A. Higgins, pres., White Plains, N. Y., owner.

GARFIELD, N. J.—Board of Chosen Freeholders of Bergen County, William Beswick, chairman Road Co., 74 Marsellus pl, Garfield, owner, contemplates paving on Passaic av, from plans by Roscoe P. McClave, Court House, Hackensack, N. J., County Engineer.

BAYONNE, N. J.—Standard Oil Co., 26 Broadway, Manhattan, owner, is having plans prepared privately for a 2-sty terra cotta tile and reinforced concrete cooperage and restaurant, 45x60, at Constable Hook. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract. Cost, \$18,000.

NEWARK, N. J.—Lehigh Valley Railroad Co., 143 Liberty st, Manhattan, owner, contemplates rebuilding the 2-sty frame transfer terminal bldg, 1,000x20, at the Newark Meadows, from privately prepared plans. Details undecided.

Other Cities.

BANKS.

CORNING, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans in progress for remodeling the 3-sty brick store at the southeast cor of Market and Pine sts, into a bank and offices, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner. Cost, \$40,000.

DWELLINGS.

NEWBURGH, N. Y.—A. Murray Jenks, 43 East 2d st, Mt. Vernon, completed plans for two 2-sty brick dwellings, 22x30, for the Patrono Construction Co., 258 South 7th av, Mt. Vernon, owner and builder. Cost, \$4,000 each.

HILLSDALE, N. Y.—Harry D. Cornell, Hillsdale, owner, contemplates erecting a dwelling, probably frame, from privately prepared plans.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—George F. Hardy, 309 Broadway, Manhattan, has plans in progress for a 1-sty brick and steel factory, 120x300, in the Lumber District, for the Albany Perforated Wrapping Paper Co., 1271 Broadway, Albany, N. Y., owner. Cost, \$100,000.

HOSPITALS AND ASYLUMS.

EAST VIEW, N. Y.—James Brite, 18 East 41st st, Manhattan, completed plans for a hospital group in the Town of Mt. Pleasant for the Westchester County Building Commission, Robert Brewster, chairman, North Castle, N. Y., owner. The following contracts have been awarded: E. E. Seelye, concrete engineer; J. F. Musselman, heating, plumbing and electrical engineer, and Clark, MacMullen & Riley, structural engineer, all of 101 Park av, Manhattan. Cost, \$725,000.

LYONS, N. Y.—Board of Supervisors, George S. Reeves, chairman, Marion, N. Y., contemplates erecting a hospital on the Ganss property. Cost, \$20,000.

MUNICIPAL.

BUFFALO, N. Y.—City of Buffalo, Board of Public Works, Arthur W. Kreinheder, Comr., Municipal Bldg, Buffalo, owner, contemplates rebuilding the bridge abutment and pier over the Buffalo River and Cazenovia Creek, from plans by C. E. Norton, Municipal Bldg, Buffalo, City Engineer. Cost, \$200,000.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Sacket & Park, 34 Syracuse Savings Bank Bldg, Syracuse, architects, completed plans for a 2-sty senior school, 225x177, to contain 28 rooms, at the Franklin School, for City of Syracuse, Board of Education, H. G. Stone, Mayor, City Hall, Syracuse, owner. Henry C. Allen, City Hall, Syracuse, has the general contract. Cost, \$250,000.

SYRACUSE, N. Y.—A. L. Brockway, Third National Bank Bldg, Syracuse, has preliminary plans in progress for a 1-sty brick, stone and steel school (to be known as Prescott School), at 312 East Willow st, for the Board of Education, George M. Fairchild, pres., Syracuse, N. Y., owner. H. C. Allen, City Hall, Syracuse, is City Engineer. Cost, \$150,000.

LAKE PLACID, N. Y.—Pember & Campaigne, Ilium Bldg, Troy, N. Y., completed plans and specifications for a 3-sty brick, hollow tile and concrete high and grade school, 104x126, in Main st, on site of present school, for the Board of Education, Mrs. J. M. Ishm, pres., Lake Placid, N. Y., owner. Includes physical and chemical laboratories, library, offices and auditorium. Cost, \$155,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—C. O. Haugen, Atlantic st, Stamford, Conn., has the general contract for fire repairs to the 4-sty brick apartment house at Atlantic and Worth sts for Samuel Udelman, Atlantic st, Stamford, Conn., from plans by Emmens & Abbott, Bank st, Stamford, architects. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Story & Flickinger, Great Jones st, have the general contract for a 1-sty brick storage bldg, 28x75, at 428 Lafayette st, for Frederick T. Hopkins, Jr., Katonah, N. Y., owner, from plans by Lewis C. Patton, 597 5th av, architect. Cost, \$5,500.

BROOKLYN, N. Y.—Magoba Construction Co., 1178 Broadway, Manhattan, has the general contract for four factory buildings, 60x80, 25x25, 25x20 and 25x64, at Varick av and Ingranam st, for the Continental Paint Co., Newark, N. J., owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. The contract for excavating has been awarded by the Marcus Contracting Co., 309 Broadway, Manhattan, on a percentage basis.

WEST NEW YORK, N. J.—Frank P. Roscann, 445 21st st, West New York, has the general contract for an addition to the 1-sty brick and timber silk mill, 30x90, at 596 12th st, for the Sinner-Hermann Silk Co., 596 12th st, from plans by William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, architects. Cost, \$7,000.

STAMFORD, CONN.—Stephen Gregory, Beitown, R. F. D. No. 30, Stamford, Conn., has the general contract for addition to the 2-sty frame factory on Sunnyside av for the American Synthetic Color Co., Stamford, Conn., owner, from privately prepared plans. Cost, \$3,000.

HALLS AND CLUBS.

BROOKLYN, N. Y.—F. B. Smith, on premises, has the general contract for a 1-sty frame Y. M. C. A. bldg, 39x112, on the Post Grounds at Fort Hamilton, for the Y. M. C. A. of Brooklyn (Fort Hamilton Branch), M. Bradley, secy., 55 Hanson pl, owner, from privately prepared plans. Cost, \$10,000.

STABLES AND GARAGES.

MANHATTAN.—Joseph L. Burke & Co., 280 Madison av, have the general contract for a 1-sty brick public garage, 100x98, at 547-551 West 28th st, for the David Stevenson Estate, J. McLenahan, treas., on premises, owner, from plans by Newman & Harris, 1123 Broadway, architects. The masonry and steel contracts have been awarded to James J. Lewis, 115 York st, Bklyn, and the Tremont Iron Works, 943 East 135th st, respectively. Cost, \$12,000.

BROOKLYN, N. Y.—Thomas Drysdale, 26 Court st, has the general contract for an addition to the garage at 145 Lincoln rd for Charles L. Husking, on premises, owner, from plans by W. A. Parfitt, 26 Court st, architect. The Bay Ridge Heating Co., 511 40th st, Brooklyn, has the heating contract.

JERSEY CITY, N. J.—James Bowen, 225 Clinton av, Jersey City, has the general contract for seven 1-sty brick individual garages, 20x58, and also alteration to store, at 562 West Side av, for Joseph P. Larkin, 14 Roosevelt av, Jersey City, owner, from plans by Christopher Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. J. David, 316 East 164th st, has the general contract for alterations to the 2-sty brick market, 25x100, at 320 East 110th st, for Ida Simon and Anna Cohen, on premises, owner, from plans by M. Joseph Harrison, 63 Park Row, Manhattan, architect. Cost, \$2,500.

MANHATTAN.—Silberman & Champain Co., 104 West 42d st, has the general contract for fire repairs to the 5-sty brick loft bldg, 22x100, at 188 Pearl st, for the Consolidated Druggist Realty Co., 188 Pearl st, owner, and the N. Y. Consolidated Drug Co., lessee, from plans by Charles B. Meyers, 1 Union sq, architect.

HACKENSACK, N. J.—W. H. Whyte Construction Co., 382 Railroad av, Hackensack, has the general contract 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., represented by Glenn K. Carver, 60 Wall st, Manhattan, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, \$15,000.

PATERSON, N. J.—Louis Gottlieb, 401 East 27th st, Paterson, has the general contract for eleven 1-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Patterson st, for William Pierce, 244 Marshall st, Paterson, owner, from plans by Elliott R. Coe, 317 Romaine Bldg, Paterson, architect. Cost, \$30,000.

NEWARK, N. J.—Henry R. Kent & Co., 141 Broadway, Manhattan, has the general contract for a 1-sty frame office bldg, 35x50, at the cor of Badger av and Runyon st, for the Titeflex Metal Hose Corp., on premises, and 120 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$4,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—B. S. Cronin Co., 573 Clinton st, Brooklyn, has the general contract for a timber pier and bulkhead, 1,460 x25, south of 22d st, for the Todd Shipyards Corp., Mr. Fills, in charge, on premises, and 15 Whitehall st, Manhattan, owner, from privately prepared plans. Cost, \$65,000.

BROOKLYN, N. Y.—Frank Califano, 23 Fort Green pl, Bklyn, has the general contract for alterations and addition to the 4-sty brick furnished room house, at 13 Spencer pl, for F. N. & G. P. Sanborn, on premises, owners, from plans by Montrose Morris Sons, 533 Nostrand av, architects.

PATERSON, N. J.—H. Bank, Hawthorne, N. J., has the general contract for fire repairs to the 3-sty brick Rescue House at 42 Milk st, for the Rescue Mission of the Salvation Army, Major James Simons, on premises, and River rd, East Paterson, N. J., owner, from privately prepared plans. Cost, \$15,000.

KINGSLAND, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for a 1-sty brick railroad station, 25x70, for the D. L. & W. R. R. Co., William H. Truesdale, pres., 90 West st, Manhattan, and Hoboken Terminal, N. J., owner, from privately prepared plans. Cost, \$15,000.

ALBANY, N. Y.—A. E. Stephens Co., 318 Main st, Springfield, Mass., has the general contract for a 3-sty brick and stone State laboratory on New Scotland av, for the State of New York, Dr. Herman M. Biggs, State Health Comr., Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

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

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

BRONX 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.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES OF THE UNITED STATES, at its recent meeting in Pittsburgh, Pa., decided to hold the 1919 convention at Milwaukee, Wis.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

MANHATTAN ORDERS SERVED.

Week Ending Feb. 9.

- Barclay st, 50—Trustees of Columbia College, 63-5 Wall, WSS(R)
Barclay st, 63—C L Flaccus Glass Co, ExS-DC-WSS(R)
Bleecker st, 110—Bessie S. White, 24 E 84, WSS(R)
Bowery, 112—Mary A Barnard, Wm A, 171 Park Row, TD
Broadway, 510—Jno F Baudouine, 1181 Bway, DC
Broadway, 1204-10—Charlotte E A Throckmorton, 441 Ft Washington av, FE-FP-St(R)-ExS-Rub-Ex(R)
Broadway, 1961-79—Boulevard Realty Co, care Henry S. Thompson, pres, 140 Bway, A Canal st, 342—Jno J Sullivan, 135 Bway, FE(R)-ExS-Ex(R)
Centre st, 217—Simpson Press Co, Rec-El Chambers st, 128—Chas L Acker est, 200 Bway, DC-WSS
East Broadway, 67-73—Isidor Miller, GE-Rec-Ex(R)
East Broadway, 67-73—Goldstein & Gold, Ex(R)-GE-DC-Rec
10 st, 384 E—Henry Tishman, 316 W 112, DC
11 st, 58 E—Newman & Hartmann, WSS(R)
11 st, 58 E—Metropolitan Life Ins Co, 1 Madison av, ExS
17 st, 107-9 E—Heit-Fisher, Inc, FP(R)
118th st, 309-11 E—Joseph Paradiso, DC-FA
8 av, 208—Chas S Wray, Highland Mills, N. Y., A(R)
11 av, 428—Chas Shortmeier, 430 11 av, Ex(R)-ExS-FE(R)
5 av, 135—S Hollander & Sons, Ex-Rec
5 av, 1360—Sherman & Himmil, Rec-FA-GE-DC
4 av, 423—Henry Podzimek, GE-Rec
4 av, 423—Saml Cohen, DC-FP
Front st, 246—Edw V Z Lane, 143 Liberty, FE(R)-ExS-Ex(R)-WSS
Front st, 246—S B Penick & Co, FP-O
Grand st, 273-5—Benson Const Co, 63 Orchard, Ex-Ex(R)
Frankfort st, 95-7—Sterling Wallace, 65 Frankfort, DC
Frankfort st, 95-7—Burr Printing Co, DG-GE-FP
Leonard st, 157-163—Henry Weinhausen, O
Park Row, 128—Saml Rosenthal, 451 Pearl, TD
Park Row, 128—Success Post Card Co, Rec-FA
Pearl st, 352—Jno Delaney, Ex(R)-Ex
Park Row, 180—Sarah A B Downs, care A F, 17 Battery pl, TD
Park Row, 182—Louisa M Gerry, care E, 258 Bway, TD
14 st, 63 W—Ehrensall & Deutch, FA(R)-Rec
14 st, 63 W—H Eisell & Shanimare, Rec-GE
6 av, 461—Birnbau & Sons, Rub
6 av, 417—Star Holding Co, 30 E 42, Ex(R)-ExS
6 av, 495—John Whittet, FE-ExS-Ex(R)
6 av, 475—Jas Slater, 1121 Bway, FE-FE(R)-ExS-Ex(R)
6 av, 802—Saml W Andrews, Jr, 58 W 57, DC-GE-Ex-ExS-Ex(R)-St(R)
7 av, 228—Meyer Kalwanowitz, FA-DC-Rec
7 av, 228—William Dansky, FA-FP-Rec
7 av, 228—Charles Reinstein, FA-FP-Rec
7 av, 727—Eleanor B K Hussey, 150 W 35, Ex(R)-WSS(R)-ExS
3 av, 1158—Bella Glaser, c Henry C, 111 Nassau, DC
Houston st, 55 W—Lawler Regulator Co, GE-Rec
Houston st, 55 W—Benard Schulmowitz, GE
Houston st, 55 W—Bigon Flower & Feather Co, GE-D&R
Houston st, 55 W—Benj Krieg, GE-Rec
William st, 177—Henry J Bohlen, DC-Rec
17 st, 24 W—Louis L Delafeld, 20 Exchange pl, ExS-Ex(R)-Rub-St(R)
18 st, 161-3 W—Farmers Loan & Tr Co, 22 William, A
23 st, 100 W—Anna Murtland, c Dr Samuel, 40 E 81, Ex(R)-ExS-FE-St(R)
23 st, 151 W—Robarts Co, 170 Bway, ExS-Ex(R)-FE(R)-St(R)
23 st, 134 W—George Washburn, Ex(R)-St(R)-FE
23 st, 151 W—Michael Gross, O
23 st, 169 W—Church & Manee, Rec-GE-FP(R)FA
24 st, 131 W—Elizabeth C Brown, 15 E 65, ExS-WSS(R)-FE(R)-St(R)
25 st, 151-5 W—Fit Best Cloak Co, Rec
25 st, 115 W—Max Mayer, FP-FA-Rec

- 34 st, 162 W—Charles M Bleecker, 49 Wall, St(R)-FP-ExS-FE(R)
34 st, 209 W—John B Stevens Est, West-hampton, L I, Ex(R)-FE(R)-St(R)
47 st, 622 W—Edward F Musgrove, 71 Hancock av, Yonkers, N. Y., FP-GE
134 st, 51 W—R Arkin Bonime, 1356 45th, Brooklyn, DC
2 av, 2287—Samuel Geiser, O
110 st, 243 W—John H Springer, Ex(R)-O-FA-WSS(R)

BRONX ORDERS SERVED.

- 138 st, 428-446 E—Leslie R Palmer, FP-FP(R)
150 st, 47-63 E—L H Mace & Co, ExS
Leggett av, 1141—Jacob Froelich, 1041 Leggett av, FE(R)-Ex(R)
Taylor av, 1736—Joseph Ptacek, DC

BROOKLYN ORDERS SERVED.

- Atlantic av, 1348-50—Flannery & Zimmer, OS
Broadway, 47—Moore Motor Co, CF-D&R-StSys-OS(R)
Church av, 726—Zachary Taylor, Rub-FA-Rec
Clarendon rd, 2179—Clarendon Sales Co, FA-Rec-CF-StSys(R)
Duffield st, 160-4—A Messer, CF-OS
57 st, 722—Frank Bardonex, D&R
Flatbush av, 259—Rose Stern, NoS
Flushing av, 373—Edwin F Armstrong, RQ-FA-DC
Flushing av, 493—Meurer Bros Co, FP-CF-DC
Hamburg av, 602—William Saberski, NoS-FA-Rec
Morton st, 20—Kay Mfg Co, D&R-FP-WSS(R)-StSys
Pacific st, 644—H A Metz Laboratory, CF-Rec-D&R-FA-NoS
Putnam av, 1185—Simon Cohen, D&R
Ridge blvd, 6660—Thomas E Lawrence, D&R
Rodney st, 32-4—Robert T Maujer, OS
St Johns pl, 1734—Max Cohen, CF
69 st, 1617—Samuel A Harrison, D&R
Sterling pl, 500—Joseph C Crocker, CF-El
10 st, 362—Samuel A Osborn, El
3 st, 357—J G Feldman, FP-D&R-NoS-Rec-El-FA

- Watkins st, 352-4—Watkins St Garage, CF
Flatbush av, 1524-6—Herman Stolz Co, Rub
Wythe av, 343—Clara Czerny, WSS(R)
Osborn st, 139—William Friedman, FP(R)
Quincy st, 154—Sarah W Carr, GE
77 st, 220—Alonzo G McLoughlin, DC
Taaffe pl, 214-8—George H Pings, FP(R)-Rec-Ex
Taaffe pl, 214-8—L S & E Co, Rec-Ex-O
Taaffe pl, 214-8—Emil Bommer, FP(R)-ExS-Ex(R)-WSS(R)
Washington av, 62—William Doubleday, GE-Rec-DC-O
Wyckoff st, 223—August Hoffer, DC
Hart st, 322—Mrs Rosie Boden, GE
Hart st, 719—Burd & Margulies, FP(R)
Union st, 101—Morris Scamordella, FA
Central av, 550—John G Friedel, ExS-Rub

QUEENS ORDERS SERVED.

- Boulevard, 607 (Arverne)—Harry Friedlander, OS
Crescent st, 82 (L I C)—John L McKenna, FA-Rec
Fulton and Smith sts—Strang Auto Garage Co, NoS-FA-Rec-CF-FP-OS
Garden st and Curtis av—Simplex Photo Products Co, El-FP(R)-CF-FA
Merrick road, 48—Henry Hoppa, D&R
Columbia st, 243—Joseph Maresco, El-RQ-FA-Rec
5 av, 474—Michael Regan, Rub
Stone av, 260-8—Charles Schmeister, WSS(R)-GE
Varet st, 204-6—Abraham Kodish, WSS(R)-FA

SPRINKLER

SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

Installed as a Local System or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway New York City

FRANKLIN 4188

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.

Brick.

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

Builders.

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

Building Directories.

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

Building Material (Masons).

CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

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

Cabinet Work.

Knauff, John N., 334 Fifth Ave. Tel. Mad. Sq. 1754.

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.

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).

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).

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. Far-ragut 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.
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 8301.
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.